

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/0707
Date:	03/09/2020
To:	Maxwell Duncan
Land to be developed (Address):	Lot 6 DP 749791 , 113 Orchard Street WARRIEWOOD NSW 2102

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 proposal is for the construction of a horse arena, horse stables, day yards and paddocks and alterations and additions to an existing dwelling.

Council's Landscape Referral is assessed against the Pittwater Local Environment Plan clause RU2 Rural Landscape, and the following Pittwater 21 DCP Controls:

- B8.2 Construction and Demolition - Erosion and Sediment Management

The site is located in the RU2 Rural Landscape zone, requiring development, amongst other objectives, to maintain the rural landscape character of the land. The site adjoins Ingleside Chase Reserve located upslope, and as such no impact upon public land is anticipated. During the works surface sediment runoff and/or erosion is to be controlled, managed and contained to the immediate downslope of the works area and thus protect from entering public land downslope beyond the property including road reserve.

Subject to this requirement that satisfies clause B8.2, Parks Referral has no objections to the proposal, with conditions of consent to be imposed to ensure surface sediment runoff and/or erosion is controlled, managed and contained.

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

Installation and Maintenance of Sediment and Erosion Control

Prior to commencement of works on site, sediment and erosion controls must be installed along the immediate downslope of the works area, in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). The erosion controls shall be maintained in an operational condition until the development activities have been completed and the site fully stabilised. Sediment shall be removed from the sediment controls following each heavy or prolonged rainfall period.

Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: to protect the surrounding environment from the effects of sedimentation and erosion from the site.