

Water Management Referral Response

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	30/07/2025
To:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097 Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097

Reasons for referral

Council's Water Management Officers are required to consider the likely impacts.

Officer comments

This application was assessed in consideration of:

- Supplied plans and reports;
- Relevant LEP and DCP clauses;
- Northern Beaches Water Management for Development Policy (WMD Policy);
- Water Sensitive Urban Design (WSUD);
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Water Management Act 2000 and Water Management (General) Regulation 2018.

The proposal seeks alterations and additions to Long Reef Golf Club clubhouse, including other additional works. Runoff from stormwater and roof areas are proposed to be directed to an existing pond within the golf course to enable reuse of collected water for irrigation. Consideration should be given to the storage capacity of the pond and water quality treatment prior to discharge.

The proposal includes new pipes located within 40metres of a mapped waterway under the Water Management (General) Regulation 2018 Hydro Line spatial data. Warringah DCP clause E8 Waterways and Riparian Lands applies to the proposal and a Waterway Impact Statement (WIS) is required. The proposal must comply with the requirements of the Northern Beaches Council Water Management for Development Policy (WMD Policy) including Table 5 Water Quality Requirements.

The proposal is not supported. However, there is opportunity for compliance. Evidence that the proposal will meet the Table 5 – General Stormwater Quality Requirements must be provided in the form of a MUSIC model or equivalent. Refer to sections 4.1.2 Standards of Design and section 4.1.3 Demonstrating Compliance of the WMD Policy for further guidance.

The proposal is therefore unsupported.

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

Recommended Water Management Conditions:

Nil.