

Parks, Reserves and Foreshores Referral Response

Application Number:	Mod2023/0567
Proposed Development:	Modification of Development Consent DA2022/0145 granted for Demolition works and construction of a mixed-use development comprising a residential flat building and shop top housing, basement parking, lot consolidation and torrens title subdivision.
Date:	17/01/2024
To:	Gareth David
Land to be developed (Address):	Lot CP SP 32072 , 812 Pittwater Road DEE WHY NSW 2099 Lot CP SP 32071 , 4 Delmar Parade DEE WHY NSW 2099

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 that the Sydney North Planning Panel deliberated on the matter of overshadowing over the Reserve in consideration of Warringah DCP part D, control 6.1 requirement that 'Development should avoid unreasonable overshadowing any public open space', and determined that "the extent of overshadowing of the Reserve is limited and given the balance of expectations for development on the site, the constraints of the site and importance of the proposal to the Council's Town Centre strategy, the limited overshadowing is reasonable".

The application is for modification to development consent DA2022/0145, as described in reports and as illustrated in plans. The property adjoins Stone Range Botanical Reserve, and the following proposed modifications are noted relevant to Parks Reserves and Foreshores Referral, in determining impacts to the Reserve:

- level 6 roof and lift overrun levels increased,
- communal open space added to Pittwater Road building.

It is noted that the Statement of Environmental Effects states that the proposed modifications results in an overall reduction in the Winter shadow across Stony Range Botanical Reserve. Parks Reserves and Foreshores Referral note that in consideration of the impact to the open space recreational picnic/BBQ area, a marginal increase is documented across this specific area for the 1pm winter shadow, a marginal decrease occurs at 2pm, and at 3pm the whole of the open space recreational picnic area is in shadow as it was in the approved development consent.

Parks Reserves and Foreshores Referral raise no concerns with regard to any additional impacts to Stony Range Botanical Reserve from the modification proposals, based on the presented shadow diagrams as demonstrated on the modification plans and compared to the approved development consent documents.

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.