

Natural Environment Referral Response - Riparian

Application Number:	Mod2019/0507
To:	Alex Keller
Land to be developed (Address):	Lot 2743 DP 752038 , 0 Campbell Parade MANLY VALE NSW 2093

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 under
Warringah DCP 2011 C4 – Stormwater
Warringah DCP 2011 C5 – Erosion and Sedimentation
Warringah Council PL 850 Water Management Policy

Rainwater tanks are encouraged and could be plumbed into toilets as an alternative water supply.

Water efficient fittings (WELS) rated are required and have been conditioned.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Installation of Water Efficient Fittings

The following Water Efficiency Labelling and Standards (WELS) Scheme rated fittings must be installed:

- a) 4 star dual-flush toilets
- b) 3 star showerheads

- c) 4 star taps (for all taps other than bath outlets and garden taps)
- d) 3 star urinals
- e) 4 star dishwashers

A certificate from a licenced plumber demonstrating compliance shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: To conserve potable water.