

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2020/0676
Date:	12/08/2020
To:	Claire Ryan
Land to be developed (Address):	Lot 32 DP 5769 , 4 Dudley Street BALGOWLAH NSW 2093

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 proposal is for construction of an attached dual occupancy with subsequent torrens title subdivision. The site adjoins public land used as Balgowlah Golf Course.

No access nor construction works are permitted upon the public land. The development lot is situated at a higher elevation to the public land and environmental control shall be a condition of consent to protect public land from construction sediment and soil erosion. All existing natural features within the public land shall not be impacted upon, including existing ground surfaces, vegetation and any utility services, and recreational and operational access.

The proposal can be supported subject to conditions of consent.

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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Protection of trees within Land owned and managed by Council

Existing trees within Land owned and managed by Council (Balgowlah Golf Course in this case) 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: tree protection and management.

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.

Such measures shall be installed along the rear common boundary to the Golf Course as well as the northern boundary to 6 Dudley Street along the rear section to ensure no sediment and erosion continues from the development site, through 6 Dudley Street, and onto the Golf Course.

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

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.

Reason: public safety, landscape amenity and tree 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.

The dumping or storage of building materials, spoil, vegetation, green waste, or any other material in Land owned or managed by Council is prohibited.

Council's public assets include, but is not limited to the following: road, kerb and gutters, crossovers, crossings, paths, grass verges, trees and bushland, open space, parkland, reserves, golf courses, and associated elements such as furniture, recreational facilities and the like, within the meaning of the Local Government Act 1993.

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