

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2021/0731
<b>Date:</b>	08/06/2021
<b>To:</b>	Kent Bull
<b>Land to be developed (Address):</b>	Lot 54 DP 216410 , 48 Epping Drive FRENCHS FOREST NSW 2086

### 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

This application is for the alterations and additions to an existing residential dwelling. Proposed works include the construction of a new swimming pool located towards the rear of the site adjacent to the eastern boundary.

Council's Parks Referral section has assessed the application against the following Warringah DCP 2011 controls:

- C7 Excavation and Landfill
- C8 Demolition and Construction
- E7 Development on Land Adjoining Public Open Space

The property adjoins public reserve located down-slope of the site. All works adjoining reserves on the down-slope must ensure that surface sediment runoff and/or erosion is controlled, managed and contained within the site boundaries and prevented from entering the reserve.

The existing boundary fence/balustrade, as well as retaining wall provide an exiting transition between private and public land. Under the proposed development works, the existing retaining wall is to be unaffected, with a new balustrade being installed on the outer edge of the proposed natural stone paving that surrounds the proposed swimming pool.

No encroachments are permitted upon public land and all works shall be confined within the legal boundaries.

Parks Referral raises no objections to the proposal subject to the following conditions.

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 and managed by Council.

**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.

**Protection of Trees Within Land Owned or Managed by Council**

Unless identified by the development consent, existing trees shall be protected in accordance with AS4970- 2009 Protection of Trees on Development Sites, with particular reference to Section 4, with no ground intrusion into the tree protection zone and no trunk, branch nor canopy disturbance.

Should any problems arise with regard to the existing trees on public land during the construction period, the applicant is to immediately Contact Council's Tree Services section and resolve the matter to Council's satisfaction.

Reason: Tree protection and management.

**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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Removal of All Temporary Structures/Materials and Construction Rubbish**

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences/bunds are to be removed from the site.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To protect reserve amenity and public safety.