
Sent: 22/01/2017 12:06:08 PM
Subject: DPI Water comments - Planning Proposal (Rezoning) for 2 Macpherson Street, Warriewood
Attachments: DPI Water comments - Planning Proposal (Rezoning) for 2 Macpherson Street, Warriewood.pdf; DPI Water comments - Planning Proposal (Rezoning) for 2 Macpherson Street, Warriewood.pdf;

To whom it may concern

Please find enclosed DPI Water comments on the planning proposal (Rezoning) for 2 Macpherson Street, Warriewood.

Yours faithfully,

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Water Regulation Operations
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Contact: Janne Grose
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Our ref: V15/3875#70, OUT17/2410
File No:
Your Ref: PP0003/16

Pittwater Council
PO Box 882
MONA VALE NSW 1660

20 January 2017

pittwater@northernbeaches.nsw.gov.au

Dear Sir/Madam

Re: Planning Proposal (Rezoning) for 2 Macpherson Street, Warriewood

Thank you for your letter of 24 November 2016 seeking comments on the planning proposal. DPI Water has reviewed the planning proposal and provides the following comments.

Riparian Corridor

The Flood Assessment Report (FAR) states that the development of the site will not involve filling of any floodway/flood storage (page 4) while the Flora and Fauna Assessment report (FFAR) indicates it is unclear at this stage what extent of cut and fill will be required as part of flood management works (page 38). In a letter dated 5 January 2016 to DPI Water, Meriton advised a potential cut and fill option to address flooding would require excavation within the riparian zone. Details are required as to whether it is still proposed to excavate within the riparian zone.

The planning proposal indicates the riparian setback is to be as per the Warriewood Valley Water Management Specifications (WVWMS) (Section 1.4, page 3). The WVWMS (revised version dated February 2001) typically requires a 100 m total corridor width which consists of a 25 m wide open space corridor and a 25 m wide private buffer zone. The proposal also refers to the establishment of a 25 m riparian corridor along either side of the creek while the FAR indicates the riparian zone is to be 20 m from top of the creek high bank (page 4). DPI Water has previously issued General Terms of Approval to Council for the site, which requires a 20 m wide riparian corridor (measured from top of the high bank) to be established either side of the creek in accordance with DPI Water's Guidelines for controlled activities on waterfront land. While the planning proposal's 25 m wide riparian corridor complies with current DPI Water guidelines, Council needs to be satisfied that the proposal is consistent with the riparian setback required by the WVWMS which consists of a 25 m wide open space corridor and a 25 m wide private buffer zone either side of the creek. It should be noted that DPI Water's guidelines do not supersede or otherwise affect the requirements of Council's Water Management Specification.

It is recommended a scaled plan is provided to show the location of:

- Narrabeen Creek
- the top of the bank

- the 20 m wide riparian setback (measured from top of bank) and the 25 m wide open space and 25 m wide private buffer zone as per the WVVMS
- existing remnant native vegetation
- the proposed development lots, perimeter road etc, and
- the proposed APZ.

The proposal states no development is to take place in the 25 m corridor but the FAR indicates 'other uses' may be located in the 20 m wide riparian zone and it notes the riparian zone will incorporate water sensitive urban design measures (pages 3 and 4). Details are required on the location and what 'other uses' are proposed to be located in the riparian corridor. Any proposed locating of uses in the 20 m wide riparian corridor should be consistent with the DPI Water guidelines.

The planning proposal notes the site can provide for a 25 m wide APZ from the riparian zone (see pages 19 and 20) but the FAR states the option to encroach on the 20 m wide riparian zone to provide APZs may be considered during detailed design (page 4). Details are required as to whether the APZ is proposed to be located within the 20 m wide riparian zone. Any proposed locating of the APZ within the 20 m wide riparian corridor should be consistent with the DPI Water guidelines. The locating of the APZ within the 25 m wide private buffer zone needs to be managed consistently to ensure the riparian vegetation is not adversely affected and cleared by landholders.

Groundwater

The Site Auditor Interim Advice (dated 19 October 2016) states no assessment of groundwater has been made (page 4). A more comprehensive hydrogeological evaluation needs to be undertaken as recommended by the Initial Geotechnical Site Assessment prepared by Coffey (dated 27 September 2016) and it should include as a minimum:

- the existing groundwater situation, *e.g.* the current water table level, a discussion on levels to which the groundwater table may rise and groundwater flow directions,
- a discussion of impacts on groundwater by surcharging the site by the placement of fill to raise its level,
- the impact of any excavations from future development of the site on groundwater, and
- a determination of any Groundwater Dependent Ecosystems, or springs on the site.

The dependency of vegetation on groundwater has not been adequately assessed and any specific groundwater dependent ecosystems have not been identified.

Once the hydrogeological assessment is undertaken and depending on the findings of this assessment, development controls for groundwater may need to be developed.

For further information please contact Janne Grose, Water Regulation Officer at DPI Water (Parramatta office) on t: (02) 8838 7505; e: janne.grose@dpi.nsw.gov.au

Yours sincerely



Irene Zinger

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