

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0195
To:	Georgia Quinn
Land to be developed (Address):	Lot 6 DP 12463 , 54 Irrubel Road NEWPORT NSW 2106

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 is recommended for refusal. While there is no objection to the development proposed, insufficient information has been provided to make a recommendation.

Very little detail has been provided on stormwater management other than to say "Roofwater from the new roof areas will be connected to the existing system and will be dispersed within the site in accordance with Council's controls."

To meet the requirements of Pittwater 21 DCP B5.8, the applicant must provide a stormwater layout plan that shows where the stormwater will be discharged from the property (perhaps by the waterway). The applicant must provide a concept design for a sediment pit (capturing coarse sediments) to be installed on the stormwater pipe prior to discharge of the water into the waterway or prior to discharge from the property, whichever of these drainage options is chosen.

According to Pittwater 21 DCP B5.11, if the stormwater is being discharged to the waterway that passes through the property, a concept design must be submitted for the planned outlet structure. The outlet must not cause any erosion so should have a spreader or diffuser incorporated into the design.

The applicant is required to provide a sediment and erosion control plan. The controls must focus in particular on protecting the waterway that passes through the property, with the plan showing how vehicles/construction materials will be moved up to the proposed development site without impacting the waterway.

The land is mapped as littoral rainforest and land in proximity to littoral rainforest under the Coastal Management SEPP 2018. The Landscape Plan requested by the Biodiversity Officer should address how infiltration to the soil will be maximized where possible.

In summary, provide:

DA2019/0195

1. Stormwater layout plan showing stormwater discharge points
2. Concept design for sediment pit to capture coarse sediments prior to discharge of stormwater to the waterway or from the property
3. If discharging stormwater to the waterway on the property, provide a concept design for the outlet, including diffuser/spreader.
4. Provide sediment and erosion control plan, including details of how construction materials/vehicles will be moved to the site without impacting the waterway.
5. Where possible, the Landscape Plan should show where infiltration to the soil has been considered.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.