

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0263
To:	Rebecca Englund
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

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

A number of small alterations are required to the design and reports for the creekline corridor.

1. Creek design

The proposed low-flow channel for the creek looks very promising and we're interested to see how it performs once built.

2. Sediment controls

Narrabeen Creek experiences significant flash flooding that will mean the proposed sediment control of straw bales for in-stream works will be insufficient. Please add that a sediment curtain will be put in place for the duration of the in-stream work in the creek just downstream of the eastern property boundary.

3. Outlet from Council's 1050 (also where low-flow channel enters creek)

The drawings generally show a small area for dissipation of flows from Council's 1050. Please revise the drawings to show the dissipation area at the south-eastern corner increased and blended into the neighbouring property at 53C (creekline corridor owned by Council), to prevent any future erosion of the creek banks as a result of discharges from Council's 1050 and to reduce the visual impact of bank stabilisation works on 53B through improved integration with the unimproved bank of the neighbouring property.

4. Trees in the creekline corridor (Arborist report by *About Trees*)

There are significant inconsistencies in regards to trees 40-43 within the Arborist report and between the Arborist report and the engineering plans. The Arborist Report identifies 3 x *Eucalyptus Robusta* and 1 x Coral Tree but confuses the numbering of these trees throughout, at one point recommending

that #43 be removed (a Robusta) and retain #42 (Coral). The discrepancies are in sections 4.6, 5.1, 6.1 and 6.2.

The Engineering plans show all the trees will be removed. Under section 4.3.8 of the SEE it states that the three Robusta in the creekline corridor will be retained.

Please show the Coral Tree as being removed, and clarify whether the three *Eucalyptus Robusta* located in the creekline corridor will be retained. If they are being retained, the engineering drawings must be updated to show this. If they are not to be retained, a justification for their removal must be provided. Council prefers that these significant trees are retained.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.