

Natural Environment Referral Response - Riparian

Application Number:	DA2020/1465
Date:	04/03/2021
To:	David Auster
Land to be developed (Address):	Lot 4 DP 601758 , 4 / 0 Bennett Street CURL CURL NSW 2096

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land, and located within 40 metres of land, containing a watercourse, or
- All Development Applications on land containing a wetland, or located within 100m of land containing a wetland,
- All Development Applications on land that is mapped as "DCP Map Waterways and Riparian Land".

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

This proposal has been assessed against relevant legislation and policy relating to waterways, riparian areas and groundwater. The site is mapped as coastal environment area and is near Greendale Creek and Curl Curl lagoon. The development must not significantly impact on the biophysical, hydrological or ecological integrity of these areas, or on the quantity and quality of surface and ground water flows. A threat to these areas is possible from the release of plastics and microplastics from the synthetic turf, and the release of rubber pellets if these are also part of the playing field. If rubber pellets are used then the applicant should demonstrate how the pellets will be captured so they don't migrate out of the system. Council recommends a cork alternative.

The applicant needs to clarify how water from the new playing fields will be managed. It appears that only stormwater from the roof of the development is accounted for. This concern has been addressed by the Water Management referral report.

Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.

Groundwater

This application has been reviewed for the potential interception of groundwater. If groundwater is encountered during the construction, and dewatering is required, work must cease until the applicant has provided a dewatering management plan to Northern Beaches Council and WaterNSW.

Water Quality

The water flowing off the sports fields must be treated if pellets are used as part of the artificial field. This is to ensure that no pellets enter Greendale Creek, Curl Curl lagoon, or the ocean more generally. Provision should be made for safe and easy access to any water treatment device to ensure that

regular maintenance and cleaning is undertaken.

Final Summary

This application is recommended for approval as it is unlikely to have an adverse effect on the integrity and resilience of the biophysical, ecological and hydrological environment of Greendale Creek, Curl Curl lagoon and the ocean more generally if the conditions are adhered to.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Water Quality Management

If pellets will be part of the artificial turf then the applicant must install a filtration device (such as a sediment control pit) that captures said pellets and other coarse materials prior to discharge of stormwater from the land. All stormwater treatment measures must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004).

Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Dewatering Management

Tailwater (surface water and rainwater): Please contact catchment@northernbeaches.nsw.gov.au for advice on Council's water quality requirements for a single instance of dewatering tailwater that collects in an excavation during works. A dewatering permit application must be made for expected multiple instances or continuous dewatering of tailwater.

Groundwater: A permit from Council is required for any dewatering of groundwater. An application for

interference with an aquifer is required to the Natural Resources Access Regulator. Contact catchment@northernbeaches.nsw.gov.au for more information about permits.

The groundwater/tailwater to be discharged must be compliant with the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997. All approvals, water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Reason: Protection of the receiving environment and groundwater resources

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Maintenance of Stormwater Treatment Measures

Stormwater treatment measures must be maintained at all times in accordance with manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: Protection of the receiving environment