

## Natural Environment Referral Response - Riparian

Application Number:	DA2020/1533
Date:	25/02/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 1221920 , Dove Lane 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

A Torrens subdivision is not suitable for this lot, as the bio-retention basin at the proposed lot 4 is providing water management for the proposed lots 1-3. Therefore the proposed lots 1-3 will be responsible for maintenance and replacement of the basin on the proposed lot 4. Subdivision is possible under a community title arrangement only to ensure appropriate management of the basin.

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.