



WATERWAYS IMPACT STATEMENT

Address:	353 Pittwater Rd, North Manly
Prepared for:	Hall & Hart Pty Ltd
Date:	26 November, 2020
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1. Introduction

This report has been prepared to accompany the Development Application for the proposed demolition of existing building and proposed construction of new two storey building at No.353 Pittwater Rd, North Manly as per the architectural plans by Hall & Hart Homes dated 20/05/2020 (Job No.H0314 Rev.E). See Proposed Site Plan below.

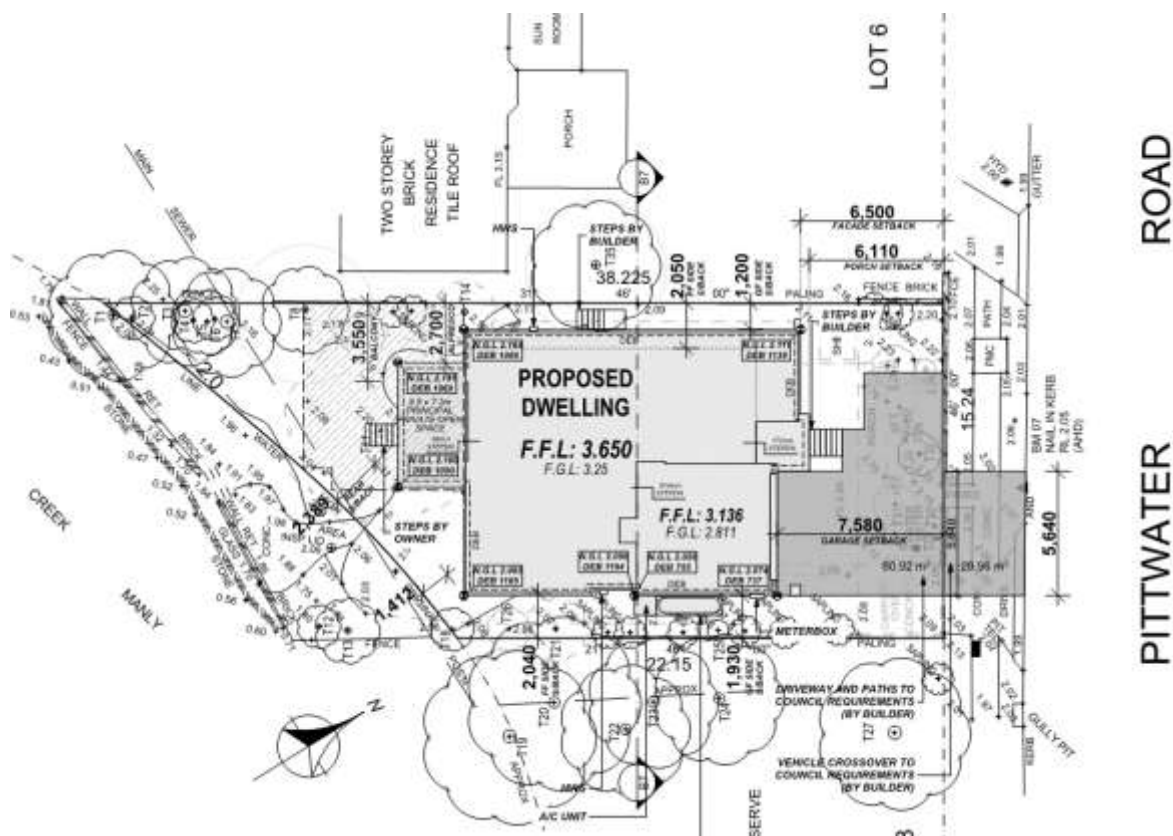


Figure 1 – Proposed Site Plan

This report has been prepared in accordance with Warringah Council's Waterways Impact Statement Guidelines.

2. Scope

This Waterway Impact Statement has been prepared in order to enable an adequate environmental assessment of development works so as to protect, maintain and enhance waterways and riparian lands within Warringah. A Waterway Impact Statement is required for any development works located within waterways and riparian lands as per the requirements of the Council's Protection of Waterways and Riparian Land Policy (PL 740) and the Warringah Development Control Plan 2011. Riparian land is all land within 100 metres of a wetland or within 40 metres of a watercourse (taken to start at the highest bank of the watercourse, for ephemeral streams without a defined channel, the start of the riparian land is the creek centre line). In this case the proposed site at No.353 Pittwater Rd, North Manly is situated on Manly Creek. See Figure 1 – Site Location.



Figure 2 - Site location

3. Waterway Analysis

3.1. Ecological value of waterway and riparian land

The ecological value of waterway and riparian land to be impacted upon by the proposed development is classified as insignificant as per the Warringah Creek Management Study (2004).



Figure 3- Riparian Zone

3.2. Nature and extent of proposed construction activities

The nature and extent of proposed construction activities is mostly clearing and cutting for the demolition of existing dwelling and construction of the proposed two-storey dwelling.

3.3. Nature and extent of proposed operational activities

The proposed operational activities such as materials storage and on-site wastewater disposal are to be in accordance with the proposed sediment and erosion control plan and the stormwater and wastewater disposal plans which are to be in accordance with Warringah Development Control Plan 2011 – C4 Stormwater.

