

Natural Environment Referral Response - Riparian

Application Number:	DA2023/1692
Proposed Development:	Alterations and additions to a dwelling house
Date:	08/01/2024
To:	Megan Surtees
Land to be developed (Address):	Lot 5 DP 26744 , 11 Catalina Crescent 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 not supported as it does not comply with section 5.5 of the Water Management for Development Policy. The stormwater design needs to include either an absorption pit or a level spreader as the development cannot connect with council stormwater system. Suggest the applicant update plans to show the location of a level spreader.

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.