

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2025/0464
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house
<b>Date:</b>	22/05/2025
<b>To:</b>	Thomas Burns
<b>Land to be developed (Address):</b>	Lot 1 DP 947441 , 29 Emerald Street NARRABEEN NSW 2101

### 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;
- Northern Beaches Water Management for Development Policy (WMD Policy);
- Protection of Waterway and Riparian Land Policy;
- Water Sensitive Urban Design (WSUD); and
- Relevant LEP and DCP clauses.

The proposal is for demolition works and construction of a new single storey dwelling with carport. The proposal is within land mapped Waterways and Riparian Land. The site is adjacent to Narrabeen Lagoon, partially within the 40 metres buffer from the waterway. The Northern Beaches Council Protection of Waterways and Riparian Land Policy applies to the proposal and the applicant must submit a Waterway Impact Statement.

The proposed site is located with in Creek Management Study 2004 Group C. The proposed site is located within land mapped natural drainage. One of the objectives of Warringah DCP E8 Waterways and Riparian Lands is that development on waterways and riparian lands shall aim to return Group B and Group C creeks to a Group A standard (as described in Warringah Creek Management Study, 2004) through appropriate siting and development of development.

Developments shall comply with the requirements of Council's Protection of Waterway and Riparian Land Policy and Water Management Policy

The proposal is not supported with regard to Riparian and Waterway issues. However, there is opportunity for compliance. Riparian and Waterways referral can continue their assessment upon receipt of a Waterways Impact Statement

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.