

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2020/0868
<b>Date:</b>	26/08/2020
<b>To:</b>	Megan Surtees
<b>Land to be developed (Address):</b>	Lot 4 DP 30870 , 40 Bilwara Avenue BILGOLA PLATEAU 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 proposal is for alterations and additions to an existing dwelling, including replacement of a rear timber deck and a new studio below. The application is assessed against Pittwater LEP Zone E4 Environmental Living clause requiring development to not have an adverse effect on the natural environment.

The site adjoins Angophora Reserve located downslope, and as such environmental controls shall be imposed as conditions of consent, to ensure surface sediment runoff and/or erosion is controlled, managed and contained from entering Angophora Reserve. Subject to conditions of consent Parks Referral has no objections to 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 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.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Access and Storage of Materials on Land owned or managed by Council Prohibited**

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

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

Reason: public safety and environmental protection.

### **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, nature reserves, trees and vegetation, rock outcrops, open space and associated elements such as furniture, recreational facilities and the like, within the meaning of the Local Government Act 1993.

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