

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2023/1289
Proposed Development:	Demolition works and construction of Shop Top Housing
Date:	29/11/2023
To:	Gareth David
Land to be developed (Address):	Lot 21 DP 571298 , 1112 - 1116 Barrenjoey Road PALM BEACH NSW 2108

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

Parks referral have assessed the application against the relevant Pittwater Local Environmental Plan (PLEP) and the Pittwater Development Control Plan (PDCP) outcomes and controls.

Parks notes the following outcomes and controls under PDCP D12.14; "*Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve*", "*Canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves*", and "*The development must incorporate the use of unobtrusive and non-reflective materials and the colours of exterior surfaces shall help blend structures into the natural environment*". The proposed front setback landscaping does not allow for any softening of the built form in accordance with the outcomes and controls identified above. In particular, the requirement of canopy trees between dwellings and boundaries facing waterways and waterfront reserves. The development fronts a highly used public space and Pittwater waterway, including the Palm Beach Wharf. The current proposal does not minimise visual impact when viewed from the waterway and public reserve.

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.