

## Natural Environment Referral Response - Riparian

Application Number:	DA2018/2015
To:	Catriona Shirley
Land to be developed (Address):	Lot 1 DP 19396 , 163 Riverview Road AVALON BEACH NSW 2107

### 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 approval with conditions.

There is some disagreement in the application about work required on the stormwater discharge point to Pittwater.

The SEE says: "the current stormwater collection system and dispersal into Pittwater will be maintained as part of the development."

If this is so, the condition relating to the stormwater discharge point into Pittwater will not apply.

The stormwater plan provides detail relating to a "SN150 pipe to penetrate seawall and discharge directly into Pittwater Waterway" (DR-001 provided by Stellen Consulting with detail on DR-004). These drawings suggest that this will be new work. Council no longer accepts stormwater disposal via pipes that penetrate a seawall. This does not meet the requirements of Pittwater 21 DCP B5.11 Stormwater Discharge into Waterways and Coastal Areas - the discharge system will minimise the visual/environmental impact of any drainage discharge structure along the foreshore.

It also doesn't meet the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

Under Part 2, Division 4: Coastal Use Area

14) (1) Development must not be granted to development on land that is within the coastal use area unless the consent authority:

(a) has considered whether the proposed development is likely to cause an adverse impact on the following:

(iii) the visual amenity and scenic qualities of the coast.

Typically a keyhole design is required where the outlet is recessed into the seawall with rip rap below the outlet to prevent scour. Nothing should protrude beyond the sea wall.

The design incorporates a trash screen, which is acceptable.

Sediment and erosion controls must be installed prior to any work on site and maintained until work is complete and groundcover has been re-established.

### **Referral Body Recommendation**

Recommended for approval, subject to conditions

### **Recommended Natural Environment Conditions:**

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

### **Design of Outlet Structure**

If the existing stormwater discharge outlet is not being used:

The replacement outlet structure discharging stormwater into Pittwater must be designed in accordance with *Pittwater 21 DCP* B5.11 Stormwater Discharge into Waterways and Coastal Areas. The pipe outlet must not protrude beyond the sea wall and a defuser must be incorporated to reduce scour if the outlet discharges onto sand/soil (not required for rock shelf).

This design is to be submitted to the Certifying Authority prior to the release of the Construction Certificate.

Reason: To protect the waterway from the effects of localised erosion and visual impacts (DACNECPCC1)

## **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 (DACNED06)