

Natural Environment Referral Response - Riparian

Application Number:	DA2025/1304
Proposed Development:	Construction of dwelling houses on proposed lots 1 - 11
Date:	27/10/2025
To:	Brittany Harrison
Land to be developed (Address):	Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 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

The application has been assessed with reference to the following:

- Supplied plans and supporting documentation
- Warriewood valley water specification
- Relevant provisions of the Local Environmental Plan (LEP) and Development Control Plan (DCP)
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Court approved development application DA2021/2600 LEC 2023/9663

The Environment and Resilience Catchment team has reviewed the proposal and confirms that the development application DA2025/1304 is supported for riparian matters.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.