

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2019/1504
Date:	09/03/2020
To:	Gareth David
Land to be developed (Address):	Lot 241 DP 16362 , 325 Whale Beach Road PALM BEACH NSW 2108 Lot 242 DP 16362 , 325 Whale Beach Road PALM BEACH NSW 2108

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 site abuts Little Head reserve on it's eastern and southern boundaries. Little Head Reserve is zoned as E2 - Environmental Conservation.

The current proposal indicates that landscaped stairs in the backyard are to encroach upon the E2 zoned public reserve. Development of this nature in the E2 zone is not permitted under the Pittwater LEP. These steps will need to be redesigned prior to commencement, to ensure that they are located solely within the subject property.

The topography of the site falls to the east, so sedimentation control has been conditioned to protect the surrounding Environmental Conservation area from potential erosion as a result of development on the site.

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

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004).

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.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Redesign of backyard steps

The current design of the backyard stairs encroach onto Council owned E2 - Environmental Conservation land. The Pittwater Local Environmental Plan precludes development of this nature from occurring in an E2 zone. These stairs need to be redesigned to reside solely on the applicants land.

Reason: To ensure proposed development complies with the Local Environmental Plan.