

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2024/0131
<b>Proposed Development:</b>	Alterations and additions to a dwelling house
<b>Date:</b>	27/02/2024
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 20 DP 221359 , 70 Nandi Avenue 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

The application is assessed by Parks Reserves and Foreshores Referral against Warringah Local Environmental Plan 2011 and the following Warringah Development Control Plan 2011 control (but not limited to): E7 Development on land adjoining public open space.

The development site adjoins the Nandi Reserve that is located downslope of the property. No physical encroachments are permitted over the site boundary, and new structures and built elements are not permitted beyond the site boundaries. All development works must ensure that surface sediment runoff and/or erosion is controlled, managed and contained within the site boundaries and prevented from travelling across the boundary and into the public reserve, and conditions shall be imposed to satisfy this requirement.

Concern is raised that the proposed development, without information on landscape outcomes and treatments along the common boundary with the public reserve, does not satisfy the objectives and requirements of Warringah Development Control E7, including:

- Development on land adjoining open space is to complement the landscape character and public use and enjoyment of the adjoining parks, bushland reserves and other public open spaces.
- Development is to utilise landscaping or existing landscape elements to screen development.

Landscape Plans are to be submitted indicating a landscape buffer zone located wholly within the development property as a transition between private and public land, and it is suggested that a landscape zone width of 1.5 metres (or as averaged) is required to adequately provide mass planting to establish a visual and physical transition.

It is noted that existing encroachment into the public reserve by way of construction fencing and ground alteration exists and Plans shall be submitted on how this area shall be restored to pre-existing condition.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

**Parks, Reserves and Foreshores Conditions:**

Nil.