

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2025/0581
<b>Proposed Development:</b>	Construction of a swimming pool
<b>Date:</b>	26/06/2025
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107</p> <p>Lot 2 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107</p> <p>Lot LIC 639625 , 316 Hudson Parade CLAREVILLE NSW 2107</p>

### 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.

This proposal is supported. Details below.

#### Riparian

The site drains to the Pittwater Estuary which supports vast meadows of seagrass include the endangered and protected species *Posidonia australis* . Seagrass meadows provide critical habitat for all estuarine and marine fauna. As such the proposed 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.

### 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.

### Disposal of Pool Water

Pool water is to be plumbed to the sewer network.

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:**

Nil.