

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/0739
Date:	12/10/2020
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot 13 DP 801798 , 62 May Road NARRAWEENA NSW 2099</p> <p>Lot 14 DP 801798 , 60 May Road NARRAWEENA NSW 2099</p> <p>Lot 15 DP 801798 , 58 May Road NARRAWEENA NSW 2099</p> <p>Lot 16 DP 801798 , 56 - 56 May Road NARRAWEENA NSW 2099</p> <p>Lot 17 DP 801798 , 54 - 54 May Road NARRAWEENA NSW 2099</p>

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

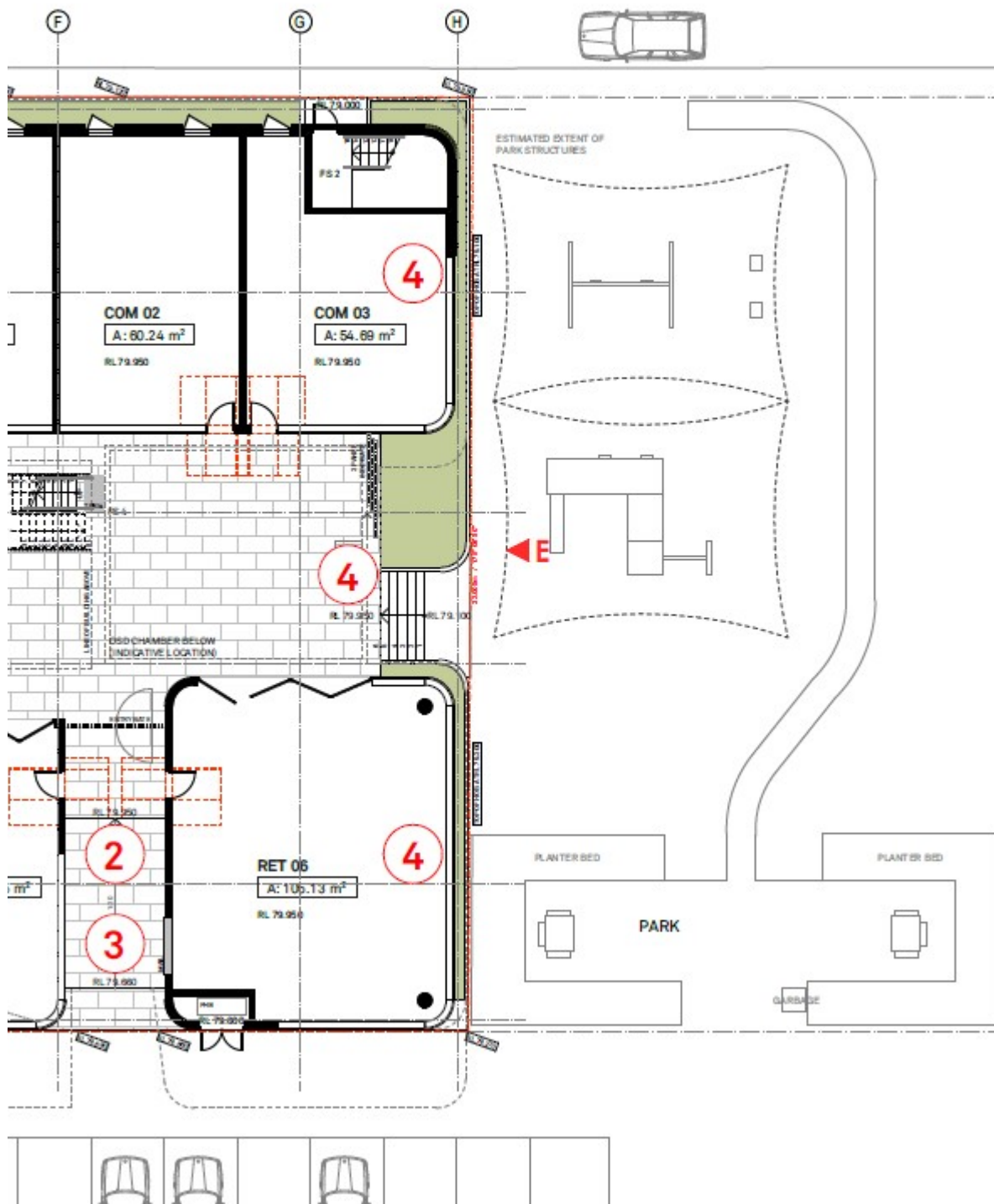
Parks reserves and Foreshores provided PLM comments regarding impacts on the adjoining park to the east of the site.

The proposal has not addressed the comments provided.

The access stairs to the park land into the children's playground, which is not acceptable as outlined previously. (See plan extract and PLM comments below)

The visual transition is also poor with minimal setback to the park.

At this stage, the proposal is not able to be supported.



PLM comments:

In principal, Parks has no issue with the development establishing a direct access into the adjacent May Reserve; however, the current entry/exit point in the plans does not fit with the existing infrastructure in the reserve.

If this access is something that the developer wants to pursue, then further discussion would be

required with the Parks team, to address issues such as:

- Entry/exit location on eastern side of development
- Reserve infrastructure location
 - o Shade sail locations
 - o Playground location
- Pedestrian/playground conflict
- Reserve landscaping

Developers should be ensuring they address part E7 of the DCP, requirements as follows:

Objectives

- To protect and preserve bushland adjoining parks, bushland reserves and other public open spaces.
- To ensure that development responds to its adjacent surroundings to preserve and enhance the natural qualities of the environment.
- Development on land adjoining open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.

Requirements

1. Development on land adjoining public open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.
2. Public access to public open space is to be maximised.
3. Buildings are to be located to provide an outlook to public open space, without appearing to privatise that space.
4. Development is to provide a visual transition between open space, bushland reserves or other public spaces and buildings, including avoiding abutting public open space with back fences.
5. Development is to protect views to and from public open space.
6. Development is to provide buffers for bushfire protection on private land, not on public land.
7. If the adjoining parks, bushland reserves or public open space contain bushland, development is not to threaten the protection or preservation of the bushland.
8. Development should be designed to maximise opportunities for casual surveillance of the public open space.
9. Development is to utilise landscaping or existing landscape elements to screen development.

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.