

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2023/0690
Proposed Development:	Demolition works and construction of a dwelling house and secondary dwelling, swimming pool, carport, inclinator and boatshed
Date:	20/07/2023
To:	Grace Facer
Land to be developed (Address):	Lot 59 DP 13760 , 252 Hudson Parade CLAREVILLE NSW 2107

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 20/07/23:

The amended plans and reports are noted.

Screen planting is shown in locations to soften any visual impact from Pittwater Waterway. All development works must ensure that surface sediment runoff and/or erosion is controlled, managed and contained within the site boundaries.

Original Comment Summary:

The landscape proposal shall ensure visual impact is mitigated and that the proposal satisfies the PDCP and PLEP controls. In particular;

- outcomes in PDCP D12.14 *"To maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component"*, and *"Development shall minimise any visual impact on the natural environment when viewed from any waterway, road or public reserve"*, and
- PLEP Part 7.8 (1)(a) *"to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area"*, and (3)(b) *"the appearance of any proposed structure, from both the waterway and adjacent foreshore areas, will be compatible with the surrounding area"*.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Protection of Council's Public Assets

Any damage to Council's public assets shall be made good by the applicant, and/or the contractor, to the satisfaction of Council.

Council's public assets include, but is not limited to, the following: road, kerb and gutters, crossovers, crossings, paths, grass verge, open space and associated elements such as furniture, recreational facilities and the like, within the meaning of the Local Government Act 1993.

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.

Reason: To protect and/or restore any damaged public asset.