

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2021/0199
Date:	14/04/2021
To:	Lashta Haidari
Land to be developed (Address):	<p>Lot B DP 402309 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 595298 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 7 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 5 DP 8561 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 4 DP 654321 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 6 DP 737137 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 8 DP 455967 , 4 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 3 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 2 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 1 DP 8561 , 2 Jacksons Road WARRIEWOOD NSW 2102</p> <p>Lot 15 DP 26902 , 2 Jacksons Road WARRIEWOOD NSW 2102</p>

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 application is for the demolition of existing Nelson Heather Community Centre and the construction of a new Warriewood Valley Community Centre, located at the intersection of Pittwater Road and Jacksons Road, Warriewood, including demolition of existing structures, tree removal, single level community facility expanded into the existing Reserve, parking, landscape and associated works and consolidation of Boondah Reserve into a single lot.

Parks Referral has assessed the application against the following relevant policies and controls:

- Pittwater Local Environment Plan, zone RE1 Public Recreation
- Pittwater Development Control Plan, clauses B.8 Site Management Works, C6.4 Pedestrian and Cyclist Network, and D16 Warriewood Valley Locality

The proposal satisfies Pittwater LEP zone RE1 Public Recreation, with the provision of ancillary

development for public use to meet the needs of the community and provide passive and active public open spaces resources across Boondah Reserve. The proposed Community Centre encroaches upon the land zoned RE1 Public Recreation with the loss of two (2) grass Netball courts, yet the proposal provides a recreational open space landscape setting within the land occupied by the Community Centre, which is zoned SP2 Infrastructure. This interaction of open space is beneficial for the public as the Community Centre provides inclusive and connected spaces for passive recreational use.

The loss of the two (2) existing Netball grass courts is effectively offset by the availability of the recently completed of four (4) new Netball courts within 3 Boondah Road, and this loss of recreational open space is offset by the landscaped central courtyard proposed to the northern side of the proposed community facility that is connected to the Boondah Reserve.

The proposed hours of operation of the Community Centre are 7.00am to 12.00 midnight Monday to Sunday, thus providing inclusive and equitable access for recreational users of Boondah Reserve to this facility.

It is noted that the batter transition between the development site and Boondah Reserve shown in the Stormwater Plans at 1 in 4 grade will present increased maintenance activity for Council maintenance staff and the slope shall be flattened to a manageable 1 in 6 slope.

Sediment fence and traps along the alignment shown on the Sediment & Erosion Control Plan are supported during construction to protect Council's public assets.

Parks Referral raise no objection to 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 SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

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.

Details demonstrating Permit approval are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Public safety and the protection of Council infrastructure.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Construction Management Plan - Council Assets

Prior to commencement of works on site, appropriate environmental site management measures must be in place and incorporate the following throughout demolition and construction:

- i) access to and from the site during construction and demolition,
- ii) safety and security of the site, road and footpath area including details of proposed fencing,

- hoarding and lighting,
- iii) methods of loading and unloading machinery and building materials,
 - iv) location of storage materials, excavation and waste materials,
 - v) methods to prevent material being tracked off the site onto surrounding roadways,
 - vi) erosion, sediment and dust control measures, and
 - vii) protection of existing trees and vegetation including the tree protection zone, in accordance with AS 4970-2009 Protection of Trees on Development Sites.

During works the site management measures set out in the above must remain in place and be maintained until the completion of works.

Construction materials must not be stored on land owned or managed by Council. Safe pedestrian access, free of trip hazards, must be maintained at all times on or adjacent to any public access routes connected to land owned or managed by Council.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.

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.

Removal of Trees in Land Owned or Managed by Council

Prior to the commencement of work:

- a) written notification is to be provided to Council giving a minimum of 7 days notice prior to undertaking the removal of any trees approved for removal,
- b) removal of approved trees is to be undertaken by a qualified Arborist with minimum level 5 AQF qualifications with suitable public liability insurance.

Reason: Management of public environmental 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 Certifying Authority prior to the issue of any Occupation Certificate.

Reason: To protect reserve amenity and public safety.