

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2025/0130
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a swimming pool
<b>Date:</b>	22/05/2025
<b>To:</b>	Michael French
<b>Land to be developed (Address):</b>	Lot 2 DP 843624 , 17 Kanangra Crescent CLONTARF NSW 2093

### 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

Updated comments 22/05/2025:

Amended Stormwater Plans are submitted, and it is noted that the proposed stormwater management is not proposed to connect to drainage assets within Heaton Avenue Reserve, thus Parks Reserves and Foreshores Referral raise no concerns for impacts to public land. As noted previously the development is not detrimental to the prevailing landscape character when viewed from the adjoining Reserve.

The acceptance or otherwise of the proposed stormwater management is deferred to Development Engineering.

previous comments 28/02/2025:

*The development site adjoins Heaton Avenue Reserve 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 Reserve.*

*No physical encroachments over the site boundaries are permitted, and structures and built elements are not permitted beyond the site boundaries.*

*The development is not detrimental to the prevailing landscape character when viewed from the adjoining Reserve, and as such Parks, Reserves and Foreshores Referral raise no concerns with the development proposal, except that it is unknown if the proposed stormwater works will impact upon the public assets of the Reserve as the Stormwater Plans are unresolved in terms of stormwater connections. It is not known if the stormwater proposal will be contained wholly within the property or is otherwise connected to infrastructure with the public reserve and this matter shall be deferred to Development Engineering.*

*At this stage Parks, Reserves and Foreshores Referral do not support the proposal based on insufficient information and require confirmation of impacts from stormwater works (excavation or removal of public assets).*

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**No Access Through Land Owned or Managed by Council**

Site access is not approved for delivery of materials nor construction of the development through adjacent land owned or managed by Council, without the written approval of Council.

Reason: Public safety, landscape amenity and tree protection.

**Storage of Materials on Land Owned or Managed by Council Prohibited**

The dumping or storage of building materials, spoil, vegetation, green waste or any other material in land owned or managed by Council is prohibited.

Reason: Public safety and environmental protection.

**Protection of Council's Public Assets**

Any damage to Council's public assets shall be made good by the applicant, and/or the contractor, to the satisfaction of Council.

Council's public assets include, but is not limited to, the following: road, kerb and gutters, crossovers, crossings, paths, grass verge, open space and associated elements such as furniture, recreational facilities and the like, within the meaning of the Local Government Act 1993. Existing trees shall be protected in accordance with AS4970-2009 Protection of Trees on Development Sites, with particular reference to Section 4, with no ground intrusion into the tree protection zone and no trunk, branch nor canopy disturbance.

Reason: To protect and/or restore any damaged public asset.