

Parks, Reserves and Foreshores Referral Response

Application Number:	DA2023/0504
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool, carport and garage
Date:	18/05/2023
To:	Stephanie Gelder
Land to be developed (Address):	Lot 2 DP 546543 , 34 The Serpentine BILGOLA BEACH 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

NOT YET DETERMINED

The development site adjoins Public Reserve land that is located downslope of the property, and is in proximity to the beach and ocean.

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 is not impacted by the proposed development. The comments in the Landscape Referral are noted and without a clear understanding of the landscape outcome in terms of retention or removal of existing Norfolk Island Pines within the property, it is not clear as to the physical and visual relationship of the proposed development to adjoining public land including the reserve, beach and ocean, to provide determination under D3.1 Character as viewed from a public place, by Parks Reserves and Foreshores Referral.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Parks, Reserves and Foreshores Conditions:

Nil.