

Natural Environment Referral Response - Riparian

Application Number:	DA2023/0976
Proposed Development:	Demolition works, civil and infrastructure works, subdivision into 53 lots and one community title road, the construction of 53 dwellings and associated works.
Date:	06/10/2023
To:	Thomas Prosser
Land to be developed (Address):	Lot 1 DP 592091 , 20 - 22 Macpherson Street 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 the 25m creekline corridor 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.

Fences at the rear of riparian properties are to be limited to open mesh systems with opening sizes not smaller than 0.1m to allow unrestricted wildlife migration. The Warriewood Valley DCP contains a full description of fencing requirements with conceptual sketches.

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 creekline design. The existing and proposed creek profile has been presented in survey form. A cross-section of the proposed creek profile has also been provided. Detail is needed on how the design will connect to the upstream and downstream creek section. Detail about how the creek section will connect to the existing creek downstream is missing. Upstream detail is required about how the outlet from the adjoining upstream property will be harmonised into the proposed creek design to avoid scour. In both cases, abrupt transitions between lots must be minimised.

The concrete weir recorded in the survey must be addressed in the design plan. Further details around creek design requirements can be found in Section 4.4.4 Creek Design Requirements of the Warriewood Water Management Specification.

The Bulk Earthworks Plan provided implies soil will be cut from the creekline corridor. This appears to contradict the vegetation management plan which includes retaining some areas of vegetation, and replanting others. Clarification, and consistency between plans, is required.

The planting density suggested in the Vegetation Management Plan (VMP) of 1 plant per 2.5 square metres is too low. Amend Table 4.3 of the VMP to remove reference to Blue Gum High forest.

FILTER STRIPS

A considerable proportion of the post-development catchment plan does not drain to a water quality control pond, in this case the bio-retention basin. Where sub-catchments cannot practicably be drained to a water quality control pond, filter strips are to be provided between stormwater discharge points and the waterway. The design must be revised so that the outlet from the OSD connects to a filter strip as per the Warriewood Valley Urban Land Release Water Management Specification 2001.

SEDIMENT AND EROSION CONTROLS

Sediment and erosion plan. Narrabeen Creek experiences flash flooding for which the proposed sediment control of straw bales for in-stream works is insufficient. A sediment curtain must be included for the duration of the in-stream works, ideally just downstream of the property boundary.

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.