

Natural Environment Referral Response - Riparian

Application Number:	DA2024/1794
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool and consolidation of two lots into one
Date:	19/03/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 2 DP 833902 , 141 Riverview Road AVALON BEACH NSW 2107 Lot 1 DP 833902 , 139 Riverview Road AVALON BEACH NSW 2107 Lot LIC 588601 , 139 Riverview Road AVALON BEACH NSW 2107

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

The proposal is within the 40m of the Pittwater estuary and is subject to waterfront land requirements under the water management act 2000.

A controlled activity approval is required before undertaking any work or development on waterfront land if an exemption does not apply.

The proposed dwelling and ancillary structure are exempt but the new stormwater outlet pipe is not.

The new proposed 300mm stormwater pipe outlet is triggering controlled activity permit for waterfront land under DPIE.

The headwall structure is not conforming with the naturalisation objectives stated in the Guidelines for outlet structures on waterfront land.

Note the SW outlet including erosion mitigation needs to be located within the property boundary.

https://water.dpie.nsw.gov.au/__data/assets/pdf_file/0007/386206/licensing_approvals_controlle

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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.