

Natural Environment Referral Response - Riparian

Application Number:	REV2025/0005
Proposed Development:	Review of Determination of Application DA2024/0303 for Demolition of existing structures, removal of trees and subdivision of one lot into three lots
Date:	16/05/2025
To:	Maxwell Duncan
Land to be developed (Address):	Lot 5 DP 222134 , 337 Lower Plateau Road BILGOLA PLATEAU 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 but not limited to:

- Supplied plans and reports;
- Northern Beaches Water Management for Development Policy.
- Relevant LEP and DCP clauses with specific attention to:
- Pittwater LEP 2014 C4 Environmental Living objective: to encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.
- Pittwater 21 DCP section B5.13 Outcome: An appropriate setback between waterways and development .

Pittwater 21 DCP sB5.13 Controls:

- Any waterfront land (as defined in the Water Management Act 2000) on the property shall be retained in their natural state to: carry stormwater/flood flows, maintain aquifers, retain stability, and provide habitat functions.
- Development within waterfront land shall incorporate appropriately sized riparian corridor zones into the design (Controlled activities – Guidelines for riparian corridors on waterfront land (NSW DPE, May 2022)).
- No encroachments or low lying overhangs of the development are permitted over natural water courses.

- Crossing is permitted subject DPE guidelines

The proposal is for demolition of all existing site improvements, tree removal, subdivision of one lot into three, internal driveway, and infrastructure.

The site is located in a C4 Environmental Living Zone and includes two watercourse with associated vegetated riparian corridor.

The proposal is subject to a control activity permit for waterfront land.

The waterway impact statement (WIS) forming part of the previous DA for the site or a supporting letter stating the WIS is still relevant to REV2025/0005 has not been included in the supporting documentation.

NECC riparian cannot assess REV2025/0005 due to insufficient information.

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.