

Natural Environment Referral Response - Riparian

Application Number:	DA2018/0149
To:	Daniel Milliken
Land to be developed (Address):	Lot 2211 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100 Lot 2223 DP 752038 , 60 Binalong Avenue ALLAMBIE HEIGHTS NSW 2100

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

No objection to the proposed development subject to conditions.

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

Design of Outlet Structure Prior to Construction Certificate

Stormwater and overland flow must be discharged to the creek through an outlet structure designed in accordance with s per DPI Water's guidelines for outlet structures on waterfront land. Guidelines can be found

at http://www.water.nsw.gov.au/__data/assets/pdf_file/0009/547254/licensing_approvals_controlled_acti-structures.pdf

This design is to be submitted to Council for approval under Section 68 of the Local Government Act prior to issue of the Construction Certificate.

Reason: To protect the surrounding creek bank from the effects of localised erosion and (DACNECPCC1)

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Physical Barrier to be placed at Landward Edge of Riparian Zones

Prior to commencement a permanent physical barrier is to be placed at their landward extent in all locations where mowing or slashing, or any other damaging activity, is likely. The physical barrier shall be constructed of non-combustible materials, shall be a minimum of 50% transparent and shall not exceed 1.2 metres in height.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to commencement.

Reason: To promote the long-term sustainability of ecosystem functions (DACNED05)

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) and the Erosion and Sediment Control Plan prepared by Taylor Consulting dated 29 January 2018.

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 the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site (DACNED06)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Implementation of Biodiversity Management Plan

All requirements in the Biodiversity Management Plan GIS Environmental Consultants dated 31 January 2018 are to be implemented prior, during and post construction.

Details demonstrating pre-construction compliance are to be certified by the project ecologist and submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of Bushland (DACNEE03)

Maintenance of Sediment and Erosion Controls

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 the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site (DACNEEDW1)

Temporary Dewatering

Discharge must achieve the following water quality targets in addition to any conditions/documentation of this consent, any requirements of the General Terms of Approval/Controlled Activity permit issued by DPI Water, and legislation including Protection of The Environment Operations Act 1997 and Contaminated Lands Act 1997.

Parameter	Criterion	Method	Time Prior to Discharge
Oil and grease	None	Visual inspection	<1 hour

	visible		
pH	6.5- 8.5	Probe/meter	<1 hour
Total Suspended Solids (TSS)	<50mg/L	Meter/grab sample measured as NTU	<1 hour

Note: The correlation between NTU and TSS must be established by a NATA accredited laboratory prior to the commencement of dewatering activities.

Dewatering must not occur until the above water quality parameters are met.

All records of water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Tailwater must be discharged to a stormwater pit and not spread over any road, footpath and the like.

Reason: Protection of the receiving environment (DACNEEDW2)

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

Certification of Planting, Biodiversity Management and Ongoing Work

The Project Ecologist or Ecological Consultant is to certify that:

- Native plant selection and planting as per the Biodiversity Management Plan prepared by GIS Environmental Consultants dated 31 January 2018 has been completed;
- All actions prescribed in the approved Biodiversity Management Plan have been undertaken fully and where relevant completed and that an appropriate program of regeneration and maintenance has been entered into to comply with requirements of the Plan;
- That areas/features requiring protection have been adequately protected and are in an acceptable condition.

A certificate from the The Project Ecologist or Ecological Consultant shall be submitted to the Principle Certifying Authority prior to the release of the Occupation Certificate.

Reason: Bushland Management (DACNEFPOC2)