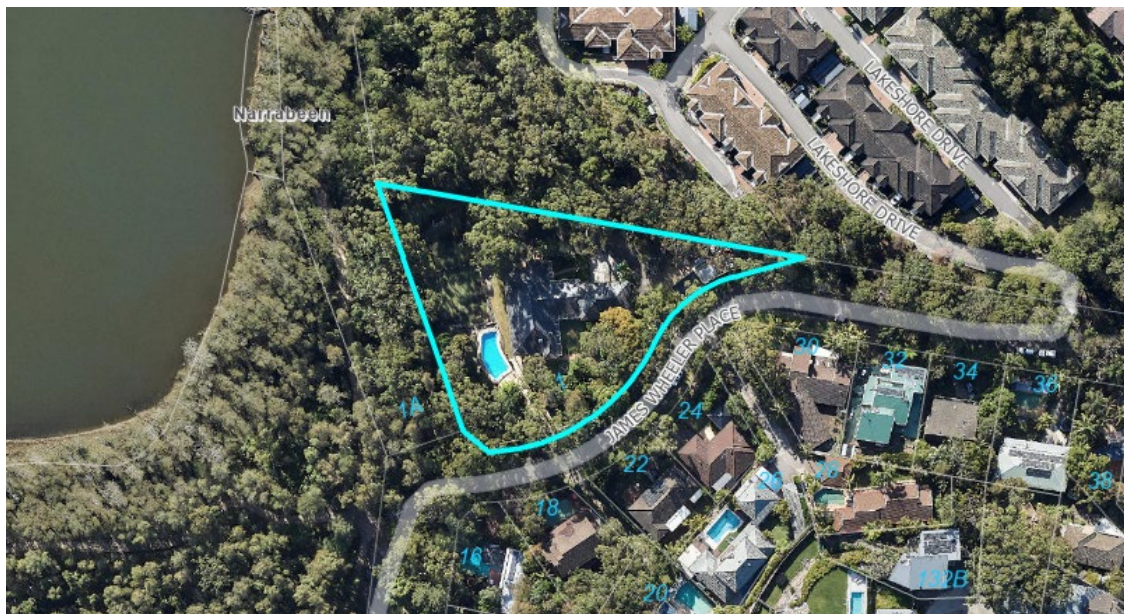

WATERWAY IMPACT STATEMENT

Alterations & Additions to an Existing Residence at
1 James Wheeler Place
Wheeler Heights, NSW, 2097



Prepared by:
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Proposed Use:	Residential
Address:	1 James Wheeler Place, Wheeler Heights NSW 2097
Lot No:	Lot 28 / DP 262862
Area:	4295m ²
Street Frontage:	107.8m
Zoning:	R2 – Low Density Residential
Permissibility:	Dwelling houses permitted with consent

EXECUTIVE SUMMARY

This Waterway Impact Statement supports a development application for proposed alterations and additions at 1 James Wheeler Place, Wheeler Heights. The site is identified within the “Waterways and Riparian Lands” map under the **Warringah Development Control Plan (DCP) 2011 – Part E8** and is within 40 metres of a mapped natural waterbody.

This statement assesses the impact of the development on waterway function, riparian habitat, and water quality, in accordance with the **Northern Beaches Council Guidelines for Preparing a Waterway Impact Statement** and **DCP Part E8** objectives. The report demonstrates that the proposed development is appropriately designed and mitigated to protect and enhance environmental functions of the riparian corridor.

SITE DESCRIPTION

- **Lot Details:** Lot 1 DP 262862
- **Zoning:** R2 – Low Density Residential
- **Waterway Type:** The adjacent mapped waterbody is classified as a coastal lagoon. Coastal lagoons are typically shallow bodies of water separated from the ocean by a barrier, such as a sandbank, and often have brackish water due to the mixing of seawater and freshwater.
- **Topography:** The site slopes gently toward the mapped waterbody, with the side (west) and rear (north) boundaries and a portion of the site located within the riparian corridor.
- **Vegetation:** The riparian zone contains a mix of native and exotic vegetation, some of which is likely to be remnant native canopy species.
- **Surrounding Land Use:** Predominantly residential with adjacent bushland to the west and north.

