

6 January 2021



Stephen Crosby & Associates
Po Box 204
CHURCH POINT NSW 2105

Dear Sir/Madam

Application Number: Mod2020/0550
Address: Lot 58 DP 12749 , 121 Florence Terrace, SCOTLAND ISLAND NSW 2105
Proposed Development: Modification of Development Consent DA2020/0174 granted for the construction of a boat shed, jetty and associated works

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,



Kelsey Wilkes
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0550
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Stephen Crosby & Associates
Land to be developed (Address):	Lot 58 DP 12749 , 121 Florence Terrace SCOTLAND ISLAND NSW 2105
Proposed Development:	Modification of Development Consent DA2020/0174 granted for the construction of a boat shed, jetty and associated works

DETERMINATION - APPROVED

Made on (Date)	06/01/2021
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The request to modify the above-mentioned Development Consent has been approved as follows:

A. Add Condition No.1A - Modification of Consent - Approved Plans and supporting Documentation 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) Modification Approved Plans

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
DA01, Revision A: DA Mod - Site Plan	5 August 2020	Stephen Crosby & Assoc. Pty. Ltd.
DA03, Revision A: DA Mod - Boat Shed Plan & Elevations	5 August 2020	Stephen Crosby & Assoc. Pty. Ltd.

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Arborist Letter	15 October 2020	Julia Stanton - Syncarpia Vegetation Management
Geotechnical Letter	16 October 2020	Ascent Geotechnical Consulting
Crown Land - Landowners Consent	22 September 2020	Laila Foster

b) Any plans and / or documentation submitted to satisfy the Conditions of this consent.

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

B. Add Condition 21a Arborist Recommendations to be Implemented to read as follows:

Recommendations 1-7 outlined in Section 6.0 of the submitted arboricultural impact assessment (Syncarpia Vegetation Management, January 2020) are to be implemented at the appropriate stage of development. Compliance with this condition is to be certified by the consultant arborist and written evidence provided to the Principal Certifying Authority prior to issue of the Occupation Certificate.

Reason: To safely retain significant trees of the Pittwater Spotted Gum Forest endangered ecological community.

Add Condition 21b Road Reserve to read as follows:

The applicant shall ensure the public footways and roadways adjacent to the site are maintained in a safe condition at all times during the course of the work.

Reason: Public safety.

Add Condition 27 Geotechnical Report Recommendations have been incorporated into designs and structural plans to be read as follows:

The recommendations of the risk assessment required to manage the hazards as identified in the Geotechnical Report prepared by Ascent geotechnical consultant dated 16 October 2020 are to be incorporated into the construction plans. Prior to issue of the Construction Certificate, Form 2 of the Geotechnical Risk Management Policy for Pittwater (Appendix 5 of P21 DCP) is to be completed and submitted to the Accredited Certifier. Details demonstrating compliance are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

Reason: To ensure geotechnical risk is mitigated appropriately.

Important Information

This letter should therefore be read in conjunction with DA2020/0174 dated 27 May 2020.

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 Kelsey Wilkes, Planner

Date 06/01/2021