

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	Mod2025/0184
<b>Proposed Development:</b>	Modification of Development Consent DA2015/0409 granted for Use of premises as a Light Industry (Micro Brewery)
<b>Date:</b>	22/05/2025
<b>To:</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 11 SP 58653 , 11 / 9 - 13 Winbourne Road BROOKVALE NSW 2100 Lot 10 SP 58653 , 10 / 9 - 13 Winbourne Road BROOKVALE 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

This application was assessed in consideration of:

- Supplied plans and reports; and
- LEP and DCP clauses.

The proposal is a modification to increase trading hours, patron numbers and increase the patron area to include an additional temporary 60 square meter area outdoor space for patron usage.

The proposal site is located on land mapped Waterways and Riparian Lands in the Warringah DCP 2011.

On review, the proposal site is not located within the riparian zone and presents a low risk to Greendale Creek. The proposal can be approved without condition.

The proposal is therefore supported.

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

**Recommended Natural Environment Conditions:**

Nil.