PROPOSED DEVELOPMENT OVERVIEW

- **Nature of Works:**
 - Alterations and additions to an existing residence
 - Associated landscaping and stormwater infrastructure
 - Driveway realignments
 - Construction of a tennis pavilion
 - Decommissioning of an existing swimming pool (converted to an underground water tank) and construction of new swimming pool

- **Proximity to Waterway:** The closest part of the development is approximately 55 metres from the top of bank.
- **Riparian Encroachment:** Portions of the lot fall within the 40m buffer zone as mapped under Part E8 of the DCP.

ASSESSMENT AGAINST RELEVANT PLANNING INSTRUMENTS

4.1 Warringah DCP 2011 – Part E8: Waterways and Riparian Lands

Objective E8.1: *Protect and enhance the ecological and hydrological functions of waterways.*

- The development retains existing canopy trees where possible and introduces new locally indigenous species in the landscape plan.
- No works are proposed within the defined bank of the waterway.

Objective E8.2: *Maintain or improve water quality.*

- A sediment and erosion control plan (SECP) will be prepared and implemented during all construction phases.
- Stormwater will be treated using:
 - On-site retention for use as irrigation water
 - Biofiltration swale or rain garden
 - Overflow directed to existing lawful points of discharge

Objective E8.3: *Preserve the stability of the waterway and banks.*

- The development is sited outside the top-of-bank buffer.
- No disturbance is proposed within the zone of influence to bank stability.
- Pier and beam footings will be used where necessary to minimize earthworks and protect soil structure.

Objective E8.4: *Retain native riparian vegetation.*

- Tree assessment has been conducted to ensure minimal removal; any required removals will be offset with a revegetation plan using appropriate species.
- Fencing and landscaping elements will be designed to avoid impeding fauna movement.

Objective E8.5: *Minimise impact of built form on the waterway character.*

- Building setbacks exceed the minimum required where feasible.
- Aesthetic integration is achieved through appropriate finishes and a landscape design that complements riparian qualities.
- Building height and bulk are consistent with established character and avoid overshadowing riparian vegetation.

4.2 Northern Beaches Council Guidelines for Preparing a Waterway Impact Statement

As per the guidelines:

"A Waterway Impact Statement is required for any development works located within waterways and riparian lands as per the requirements of the Council's Protection of Waterways and Riparian Land Policy (PL 740) and the Warringah Development Control Plan 2011."

The WIS addresses the four main areas outlined:

1. **Waterway Analysis**
2. **Assessment of Impacts**
3. **Assessment of Compliance with the Warringah Development Control Plan**
4. **Mitigation Measures**

4.3 Protection of Waterways and Riparian Land Policy (PL 740)

The policy defines riparian land as:

"All land within 100 metres of a wetland or within 40 metres of a watercourse (taken to start at the highest bank of the watercourse)."

The proposed development complies with the policy by:

- Maintaining a minimum 10-meter buffer from the top of the bank of the watercourse.
- Ensuring stormwater management aligns with the natural hydrology.

IMPACT IDENTIFICATION AND RISK MANAGEMENT

Potential Impact	Risk Level	Mitigation Measure
Sediment runoff	Moderate	SECP, site fencing, hay bales, staged earthworks
Vegetation removal	Low	Targeted removal only, offset planting (2:1 ratio)
Habitat disturbance	Low	Avoidance of tree hollows, landscaping with habitat species
Changes in surface water flow	Low	Controlled drainage design and permeability measures

MITIGATION MEASURES

- **Construction Phase:**
 - Erosion and sediment controls installed prior to earthworks and maintained until site stabilisation.
 - Machinery exclusion zones demarcated near retained vegetation.
- **Post-Construction Phase:**
 - Ongoing observation to ensure the health of the wildlife corridor and the nearby waterbody post-construction. This will include:
 - Vegetation health checks and maintenance
 - Wildlife observations
 - Stormwater monitoring, erosion control

CONCLUSION

The proposed development at 1 James Wheeler Place has been designed and located to avoid direct impacts to the mapped waterbody and associated riparian zone. Through the implementation of comprehensive mitigation strategies, the development will:

- Preserve waterbody hydrology and ecological function.
- Improve site runoff quality.
- Minimise long-term ecological impacts.
- Contribute positively to local riparian health.

The proposal complies with the **Warringah DCP 2011 Part E8**, the **Northern Beaches Council Waterway Impact Statement Guidelines**, and the **Protection of Waterways and Riparian Land Policy (PL 740)**, and is therefore considered suitable for approval subject to standard conditions.

