

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2022/1530
<b>Proposed Development:</b>	Demolition works and construction of housing for seniors or people with a disability
<b>Date:</b>	14/02/2023
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 9 DP 737255 , 171 Forest Way BELROSE NSW 2085

### 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 was assessed in consideration of:

- Supplied plans and reports;
- Relevant LEP and DCP clauses; and
- Northern Beaches Water Management for Development Policy

Further consideration of water management and riparian impact is required.

Comments relating to Riparian Lands and Creeks were provided for the pre-lodgement meeting PLM2021/0042. The site is located at the headwaters of Oxford Creek, a sub-catchment of the Narrabeen Lagoon Catchment. According to the Warringah Creek Management Study 2004, Oxford Creek is a Group B catchment which is characterised as having some degradation in the upper catchments but high ecological value downstream.

A watercourse exists approximately 12 metres from the southeast corner of the site, and the site is subject to a riparian and wetland buffer which triggers certain requirements. Further, the provided geotechnical report indicates ground seepage of an ephemeral perched nature, originating from surface water infiltration during prolonged or intense rainfall events. The movement of surface water and ephemeral perched seepage is a significant hydrological feature of this part of the catchment, shaping the character of the nearby watercourse and riparian area. Regarding the riparian area, watercourse and movement of water through the landscape to these areas, the following clauses of the Warringah Local Environmental Plan 2000 (WLEP 2000) must be considered:

Clause 56 – Retaining distinctive environmental features on sites

Clause 60 – Watercourses and aquatic habitat

Clause 76 – Management of stormwater

Clause 78 – Erosion and sedimentation

On consideration of the relevant clauses, the proposal should mitigate its impact on the presence of soil moisture and aim to reinstate this through infiltration where possible (see Water Management referral).

It's recognised that infiltration is not appropriate across all areas of the proposal as per the Geotechnical report.

To address the above point, the applicant should provide a Waterway Impact Statement (WIS) prepared by an appropriately qualified individual.

The site is within 40 metres of a Department of Planning and Environment mapped watercourse and as such is considered waterfront land and is subject to a controlled activity permit.

Please also refer to the Water Management referral.

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.