3.4. Location of proposed construction and operational activities

The location of proposed construction and operational activities will be mostly within the existing building envelope with minimal works in the riparian buffer/riparian zone.

3.5. Site and surrounds

Site is situated between a residential dwelling to the west and a reserve to the east. The northern boundary faces Pittwater Rd and the southern boundary fronts the riparian zone that is Manly Creek. Site survey shows the site is relatively flat.

The quality of the on-site and off-site waterways and riparian lands which may be directly or indirectly affected by the development and a geotechnical study by a suitably qualified engineer is required.

4. Assessment of Impacts

We do not expect the water quality or the riparian zone to be impacted at all by this development. The proposed plans and processes are to be in accordance with Warringah Development Control Plan 2011 – C4 Stormwater. Site runoff may be directed to rainwater tanks prior to discharging into Manly Creek via a pollution control device subject to Council discretion.

5. Assessment of Compliance with the Warringah Development Control Plan

All reports, plans and works are to demonstrate compliance with the objectives and requirements of the Warringah Development Control Plan 2011 where applicable, with particular emphasis on the following clauses:- C4 Stormwater - C5 Erosion and Sedimentation - E2 Prescribed Vegetation; - E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat; - E4 Wildlife Corridors; - E5 Native Vegetation; - E6 Retaining unique environmental features on site; - E8 Waterways and Riparian Lands.

6. Provision of Mitigation Measures

Proposed mitigation measures for the works, having regard to the following outcomes as outlined in the Warringah Council's Waterways Impact Statement Guidelines.

Outcome 1: Protecting native species and communities (e.g. migration routes, habitat, streamflow, water quality)

Performance criteria	Acceptable mitigation measures
Maintain natural habitats	No anticipated impacts
Provide fauna movement routes	No anticipated impacts
Prevent unnatural erosion or sediment deposition	No increase in peak flows and no increase in total sediment loads. Stormwater discharge is preferred to be at Pittwater Rd
Maintain acceptable water quality	Council approved Sediment Control Plan to be adhered to
Maintain connectivity between waterways and floodplains	Overflow to Manly Creek to be maintained

Outcome 2: Prevent loss of natural diversity through protecting waterway and riparian vegetation (including non-native vegetation)

Performance criteria	Acceptable mitigation measures
Avoid introducing plants or animals which may displace natural species	None expected

No increase in nutrient loads to riparian soils and waterways	None expected
Avoid displacing species by habitat changes	No works expected in riparian buffer or zone
Protect natural areas from contamination	No storage of chemicals, fuels or oils on site is recommended. Council approved Soil management plan to be adhered to
Prevent the loss of any rare or threatened natural features	None expected
Protect downstream protected areas, such as National Parks	Sediment control pit is recommended at the site stormwater discharge point. Also rainwater re-use system as per BASIX report to be provided

Outcome 3: Minimise damage to public and private property by waterway processes through maintaining the relative stability of the bed and banks

Performance criteria	Acceptable mitigation measures
Avoid increases in peak channel flows and sediment exports for events smaller than 2 year Average Recurrence Interval (ARI).	On-site detention through On-site stormwater detention (OSD) and/or rainwater tank to be provided as per Council approved stormwater plan
Avoid local erosion at stormwater outlets	Stormwater outlet should pass through a silt arrestor pit prior to its discharge with trash screen – whether that be to Pittwater Rd (recommended) or Manly Creek
Avoid export of weeds from private properties into waterways	There is to be no disposal of any organic waste into the Manly Creek
Channel banks are not over steepened	No works are to be undertaken near the riparian zone
Channel banks are stable	No works are to be undertaken near the riparian zone

Outcome 4: Preserve natural ecological processes

Performance criteria	Acceptable mitigation measures
Streamflow and water quality are natural	<ul style="list-style-type: none"> • No artificial barriers to capture water • No removal of water for consumptive use (except riparian use rights) • Impervious surfaces offset by stormwater management controls so there is no net change in peak loads or pollutant loads in waterways (see On-site stormwater detention (OSD) technical specification) • Site design adheres to best practice Water Sensitive Urban Design principles AND

	<ul style="list-style-type: none"> On-site uses do not involve specific risks to water quality (e.g. chemicals, organic materials, exposed soil, effluent generation)
Aquatic and riparian vegetation are undisturbed and unmodified	No works are to be undertaken near the riparian zone
Aquatic and riparian fauna habitat and movement corridors are retained	No works are to be undertaken near the riparian zone

Outcome 5: Create opportunities for public access and recreation in waterway corridors

Performance criteria	Acceptable mitigation measures
Provide public access along creek corridors where appropriate	Proposal is at a private property hence there is no public access

7. Conclusion

The proposed single residential dwelling and new dwelling at No. 353 Pittwater Rd, North Manly will meet the requirements of Northern Beaches Council provided that the procedures and recommendations presented in this report are implemented. The proposed new development will benefit the adjacent waterway and surrounding areas by improving the quality of runoff and stormwater discharge provided the recommendations in this report are adhered to.

Should you require any further explanations, please do not hesitate to contact our office.

Yours faithfully,

Signed 

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