

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2021/2173
Date:	06/09/2022
To:	Adam Susko
Land to be developed (Address):	Lot 7094 DP 1059297 , 394 Barrenjoey Road NEWPORT NSW 2106 Lot 1 DP 1139445 , 394 Barrenjoey Road NEWPORT NSW 2106

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 application is for alterations and additions to Newport Surf Life Saving Club, including: partial demolition of the existing Newport SLSC building and part of the existing carpark; construction of a new two-storey northern wing comprising storage facilities on the ground floor, and committee room, lounge, training rooms and terrace on the first floor; reconfiguration of internal layout of building to improve building functionality and circulation; upgrade of public and member male and female amenities; new hard and soft landscaping; and coastal protection works.

Council's Parks, Reserves and Foreshores Referral section have assessed the application against the Crown Land Management Act 2016, Pittwater Council's Ocean Beaches Plan of Management 2006, Pittwater Local Environment Plan, and the Pittwater 21 Development Control Plan. Under the Pittwater Ocean Beaches Plan of Management, chapter 12 - Newport Beach Master Plan, figure 25, point 11 recommends " to maintain and upgrade the surf club building and surrounds as required having regard to public safety."

It is noted that amended plans are issued that ensures the retention of the public and Council assets utilised by the community as well as operationally by Council, including: retention of disabled spaces; multi-purpose court remains unaltered; and the existing crossover for Council's beach brake tractor access remains unaltered, thus public and Council assets are not impacted upon.

Parks, Reserves and Foreshores Referral raise no general concerns with the proposal as the recreational open space areas are not impacted by the development proposal, excluding the following site works proposal which is not supported:

- Waste Management Plan: Demolition, Construction & Ongoing Plan, which encroaches upon the use of the Public Reserve, including: Material Stockpile over two disabled carspaces - utilised by beach, park and playground visitors; and the Sortation area during demolition over the Youth Space half size basketball court.

All public recreational open space and facilities utilised by the public are to remain open and accessible including the two disabled carspaces and the half size basketball court.

An Amended Waste Management Plan shall be submitted to address the above concerns and shall be issued to the relevant Council departments for approval prior to the issue of the Construction

Certificate. Areas to be excluded from demolition or construction activities requiring temporary land space include: the recreational park areas identified by grassed open space, all of the Youth Space area (multi-purpose court), disabled car spaces and accessible areas for entering and exiting with vehicles, public car spaces not provided for demolition and construction activities as directed by Council, and all pedestrian connections linking the aforementioned areas.

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

Amended Waste Management Plan

An Amended Waste Management Plan must be prepared for this development and submitted to and approved by Council's Manager Parks Assets and Manager Development Assessment prior to the issue of any Construction Certificate.

Areas to be excluded from demolition or construction activities requiring temporary land space include: the recreational park areas identified by grassed open space, all of the Youth Space area, disabled car spaces and accessible areas for entering and exiting with vehicles, public car spaces not provided for demolition and construction activities as directed by Council, and all pedestrian connections linking the aforementioned areas.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner, and does not restrict public use of recreational open space.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Access to and Working on 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.

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.

Dilapidation Report of Land Owned or Managed by Council

A dilapidation report established at the commencement of the works shall contain a survey of pre-existing land features including photographic record of the Land under Council's care control and management beyond the development area, detailing the physical condition of items such as, but not exclusively limited to, physical assets such as crossovers, kerbs, carspaces, driveways, footpaths, utilities, lighting, signage, furniture, play equipment, trees, and gardens.

This dilapidation report shall be submitted to Council and the Certifying Authority prior to commencement of works, and shall be the basis for rectification of any damage to Council's assets as listed in the Post Construction Dilapidation report submitted prior to the issue of the Occupation Certificate.

Any damage to these assets during the works must be replaced like for like to the satisfaction of the Certifying Authority, and shall be subject to acceptance by Council.

The applicant may be held liable to any damage to public infrastructures in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition. In this regard, where required, the damage deposit lodged by the applicant may be used by Council to repair such damage on Council's property.

Reason: protection of Council's assets.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

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.

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.

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

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Removal of All Temporary Structures/Materials and Construction Rubbish

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences/bunds are to be removed from the site.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of any Occupation Certificate.

Reason: to protect reserve amenity and public safety.

Post-Construction Dilapidation Report of Land Owned or Managed by Council

Rectification works to Council's assets shall be contained in a Post Construction Dilapidation report submitted to Council prior to the issue of the Occupation Certificate.

The applicant may be held liable to any damage to public infrastructures in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition. In this regard, where required, the damage deposit lodged by the applicant may be used by Council to repair such damage on Council's property.

Reason: protection of Council's assets.