

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0484
Date:	01/06/2020
To:	Lashta Haidari
Land to be developed (Address):	Lot 7335 DP 1152473 , 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086 Lot 7336 DP 1152473 , 7335 / 1152473 Hakea Avenue FRENCHS FOREST NSW 2086

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

The impact of stormwater on the creek passing through the development site (Watercourse 1), including sediment and erosion controls, has been dealt with under the Water Management referral.

The applicant has provided a suitable riparian zone and planting plans.

The only cross-sections provided for the creek are in the Landscape Plan and these are of insufficient detail. A long section and cross-section of the creek is required marked with chainages to show how infrastructure crossing the creek is located.

The pedestrian bridge location must be improved to ensure that the bridge piers are not inside 'top of bank'; currently the bridge pier on the Kanooka Way side of the creek is inside the 'top of bank' in order to allow sufficient space for a kerb ramp. Pedestrians are also released straight into the roadway.

The Waterway Impact Statement notes that stabilisation will be required at the location of the bridge, but none is described in the civil plans. Rock sizing, placement and/or other stabilisation methods should be indicated. Details and cross sections should be provided of any other stabilisation work required around the upstream and downstream culverts.

The WIS also notes the need for either fencing or landscaping along the boundary of the riparian area. Landscaping is preferred as long as there is a clear distinction between mowed areas and areas to be retained, to prevent machinery encroaching on the riparian area.

A referral has been made to the Natural Resources Access Regulator for their general terms of approval. These must be obtained before development approval is given, as the riparian referral will refer to the NRAR's advice.

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.