

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2022/2202
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool and double carport
<b>Date:</b>	16/02/2023
<b>To:</b>	Nick England
<b>Land to be developed (Address):</b>	Lot 14 DP 216125 , 6 Jacqueline Close BAYVIEW NSW 2104

### 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

Supported.

This application was assessed in consideration of:

- Supplied plans and reports;
- Relevant LEP and DCP clauses; and
- Northern Beaches Water Management for Development Policy

The site is on land identified as proximity area for littoral rainforest and as such the development must not significantly impact on the biophysical, hydrological or ecological integrity of the littoral rainforest, or the quantity and quality of surface and ground water flows that it receives.

The proposed water management strategy is based on a rainwater tank, flow spreader and vegetated filter.

Note that the vegetated filter is to be well maintained with high density native vegetation.

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**

The applicant must install a vegetated buffer strip downstream of the stormwater flow spreader. Suitable native species are to be planted at a density of 8 plants by square meter minimum. 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 Certifier for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment.

**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 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.

**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.