

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/1433
Date:	01/02/2021
To:	Maxwell Duncan
Land to be developed (Address):	Lot 1 DP 975012 , 91 Lauderdale Avenue FAIRLIGHT NSW 2094

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

This application is for the demolition of the existing building and structures, and the construction of a new residential dwelling and swimming pool.

The property adjoins the Manly foreshore which is located downslope of the site. All works adjoining public land and foreshore must ensure that the sediment runoff and/or erosion is controlled, managed and contained within the site boundaries and prevented from entering the foreshore area.

An Arboricultural Impact Assessment has been provided in the application which notes a total of thirteen trees are located on the existing site. Eleven trees have been recommended to be removed, and two trees to be retained. Of the eleven trees removed, ten trees are exempt species and provide low to very low retention value. The remaining one tree is not an exempt species, however has been recommended to be removed due to it growing out of an existing masonry wall and having a low retention value. The two trees to be retained are located on the eastern and western boundaries of the site.

The Arboricultural Impact Assessment has provided the recommendation that, at minimum, two new trees shall be proposed in order to compensate the loss of amenity as a result of tree removal. For this reason, the Arborist recommendations are supported. This has also been noted in the Statement of Environmental Effects.

Through the combination of existing trees to be retained within the public foreshore, alongside the retention on some trees on site and the addition of two proposed trees as compensation for tree loss, the natural scenic qualities of the coastline are protected and maintained, ensuring the visual dominance of the natural environment is retained.

Parks Referral has no objection to the proposal subject conditions of consent.

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

Installation and maintenance of sediment and erosion control

Prior to commencement of works on site, sediment and erosion controls must be installed along the immediate downslope of the works area, in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). The erosion controls shall be maintained in an operational condition until the development activities have been completed and the site fully stabilised. Sediment shall be removed from the sediment controls following each heavy or prolonged rainfall period.

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.

Works on Land owned or managed by Council

No works 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.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

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.

The dumping or storage of building materials, spoil, vegetation, green waste, or any other material in Land owned or managed by Council is prohibited.

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. Should any problems arise with regard to the existing trees on public land during the construction period, the applicant is to immediately Contact Council's Tree Services section and resolve the matter to Council's satisfaction.

Reason: to protect and/or restore any damaged public asset.

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.

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

Removal of all temporary structures/materials and construction rubbish

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences/bunds are to be removed from the site.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of any Occupation Certificate.

Reason: to protect reserve amenity and public safety.