

Natural Environment Referral Response - Riparian

Application Number:	DA2017/1274
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104</p>

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

Based on subsequent advice received from Department of Industry - Water, Council has reconsidered its position and concurs with the request from the Department of Industry - Water for additional information to support the assessment of this application.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Groundwater management plan

A groundwater management plan must be prepared that addresses dewatering during construction, and methods for managing groundwater infiltration in basements.

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

Reason: Protection of groundwater resources and appropriate management of drainage to protect the amenity and safety of residents

Acid Sulphate Soils - Flood Mitigation Earthworks Bayview Golf Course

The final Acid Sulphate Soils Management Plan for Flood Mitigation Earthworks Bayview Golf Course must be submitted for approval.

Acid sulphate soils for the Flood Mitigation Earthworks Bayview Golf Course must be managed according to the Final Acid Sulphate Soil Management Plan prepared by Martens & Associates Pty Ltd. Where groundwater is encountered during excavation, particular care should be taken to ensure no acid drainage occurs and impacts groundwater or downstream environments.

The Final Acid Sulphate Management plan must be closely monitored, updated as required to accompany construction management plans, and managed for the entire site throughout the construction period, and particularly during any earthworks.

Reason: Protection of downstream environments (DACNECPCC2)

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 (DACNED06)

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Acid sulphate soil management - Seniors Living Development

Acid sulphate soils for the Seniors Living Development must be managed according to the Acid Sulphate Soil Management Plan prepared by Hamed Naghibi for Martens & Associates Pty Ltd and dated 16 November 2017. Where groundwater is encountered during excavation, particular care should be taken to ensure no acid drainage occurs and impacts groundwater or downstream environments.

The Acid Sulphate Management plan must be closely monitored and managed for the entire site throughout the construction period, and particularly during any earthworks.

Reason: Protection of groundwater and downstream environments (DACNEEDW1)

Dewatering Management

Discharge of tailwater must not occur until the below water quality parameters are met.

Parameter	Criterion	Method	Time Prior to Discharge
Oil and grease	No visible	Visual inspection	<1 hour
pH	6.5- 8.5	Probe/meter	<1 hour
Total Suspended Solids (TSS)	<50mg/L	Meter/grab sample measures 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.

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 the nearest stormwater pit in accordance with Council's Auspec1 Design Manual and must not spread over any road, footpath and the like. Discharge to the kerb and gutter will not be accepted.

Reason: Protection of the receiving environment (DACNEEDW2)

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

Operation and maintenance plan - Stormwater assets

An operation and maintenance plan must be submitted for the stormwater assets; including the rainwater storage and reuse facility, on-site detention, gross pollutant trap, and storm pit.

Reason: Protection of downstream environment (DACNEFPOC1)

Positive covenant for the stormwater facilities

A positive covenant shall be created on the title of the land requiring the proprietor of the land to maintain the stormwater facilities (rainwater storage and reuse facility, on-site detention, gross pollutant trap, and storm pit) in accordance with the standard requirements of Council, the manufacturer and as required by the Stormwater Quality Operation and Maintenance Plan.

The terms of the positive covenant are to be prepared to Council's standard requirements, (available from Council), at the applicant's expense and endorsed by the Northern Beaches Council's delegate prior to lodgement with the Department of Lands. The Northern Beaches Council shall be nominated as the party to release, vary or modify such covenant.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure ongoing maintenance of the on-site stormwater detention system. (DACNEFPOC2)

Restriction as to User for Stormwater Quality System

A restriction as to user shall be created on the title over the stormwater quality system, restricting any alteration to system. The terms of such restriction are to be prepared to Council's standard requirements, (available from Northern Beaches Council), at the applicant's expense and endorsed by Council prior to lodgement with the NSW Land Registry Services. Northern Beaches Council shall be nominated as the party to release, vary or modify such restriction.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure modification to the on-site stormwater detention structure is not carried without Council's approval. (DACNEFPOC3)

Works as Executed Drawings - Stormwater Quality System

Works as Executed Drawings for the stormwater quality system 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. (DACNEFPOC4)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Rehabilitation and maintenance - Flood Mitigation works Golf Course

The consent holder must carry out a maintenance period of 2 years after completion of works within the 'river' or 'waterfront land' as defined by the Water Management Act 2000, including rehabilitation and vegetation management works in accordance with the Biodiversity Management Plan required under this development consent.

Reason: Environmental Protection, Monitoring and Enhancement. (DACNEG02)

General Watercourse and Riparian Areas Matters - Golf Course

Unless in accordance with the approved works the Consent holder must ensure that:

- a) No materials or cleared vegetation that may obstruct flow or cause damage to river banks are left within the riparian zone.
- b) All drainage works must not obstruct flow of water within the watercourse. Drain discharge points are stabilised to prevent erosion. Any excavation must not result in diversion of any watercourse, bank instability or damage to native vegetation.
- c) The surfaces of river banks are graded to enable the unimpeded flow of water and bank retaining structures result in a stable river bank.
- d) Any vegetation or other material removed from the area of operations shall be disposed of lawfully. Burning of the material is not permitted.
- e) The riparian zones are to function as ecological systems and as such, all works, access routes, roads, recreational areas, asset protection zones, service easements and any other non-ecologically functioning work or activity are to be located beyond the riparian zones other than provided by the consent.

Reason: Environmental Protection, Monitoring and Enhancement (DACNEG06)



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