

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/0570
Date:	21/07/2020
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 24 DP 7686 , 13 Quinlan Parade MANLY VALE NSW 2093

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 proposal is for alterations and additions to an existing dwelling.

Parks Referral have assessed the application to protect public land adjoining development, including the environmental controls of Warringah DCP: C4 Stormwater; C5 Erosion and Sedimentation; C8 Demolition and Construction; E1 Preservation of Trees or Bushland Vegetation; E6 Retaining unique environmental features; and E7 Development on land adjoining public open space.

The site adjoins King Street Reserve, which is elevated above the site, and thus some of the environmental impacts addressed above are generally not applicable. No access nor construction activity is permitted beyond the rear boundary of the property upon King Street Reserve.

The proposed works are to be contained wholly within the legal boundaries of the lot and are not permitted to encroach over the rear boundary into King Street Reserve, including both above ground and below ground works.

Parks Assets raises no objections to the proposal subject to conditions of consent to protect public assets on Council managed land, and environmental site management of the works downslope of the property.

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

Property/Reserve Boundary Identification

Prior to commencement of work, the property/reserve boundary is to be surveyed by a registered surveyor and such boundary is to be clearly marked on site.

Reason: property/reserve management.

Works on Land owned or managed by Council Prohibited

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 trees and bushland vegetation within Land owned or managed by Council**

Unless identified by the development consent, existing trees and bushland vegetation 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: tree protection and management.

Storage of Materials on Land owned or managed by Council Prohibited

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

Site access is not approved for delivery of materials nor construction of the development through adjacent Land owned or managed by Council.

Reason: public safety and environmental protection.