References:

- [Warringah Development Control Plan 2011 – Part E8: Waterways and Riparian Lands](#)
- [Northern Beaches Council Guidelines for Preparing a Waterway Impact Statement](#)
- [Protection of Waterways and Riparian Land Policy \(PL 740\)](#)

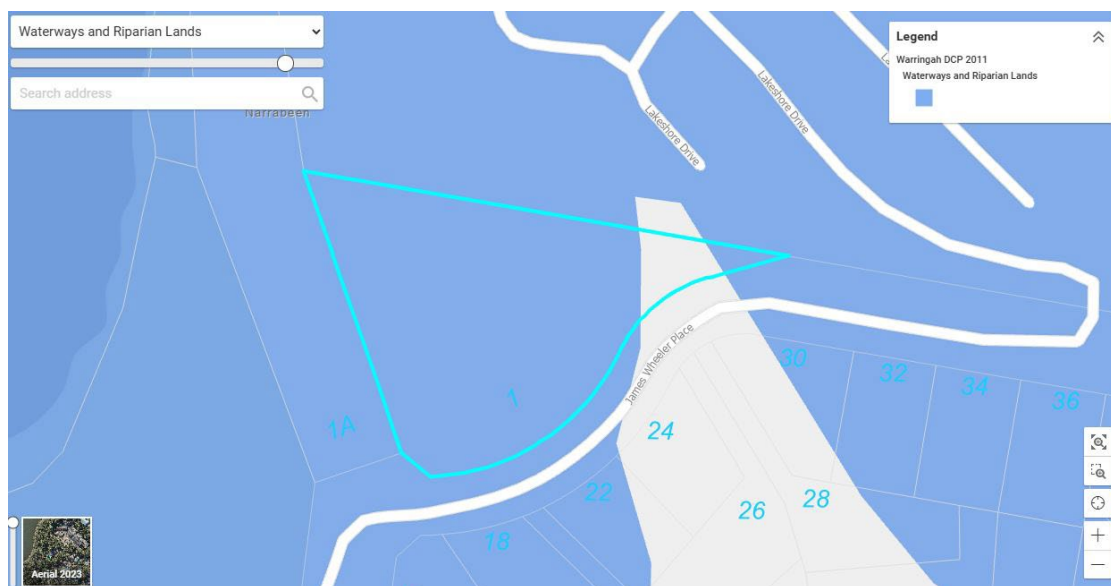


