

# WATERWAYS IMPACT STATEMENT

PROPOSED ALTERATIONS AND ADDITIONS  
TO EXISTING DWELLING AT  
11 LOFTUS STREET, NARRABEEN, NSW 2101

LOT C DP 155018



Artist's impression of proposed development

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## Waterways and Riparian Lands (E8) – Compliant

The site is Waterways & Riparian land under the Warringah DCP 2011.



Figure 1: Extract from Warringah DCP 2011 – Waterways and Riparian Lands



Figure 2: Extract from Warringah DCP 2011 – Waterways and Riparian Lands

## 1. Waterway Analysis

### Waterway and Riparian Land Ecological Value:

- **Waterway:** Narrabeen Lagoon
- **Locality Map** (3.1 Management Study): Narrabeen Foreshores
- **Classification:** Class C
- **Site Location in Relation to Waterway:** Western boundary of the site
- **Topography:** Relatively flat terrain
- **Vegetation:** Sea Grass



Figure 2: Photograph Showing Crown Land with Native Vegetation

#### Proposed Construction and Operational Activities:

- **Construction Activities:** Minimal disturbance anticipated due to the distance from the waterway and riparian land and flat terrain.
- **Operational Activities:** No significant operational activities or changes are proposed that would impact the waterway or riparian land.

#### Proximity to Waterway Features:

- **Riparian Buffer:** The development is located within 40 meters of the watercourse, placing it within the riparian land as defined by the Warringah Development Control Plan 2011.
- **Riparian Zone:** The development is situated adjacent to the riparian zone, necessitating careful consideration to mitigate any potential impacts.
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#### Site and Surrounding Waterway Quality:

- **Waterway Characteristics:** The lagoon is classified as an Intermittently Closed and Open Lake or Lagoon (ICOLL) . It is relatively flat, with no significant slopes, and lacks native vegetation along its western boundary.
  - **Connectivity:** The site maintains connectivity with surrounding waterway corridors, bushland, and open space, supporting ecological functions.
  - **Erosion and Sediment Conditions:** Given the flat terrain, erosion and sedimentation risks are minimal but should be monitored during construction.
  - **Stormwater Discharge Points:** No changes to existing stormwater runoff are proposed and the existing stormwater will be managed in accordance with best practices to prevent degradation of water quality.
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## 2. Assessment of Impacts

### Water Quality:

- **Stormwater Management:** Adherence to Clause C4 – Stormwater of the Warringah Development Control Plan 2011 will ensure that stormwater runoff is managed effectively to prevent pollution of the lagoon.

### Channel Form, Erosion, and Bank Stability:

- **Erosion Risk:** The flat terrain and existing retaining wall on crown land reduces the risk of erosion. However, measures will be implemented to monitor and address any potential issues.

### Ecological Impacts:

- **Vegetation Removal:** No native vegetation removal is proposed, preserving existing habitats.
- **Fauna Movement:** The development will maintain existing fauna movement corridors, ensuring continued ecological connectivity.

### Flood Impact Assessment:

- **Flood Risk:** The site is identified as flood-prone land and a Flood Management Plan prepared by Taylor Consulting dated 30<sup>th</sup> June 2025 accompanies the application.

### Modifications to Natural Creeklines or Overland Flow:

- **Natural Flow Maintenance:** The development will not alter natural watercourse or overland flow paths, preserving existing hydrological patterns.

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## 3. Compliance with Warringah Development Control Plan 2011

The proposed development complies with the relevant clauses of the Warringah Development Control Plan 2011:

- **Clause C4 – Stormwater:** Implementation of best practice stormwater management to protect water quality.
  - **Clause C5 – Erosion and Sedimentation:** Adoption of measures to prevent erosion and sedimentation during construction.
  - **Clause E2 – Prescribed Vegetation:** No removal of native vegetation, maintaining ecological integrity.
  - **Clause E3 – Threatened Species:** No impact on threatened species or habitats.
  - **Clause E4 – Wildlife Corridors:** Preservation of existing wildlife corridors.
  - **Clause E5 – Native Vegetation:** No disturbance to native vegetation.
  - **Clause E6 – Unique Environmental Features:** Protection of unique environmental features on-site.
  - **Clause E8 – Waterways and Riparian Lands:** Adherence to guidelines for development near waterways and riparian lands.
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#### 4. Mitigation Measures

To mitigate potential impacts, the following measures will be implemented:

- **Stormwater Management:** Maintenance of the existing stormwater measures
- **Erosion and Sedimentation Control:** Implementation of an Erosion and Sedimentation Control Plan (ESCP) to prevent soil erosion and sedimentation during construction.
- **Vegetation Protection:** N/A
- **Fauna Movement:** Design of the development to maintain and enhance fauna movement corridors.
- **Flood Risk Management:** Incorporation of flood risk management measures to ensure safety and compliance with regulations.

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#### 5. Conclusion

The proposed development adjacent to Narrabeen Lagoon has been carefully designed to minimize impacts on the waterway and its surrounding environment. Through adherence to the Warringah Development Control Plan 2011 and the implementation of appropriate mitigation measures, the development will protect and enhance the ecological values of the area.