

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/0849
Proposed Development:	Construction of a dwelling house
Date:	07/08/2024
To:	Nick England
Land to be developed (Address):	Lot 34 DP 20097 , 231 - 233 McCarrs Creek Road CHURCH POINT NSW 2105 Lot 35 DP 20097 , 231 - 233 McCarrs Creek Road CHURCH POINT NSW 2105

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 RE1 Public Recreation land known as McCarrs Creek Reserve that is located upslope of the property.

No physical encroachments over the site boundaries are permitted, and structures and built elements are not permitted beyond the site boundaries. Public access to the reserve is not impacted by the proposed development. However Parks Reserves and Foreshores Referral does not support the proposed lawn area to the extent of the rear boundary in proximity to bushland, and it is suggested that a landscape buffer transition within the property along the rear boundary is required to be documented and support planting to visually and physically separate private land from public land, in consideration of Pittwater Development Control Plan clause B4.11 Land Adjoining Bushland, to protect the bushland within McCarrs Creek Reserve.

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.