

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/0593
Date:	27/07/2020
To:	Nick England
Land to be developed (Address):	Lot 3 DP 1245406 , 57 Mona Vale Road MONA VALE NSW 2103

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 application is for the construction of a new dwelling upon Lot 3 under the subdivision approval N0454/17. The development lot is located adjacent to a public pathway along the eastern boundary and a public reserve (Barbara Court Reserve) along the northern boundary.

No access nor construction works are permitted upon the public pathway. Any access to the development lot through the public reserve is subject to an 'Working on and Access to Reserves Permit' application. The development lot is situated at a lower elevation to the public reserve. All existing natural features within the public reserve shall not be impacted upon, including existing ground surfaces, vegetation and any utility services.

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

Working on and Access to Reserves Permit

Works (undertaken by principal contractors working without Council supervision) on Land owned or managed by Council 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 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

Protection of trees within Land owned or managed by Council

Unless identified by the development consent, 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: tree protection and management

Works on Land owned or managed by Council

No works are to be carried out on Land owned or managed by Council without the written approval of the 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

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.

Reason: public safety and environmental protection