

Natural Environment Referral Response - Riparian

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	22/07/2025
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

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

This application was assessed in consideration of:

- Supplied plans and reports;
- SEPP (Resilience and Hazards) 2021;
- Water Sensitive Urban Design (WSUD);
- Northern Beaches Protection of Waterway and Riparian Land Policy; and
- Relevant LEP and DCP clauses.

The proposal is located 40metres of a mapped waterway under the Water Management (General) Regulation 2018 Hydro Line spatial data.

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. Council is supportive of WSUD and proposed reuse of water from site. However, further information is required to confirm storage capacity of the pond and appropriate mitigation to protect the downstream receiving environment. A Waterway Impact Assessment is required for the proposal to meet the requirements of Warringah DCP clause E8. Best practice guidelines are recommended to be followed, refer to Controlled activities – Guidelines for instream works on waterfront land (Department of Planning and Environment 2022).

The site drains to Fisherman's Beach and is on land mapped as Coastal Environment area. The proposal must not have an adverse impact on the items of the coastal environment listed in Section 2.10 of the SEPP (Resilience and Hazards) 2021.

This proposal is unsupported as further information is required for assessment.

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.