

Natural Environment Referral Response - Riparian

Application Number:	DA2021/1478
Date:	02/11/2021
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 1115877 , 53 A 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 proposed 21Lot residential is not supported for the following reasons:

- Riparian vegetation management

- No cultivars are acceptable in the natural area even if they are of locally endemic species;
- The planting schedule for 'creekline, parkland, OSD & street trees' should indicate which species are intended for the creekline area;
- Planting density should be indicated and be of an appropriately high level. As a guide, the density should be a minimum of 5 per sqm
- The diversity of species for the creekline area should be increased with appropriate species

- the proposed bank profile is satisfactory however the plan are only showing the finish level, a crush sandstone capping of 350mm minimum should be provided on all bank area to facilitate riparian vegetation establishment and maintenance.

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.