

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2025/0580
Proposed Development:	Demolition works and alterations and additions to a dwelling house
Date:	11/06/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 1 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot 2 DP 827733 , 316 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 639625 , 316 Hudson Parade CLAREVILLE 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 (Lot 1 of 316 Hudson Parade) adjoins Refuge Cove Reserve that is located downslope of the property. The Reserve adjoins Pittwater waterway.

The development application is for the demolition of the existing dwelling and the construction of a new dwelling house upon Lot 1. The adopted Plan of Management for use and access of the stairs and boatshed within Lot 2 of 316 Hudson Parade across part of Refuge Cove Reserve is noted and approves a 20year licence for Lot 2. Refuge Cove Reserve to the north and to the south of Lot 2 of 316 Hudson Parade and Pittwater waterway are located downslope of Lot 1 of 316 Hudson Parade. Public access through the Reserve is maintained via various stair structures and across the slope embankment over natural ground.

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.

The development is not detrimental to the prevailing landscape foreshore character when viewed from the adjoining Reserve and waterway, and as such Parks, Reserves and Foreshores raise no concerns with the development proposal.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Works on Land Owned or Managed By Council

No encroachments are to be carried out on Land owned or managed by Council.

Note: Separate approval from Council is required for access driveways, paths, stairs, connections to underground utilities (stormwater, gas, sewer, electricity, telecommunications etc.), and landscaping works on Land owned or managed by Council.

Reason: To protect the land owned or managed by Council.

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.