

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2025/0675
<b>Proposed Development:</b>	Subdivision of one (1) lot into eight (8) Torrens Title lots and construction of eight (8) dwelling houses and associated landscaping
<b>Date:</b>	26/06/2025
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 3 DP 1115877 , 53 B Warriewood Road WARRIEWOOD NSW 2102 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

This application has been assessed in consideration of:

- Supplied plans and reports;
- Pittwater LEP 2014 6.1 Warriewood Valley Release Area (Impacts to water quality of creeks)
- Pittwater 21 DCP C6.1 Integrated Water Cycle Management (Water Management Report, surface and groundwater quality management and monitoring)
- Pittwater 21 DCP C6.2 Natural Environment and Landscaping Principles (Location of water quality treatment measures)
- Warriewood Valley Urban Land Release Water Management Specification 2001 (Detailed guidance on water quality monitoring and management)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.8 & 2.12) (Protecting the hydrological integrity of the downstream coastal wetland, and no impact to quantity and quality of surface and groundwater flows)

This DA2025/0675 seeks development consent for the creation of Eight (8) Title allotments to facilitate a residential subdivision and built form comprising four (4) detached dwellings and (4) semi-detached dwellings and associated works (proposed development).

Subject to the approval of DA2024/1079, the proposed development is outside the riparian corridor.

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.