

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2022/2081
<b>Proposed Development:</b>	Change of use and construction of a golf club house and associated facilities
<b>Date:</b>	27/09/2023
<b>To:</b>	Maxwell Duncan
<b>Land to be developed (Address):</b>	Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100 Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100

### 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

Not support.

This application was assessed in consideration of:

- Supplied plans and reports
- Council's Protection of Waterway and Riparian Land and the Water Management for Development Policy
- Relevant Warringah LEP and DCP clauses

In general the level of detail regarding impacts to Brookvale Creek and the riparian zone are insufficient. The development appears to be removing trees from within the riparian zone and proposing to create a new stormwater outlet into Brookvale Creek.

As required by the DCP, a Waterway Impact Statement is to be provided which includes a waterway analysis, an assessment of impacts, an assessment of compliance with the DCP, and the provision of mitigation measures. Further requirements regarding Waterway Impact Statements can be found in the Warringah DCP.

The creation of a stormwater outlet to Brookvale Creek is also considered a Controlled Activity on Waterfront Land that is subject to NSW DPE Water review and approval, as defined in the Water Management Act 2000. This requirement means that the Development Application should be considered as Integrated Development.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### **Updated comments - 27/9/2023**

Supported

A Waterway Impact Statement has been provided which includes a waterway analysis, an assessment of impacts, an assessment of compliance with the DCP, and the provision of mitigation measures.

As shown in the amended Stormwater Management Plan prepared by Stellen (dated 25/9/2023), the stormwater overflow outlet pipe from the infiltration trench to Brookvale Creek is to be constructed as per the NSW Department of Planning and Environment - Controlled activities – Guidelines for outlet structures on waterfront land.

Refer DPE Water General Terms of Approval IDAS-2023-10149.

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**

**Design of Stormwater Outlet Structure to Creek**

Stormwater outlet structures to the creek must be designed in accordance with DPE Water's Guidelines for Outlet Structures on Waterfront land.

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 (i.e. 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 Certifier prior to the release of the Construction Certificate.

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

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Installation and Maintenance of Sediment and Erosion Controls**

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by <INSERT> prior to commencement of any other works on site.

Erosion and sediment controls 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 vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.