

Memo

Environment

To:	Lashta Haidari , Acting Development Assessment Manager
From:	Gareth David, Planner
Date:	21 August 2020
Application Number:	Mod2020/0337
Address:	Lot 2 DP 221631 , 78 Hudson Parade CLAREVILLE NSW 2107 Lot PO 7080 , 78 Hudson Parade CLAREVILLE NSW 2107 Lot LIC 590741 , 78 Hudson Parade CLAREVILLE NSW 2107
Proposed Modification:	Modification of Development Consent DA2019/0152 for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed

Background

The abovementioned development consent (DA2019/0152) was granted by Council on 23/08/2019 for demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed.

Details of Modification Application

Under Section 4.55(1) of the EPA Act 1979, a consent containing an error or mis-description may be amended. The Northern Beaches Community Participation Plan does not require the notification of Section 4.55(1) modification applications as they are considered to be of minimal environmental impact.

The application seeks to amend condition No. 14 Estuarine Planning Level Requirements, which reads as follows:

An Estuarine Planning Level (EPL) of 2.8 m AHD has been adopted by Council for the subject site and shall be applied to all development proposed below this level as follows:

- All structural elements below 2.8 m AHD shall be of flood compatible materials;
- All electrical equipment, wiring, fuel lines or any other service pipes and connections must be located either above 2.8m AHD or waterproofed to this level; and
- The storage of toxic or potentially polluting goods, chemicals or materials, which may be hazardous or pollute the waterway, is not permitted below 2.8m AHD.
- All interior power supplies (including electrical fittings, outlets and switches) must be located at or above 2.8m AHD. All exterior power supplies (including electrical fittings, outlets and switches) shall be located at or above 2.8m AHD to avoid the likelihood of contact with splashing waves and spray.

Reason: To ensure aspect of the development are built at the appropriate level

The proposal seeks to modify of condition 14 to read 2.5m AHD for the Boatshed instead of 2.8m AHD in accordance with condition 15 and the Estuarine Hazard Assessment Report Section 8.

Consideration of error or mis-description

The application was referred to Council's Coast & Catchments Officer who provided the following comments:

In accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), a base Estuarine Planning Level (EPL) of RL 2.71m AHD has been adopted by Council for this property.

The applicant has submitted the Estuarine Risk Management Report prepared by Horton Coastal Engineering Pty. Ltd dated 4 July 2019. The Report states that:

Council advised the Applicant that the EPL reported for the property was 2.71m AHD. The EPL values adopted above (2.8m AHD for the seawall and 2.5m AHD for the boatshed), based on more detailed analysis and consideration of design life, are considered to be more appropriate (and generally consistent with the Council value).

Following the standard format, an EPL, consistent with Council provided value was used in the Condition 14.

Condition 14 is now modified and updated and made more specific, as below:

14. Estuarine Planning Level Requirements

A) For Seawall: An Estuarine Planning Level (EPL) of 2.8m AHD has been adopted for the design of the proposed seawall based on more detailed analysis and consideration of design life.

B) For Boatshed: An Estuarine Planning Level (EPL) of 2.5m AHD has been adopted for the design of the proposed boatshed based on more detailed analysis and consideration of design life of 25 years and shall be applied to all development proposed below this level as follows:

- o All structural elements below 2.5m AHD shall be of flood compatible materials;
- o Only boating equipment and related items that can withstand periodic inundation should be placed within the boatshed below the EPL of 2.5m AHD;
- o All electrical equipment, wiring, fuel lines or any other service pipes and connections must be located either above 2.5m AHD or waterproofed to this level;
- o The storage of toxic or potentially polluting goods, chemicals or materials, which may be hazardous or pollute the waterway, is not permitted below 2.5m AHD;
- o All interior power supplies (including electrical fittings, outlets and switches) must be located at or above 2.5m AHD; and
- o All exterior power supplies (including electrical fittings, outlets and switches) shall be located at or above 2.5m AHD to avoid the likelihood of contact with splashing waves and spray.

Reason: To ensure aspect of the development are built at the appropriate level

Conclusion

It is considered that the modification is minor in nature and consistent with the provisions of section 4.55(1) of the EPA Act 1979 and is therefore recommended for approval.

Recommendation

THAT Council as the consent authority approve Modification Application No. Mod2020/0337 for Modification of Development Consent DA2019/0152 for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed on land at Lot 2 DP 221631,78 Hudson Parade, CLAREVILLE, as follows:

A. Modify Condition no.14 - Estuarine Planning Level Requirements - to read as follows:

A) For Seawall: An Estuarine Planning Level (EPL) of 2.8m AHD has been adopted for the design of the proposed seawall based on more detailed analysis and consideration of design life.

B) For Boatshed: An Estuarine Planning Level (EPL) of 2.5m AHD has been adopted for the design of the proposed boatshed based on more detailed analysis and consideration of design life of 25 years and shall be applied to all development proposed below this level as follows:

- o All structural elements below 2.5m AHD shall be of flood compatible materials;

- o Only boating equipment and related items that can withstand periodic inundation should be placed within the boatshed below the EPL of 2.5m AHD;
- o All electrical equipment, wiring, fuel lines or any other service pipes and connections must be located either above 2.5m AHD or waterproofed to this level;
- o The storage of toxic or potentially polluting goods, chemicals or materials, which may be hazardous or pollute the waterway, is not permitted below 2.5m AHD;
- o All interior power supplies (including electrical fittings, outlets and switches) must be located at or above 2.5m AHD; and
- o All exterior power supplies (including electrical fittings, outlets and switches) shall be located at or above 2.5m AHD to avoid the likelihood of contact with splashing waves and spray.

Reason: To ensure aspect of the development are built at the appropriate level

In signing this report, I declare that I do not have a Conflict of Interest.

Signed



Gareth David, Planner

The application is determined on //, under the delegated authority of:



Lashta Haidari, Acting Development Assessment Manager