

21 August 2020

Marker Architecture & Design Pty Ltd
111 Flinders Street
SURRY HILLS NSW 2010

Dear Sir/Madam

Application Number: Mod2020/0337
Address: Lot 2 DP 221631 , 78 Hudson Parade, CLAREVILLE NSW 2107
Proposed Development: Modification of Development Consent DA2019/0152 for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed

Please find attached the Notice of Determination for the above mentioned Application.

Please be advised that a copy of the Assessment Report associated with the application is available on Council's website at www.northernbeaches.nsw.gov.au

Please read your Notice of Determination carefully and the assessment report in the first instance.

If you have any further questions regarding this matter please contact the undersigned on 1300 434 434 or via email quoting the application number, address and description of works to council@northernbeaches.nsw.gov.au

Regards,



Gareth David
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0337
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Marker Architecture & Design Pty Ltd
Land to be developed (Address):	Lot 2 DP 221631 , 78 Hudson Parade CLAREVILLE NSW 2107
Proposed Development:	Modification of Development Consent DA2019/0152 for Demolition Works and construction of a dwelling house including swimming pool and refurbishment of existing boatshed

DETERMINATION - APPROVED

Made on (Date)	21/08/2020
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The request to modify the above-mentioned Development Consent has been approved 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

Important Information

This letter should therefore be read in conjunction with DA2019/0152 dated 23 August 2019.

Please note that on site works cannot proceed unless a Construction Certificate application for the modified proposal has been lodged with and approved by Council or an accredited certifier, and relevant conditions of the Development Application have been carried out.

Right to Review by the Council

You may request Council to review this determination of the application under Division 8.2 of the Environmental Planning & Assessment Act 1979. Any Division 8.2 Review of Determination application should be submitted to Council within 3 months of this determination, to enable the assessment and determination of the application within the 6 month timeframe.

Right of Appeal

Section 8.10 of the Environmental Planning and Assessment Act confers on an applicant who is not satisfied with the determination of the Consent Authority a right of appeal to the Land and Environment Court within 6 months of determination.

NOTE: A fee will apply for any request to review the determination.

Signed On behalf of the Consent Authority



Name Gareth David, Planner

Date 21/08/2020