

## Natural Environment Referral Response - Riparian

Application Number:	DA2020/1727
Date:	14/04/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 7 DP 1251955 , 121 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

#### RIPARIAN

There is no possible impact to a riparian area, and any impacts have been dealt with under the Voluntary Planning Agreement for 9-13 Fern Creek Road.

#### WATER MANAGEMENT

The plans and reports provided for DA2021/0053 for the subdivision of 121, 111 and 101 Dove Lane, specifically the Water Management Report, the Engineering Plans and the MUSIC model, do not agree with the plans and reports provided for 121 Dove Lane subdivision into three lots.

While the proposed subdivision provides no constraint to the lots meeting water quality requirements, having sufficient space for raingardens, it is not clear what is proposed for 'Lot 3' as this lot differs to the lots proposed in the subdivision under DA2021/0053, which also has reports that propose development for the lots in this DA. I don't particularly need to know at this stage (paper subdivision) the specific proposal for treatment, except that it must demonstrate that it fits as part of the overall subdivision and doesn't conflict with other plans.

Please note that the Stormwater report refers to the incorrect planning controls applying to these lots. The Warriewood DCP controls and the Warriewood Water Management Specification apply, rather than the Water Management for Development Policy. The lots would be expected to each provide a naturally vegetated raingarden that allowed for infiltration, evaporation and pollutant removal. There is sufficient space on each lot for this requirement to be met.

I need to understand that the water balance for the whole subdivision (121, 111, 101 Dove Lane) is appropriate and supported by a MUSIC model.

The MUSIC model and water management report refer to stormwater filters for lots 1-3, yet DA2021/0053 doesn't identify which lots these are or where the filters are going to be located. None of this information is provided with DA2020/1727. The MUSIC model shows that Lot 3 (from DA 2020/1727) will have its own filter, but on the engineering plans provided with DA2021/0053, it shows the houses on this supposed 'Lot 3' draining to the OSD and filters located under the private lane (Accessway No.1). The MUSIC model has just one filter servicing Lot 3 (typical for one house) but the plans show that there are now four and a half houses on this lot.

It's not clear who is going to own/maintain the devices.

I need:

1. A water management report and engineering plans and a MUSIC model that all agree with each other, particularly in relation to the defined lots.
2. The above reports must clearly differentiate/separate the water management for each DA, so they can be approved and conditioned as separate pieces.
3. I need to understand how they will be managed during operation: ie. I'm assuming that the large eastern block east of Fern Creek Road will be managed by one community title association, the large lot immediately west of Fern Creek Road (subject to a future DA) will be managed by a second community title association and then there will be 2 or 3?? Individual house Torrens lots managing their own devices. If there is one community title association for the entire subdivision for 121, 111 and 101 Dove Lane – I need to know!!
4. I need the engineering plan to show me where the filter cartridges and pit baskets will be located on the lots they refer to in the MUSIC model as lots 1-3. I'm assuming these are covered by the area of DA2020/1727. This is particularly relevant to ensure they are located in a way that will make them accessible for maintenance.
5. If the MUSIC model provided for DA2021/0053 is used, the model needs to have the rainwater tanks broken down. Currently they have modelled (for example) three individual rainwater tanks as one tank, which has an impact on the results of the model. We have tested it separated and nowhere near the same reduction in runoff is achieved, which has implications for the overall water balance results for the site.
6. There is a small discrepancy between the water management report that says it uses Ku-Ring-Gai council's reuse figures (50KL/Year) and the MUSIC model which has used Blacktown Council's reuse figures (25KL/year). These are significantly different estimates and have a major impact on projected runoff. We prefer the more conservative Blacktown figures, as the proposed lots are much smaller at less than 250sqm than those in Ku-Ring-Gai that are more like 350-500sqm.

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.