

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2025/0187
<b>Proposed Development:</b>	Alterations and additions to a dwelling house including a garage and studio
<b>Date:</b>	14/03/2025
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 10 DP 13291 , 28 Delecta Avenue 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 site adjoins RE1 Public Recreation land known as Clareville Beach Reserve. 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 reserve and foreshore. No physical encroachments over the site boundaries are permitted, and structures and built elements are not permitted beyond the site boundaries.

The Parks & Playgrounds Plan of Management applies to the Clareville Beach/Long Beach Reserve, however this plan of management focuses more on management issues within the Reserve without any guidelines for transition to residential lands, and thus no concerns are raised in terms of impacts to the plan of management objectives.

Under Pittwater Development Control Plan D1.20 Scenic Protection Category One Areas, the following outcomes and controls shall be satisfied:

- Outcomes: preserve and enhance the visual significance of district and local views of Pittwater's natural topographical features such as, ridges, upper slopes and the waterfront; maintain and enhance the natural environment of Pittwater as the predominant feature of the landscape with built form being a secondary component; ensure sites are designed in scale with Pittwater's bushland setting and encourages visual integration and connectivity to natural environment; development shall minimise visual impacts on the natural environment when viewed from any waterway, road or public reserve.
- Controls: screen planting shall be located between structures and boundaries facing waterways: canopy trees are required between dwellings and boundaries facing waterways and waterfront reserves: development is to minimise the impact on existing significant vegetation.

The Landscape Plan is noted, and this includes transition landscape buffer planting between the residential lot and the reserve, and the existing canopy trees within the reserve are noted impacted upon. It is noted on the Stormwater Plan that the absorption trench system is some distance away from the rear boundary to allow for mitigation of water runoff into the reserve.

The proposed development is not detrimental to the prevailing landscape character when viewed from the adjoining reserve and foreshore, and the recreational activities of the reserve and foreshore are not impacted upon. As such Parks, Reserves and Foreshores raise no concerns with the development

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.

### **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.

#### **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.

## **CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE**

### **Condition of Trees on Land Owned or Managed by Council**

Prior to the issue of any relevant Occupation Certificate, a qualified Arborist is to certify that:

- a) All trees on public land have been adequately maintained, that there has been no net deterioration in health and condition, and that any remedial work complies with AS 4970-2009 Protection of trees on development sites, and AS 4373-2007 Pruning of amenity trees.

Reason: Tree and public asset management.