Natural Environment Referral Response - Riparian

Application Number:	DA2021/0420

Date:	06/05/2021
To:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 1237357 , 12 A John Street AVALON BEACH NSW 2107

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

While the riparian report incorrectly identifies Careel Creek as a first order creek when it is a second order creek (with reaches to Angophora Reserve along Ruskin Rowe, another along Central Road and another along Old Barrenjoey Road), the plans provided correctly identify a 20 metre riparian zone setback as applies to a second order creek.

The proposed building footprints (including the decks and steps) for both subdivided lots will encroach on the outer riparian zone. The encroachment is a significant improvement on that previously proposed in 2019 and the plans provided demonstrate that two houses can be built with minimal impact to the riparian area. A small encroachment is allowable with compensatory planting that will be guided by the Biodiversity team referral.

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

Design of Stormwater Outlet Structure to Creek
Stormwater outlet structures to the creek must be designed in accordance with DPI Water's Guidelines

for Outlet Structures on Waterfront land. Guidelines can be found on Water NSW website.

No mortar is to be used on the outlet. Rocks must be placed using an interlocking system with varying rock sizes. Rock size should range from 80-300mm and be placed to 300mm deep (with a keystone downslope) according to the following specifications:

Dmin =	20mm
D10 =	80mm (i.e. only 10% smaller than 80mm)
D50 =	150mm
D90 =	300mm

The surface should be a textured finish to break up and dissipate sheet flows.

This design is to be submitted to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To protect the surrounding creek bank from the effects of localised erosion.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Controls
Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan, with the addition of controls to protect the creek during removal of trees and revegetation of the riparian area prior to commencement of any other works on site.

Erosion and sediment controls 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 vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.

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

Works as Executed Drawings – Creek Works
Works as Executed Drawings for the stormwater treatment and outlet must be prepared and submitted to the Principal Certifying Authority prior to the release of the Subdivision Certificate.

Reason: Enabling effective asset management.