

Natural Environment Referral Response - Riparian

Application Number:	DA2024/1362
Proposed Development:	Demolition works and construction of mixed use hospitality venue with supporting car parking, servicing and landscaping works
Date:	19/12/2024
To:	Anne-Marie Young
Land to be developed (Address):	Lot 180 DP 752017 , 40 Myoora Road TERREY HILLS NSW 2084

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 Supported.

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- SEPP (Resilience and Hazards) 2021;
- Relevant LEP and DCP clauses; and
- Northern Beaches Water Management for Development Policy.

No major objections but additional information is required.

A watercourse runs along the property boundary at Myoora Road but is not shown in the survey. The watercourse is part of the headwaters for Kierans Creek, and is a Strahler System 1st order watercourse. For 1st order watercourses, a 10 metre wide vegetated riparian zone is recommended, of which select activities can occur up to 5 metres from the top of bank with appropriate offsetting. The proposal in its current form includes a vegetated setback from the watercourse that is approximately 10 metres from the property boundary and so at this stage appears consistent with the guidelines.

The proposal must clearly show the position of the watercourse relative to the proposed development, and how the proposal responds to the presence of the watercourse.

No structures should be constructed over the creek or within the vegetated riparian zone except for footpaths and road access. The rectangular area of permeable paving in the riparian corridor is likely not acceptable and so requires explanation or removal.

No structural supports for footpath or road crossings are to be placed in the watercourse channel. The

design of the footpath crossing the watercourse must allow for light penetration where possible.

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.