

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0624
To:	Ashley Warnest
Land to be developed (Address):	Lot 23 DP 9242 , 2163 Pittwater Road CHURCH POINT NSW 2105

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

SEPP (Coastal Management) 2018 (Coastal Environment Zone) (requirements addressed through B5.8)

Pittwater 21 DCP B5.11 - Stormwater Discharge into Waterways

Pittwater 21 DCP B5.12 - Natural Watercourses

To meet the requirements of Pittwater 21 DCP B5.8 and the Coastal SEPP a silt arrestor pit must be incorporated into stormwater drainage prior to discharge of stormwater into the watercourse. The pit must be accessible and have a removable screen allowing easy removal of sediment and organic matter from the pit.

To meet Pittwater 21 DCP B5.11 the outlet into the watercourse must be designed in accordance with DPI Water's Guidelines for Outlet Structures on Waterfront land in order to protect the watercourse from erosion and reduce visual impact.

The watercourse must not be diverted onto adjoining lands and must be retained as close to its natural state as possible.

Sediment and erosion controls must be installed prior to soil disturbance and maintained until all work is complete and groundcover 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

Water Quality - Low Density Residential

To comply with Pittwater 21 DCP B5.8, the applicant must install stormwater quality improvement measures as follows:

- Pre-screening of organic matter (eg. leaf litter) prior to the collection of rainwater in the rainwater tank
- filtration of stormwater to capture organic matter and coarse sediments prior to discharge from the land.

Provision must be made for maintenance access.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment

Design of Outlet Structure

The outlet structure discharging stormwater into the watercourse 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. Visual impacts must also be minimised.

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.