

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/1303
Proposed Development:	Two (2) staged redevelopment of the Forestville RSL club involving the construction of a registered club and fifty five (55) independent living units and ancillary uses
Date:	16/06/2025
To:	Thomas Burns
Land to be developed (Address):	Lot 11 DP 626916 , 11 / 0 Melwood Avenue FORESTVILLE NSW 2087 Lot 31 DP 366454 , 20 Melwood Avenue FORESTVILLE NSW 2087 Lot 2589 DP 752038 , 22 Melwood Avenue FORESTVILLE NSW 2087

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

Additional information Comment 16/06/25:

The amended reports and plans are noted.

The boundary setbacks adjoining public land have been improved through additional planting which will help to soften the built form. The commentary by Landscape referral regarding additional planting along the southern boundary is supported. The basement layout has been amended to be wholly contained within the property boundaries. No further concerns are raised.

Original Comment:

Parks, Reserves and Foreshores raise the following concerns.

It is noted that removal of the existing retaining wall and planting in public land is proposed near the southern boundary of the applicants site. Whilst this is not necessarily opposed, the interface along the southern boundary does not provide any planting within private land to soften the proposed built form and this is not supported. The Southern Building Elevation (drawing DA_A1201) is misleading as all vegetation shown on the drawing is within public land and no softening of the built form can be achieved within private land. WDCP Part E7 Requirements 9. "Development is to utilise landscaping or existing landscape elements to screen development". Parks is supportive of the comments by Landscape referral for a vegetated buffer to all boundaries abutting public land.

The Basement Carpark B1/B2 drawing DA_A_1099 shows the basement wall in the south-west corner of the site encroaching into public land. All works should be contained within the legal boundaries.

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.