Figure 1 Waterways and Riparian Lands

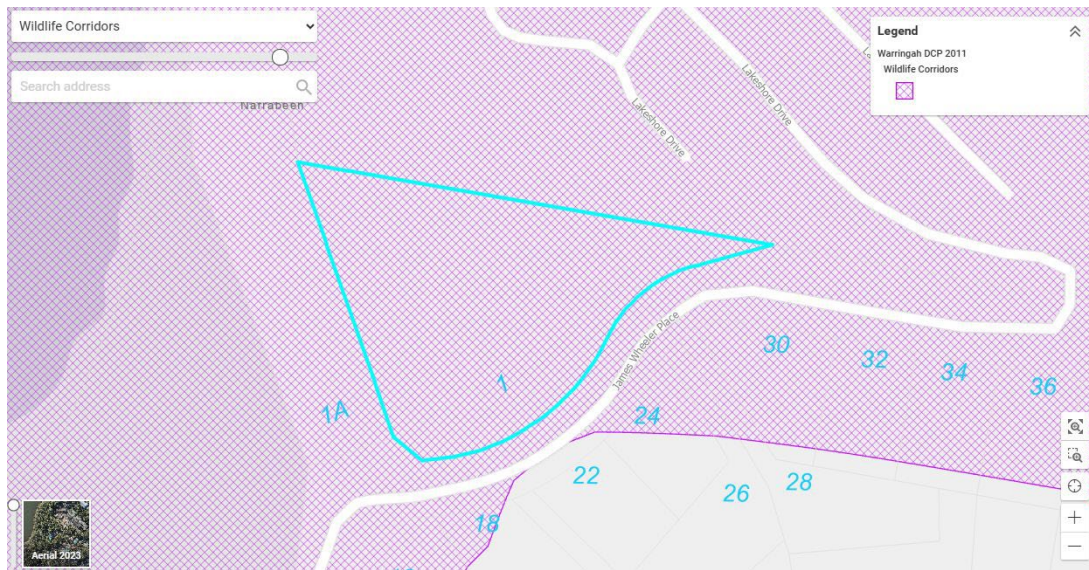


Figure 2 Wildlife Corridor

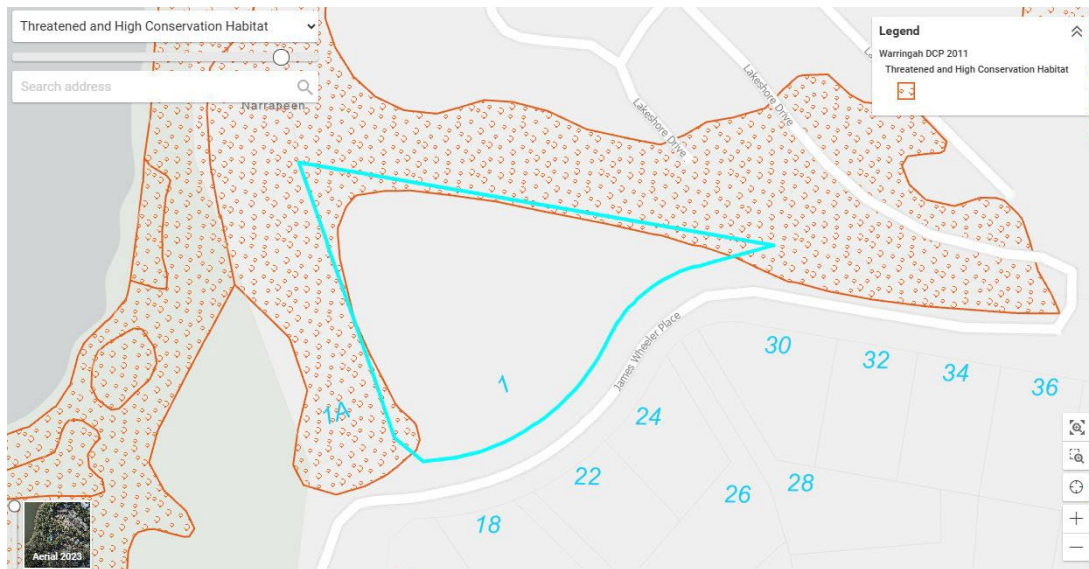


Figure 3 High Conservation Habitat

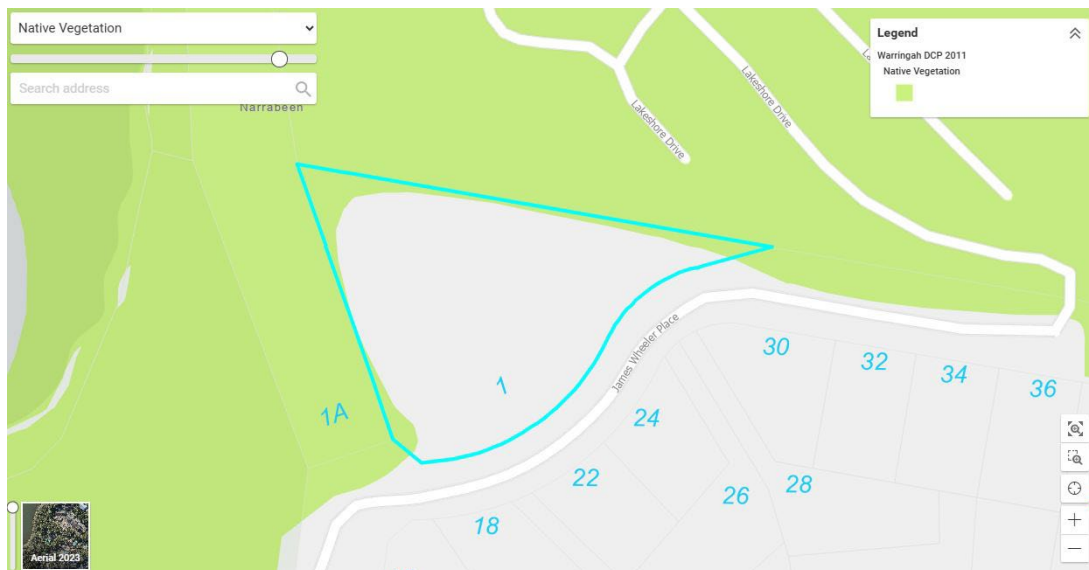


Figure 4 Native Vegetation