

Natural Environment Referral Response - Riparian

Application Number:	DA2020/1480
Date:	22/03/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

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

Response 18/3

The already constructed road entrance to 8 Forest Road encroaches on the inner riparian corridor that is to be dedicated to Council. This loss of corridor area must be compensated for by increasing the corridor by a similar area at another location on this property.

Lot 10 contains the OSD and filter cartridges and this lot is partly located within the private buffer (allowed) and partly outside. The water management facilities in this lot should be included in the Lot 1 common land for the community title and not included on part of a private lot. There is too much risk that the owner of the lot will encroach on the private buffer later on. Once the lot is divided, it is appropriate that the water management facilities can be located in the private buffer.

Proposed Lot 18 enters the riparian buffer. This area may be compensated for by widening the private buffer in another area impacted by the development. This should be demonstrated on the plans by showing the line of the private buffer and total area. The resulting area of the private buffer should equal the area achieved with an unimpeded 25m private buffer corridor along the entire boundary of the core riparian zone of Narrabeen Creek. Please show the calculation of this area.

The engineering plans show adequate detail regarding the outlets to the creek. The ecology report discusses what is required in the riparian area but as a VMP has not been provided yet it is not clear exactly what is proposed. Council will not accept dedication of the 25m riparian creekline corridor until weeds had been removed and creek banks stabilised. This can be conditioned. Please note that the water management referral discusses what is required in terms of the stormwater outlets into the creek area.

To progress this application, the applicant needs to revise the layout plan to demonstrate that the area of the riparian corridor and private buffer meets the requirements above. Lot 10 must be revised so that

privately owned land is outside the private buffer and doesn't contain any shared infrastructure.

The proposal is therefore unsupported.

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

Recommended Natural Environment Conditions:

Nil.