

Natural Environment Referral Response - Riparian

Application Number:	DA2022/2081
Proposed Development:	Change of use and construction of a golf club house and associated facilities
Date:	11/05/2023
To:	Maxwell Duncan
Land to be developed (Address):	Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100 Lot 2742 DP 752038 , 292 Condamine Street NORTH MANLY NSW 2100

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

Not support.

This application was assessed in consideration of:

- Supplied plans and reports
- Council's Protection of Waterway and Riparian Land and the Water Management for Development Policy
- Relevant Warringah LEP and DCP clauses

In general the level of detail regarding impacts to Brookvale Creek and the riparian zone are insufficient. The development appears to be removing trees from within the riparian zone and proposing to create a new stormwater outlet into Brookvale Creek.

As required by the DCP, a Waterway Impact Statement is to be provided which includes a waterway analysis, an assessment of impacts, an assessment of compliance with the DCP, and the provision of mitigation measures. Further requirements regarding Waterway Impact Statements can be found in the Warringah DCP.

The creation of a stormwater outlet to Brookvale Creek is also considered a Controlled Activity on Waterfront Land that is subject to NSW DPE Water review and approval, as defined in the Water Management Act 2000. This requirement means that the Development Application should be considered as Integrated Development.

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.