

## Parks, Reserves and Foreshores Referral Response

<b>Application Number:</b>	REV2022/0024
<b>Proposed Development:</b>	Review of Determination of Application DA2021/2173 for alterations and additions and coastal protection works to Newport Surf Life Saving Club
<b>Date:</b>	30/01/2023
<b>To:</b>	Adam Susko
<b>Land to be developed (Address):</b>	Lot 7094 DP 1059297 , 394 Barrenjoey Road NEWPORT NSW 2106 Lot 1 DP 1139445 , 394 Barrenjoey Road NEWPORT NSW 2106

### 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

Council's Parks, Reserves and Foreshores Referral section have assessed the application against the Crown Land Management Act 2016, Pittwater Council's Ocean Beaches Plan of Management 2006, Pittwater Local Environment Plan, and the Pittwater 21 Development Control Plan. Under the Pittwater Ocean Beaches Plan of Management, chapter 12 - Newport Beach Master Plan, figure 25, point 11 recommends " to maintain and upgrade the surf club building and surrounds as required having regard to public safety."

All surrounding public and Council assets utilised by the community (accessible car parking spaces, multi-purpose court and youth area, and the existing crossover for Council's beach rake tractor access) shall be retained and protected during works. The Waste Management Plan: Demolition, Construction & Ongoing (drawing 017) will encroach on the use of the public reserve, including but not limited to material stockpile over two accessible car parking spaces, and the location of the 'Sortation' area during demolition over the multi-purpose court youth area. All public recreational open space and facilities utilised by the public are to remain open and accessible during works.

An Amended Waste Management Plan shall be submitted to address the above concerns and shall be issued to the relevant Council departments for approval prior to the issue of the Construction Certificate. Areas to be excluded from demolition or construction activities requiring temporary land space include: the recreational park areas identified by grassed open space, all of the Youth Space area (multi-purpose court), accessible car spaces and accessible areas for entering and exiting with vehicles, public car spaces not provided for demolition and construction activities as directed by Council, and all pedestrian connections linking the aforementioned areas.

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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

### **Amended Waste Management Plan**

An Amended Waste Management Plan must be prepared for this development and submitted to and approved by Council's Manager Parks Assets and Manager Development Assessment prior to the issue of any Construction Certificate.

Areas to be excluded from demolition or construction activities requiring temporary land space include: the recreational park areas identified by grassed open space, all of the Youth Space area, accessible car spaces and accessible areas for entering and exiting with vehicles, public car spaces not provided for demolition and construction activities as directed by Council, and all pedestrian connections linking the aforementioned areas.

Reason: To ensure that any demolition and construction waste, including excavated material, is reused, recycled or disposed of in an environmentally friendly manner, and does not restrict public use of recreational open space.

## CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

### **Working and Access on Reserves Permit**

Works (undertaken by principal contractors working without Council supervision) on land owned or managed by Council require a "Working on Reserves" permit prior to commencement. Applications can be obtained from Council's website or the Parks and Recreation business unit.

Reason: Public safety and the protection of Council infrastructure.

### **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.

### **Dilapidation Report of Land Owned or Managed by Council**

A Pre-Construction Dilapidation Report shall contain a survey of pre-existing land features including photographic record of the land under Council's care control and management adjoining the development, detailing the physical condition of items such as, but not exclusively limited to, physical assets such as crossovers, driveways, footpaths, utilities, furniture, play equipment, trees, gardens, lawn areas, bushland and any rock outcrops.

This Pre-Construction Dilapidation Report shall be submitted to Council and the Principal Certifier prior to commencement of works.

Any damage to these assets during the works must be replaced like for like to the satisfaction of Council and the Principal Certifier.

The applicant may be held liable to any damage to public infrastructures in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition. In this regard, where required, the damage deposit lodged by the applicant may be used by Council to repair such damage on Council's property.

Reason: Protection of Council's assets.

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### **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.

Should any problems arise with regard to the existing trees on public land during the construction period, the applicant is to immediately contact Council's Tree Services section and resolve the matter to Council's satisfaction.

Reason: To protect and/or restore any damaged public asset.

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

### **Removal of All Temporary Structures/Materials and Construction Rubbish**

Once construction has been completed all silt and sediment fences, silt, rubbish, building debris, straw bales and temporary fences/bunds are to be removed from the site.

Details demonstrating compliance are to be submitted to the Principal Certifier prior to the issue of an Occupation Certificate.

Reason: To protect reserve amenity and public safety.

### **Post-Construction Dilapidation Report of Land Owned or Managed by Council**

Post-Construction Dilapidation Report of the land under Council's care control, including photos of any damage evident at the time of inspection, must be submitted after the completion of works.

The report must:

- Compare the post-construction report with the pre-construction report,
- Clearly identify any recent damage and whether or not it is likely to be the result of the development works,
- Should any damage have occurred, the evidence of like for like replacement to the satisfaction

of Council.

Copies must also be lodged with Council.

The applicant may be held liable to any damage to public infrastructures in the vicinity of the site, where such damage is not accurately recorded under the requirements of this condition. In this regard, where required, the damage deposit lodged by the applicant may be used by Council to repair such damage on Council's property.

Details demonstrating compliance with this condition are to be submitted to the Principal Certifier prior to the issuing of an Occupation Certificate.

Reason: Protection of Council's assets.