

Natural Environment Referral Response - Coastal

Application Number:	DA2021/1248
Date:	09/08/2021
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 139 DP 5539 , 53 Gardere Avenue CURL CURL NSW 2096

Reasons for referral

This application seeks consent for land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Coastal Management) 2018 (section 13 & 15); and
- Relevant LEP and DCP clauses.

The application meets the requirements of the relevant Environmental Planning Instruments and policies.

Recommended for approval subject to conditions:

- Swimming pools (prior to construction certificate)
- Installation and maintenance of sediment and erosion control (prior to commencement)
- Geotechnical Issues (during works)

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

Swimming Pools

The backwash of Swimming Pool water must be discharged to Sydney Water's sewer in accordance with Australian/New Zealand Standard AS/NZS 3500. Detailed plans and specification must be submitted prior to the issue of the Construction Certificate. The drawings must show the location of Sydney Water's sewer, the yard gully or any new connection to the sewer system including a detailed cross section of the connection complying with Australian/New Zealand Standard AS/NZS 3500.

Reason: To ensure compliance with legislation and Australian Standards and to protect public health, amenity and to ensure the protection and preservation of receiving waters.

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Geotechnical Issues

The recommendations outlined within the Preliminary Geotechnical Assessment report prepared by White Geotechnical Group dated 8 July 2021 are to be complied with and adhered to throughout development.

Reason: To ensure excavations and installations are undertaken in an appropriate manner and structurally sound.