

Natural Environment Referral Response - Riparian

Application Number:	DA2018/1816
To:	Ashley Warnest
Land to be developed (Address):	Lot 12 DP 1014199 , 102 Wakehurst Parkway ELANORA HEIGHTS 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 is recommended for refusal as insufficient information has been provided about stormwater drainage to determine whether the *SEPP (Coastal Management) 2018* and *Pittwater 21 DCP B5.9* (Stormwater management - water quality) and B4.14 (Development in the vicinity of wetlands) can be met. It is noted that the stormwater requirements under B4.14 can be met by complying with B5.9.

Coastal SEPP

The northern portion of land (up to the middle of the existing dwelling) lies within the Coastal Use zone specified under the *SEPP (Coastal Management) 2018*, with the remainder of the property lying within the remainder of the proposed developable area lying within the Coastal Wetlands Proximity Area. The entire property lies within the Coastal Environment Area. The Coastal Wetlands Proximity Area is of the highest priority in these three zones.

According to the SEPP the development must not significantly impact on:

P2, Div1, 11 Development on land in proximity to coastal wetlands or littoral rainforest

(a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or

(b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.

P2, Div1, 11 Development on land within the coastal environment area

(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1 (Narrabeen Lagoon).

In order to assess how the proposed subdivision and development will impact Narrabeen Lagoon, a drainage plan that shows the discharge point from the land and proposed drainage easements needs to be provided.

Pittwater 21 DCP B5.9

The application does not state whether the driveway will be extended as part of this application, but does note that the garage for the existing dwelling will be constructed, which suggests that the driveway will be extended at least as far as the garage and perhaps to the proposed new boundary between the two lots.

Dimensions of the proposed driveway (to the southern boundary of the lot proposed to contain the existing dwelling) and the new garage for the existing dwelling are not provided, however it is estimated that the combination of the area of new driveway (even if that area only extends from the end of the existing driveway), the area of the proposed extension to the existing dwelling and the area of the garage is over 50 sqm and therefore triggers Pittwater 21 DCP B5.9 requiring water quality treatment (applies to a subdivision, but the same controls apply to a single dwelling). Water quality treatment requires the removal of leaf litter and coarse sediments from stormwater prior to discharge from the land.

As it is unclear where the current stormwater drains to, and it is not known what the RMS will require in terms of drainage to their road, it is not clear at this point where and how stormwater will discharge from the land. It currently appears that water sheets down the driveway, carrying sediment into an informal depression beside the road. As the area in front of the property is relatively flat, the water may drain from there to a pit in front of 1 Elanora Road or to a pit in front of 96 Wakehurst Parkway or even directly across the road, with all these options draining to wetlands west of Bilarong Reserve. These outlets are currently known to contribute to silt issues in the wetlands, therefore an increase in *untreated* impervious surfaces draining to this area is unacceptable.

The applicant must provide:

1. A drainage plan for the new area of driveway and new garage (assuming that the extension to the house will drain to the existing drainage system).
2. A concept drainage plan for stormwater discharged from the proposed new subdivided lot, including the location of proposed drainage easements.
3. If drainage from the rear lot is intended to be piped under the new section of driveway, this should be addressed in the Statement of Environmental Effects as part of this application IF this application includes construction of the new section of driveway (which is not clear).

NOTE: Drainage plans must address the requirements of Coastal SEPP 2018 (listed above) and Pittwater 21 DCP B5.9. It is expected that these plans address the removal of leaf litter and coarse sediments from stormwater prior to discharge from the land.

The application must be referred to the Roads and Maritime Services, as the property drains to Wakehurst Parkway.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.