

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2021/2039
<b>Date:</b>	20/06/2022
<b>To:</b>	Alex Keller
<b>Land to be developed (Address):</b>	Lot 808 DP 752038 , 70 A Willandra Road NARRAWEENA NSW 2099

### 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

#### Warringah LEP 2000 - Oxford Falls Valley Locality DFC and Principles of Development Control.

The development site 70A Willandra Road Narraweena also known as Lot 808 DP 752038, Narraweena (deferred land) and falls under the Warringah Local Environmental Plan (LEP) 2000.

The Riparian Team has assessed the development application for construction of a dwelling house including a swimming pool and associated Asset Protection Zone (APZ) against the relevant legislation and policy relating to waterways, riparian areas, and groundwater, including:

- Warringah Local Environmental Plan 2000 - Oxford Falls Valley
- Warringah Protection of Waterway and Riparian Land Policy.

A Coastal Upland Swamp in the Sydney Basin Bioregion (Endangered Ecological Community) is located down slope of the proposed development and AZP on Lot 808 DP 752038, Narraweena. The NSW Office of Environment and Heritage website (<https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=20261>) describes the habitat as:

*'Coastal Upland Swamps occur primarily on impermeable sandstone plateaux with shallow groundwater aquifers in the headwaters and impeded drainage lines of streams, and on sandstone benches with abundant seepage moisture.'*

The Waterway Impact Statement and the Biodiversity Management Plan note a 20 metre buffer from the edge of the APZ to the Coastal Upland Swamp. The Waterway Impact Statement states that the

proposed development is located approximately 100 metres from the proposed dwelling.

Councils Protection of Waterways and Riparian Land Policy outlines a 100 metre buffer is required around wetlands and APZ's are to be located wholly outside of riparian land. Therefore a 20 metre buffer noted on the Waterway Impact Statement and Biodiversity Management Plan is not adequate and not in accordance with Councils Policy.

Proposed development including the APZ are located upslope from the Coastal Upland Swamp, thus affecting the hydrology on the site, as the upper catchment hydrology regime will be altered due to clearing of natural bushland as a result of construction (pre and post development) of the proposed dwelling and APZ, resulting in an increase of hard surfaces and increased run off.

The Waterway Impact Statement does not adequately address the impacts the proposed development and APZ will have on upper catchment hydrology on the site, thus changing the hydrology of the Coastal Upland Swamp. The main discussion in the Waterway Impact Statement on the Coastal Upland Swamp is on page 25 that states:

*'Figure 2.3 show that the development footprint on lot 808 is literally more than 100m from any identified wetland.*

*The development will therefore have no impact on wetland hydrology.*

**Conclusion**

*The proposed development and its APZ will have no impact on any wetlands.'*

The Biodiversity Management Plan does discuss mitigation measures to decrease the impact on the Coastal Upland Swamp, but does not go into detail as to how these measures will mimic the current upper catchment hydrology as this information beyond the scope of this plan.

Note: There is no Scale noted on the following Drawings by Saturday Studio. These Drawings relate to the location of the proposed development and APZ in relation to the Coastal Upland Swamp on site:

Drawing Title: Site Plan, Drawing No. 100:01 Revision No. A, dated 26/2/20, and

Drawing Title: Notification Plan NOTIFICATION SITE, Drawing No. 720:01 Revision No. A, dated 26/2/20

Drawing Title: Analysis SITE ANALYSIS, Drawing No. 820:02 Revision No. A, dated 12/12/19

Please amend the above drawings indicating the scale used.

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.