

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/1135
Date:	11/11/2020
To:	Anne-Marie Young
Land to be developed (Address):	Lot 8 DP 25959 , 14 Lalchere Street CURL CURL NSW 2096

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 proposal is for the demolition of an existing dwelling and construction of a new dwelling.

Council's Parks Referral staff have assessed the proposal against the following Warringah DCP Controls:

- C5 Erosion and Sedimentation
- C8 Demolition and Construction
- E7 Development on Land Adjoining Public Open Space

The property adjoins public reserve located downslope of the site. All works adjoining reserves on the downslope 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 provides an existing transition between private and public land. The proposed development works establishes a more prominent visual connection from private land into public land and a landscape outcome by selected screen planting in locations within the site is required, and subject to conditions imposed by Landscape Referral regarding this matter, Parks Referral provide no objection to 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

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.

Works on Land owned or managed by Council

No works are to be carried out on Land owned or managed by Council without the written approval of the 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.

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.

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.

Reason: public safety and protection of council's assets.

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.