

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	DA2024/1707
<b>Proposed Development:</b>	Demolition works and construction of a dwelling house including a swimming pool
<b>Date:</b>	08/01/2025
<b>To:</b>	Brittany Harrison
<b>Land to be developed (Address):</b>	Lot 1 DP 818730 , 18 Hillcrest Avenue MONA VALE NSW 2103

### 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 the Newport Beach Reserve coastal bluff and foreshore that is located downslope of the property.

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 coastal foreshore. No physical encroachments over the site boundaries are permitted, and structures and built elements are not permitted beyond the site boundaries. The development is not detrimental to the prevailing landscape character when viewed from the adjoining reserve and coastal foreshore, and 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:

Nil.