

## Memo

Department

**To:** Panel Chair  
Northern Beaches Local Planning Panel

**From:** Jordan Davies  
Principal Town Planner

**CC:** Peter Robinson  
Executive Manager Development Assessments

**Date:** 28 March 2022

**Subject:** Deferral of Item 5.1 – DA2020/1762 - 316 HUDSON PARADE,  
CLAREVILLE - DEMOLITION WORKS AND CONSTRUCTION  
OF BOATSHED, RAMP, SLIPWAY, JETTY & STEPS

**Record Number:** 2022/186162

---

Dear Panel Members,

At the meeting of the Local Planning Panel (NBLPP) on 2 March 2022, the NBLPP resolved to defer Item 5.1, DA2020/1762 for demolition works and construction of boatshed, ramp, slipway, jetty and steps.

The Panel resolved the following:

*That the Northern Beaches Local Planning Panel, on behalf of Northern Beaches Council as the consent authority, **defers determination** of Application No. DA2020/1762 for demolition works and construction of boatshed, ramp, slipway, jetty & steps at Lot 1 DP 827733, 316 Hudson Parade, CLAREVILLE, Lot 2 DP 827733, 316 Hudson Parade, CLAREVILLE, Lot LIC 559856, 316 Hudson Parade, CLAREVILLE, for the following reason:*

*1. The submission of an acid sulphate soils management plan is required to comply with clause 7.1 of Pittwater Local Environmental Plan 2014.*

*The plan is to be submitted to the Council by 2 April 2022 otherwise the application will be determined on the information currently provided.*

On 25 March 2022, Council received from the applicant the following Document:

- 1. Acid Sulphate Soil Management Plan Report No E25588.E14\_Rev1, dated 28 March 2022 prepared by EI Australia.*

Council staff have reviewed this document and are satisfied that the information provided addresses the requirements of Clause 7.1 Pittwater LEP 2014.

The submitted document is attached to this memo to allow the granting of consent by the Panel.

It is recommended that Condition 1 as printed in the assessment report recommendation be updated to reference the Acid Sulphate Soils Management Plan as follows and that an additional condition be added to any development consent issued by the panel:

**Amend Condition 1 Approved Plans and Documents to Read as follows:**

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

a) Approved Plans

<b>Architectural Plans - Endorsed with Council's stamp</b>		
<b>Drawing No.</b>	<b>Dated</b>	<b>Prepared By</b>
DA-000, Issue J	6/07/2021	Michael Fountain Architects
DA-001, Issue W	1/09/2021	Michael Fountain Architects
DA-010, Issue I	6/07/2021	Michael Fountain Architects
DA-011, Issue J	6/07/2021	Michael Fountain Architects
DA-012, Issue I	2/07/2021	Michael Fountain Architects
DA-013, Issue I	2/07/2021	Michael Fountain Architects
DA-020, Issue K	6/07/2021	Michael Fountain Architects
DA-021, Issue I	6/07/2021	Michael Fountain Architects
DA-040, Issue A	16/08/2021	Michael Fountain Architects
DA-030, Issue B	7/12/2020	Michael Fountain Architects

<b>Reports / Documentation – All recommendations and requirements contained within:</b>		
<b>Report No. / Page No. / Section No.</b>	<b>Dated</b>	<b>Prepared By</b>
Marine Habitat Survey	April 2021	Bio-Analysis
Estuarine Risk Management Report, Ref PA2731	16 April 2021	Royal Haskoning Australia
<b>Acid Sulphate Soil Management Plan Report No E25588.E14_Rev1</b>	<b>28 March 2022</b>	<b>EI Australia</b>

In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent will prevail.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans.

### **Add Condition – During Works**

The condition to read as follows:

#### **Acid Sulphate Soils Management**

All excavation, construction and associated works must be conducted in accordance with the Acid Sulphate Soils Management Plan, dated 28 March 2022 prepared by EI Australia.

Reason: To ensure the management of potential sulphate soils.