

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2019/0673
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot C DP 415908 , 132 Crescent 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 has been assessed under:

Pittwater 21 DCP B5.8 - Water Quality

Pittwater 21 DCP B5.11 - Stormwater discharge into waterways and coastal areas

SEPP (Coastal Management) 2018 - Coastal Environment Area

The stormwater plan dated 7/5/2019 and prepared by Engineering Studio meets the requirements for addressing water quality by providing a sediment control pit prior to stormwater being discharged from the land.

It is not acceptable for stormwater to be discharged to Pittwater via a pipe with no stabilising structure. An effort must be made to reduce visual and environmental impacts, including scour of the waterfront. 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](http://www.water.nsw.gov.au/__data/assets/pdf_file/0009/547254/licensing_approvals_controlled_activit-structures.pdf). This has been conditioned.

Sediment and erosion controls must be installed prior to any disturbance of soil on the site and maintained until all work is complete and groundcover re-established.

### Referral Body Recommendation

Recommended for approval, subject to conditions

### Recommended Natural Environment Conditions:

DA2019/0673

## CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### **Design of 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. Visual impacts must also be minimised. Guidelines can be found at [http://www.water.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0009/547254/licensing\\_approvals\\_controlled\\_activities\\_structures.pdf](http://www.water.nsw.gov.au/__data/assets/pdf_file/0009/547254/licensing_approvals_controlled_activities_structures.pdf).

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).

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.