

Natural Environment Referral Response - Riparian

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| Application Number: | DA2019/1204 |
| To: | Jordan Davies |
| Land to be developed (Address): | Lot 4 DP 20524 , 133 Garden Street NORTH NARRABEEN NSW 2101 |

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

This application has been assessed against:

State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 1, Clause 11

Pittwater 21 DCP

B5.8 - Water Quality

B8.2 - Sediment and Erosion

B5.11 -

Stormwater discharge to waterways

B4.14 - Vicinity of Wetlands

The proposed development incorporates a pollution control pit prior to discharge of stormwater from the site. Provision must be made for regular inspections, cleaning and maintenance of the trash screen.

Sediment and erosion controls must be implemented to prevent the migration of sediment off site and into waterways. These controls must be maintained throughout the life of the works and removed only once ground cover has been restored.

The design and construction of stormwater outlets should aim to be natural, yet provide a stable transition from a constructed drainage system to a natural flow regime. The proposed design of the outlet requires some alteration to meet Council's requirements. Conditions include details about design and rock size. Mortar is not to be used, as it breaks down over time and then may destabilise the outlet, with the concrete polluting the creek.

With the application of the above conditions it is unlikely that this proposal will adversely affect the

biophysical, hydrological, or ecological integrity of the adjacent coastal wetland and Mullet Creek.

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 Creek Outlet Structure

The outlet structure discharging stormwater into the creek must be designed in accordance with 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_activit-structures.pdf. Visual impacts must also be minimised.

No mortar is to be used on the outlet. Rocks must be placed using an interlocking system with varying rock sizes. Rock size should range from 80-300mm and be placed to 300mm deep (with a keystone downslope) according to the following specifications:

Dmin = 20mm

D10 = 80mm (ie. only 10% smaller than 80mm)

D50 = 150mm

D90 = 300mm

The surface should be a textured finish to break up and dissipate sheet flows.

This design is to be submitted to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To protect the surrounding creek bank from the effects of localised erosion.

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).

A staked straw bale barrier (as a minimum) should be used below the site of the proposed stormwater outlet into Mullet Creek while the outlet is being constructed.

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

Certification for the Installation of Stormwater Quality Management System and Outlet

A certificate from a Civil Engineer, who has membership to the Engineers Australia and the National Engineers Register must be provided, stating that the stormwater quality management system and the

outlet into Mullet Creek have been installed in accordance with the plans prepared.

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

Reason: Protection of the receiving environment

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

Maintenance of Stormwater Treatment Measures

The stormwater quality system (sediment control pit) must be maintained at all times in accordance with the manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Reason: Protection of the receiving environment.