

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2021/1069
<b>Date:</b>	23/07/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 142 DP 13760 , 172 A 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

The development application is for the construction of the replacement seawall and associated slope stabilisation works to remove the safety risk to the public of the existing land, upon land within Taylors Point Reserve owned and managed by Northern Beaches Council. The area below the proposed seawall is Crown land at the mean high water mark within zone W1 Natural Waterways.

Council's Parks, Reserves and Foreshores Referral is assessed against the Pittwater Local Environment Plan (PLEP) 2014 under the RE1 Public Recreation land zone objectives and clauses 7.3 Earthworks and 7.8 Limited development on foreshore area, and the following Pittwater 21 DCP Control: B8.2 Construction and Demolition - Erosion and Sediment Management, and D15.18 Seawalls.

The site is located along the Pittwater waterway located downslope, and all works must ensure that surface sediment runoff and/or erosion is controlled, managed and contained within the site boundaries and prevented from entering the waterway. Additionally the works are required to ensure public access is maintained within the reserve for the benefit of the community.

The proposed works are planned and designed in consideration of the impact of the proposed seawall and stabilisation works on the natural and built environment, and the proposed method of mitigating any adverse effects. The design does not move the proposed structure seaward of the existing collapsed seawall and thus does not remove any Crown public land, and there are no impacts to the existing ground levels to adjoining properties.

The objectives of PLEP clause 7.8 are satisfied as the development will not impact on natural foreshore processes or affect the significance and amenity of the area, will ensure continuous informal public access along the foreshore area and to the waterway as per existing, is compatible with the surrounding area.

Parks, Reserves and Foreshores Referral raise no objections to the proposal subject to 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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### **Working and Access on Reserves Permit**

Works (undertaken by principal contractors working without Council supervision) on land owned or managed by Council require a "Working on Reserves" permit prior to commencement. Applications can be obtained from Council's website or the Parks and Recreation business unit.

Details demonstrating Permit approval are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Public safety and the protection of Council infrastructure.

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### **Construction Management Plan - Council Assets**

Prior to commencement of works on site, appropriate environmental site management measures must be in place and incorporate the following throughout demolition and construction:

- i) access to and from the site during construction and demolition,
- ii) safety and security of the site, road and footpath area including details of proposed fencing, hoarding and lighting,
- iii) methods of loading and unloading machinery and building materials,
- iv) location of storage materials, excavation and waste materials,
- v) methods to prevent material being tracked off the site onto surrounding roadways,
- vi) erosion, sediment and dust control measures, and
- vii) protection of existing trees and vegetation including the tree protection zone, in accordance with AS 4970-2009 Protection of Trees on Development Sites.

During works, the site management measures listed above must remain in place and be maintained until the completion of works.

Construction materials must not be stored on Land owned or managed by Council unless approval is provided by Council. Safe pedestrian access free of trip hazards must be maintained at all times on or adjacent to any public access routes connected to Land owned or managed by Council.

Reason: to protect the surrounding environment from the effects of sedimentation and erosion from the site.

### **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), and in accordance with the Erosion & Sediment Control Plan PA1900-RHD-00-DR-MA-0031.

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.

## **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.

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

## **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 Principal Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To protect reserve amenity and public safety.