

Natural Environment Referral Response - Riparian

Application Number:	DA2023/1485
Proposed Development:	Construction of a mooring pen and berthing area
Date:	10/11/2023
To:	Jordan Howard
Land to be developed (Address):	Lot 23 DP 24428 , 50 Rednal Street MONA VALE NSW 2103 Lot LIC 486100 , 50 Rednal Street MONA VALE NSW 2103

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

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

NSW DPI Fisheries does not consider the proposal to constitute Integrated Development as it does not include any dredging, reclamation, harm to marine vegetation, or blockage of fish passage.

A Marine Habitat Review prepared by Copley Marine Consulting Group has been provided as required by the Pittwater 21 DCP to support the proposal. The review indicates that harm to the marine environment is unlikely provided environmental safeguards are put in place.

On review, no objections to the proposal provided conditions are adhered to.

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 including silt curtains 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 Marine Habitat Review must be followed.

Reason: To protect the aquatic environment.