

Natural Environment Referral Response - Riparian

Application Number:	DA2025/0430
Proposed Development:	Change of use to a secondary dwelling and associated construction works
Date:	29/05/2025
To:	Anaiis Sarkissian
Land to be developed (Address):	Lot 6 DP 31237 , 3 Clive Crescent 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

Supported.

This application was assessed in consideration of:

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

No objections regarding riparian lands and creeks.

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:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Maintenance of Stormwater Treatment Measures

Stormwater treatment measures must be maintained at all times in accordance with manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the

development.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: To protect the receiving environment.