

Natural Environment Referral Response - Riparian

Application Number:	Mod2025/0226
Proposed Development:	Modification of Development Consent DA2021/2442 granted for construction of a swimming pool, spa and pavilion
Date:	02/06/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 22 DP 602041 , 90 Cabbage Tree Road BAYVIEW NSW 2104

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 was assessed in consideration of:

- Supplied plans and reports;
- Relevant LEP and DCP clauses;
- Water Management Act 2000;
- Water Management (General) Regulation 2018;
- Northern Beaches Water Management for Development Policy (WMD Policy); and
- Water Sensitive Urban Design (WSUD).

The site includes a watercourse mapped under the Water Management (General) Regulation 2018 Hydro Line spatial data.

The location of the watercourse relative to the proposed development has not been completely surveyed or shown in the plans.

It is highly likely that the proposal is within 40 metres of the watercourse and so on waterfront land. No construction is permitted on the bed or bank of the watercourse.

Appropriate sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.

The conditions applied for the MOD2024/0458 continues to apply.

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.