

Natural Environment Referral Response - Riparian

Application Number:	DA2024/0944
Proposed Development:	Demolition works and construction of a plant nursery and landscape material supplies premises
Date:	02/10/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 3 DP 26902 , 12 Boondah Road WARRIEWOOD NSW 2102 Lot 4 DP 26902 , 10 Boondah 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;
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8 & 2.12);
- Water Management Act 2000 & Water Management (General) Regulation 2018;
- Northern Beaches Water Management for Development Policy (WMD Policy);
- Relevant LEP and DCP clauses; and
- Warriewood Valley Reference Documents

The proposal includes waterfront land. Referral has been made to the Department of Planning and Environment – Water, and General Terms of Approval (GTA) have been received. Condition TC-G005 B of the GTA requires that the plans be prepared in accordance with the DPE – Water guidelines. For wetlands, the recommended vegetated riparian zone (VRZ) width is 40 metres. Applicants may undertake non-riparian corridor works or development within the outer 50% of the VRZ with appropriate offsetting.

Earthworks are proposed 12 metres from the wetland but must comply with the minimum setback of 15 metres (P21DCP). It is noted that the height of the batter varies along the interface with the wetland. Detail is required about the batter slope and extent to understand the impact.

Appropriate scour protection must be provided for the headwall outlet of the proposed bioretention basin. Additionally, the proposed bioretention basin must be designed to prevent scour and erosion caused by surcharging in the event of an outlet blockage. Detail must be provided on the proposed design and scour protection.

Clarity is required about the extent of the Asset Protection Zone (APZ). A Bushfire Protection Assessment has been provided but no map has been provided to delineate areas intended to function as an APZ. Schedule 1 Plan of Bushfire Protection Measures of the submitted Bushfire Protection Assessment is blank. Asset Protection Zones are permitted within the outer 50% of the 40 metre VRZ if an equivalent offset is provided.

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.