

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2024/1737
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	08/01/2025
To:	Anne-Marie Young
Land to be developed (Address):	Lot 10 DP 228119 , 292 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 site adjoins Refuge Cove Reserve and Pittwater waterway that is located downslope of the property.

The Landscape Plan is noted and in consideration of Pittwater LEP clause 7.8 Limited development on foreshore area, sub-clause (3) (b), it is considered that the retaining walling below the pool in close proximity to the rear boundary should be occupied by a landscape buffer of at least 1 metres to support planting to adequately soften the built form of the retaining walling from the Reserve and the waterway, as currently the Landscape Plan identifies only groundcovers to this area, and this matter shall be determined by the Assessing Planning Officer.

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. No physical encroachments over the site boundaries are permitted, and structures and built elements are not permitted beyond the site boundaries. Public access to the reserve and waterway as required by Pittwater LEP clause 7.8 Limited development on foreshore area, sub-clause (4) (a) (b) and (d) is not impacted by the proposed development and the development is not detrimental to the prevailing landscape character when viewed from the adjoining reserve and waterway, 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:

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.