

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0434
Date:	14/05/2020
To:	Nick Keeler
Land to be developed (Address):	Lot 7 DP 6445 , 62 Mactier Street NARRABEEN NSW 2101

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 against:

State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 3, Clause 13

Warringah Local Environment Plan 2011

Warringah Development Control Plan 2011

C5

E8

This application proposes the construction of a primary and secondary dwelling. The plans have included a sediment arrestor pit which must allow for safe access for regular maintenance. The Erosion and Sediment Controls detailed in the plan are just downstream of the proposed primary dwelling, however the applicant must demonstrate stabilised site access and a revised location of the erosion and sediment fencing to the boundary of the Site adjoining Mactier Street. The relocation of the erosion and sediment fencing will prevent the migration of any sediment offsite which may be caused during the development of the front lawn and construction of the driveway. Migration of sediment offsite will affect the water quality of the receiving aquatic environment (Narrabeen Lagoon).

A revised Erosion and Sediment Control Plan must be submitted to the certifying Authority for approval prior to the issue of the Construction Certificate. Reference should be made to Landcom's 'Managing Urban Stormwater' 2004. With the relocation of these erosion and sediment controls and the addition of stabilised site access it is unlikely that this proposal will have an adverse impact on the integrity and resilience of the biophysical, ecological and hydrological environment. Therefore it is recommended for approval subject to conditions.

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

Erosion and Sediment Control Plan

A revised Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:-

- Site Boundaries and contours;
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities);
- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls;
- North point and scale.
- Details of stabilised site access
- Revised location of sediment fencing

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

Reason: To mitigate environmental impact resulting from site disturbance.

Water Quality Management

The applicant must install a filtration device (such as a sediment control pit or absorption trench) that captures organic matter and coarse sediments 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).

The erosion and sediment controls must be located at the site boundary adjoining Mactier Street and include stabilised site access. These are to be installed prior to construction and only once the revised Erosion and Sediment Control Plan is approved by the Certifying Authority.

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