Natural Environment Referral Response - Riparian

Application Number:	DA2025/0219
Proposed Development:	Construction and use of berthing area
Date:	20/03/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot B DP 381427 , 187 Riverview Road AVALON BEACH NSW 2107 Lot LIC 577827 , 187 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

Supported
This application was assessed in consideration of:
• Supplied plans and reports;
• Coastal Management Act 2016;
• State Environmental Planning Policy (Resilience and Hazards) 2021; and
• Relevant LEP and DCP clauses.
The proposal is for addition of four new berthing piles and was lodged concurrently with a BIC application for the ramp and pontoon, skid ramp and waterfront decking.
The submitted Marine Habitat Survey was prepared for the lodgment of the BIC application and so does not consider the four new berthing piles proposed. As such, the Marine Habitat Survey must be updated to consider the berthing piles and appropriate environmental protections during construction.
No objections provided appropriate environmental protection controls are implemented during construction.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Construction Environment Management Plan
A Construction Environmental Management Plan (CEMP) must be prepared in accordance with the environmental risks and mitigation methods identified in the Aquatic Ecology Report/Waterway Impact Statement and must be kept in the site office. The CEMP must identify and appropriately manage invasive species (e.g. Caulerpa taxifolia).

An induction plan for site personnel must be prepared and implemented that addresses the CEMP. Induction records must be maintained and available onsite at all times.

The CEMP and site induction plan must be submitted to the Principal Certifier for approval prior to the issue of the Construction Certificate.

Reason: To protect native vegetation, wildlife, habitats and receiving waterways.

Amended Marine Habitat Survey
The Marine Habitat Survey, prepared by Waterfront Surveys Australia (dated 01 August 2023), is to be updated to consider construction activities and to include measures to mitigate any potential environmental impacts.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Aquatic environment protection
Environmental safeguards are to be used during construction to protect the aquatic environment. Appropriate methods must be installed and secured to ensure damage to the aquatic environment is minimised. Actions and recommendations of the aquatic ecology report must be followed.

Reason: To protect the aquatic environment.

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.