

Natural Environment Referral Response - Riparian

Application Number:	DA2021/2600
Date:	19/05/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 349085 , 49 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 972209 , 43 Warriewood Road WARRIEWOOD NSW 2102 Lot 2 DP 349085 , 45 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

The EEC on 45-49 Warriewood Road relies on overbank flows from the creek and groundwater flows. No reshaping works is being proposed on the creek cross section to maintain the inundation regime.

The Landscape Plans include revegetation works within the EEC, Council's Riparian referral team has no specific comments regarding the proposed vegetation management strategy, subject to Bushland and Biodiversity Referral team and Landscape Officer comments. Additional information regarding the subdivision plan and western drainage channel management is to be supplied:

- The development application does not provide a Subdivision Plan to indicate the allotment of the Inner Creek Corridor.
- The western drainage channel junction to the riparian corridor and creek should be documented.

Due to the site sensitivity and type of development, the development application is to be referred to DPIE NRAR for controlled activity permit on waterfront land.

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.