

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2025/0181
Proposed Development:	Demolition works and construction of a dwelling house attached to an existing restaurant/cafe
Date:	19/03/2025
To:	Kye Miles
Land to be developed (Address):	Lot 1 DP 1005148 , 1 Narrabeen Park Parade NORTH NARRABEEN NSW 2101

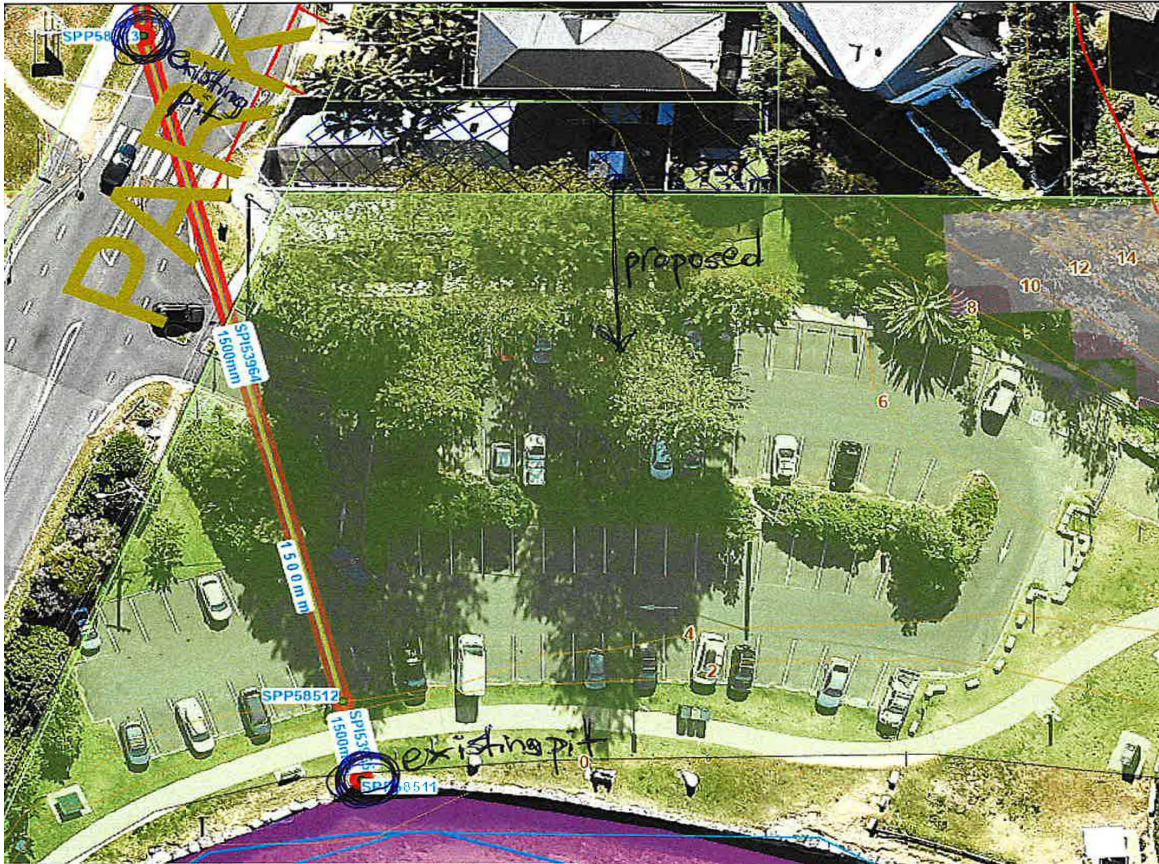
Reasons for referral

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

It is noted in the Statement of Environmental Effects that a detention tank is proposed that will be connected "into the existing stormwater system for the site to be installed to future specialist detail". The Stormwater Plan indicate that stormwater is to be connected in the adjoining Reserve without providing any indication where such a connection would occur, and as illustrated on the below diagram the existing stormwater lines and pits are some distance from the proposed connection.

Further information is required on an accurate design solution that investigates existing asset locations and any other design solutions as Parks Reserves and Foreshores Referral do not support any impacts to the Reserve amenity and in particular the existing and significant Norfolk Island Pines.



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:

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

Blank condition for prior to subdivision - replace this heading with your condition heading

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Blank condition for prior to subdivision - replace this heading with your condition heading