

Natural Environment Referral Response - Riparian

Application Number:	Mod2019/0480
To:	Kent Bull
Land to be developed (Address):	Lot 2 DP 878612 , 127 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 under:

State Environment Planning Policy (Coastal Management) 2018

- Part 2, Division 3, Clause 13

Pittwater 21 Development Control Plan

- B5.8

- B8.2

This application proposes minimal changes and does not increase impervious surfaces by more than 50m². Therefore It is unlikely that the proposed development will have an adverse affect on the integrity and resilience of the biophysical, hydrological and ecological environment.

This application is recommended for approval without conditions.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.