

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2024/0177
<b>Proposed Development:</b>	Demolition and construction of boat skid/ramp
<b>Date:</b>	02/07/2024
<b>To:</b>	Simon Ferguson Tuor
<b>Land to be developed (Address):</b>	Lot 9 DP 17704 , 24 Cabarita Road AVALON BEACH NSW 2107 Lot LIC 631604 , 24 Cabarita 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 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.

#### Riparian

The site abuts Pittwater estuary and as such proposed development must not significantly impact on the biophysical, hydrological or ecological integrity of Pittwater or the quantity and quality of surface and ground water flows that it receives.

#### Sediment Management

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.

#### Seagrass beds

A *Zostera* seagrass bed in the area of the proposed skid ramp and a *Posidonia* bed further offshore

have been identified in the marine ecology report. Recommendations from the Marine Ecology report must be followed to reduce the potential impact of the skid ramp on seagrass beds..

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 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/marine 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.