

Natural Environment Referral Response - Riparian

Application Number:	DA2023/1908
Proposed Development:	Alterations and additions to a dwelling house
Date:	06/02/2024
To:	Reeve Cocks
Land to be developed (Address):	Lot 301 DP 514985 , 41 Robertson Road SCOTLAND ISLAND NSW 2105 Lot LIC 509288 , 41 Robertson Road SCOTLAND ISLAND NSW 2105

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;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Relevant LEP and DCP clauses; and
- Northern Beaches Council Water management for development policy.

This proposal is supported. Details below.

Riparian

The site is located adjacent to Pittwater Estuary and as such proposed development must not significantly impact on the biophysical, hydrological or ecological integrity of Pittwater or the quantity and quality of surface and ground water flows that it receives.

Seagrass

Posidonia australis seagrass is identified as occurring in shallow waters in front of and around the jetty of 41 Robertson Road Scotland Island in the DPI Posidonia australis endangered population maps. Seagrass must not be damaged when moving vessels and equipment to and from the jetty.

The top storey extension is not expected to disturb any soil on site as such there is no requirement to install sediment and erosion controls.

The proposal is therefore supported.

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

Recommended Natural Environment Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Use of equipment and vessels in the vicinity of seagrass

No equipment is to be placed on any seagrass beds.

Inshore infrastructure for mooring vessels and plant must be used where suitable. Where mooring lines or cables are required, they shall be suitably buoyed prior to laying and kept buoyed once laid to prevent cable drag or swing damage (scalping). Where this is impractical, contractors should use a floating rope.

Vessels must have adequate clearance over seagrass beds, including allowance for tidal movement, swell/wind wave heights and vessel propulsion.

Reason: Protection of seagrass.