

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2025/0138
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	28/02/2025
<b>To:</b>	Julie Edwards
<b>Land to be developed (Address):</b>	Lot 56 DP 12578 , 15 Lakeside Crescent NORTH MANLY NSW 2100

### 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 development site adjoins Lakeside Crescent Reserve that is located downslope of the property. All development works must ensure that surface sediment runoff and/or erosion is controlled, managed and contained within the site boundaries and prevented from travelling across the boundary and into the Reserve. No physical encroachments over the site boundaries are permitted, and structures and built elements are not permitted beyond the site boundaries.

It is noted that the proposed alterations and additions do not include any works immediately adjoining the Reserve. The existing landscape zone buffer between public land and private land is not altered from the existing presentation, thus the relevant Warringah DCP control E7 Development on land adjoining public open space objectives are satisfied.

Public access to the reserve and waterway is not impacted by the proposed development and the development is not detrimental to the prevailing landscape character when viewed from the adjoining reserve and waterway, and as such Parks, Reserves and Foreshores raise no concerns with the development 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

##### Works on Land Owned or Managed By Council

No works are to be carried out on land owned or managed by Council.

Reason: To protect the land owned or managed by Council.

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

**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.

**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.

**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.

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