

Natural Environment Referral Response - Riparian

Application Number:	DA2021/1533
Date:	05/10/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 170 DP 752038 , 13 Morgan Road BELROSE NSW 2085

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

The additional information is showing an improved stormwater runoff management of the outdoor horse area. The proposed vegetated swale will catch and convey the runoff to the pipe system and infiltration zone. The system is expected to reduce the sediment and nutrient loading entering the riparian corridor. The development application is acceptable subject to conditions.

Superseded

~~The proposal was assessed under the current creek and water management legislation framework, the relevant parts of the LEP, DCP and Council Water Management for Development Policy. The site is located in the headwaters of two creek system. To the East the site is draining to Deep Creek catchment and to the West the runoff is draining to Snake Creek catchment. Deep Creek catchment is categorised with a very high ecological value (Group A). The site is fully developed and the development application is proposing the demolition and construction of a new dwelling, swimming pool, sewer and stormwater runoff management. The riparian corridors core and buffer are mapped on site and triggered the requirement for a Waterway Impact Statement. A Waterway Impact Statement is to demonstrate to Council the development will either enhance, or as a minimum, will not adversely affect ecological function or limit opportunities to reinstate the area in the future to the greatest possible extent. It is noted that the proposed drainage work on the existing horse outdoor arena is located on a sensitive catchment without water quality system. Stormwater runoff from stables, yards and other areas has the potential to carry a high load of nutrients, pathogens and sediment. In line with the water quality referral the applicant is to demonstrate that the runoff generated from the horse outdoor arena is captured and treated before release into the downstream environment.~~

~~The nutrient and sediment loading from the paddocks needs to be capture and treated prior the runoff is discharged from the property.~~

~~Under the current design the project is not acceptable from a riparian referral assessment perspective.~~

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

An 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 that must include sediment fences, stabilised site access, materials and waste stockpiles locations, location of any stormwater pits on the site and how they are going to be protected.
- North point and scale.

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.

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 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.