

Natural Environment Referral Response - Riparian

Application Number:	DA2022/0805
Date:	03/08/2022
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 394351 , 1 / 0 Weemala Road DUFFYS FOREST NSW 2084

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

This application has been assessed against relevant legislation and policy relating to waterways, riparian areas, and groundwater.

The site includes a watercourse and is identified as waterway or riparian land on Warringah DCP Map Waterways and Riparian Lands. As such the proposal must not significantly impact on the biophysical, hydrological or ecological integrity of the watercourse, or the quantity and quality of surface and ground water flows that it receives. A Waterway Impact Statement (WIS) is required as per the Warringah DCP 2011. The WIS is to demonstrate to Council that the proposal will either enhance, or as a minimum, will not adversely affect ecological function or limit opportunities to reinstate the area in the future to the greatest possible extent.

The report should reflect the size, type and location of the development, be commensurate to the scope of the works proposed, and consider its relationship to surrounding development. The submitted Statement of Environmental Effects states that 'The site features a watercourse in the eastern corner which has no interplay with the area proposed for the dog training.' If there is not interplay then it needs to be explained how this is such, noting that the land slopes from the site of the proposal to the watercourse.

A detailed and comprehensive WIS is not required, Council simply needs to see that the potential impacts of the change of land use on water quality have been considered and any impacts mitigated. Guidance on what is required is provided below. The applicant is welcome to contact Council to clarify the scope. Site photos would be useful.

Scope of Report

The Warringah Council Guidelines for Preparing a Waterways Impact Statement outlines what is required in a document.

Technical Requirements of a Waterway Impact Statement

The technical requirements of a Waterway Impact Statement are to be provided in four (4) main areas. Of the requirements under the four areas listed in the Guidelines, Council would like to see information

on the following:

1. Waterway Analysis

- site and surrounds - the quality of the on-site and off-site waterways and riparian lands which may be directly or indirectly affected by the development, including, but not limited to:
 - physical characteristics of the waterway and riparian land;
 - existing erosion and sediment conditions;
 - stormwater discharge points and stormwater treatment measures (if any).

2. Assessment of Impacts

In regard to the factors addressed in Part (1), detail the likely impacts of the development such as:

- impact upon water quality. Reference should be made to C4 – Stormwater of the Warringah Development Control Plan 2011;
- impacts on stormwater discharge points and stormwater treatment measures (if any);
- any modifications to natural creeklines or overland flow.

3. Assessment of Compliance with the Warringah Development Control Plan

This section is to demonstrate compliance with the objectives and requirements of the Warringah Development Control Plan 2011 where applicable, with particular emphasis on the following clauses:-

- C4 Stormwater (if applicable)
- C5 Erosion and Sedimentation
- E8 Waterways and Riparian Lands.

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.