

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/0021
To:	Lashta Haidari
Land to be developed (Address):	Lot 11 DP 1193189 , Pittwater Road COLLAROY NSW 2097

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 proposed development is within Griffith Park, and provides amenities for users of Long Reef beach.

Parks in principle supports the proposal, and has made a number of suggestions via conditions for small changes to the design to ensure the best outcome for users.

These suggestions include:

- Review of the number of pans in the female toilets
- Provision of hot & cold water points in the Council lifeguard storage area
- Safety by design considerations for the courtyard area, which has limited line of sight from the carpark area

As land manager of the reserve, Parks will also require copies of the relevant construction documentation to review and sign off on prior to the commencement of any construction activity. These documents include:

- dilapidation report
- traffic management plan
- construction management plan

No other issues with the 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Construction Management Plan

A Construction Management Plan shall be prepared which includes the following:

- (a) The proposed method of access to and egress from the site for demolition, excavation and construction vehicles, including access routes through the Council owned or managed land and the location and type of temporary vehicular crossing for the purpose of minimising traffic congestion and noise in the area, with no access across public parks or reserves being allowed without Owners Consent being granted;
- (b) The proposed method of loading and unloading, demolition, excavation and construction machinery, excavation and building materials, formwork and the erection of any part of the structure within the site. Wherever possible mobile cranes should be located wholly within the site;
- (c) The location and operation of any on site crane; and details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Parks and Recreation business unit must be notified of start date of works as soon as possible and within a reasonable time prior to the start of works.

Reason: To ensure appropriate measures have been considered for site access, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights and protects amenity in the locality, without unreasonable inconvenience to the community.

Provision of temporary facilities

Temporary toilet and changing facilities are to be provided for beach users from the commencement of construction until the completion of the new Surf life saving club.

Reason: To ensure continued provision of community facilities.

Dilapidation Report

Completion of a dilapidation report on the reserve areas surrounding the development site.

Reason: To ensure that reserve amenity is maintained.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Safety by Design Considerations

The courtyard area of the design has poor sight lines when viewed from the carpark area. When the facility is not in use, i.e. out of hours, this area has the potential to become a location for untoward activities.

Consideration should be given to either CCTV for this area and/or lockable gates that prevent access to this area during out of hours times.

Reason: To ensure that the facility design considers public safety.

Provision of running water in lifeguard storage area

It is a WHS requirement that running water both hot and cold be provided in the life guard storage area. Prior to commencement the design will need to be amended to include a small kitchenette in this area.

Reason: To assist in the treatment of jellyfish stings that may be sustained by beach users.

Female toilet provision

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Could the arrangement of the female toilets please be amended to include an additional pan. Currently there are four pans in both the female and male toilets.

Reason: To ensure adequate provision of female toilet facilities.