

Strategic Planning Referral Response

Application Number:	DA2022/0285
Date:	19/04/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 8 DP 270907 , 5 Baz Retreat WARRIEWOOD NSW 2102

Officer comments

The application proposes the construction of a swimming pool at 5 Baz Retreat, Warriewood Valley.

The Warriewood Valley Contributions Plan Amendment 16 Revision 3 is the applicable Contributions Plan. For residential development, the Contributions Plan levies for additional lots/dwellings only. As such, no contribution is required for works proposed under DA2022/0285.

Matters for consideration – water management

The subject lot was created by a 40-lot Torres Title subdivision (N0182/13), approved by the Land and Environment Court on 23 October 2014.

The water management report supporting N0182/13 proposed OSD in the form of water management basins to manage stormwater runoff. This report appears to model 50% impervious area across the total sector. It is unclear what assumptions the report makes in relation to imperviousness on individual residential allotments.

Any increase in impervious area above the assumptions made in the water management report for the residential subdivision has the potential to adversely impact the approved and constructed stormwater management devices.

The plans prepared by Jamie King Landscape Architects submitted as part of the DA2022/0285 seem to indicate that the pervious area would increase under the proposed development from 37.7% to 39.6%. However this is questioned as the PLEP definition of Landscaped Area does not appear to include a swimming pool.

If the Assessing Officer is confident that the proposal will result in an increase to impervious areas on 5 Baz Retreat, it is recommended that Council's Stormwater Team review the proposal to confirm that any increase to pervious area under DA2022/0285 will not adversely impact the existing stormwater management devices under N0182/13.

The proposal is therefore supported.

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

Strategic Planning Conditions:

Nil.