

Natural Environment Referral Response - Riparian

Application Number:	DA2020/1727
Date:	25/03/2021
To:	Phil Lane
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

There is no possible impact to a riparian area. The proposed subdivision provides no constraint to the lots meeting water quality requirements, having sufficient space for raingardens. 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.

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.