

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/0231
Date:	31/03/2020
To:	Georgia Quinn
Land to be developed (Address):	Lot 22 DP 19657 , 16 Stephen Street BEACON HILL NSW 2100

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 subject property of the proposal abuts public reserve (Allenby Park) on its eastern boundary.

The proposal includes construction of a garage that extends to the boundary line with the reserve. It is agreed that in this instance, the deviation from the DCP control does not negatively impact the reserve or the public's use of the reserve.

Noting the proposed garage's proximity to the reserve, and the topography of the site, which falls towards the reserve, the following conditions have been stipulated:

- Sedimentation control - which will need to be erected on public land, due to construction taking place on the boundary
- Working on Reserve Permit - Due to the need to work on/access over public land
- Removal of construction rubbish/materials

No other issues with the 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004).

Techniques used for erosion and sediment control on site are to be adequately maintained and

monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.

Working on Reserves Permit

Works (undertaken by principal contractors working without Council supervision) on land under Council's care control and management require a "Working on Reserves" permit prior to commencement. Applications can be obtained from Council's website or the Parks and Recreation business unit.

Reason: Public Safety and the protection of Council infrastructure.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Removal of All Temporary Structures/Material and Construction Rubbish

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences are to be removed from the site. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of any interim / final Occupation Certificate.

Reason: To ensure reserve amenity.