

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	Mod2023/0567
<b>Proposed Development:</b>	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
<b>Date:</b>	08/01/2024
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

### 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 application is for modification to development consent DA2022/0145, as described in reports and as illustrated in plans. The property adjoins Stone Range Botanical Reserve, and the following proposed amendments are noted as reviewed by Parks Reserves and Foreshores Referral, in determining impacts to the Reserve:

- level 6 roof and lift overrun levels increased,
- communal open space added to Pittwater Road building

It is noted that the location of the additional items listed above appear graphically to not result in additional shadow over Stony Range Botanical Reserve, as demonstrated on the modification plans and compared to the approved development consent documents, and as such no concerns are raised on the graphical information presented.

However area calculation and percentage of cast shadows over Stony Range Botanical Reserve are not numerically documented on the modification plans as they were in the approved development consent documents. To provide definitive assurance that the cast shadows do not result in additional shadow over Stony Range Botanical Reserve, the area calculation and percentage of cast shadows shall be documented on the Shadows Plans and issued to continue the assessment.

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.