Natural Environment Referral Response - Riparian

Application Number:	Mod2021/1000

Date:	04/02/2022
To:	Anne-Marie Young
Land to be developed (Address):	Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085 Lot 100 DP 1114910 , 207 Forest Way 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 statement of modification is proposing the removal of the remainder of the Building D detention basin in lieu of retaining the existing detention basin.
Removal of the existing instream basin is permitted if the creek is reinstated and naturalised up to the toe of the cliff face to collect seepage.
The creek and area adjacent to the creek (corridor and downstream instream basins) is to be maintained as native vegetation corridor, if degradations occured during construction the basins and the creek shall be reabilitated to a natural state.

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.

Detailed Design of Creek Works
A certificate from a from a suitably qualified engineer who has membership of Engineers Australia and the National Engineering Register (NER), stating that the creek works to replace the upstream basin is:

- using sandstone rock only and soft engineering technics (no gabions, no recycled concrete),
- extenting to the toe of the cliff face upstream to collect seepage,
- stable (bed and banks) for the flow conditions,
- integrating the proposed stormwater outlet in a naturalised way,
- revegetated with local native species.

The certificate shall be submitted to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To ensure creek works are completed in accordance with the consent approval.

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.