

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0774
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 9 DP 216532 , 40 Maxwell Street MONA VALE NSW 2103

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 application has been assessed under Pittwater 21 DCP B5.8 - Water Quality.

The applicant intends to increase impervious area on the property by over 50sqm, therefore water quality controls apply.

A silt arrestor pit/sediment sump must be installed on the stormwater pipe immediately prior to stormwater being discharged from the property.

Sediment and erosion controls must be installed prior to disturbing any soil on the site and maintained until all works are complete and groundcover re-established.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

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

Water Quality - Low Density Residential

To comply with Pittwater 21 DCP B5.8, the applicant must install stormwater quality improvement measures as follows:

- Pre-screening of organic matter (eg. leaf litter) prior to the collection of rainwater in the rainwater tank
- filtration of stormwater to capture organic matter and coarse sediments prior to discharge from the land.

Provision must be made for maintenance access.

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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification for the Installation of Stormwater Quality Management System

A certificate from a Civil Engineer, who has membership to Engineers Australia, National Professional Engineers Register (NPER-3) must be provided, stating that the stormwater quality management system (including a sediment arrestor pit) has been installed.

The certificate shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.

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

Maintenance of Stormwater Quality System

The stormwater quality system must be maintained at all times, with sediment removed on a regular basis and screens repaired or replaced as necessary to achieve the required stormwater quality targets for the development (as conditioned).

Reason: Protection of the receiving environment.