

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2022/1732
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	08/12/2022
To:	Gareth David
Land to be developed (Address):	Lot 54 DP 14682 , 1015 Barrenjoey Road PALM BEACH NSW 2108

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

Concern is raised regarding the interface between public land, coastal foreshore and the private land of the development, where the proposal is prominent when viewed from the public reserve, and the proposal does not provide an adequate solution to mitigate this visual impact or satisfy the relevant PDCP and PLEP controls. In particular, the proposal does not satisfy:

- 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"*,
- 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 pool location cannot be supported due to the departure from the PDCP and PLEP controls.

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.