

From: Paul Hardie <Paul.Hardie@northernbeaches.nsw.gov.au>
Subject: FW: 121 FLORENCE TCE SI
Date: 20 September 2018 at 5:04:09 pm AEST
To: Steve Crosby <scrosby@internode.on.net>

Dear Mr Crosby,

The property at 121 Florence Terrace, Scotland Island has been identified as being affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. The Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.7 Estuarine Hazard Controls will apply to any proposed development of the site.

Based upon the attached survey and image provided by you, the foreshore edge treatment type for the subject site appears to be a vertical seawall with a variable crest height around RL 1.3m AHD. As such, in accordance with the Pittwater Estuary Mapping of Sea Level Rise Impacts Study (2015), an estuarine planning level (EPL) of RL 2.69m AHD has been adopted by Council for this property. A reduction factor (RF) based upon the distance from the foreshore of proposed development may also apply at a rate of 0.07m reduction to the EPL for every 5.00m distance from the foreshore edge up to a maximum distance of 40.00m. No further reduction is applicable, however, below the local (still) water level (2050 sea level rise scenario) + 0.3m freeboard i.e. 2.22m AHD.

The EPL provided is indicative only and may be subject to revision based upon any additional information lodged in support of a development application for the site.

Please note: If development for a 'vulnerable use' purpose as defined in clause 7.4 (3) of Pittwater LEP 2014 is proposed, an EPL based upon the 2100 sea level rise scenario may be applied.

Kind regards,

Paul Hardie
Principal Officer - Coast & Estuary

Coast & Catchments
t 02 9970 1375 m 0407 205 963
paul.hardie@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au

unknown.png ↵

From: Steve Crosby [mailto:scrosby@internode.on.net] Sent: Thursday, 20 September 2018 4:25 PM To: Paul Hardie Subject: Re: 121 FLORENCE TCE SI

Hi Paul, Could I ask you for the ELPA for 121 Florence Tce SI, it will probably be 2.69m or thereabouts. Attached a photo of foreshore below the MHW, a survey.

Kind regards, Steve Crosby

1__#\$_!@%!#__unknown.png ▯

Northern Beaches Council

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL. This email and any materials contained or attached to it ("Contents") may contain confidential information. If you are not the intended recipient contact the sender immediately, delete the communication from your system and destroy any copies. The contents may also be subject to copyright. Any unauthorised copying, disclosure or distribution of the contents is strictly prohibited. Any views expressed in the contents are those of the individual sender, except where the sender specifically states them to be the views of Northern Beaches Council. Northern Beaches Council makes no implied or express warranty that the integrity of this communication has been maintained. The contents may contain errors, computer viruses or have been subject to interference in transmission. Northern Beaches Council. Northern Beaches Council



Figure 5: View of seawalls at adjacent properties to NE (No. 119 & 121), looking NNE