

## Natural Environment Referral Response - Riparian

Application Number:	DA2020/0107
Date:	04/03/2020
To:	Thomas Prosser
Land to be developed (Address):	Lot 2 DP 16692 , 103 Narrabeen Park Parade MONA VALE NSW 2103

### 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

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The application has been assessed in consideration of the State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

The subject site has been identified as being within the coastal zone and therefore SEPP (Coastal Environment Area) is also applicable to the proposed development.

The subject land has been included on the 'Proximity to Littoral Forest' and 'Coastal Use Area' maps. It is noted that the project is unlikely to impact the Littoral Forest.

On internal assessment, the DA satisfies requirements and no water control conditions applies.

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.