northern beaches council

Natural Environment Referral Response - Riparian

Application Number:	DA2024/1079
Proposed Development:	Community title subdivision into five (5) lots and civil works
Date:	14/10/2024
To:	Stephanie Gelder
Land to be developed (Address):	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 Lot 3 DP 942319 , 53 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 1115877 , 53 A Warriewood 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

Not supported.
This application has been assessed in consideration of:
• Supplied plans and reports;
• Pittwater LEP 2014 6.1 Warriewood Valley Release Area (Protection and rehabilitation of creekline corridors and riparian areas, including water quality and flows, and bank stability)
• Pittwater 21 DCP C6.1 Integrated Water Cycle Management (Use and rehabilitation of creekline corridors and riparian land)
• Pittwater 21 DCP C6.2 Natural Environment and Landscaping Principles (Integration and landscaping of the creekline corridor)
• Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) (Detailed guidance on creekline corridor improvements)
• Warriewood Valley Urban Land Release Water Management Specification 2001 (Detailed guidance on the restoration of creekline corridors in Warriewood)
• State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8 & 2.12) (Protecting the hydrological integrity of the adjacent coastal wetland and no impact to quantity and quality of surface AND groundwater flows)

This referral relates to the Narrabeen creek and the creekline corridor. Particular consideration has

been given to the inner and outer riparian corridor.

The inner 25m creekline corridor is to be dedicated to Council.

General terms of approval and a controlled activity permit are required from the Department of Planning and Environment (DPE) – Water prior to any works in Narrabeen Creek and the creekline corridor.

CREEKLINE CORRIDOR

Any part of residential lots, dwellings, garages, fences and other vertical built structures are not permitted within the 25 metre wide outer creekline Corridor.

Proposed Lot 2 and 4 are encroaching on the riparian outer corridor and not conforming with DCP C6.1 Integrated Water Cycle Management requirements and outcomes.

The boundaries of the inner and outer creekline corridor must be clearly labelled in the plans and included in the design legend.

CREEK DESIGN

Further information is required about the proposed creek design. Detail about how the proposed excavation will connect to the creek is required including any bank stabilisation measures.

The floodplain area located downstream of the main stormwater outlet line is to be designed to mitigate floodplain erosion and provide a stable connection to the creek, additional details are required.

Further details around creek design requirements can be found in Section 4.4.4 Creek Design Requirements of the Warriewood Water Management Specification.

SEDIMENT AND EROSION CONTROLS

The downstream receiving environment is sensitive to water quality impacts. The proposed Sediment and Erosion control plan is insufficient to demonstrate site erosion mitigation during the various development stages. An amended sediment and erosion control plan is required with consideration of the earthworks staging and revegetation activities.

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.