

Natural Environment Referral Response - Riparian

Application Number:	DA2024/0131
Proposed Development:	Alterations and additions to a dwelling house
Date:	11/03/2024
To:	Brittany Harrison
Land to be developed (Address):	Lot 20 DP 221359 , 70 Nandi Avenue FRENCHS FOREST NSW 2086

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;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Relevant LEP and DCP clauses; and
- Northern Beaches Council Water management for development policy.

This proposal is not supported as it unclear how much impervious is proposed on site. Calculation for soft landscaping includes an area of concreting which is currently on site. Further clarification on how this development meets the impervious area requirement of 40% is needed.

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.