

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2022/1000
Date:	24/08/2022
To:	Lashta Haidari
Land to be developed (Address):	Lot 100 DP 1276056 , 19 - 21 South Steyne MANLY NSW 2095

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 proposes the implementation of Stages 3 and 4 of the Part 3A Concept Plan approval MP10.0159 MOD1, including demolition, alterations, additions and construction of mixed use buildings. Specifically, the works involve the retention of the previously constructed Stages 1 and 2 (hospital facility 'Centre for Country Kids' now known as the 'CCK' building) as well as partial demolition, alterations and additions to Drummond House and the construction of mixed use buildings which incorporate residential, retail/ commercial and hospital/ medical uses and associated guest accommodation with basement parking and landscape works.

The development site adjoins the North Steyne foreshore promenade and beach located across the road reserve, that occupies land zoned RE1 Public Recreation. The proposed development does not impact upon the objectives of the RE1 land zone and the development is not detrimental to the landscape character of the adjoining land nor the recreational use of the recreational land, and associated features, structures and natural character, 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Works on Land Owned or Managed By Council

No works are to be carried out on land owned or managed by Council.

Note: Separate approval from Council is required for access driveways, paths, stairs, connections to underground utilities (stormwater, gas, sewer, electricity, telecommunications etc.) and landscaping works on land owned or managed by Council.

Reason: To protect the land owned or managed by Council.

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, structures, landscape features, trees and vegetation, grass verge, open space and associated elements such as furniture, recreational facilities and the like, within the meaning of the Local Government Act 1993.

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