

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/1794
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool and consolidation of two lots into one
Date:	13/02/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 2 DP 833902 , 141 Riverview Road AVALON BEACH NSW 2107 Lot 1 DP 833902 , 139 Riverview Road AVALON BEACH NSW 2107 Lot LIC 588601 , 139 Riverview 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.

In consideration of Pittwater LEP clause 7.8 Limited development on foreshore area, the proposed development displays prominence that establishes a built form presence across the foreshore frontage. However, the development proposal lacks the necessary balance and integration between built form and the natural environment along the foreshore.

Given that existing native trees are proposed to be removed from the foreshore and replacement planting as indicated on the Landscape Plan does not replace with trees across the frontage, it is considered that the following PLEP clause 7.8 considerations are not satisfied:

- (1) (a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,
- (3) (b) the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area,
- (4) (e) the reinforcing of the foreshore character and respect for existing environmental conditions.

The proposal is therefore unsupported.

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

Parks, Reserves and Foreshores Conditions:

Nil.