

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2022/0084
Date:	14/03/2022
To:	Claire Ryan
Land to be developed (Address):	Lot 114 DP 8394 , 73 Marine Parade AVALON BEACH NSW 2107

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 demolition works and construction of a dwelling house, secondary dwelling and swimming pool.

The property is split zoned, and the dwelling is located downslope of the C2 Environmental Conservation zone. The objectives of this zone are;

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
- To ensure the continued viability of ecological communities and threatened species.
- To protect, manage, restore and enhance the ecology, hydrology and scenic values of riparian corridors and waterways, groundwater resources, biodiversity corridors, areas of remnant indigenous vegetation and dependent ecosystems.

No encroachment beyond the land zoning or property boundary is permitted. The proposed development has no impact to visual amenity from the foreshore or the waterway below and therefore Parks Referral raises no concerns.

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:

Nil.