

Natural Environment Referral Response - Riparian

| | |
|--|--|
| Application Number: | DA2020/0047 |
| Date: | 04/03/2020 |
| To: | Adam Urbancic |
| Land to be developed (Address): | Lot 9 DP 629464 , 104 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 has been assessed against:

State Environment Planning Policy (Coastal Management) 2018

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

Pittwater 21 Development Control Plan

B4.16 – Seagrass Conservation

B4.19 - Estuarine Habitat

B4.20 – Protection of Estuarine Water Quality

B8.2 – Erosion and Sedimentation Management

The letter dated 30 July 2018 from Roads and Maritime Services notes there are navigational concerns regarding the designated proposal, affecting the safe use of two private moorings located in Careel Bay. No correspondence between Roads and Maritime Services and Merkai Developments have been supplied regarding the potential relocation of the private moorings and as such Council cannot proceed

with assessment of this application

Therefore this Development Application is refused due to insufficient information.

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.