

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1390
To:	Georgia Quinn
Land to be developed (Address):	Lot 1 DP 1191316 , 137 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

This application has been assessed against:

State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 3, Clause 13 - Development on land within the coastal environment area

Pittwater Development Control Plan 2014

B4.16 Seagrass Conservation

B4.19 Estuarine Habitat

B4.20 Protection of Estuarine Water Quality

The Statement of Environmental Effects does not address the above clauses in the Pittwater DCP. Clause B4.16 states that development should not significantly affect seagrass beds and should incorporate a buffer zone of at least 50 metres between the development and the seagrass beds. This development is proposed directly in a seagrass bed. However the overall impact is minor, due in part to the jetty being constructed of mesh, as shown in the plans. It will be important to ensure that environmental safeguards are used during construction to ensure there are no deleterious impacts on estuarine habitat or water quality.

Note that the applicant will need to obtain a Part 7 permit to harm marine vegetation and for dredging under the Fisheries Management Act 1994 from DPI Fisheries prior to starting work.

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

Environmental controls

Environmental safeguards (such as booms, modified silt curtains or other appropriate method) are to be used during construction to ensure that there is no escape of turbid plumes into the aquatic environment. Piles must be driven into the substrate, not excavated or jetted, where marine vegetation is present.

Reason: Protection of the aquatic environment