

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2025/0116
Proposed Development:	Construction of a swimming pool
Date:	22/04/2025
To:	Phil Lane
Land to be developed (Address):	Lot 1 DP 208499 , 60 Cabarita Road AVALON BEACH NSW 2107

Reasons for referral

This application seeks consent for any application on land or land being adjoining or adjacent to any parks, reserves, beaches, or foreshore

And as such, Council's Parks, Reserves and Foreshores officers are required to consider the likely impacts of the proposal.

Officer comments

The development site adjoins Pittwater waterway that is located downslope of the property. All development works must ensure that surface sediment runoff and/or erosion is controlled, managed and contained within the site boundaries and prevented from travelling across the boundary and into the waterway.

The proposed swimming pool is located on the built concrete slab the subject of an approved Building Information Certificate.

Updated plans are submitted that indicates planting and conditions shall be imposed.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Parks, Reserves and Foreshores Conditions:

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Screen planting to Pool

Screen planting forward of the pool as shown on Plan 2064-DA-01 shall be planted in accordance with the following:

- hardy salt-tolerant planting such as *Metrosideros 'thomasi'* or as selected shall be capable of attaining a height equal to the top of the pool level at maturity or by management,
- plants are to be installed at minimum 500mm centres and be of a minimum container size of 200mm at planting in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,
- where swimming pools are part of the development works, selected planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

Reason: To maintain environmental amenity.