

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/1796
Proposed Development:	Alterations and additions to a dwelling house
Date:	14/01/2025
To:	
Land to be developed (Address):	Lot 75 DP 13643 , 74 Elanora Road ELANORA HEIGHTS NSW 2101

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 Anana Reserve that is located upslope of the property.

For information purposes it is noted that existing encroachments occur into the public reserve, as shown on the Survey Plan. Any approval of this development application does not regularise any unauthorised encroachments within the public reserve. The development works it is noted include demolition of the existing shed that encroaches into Anana Reserve.

It is noted that the whole of the property shall be required to be managed as Asset Protection Zone and this is to be confined to within the property, as proposed and shall not encroach into adjoining properties including public reserve land.

All existing natural landscape features within Anana Reserve shall be protected and conditions shall be imposed. No physical encroachments over the site boundaries are permitted, and structures and built elements are not permitted beyond the site boundaries. As such the Pittwater DCP control requirements and outcomes of B4.11 Land Adjoining Bushland, are satisfied.

The development is not detrimental to the prevailing landscape character when viewed from the adjoining Reserve, 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 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. 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.