

Department of Planning and Environment



Contact: Department of Planning and Environment-Water

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Our ref: IDAS-2023-10403

Your ref: DA2023/0669

15 February 2024

The General Manager
NORTHERN BEACHES COUNCIL
725 Pittwater Road, Dee Why NSW 2099 Australia

Attention: Northern Beaches Council

Uploaded to the ePlanning Portal

Dear Sir/Madam

Re: IDAS-2023-10403 - Request for additional information
Dev Ref: DA2023/0669
Description: Development of Sector 303 in the Warriewood Valley Release Area. Specifically, the application proposes the construction of 28 dwellings, infrastructure, roadworks, landscaping, community title subdivision and the dedication of the creekline corridor to Council.
Location: Lot 4, DP553816, 16 MACPHERSON STREET WARRIEWOOD 2102

The Department of Planning and Environment-Water has reviewed documents for the above development application. An initial review of the material provided indicates that additional information relevant to issuing General Terms of Approval is needed in order for the Department of Planning and Environment-Water to complete the assessment.

Department of Planning and Environment-Water requests that Council stop the clock as of the date of this letter.

The following additional information is required:

DCCEEW is not satisfied with the proposed works within Narrabeen Creek.

A comprehensive geotechnical study needs to be provided that justifies the requirement and objectives for bank stabilization and changes in cross-section. Works to modify 'rivers', or to increase flood capacity are not supported by our office unless a strong justification is given with the supported geomorphological study and ensures that existing riparian vegetation is retained to the greatest extent possible. A survey of the existing creek conditions with a cross-section at a minimum 25m is required to also establish the amount of earthworks and eroding sections.

Clause 67 of the Regulation allows the department to specify a reasonable period within which the information requested must be provided. In this case, the department considers 120 days from the date of this letter as a reasonable period of time within which the requested information must be provided.

The applicant should notify the department, in writing, of their intent to provide the requested information or to arrange for a suitable period to supply this information.

Please direct any questions or correspondence to Mohammed Ismail at mohammed.ismail@dpie.nsw.gov.au , and cc waterlicensing.servicedesk@dpie.nsw.gov.au.

Yours Sincerely

For
Patrick Pahlow
Team Leader
Licensing and Approvals
Department of Planning and Environment-Water