

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2023/0690
Proposed Development:	Demolition works and construction of a dwelling house and secondary dwelling, swimming pool, carport, inclinor and boatshed
Date:	22/06/2023
To:	Grace Facer
Land to be developed (Address):	Lot 59 DP 13760 , 252 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 property adjoins the Pittwater waterway downslope. The request for a Landscape Plan is supported so an accurate assessment can be made in regards to visual impact of the proposed development when viewed from the waterway. The landscape proposal shall ensure visual impact is mitigated and that the proposal satisfies the PDCP and PLEP controls. In particular;

- outcomes in PDCP D12.14 *"To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component"*, and *"Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve"*, and
- PLEP Part 7.8 (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"*, and (3)(b) *"the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area"*.

Parks, Reserves and Foreshores can continue the assessment upon receipt of the Landscape Plan.

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.