

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2023/0951
Proposed Development:	Alterations and additions to the Royal Motor Club Broken Bay
Date:	28/03/2024
To:	Adam Croft
Land to be developed (Address):	Lot 5 DP 4689 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 6 DP 110670 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 262 DP 752046 , 46 Prince Alfred Parade NEWPORT NSW 2106 Lot 329 DP 824292 , 46 Prince Alfred Parade NEWPORT NSW 2106

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

Additional Information Comment 28/03/24:

The amended reports and plans are noted.

The additional planting to the west of the of the proposed club additions is supported, including some tree planting. The parking requirements and constraints are noted. No further issues are raised.

Original Comment:

The property adjoins the Pittwater waterway downslope. The majority of the land based property is identified as scenic protection category 1 under the PDCP which states that built form shall be secondary to the landscape, tree canopy shall be maintained and enhanced, minimise visual impact on the natural environment, and canopy trees are required between dwellings and boundaries facing waterways. Significant change is proposed to the existing condition, albeit the footprint remains relatively the same. It is suggested tree planting be incorporated into the proposal, to the west of the proposed club additions, which will help soften the visual bulk and dominance on the new works when compared to the existing.

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.