

Natural Environment Referral Response - Riparian

Application Number:	DA2025/0482
Proposed Development:	Use of existing domestic waterfront structures and berthing area
Date:	27/06/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 5 DP 569291 , 38 Cabarita Road AVALON BEACH NSW 2107 Lot PO 5371 , 38 Cabarita 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

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 proposal is for the formal recognition of existing use of the wharf which has been to berth a vessel and no new works are proposed. The Aquatic Ecology Report is thorough and robust and raises no concerns for Riparian or aquatic fauna and flora.

No objections to the proposal. Supported

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:

Nil.