

## Natural Environment Referral Response - Riparian

|  |  |
|--|--|
| <b>Application Number:</b>             | DA2019/1248  |
| <b>To:</b>                             | Tony Collier   |
| <b>Land to be developed (Address):</b> | Lot 13 DP 28236 , 143 - 145 McCarrs Creek Road CHURCH POINT NSW 2105<br>Lot 12 DP 28236 , 143 - 145 McCarrs Creek Road CHURCH POINT NSW 2105 |

### 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  
Pittwater 21 DCP B8.2 Sediment and Erosion.

The new dwellings are required to install either a sediment control pit prior to discharge of water from the property to remove coarse sediments and organic matter, or an infiltration swale on the property if stormwater is being dispersed on the land. One should be installed on each lot to treat the drainage from each dwelling.

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

The riparian area of the creek is fully contained on Council's lot, and does not impact 143-145 McCarrs Creek Road.

### 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 Management**

The applicant must install a filtration device: either a silt arrestor pit that captures organic matter and coarse sediments prior to discharge of stormwater from the land or an absorption trench that disperses stormwater on the land. Separate devices must be installed on each lot. 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Works as Executed Drawings - Stormwater Treatment Measures**

Works as Executed Drawings for the stormwater treatment measures must be prepared in accordance with Council's Guideline for Preparing Works as Executed Data for Council Stormwater Assets.

The drawings 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 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