

Natural Environment Referral Response - Riparian

Application Number:	DA2020/1517
Date:	14/01/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 349085 , 45 Warriewood Road WARRIEWOOD NSW 2102 Lot 1 DP 349085 , 49 Warriewood Road 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

Further information and revisions are required to satisfy riparian requirements.

1. The 25m vegetated riparian corridor and 50m private buffer lines must be indicated on the Engineering Plans and Site Plan (at least). This line is shown measured from the creek centreline. As the creek centreline is partially contained on the property and partially in Council's lot at the south-western end of the boundary, the corridor is expected to range from just over 50m at the south-eastern end to under 50m at the south-western end. Identification of the inner and outer corridor areas is critical in proceeding with dedication of the inner 25m creekline land to Council.

2. The vegetated riparian corridor of Narrabeen Creek lies within the Management Zone 1 proposed in the Biodiversity Report. The report states that revegetation is not proposed.

Council will not accept the 25m vegetated riparian corridor unless:

- The dirt road is removed and area revegetated with species relevant to the Swamp Sclerophyll EEC
- All priority and environmental weeds are removed - please note Council has been treating the area for Senegal Tea priority weed for several years as the owner was unable to. All Coral Trees must be removed and where they are stabilising the banks of the creek, they are to be removed and banks stabilised with soft stabilisation methods. Hard engineered solutions are unlikely to be necessary due to the low grade.

It is expected that rehabilitation of the remaining road area through the 25m buffer will also include revegetation, however this is covered by the Biodiversity requirements.

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.