

Natural Environment Referral Response - Riparian

Application Number:	DA2020/1489
Date:	08/01/2021
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

Lot 10 incorporates a significant area of the private buffer. The subdivision plan must be redrawn to show the northern boundary of Lot 10 to be largely outside the riparian buffer, and the remaining area to be included into Lot 1 - Common land.

Proposed Lot 18 enters the riparian buffer, however the area may be compensated for by inclusion of an area of common land at the eastern boundary of Lot 18 and northern boundary of a revised Lot 10 that can include the private road. Any impact to impervious area will be considered in the water management referral. 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.

The engineering plans show adequate detail regarding the outlets to the creek. While the ecology report discusses the riparian area, it provides no clear plan for the creek or riparian area, so it is unclear exactly what is proposed. Council requires the removal of all weeds in the riparian zone. The banks are steep and it is expected that some stabilisation work will be required once the weeds have been removed. Council would not accept dedication of the 25m riparian creekline corridor until weeds had been removed and creek banks stabilised. The creekline area needs to be assessed for erosion risk, and a methodology provided for stabilisation works so Council may understand the applicant's proposed strategy should eroded banks be identified once the land is cleared of weeds.

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.