

25 November 2020



Stephen Crosby & Associates
Po Box 204
CHURCH POINT NSW 2105

Dear Sir/Madam

Application Number: Mod2020/0553
Address: Lot 5 DP 816673 , 67 Florence Terrace, SCOTLAND ISLAND NSW 2105
Proposed Development: Modification of Development Consent DA2019/1275 granted for the construction of a boat shed 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,



Ashley Warnest
Planner

NOTICE OF DETERMINATION

Application Number:	Mod2020/0553
Determination Type:	Modification of Development Consent

APPLICATION DETAILS

Applicant:	Stephen Crosby & Associates
Land to be developed (Address):	Lot 5 DP 816673 , 67 Florence Terrace SCOTLAND ISLAND NSW 2105
Proposed Development:	Modification of Development Consent DA2019/1275 granted for the construction of a boat shed and associated works

DETERMINATION - APPROVED

Made on (Date)	25/11/2020
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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

Reports / Documentation – All recommendations and requirements contained within:		
Report No. / Page No. / Section No.	Dated	Prepared By
Addendum Coastal Engineering Report	20/10/2020	Cardno

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

B. Modify Condition 9 - Estuarine Planning Level Requirements - to read as follows:

An Estuarine Planning Level (EPL) of 1.92m AHD has been accepted by Council and shall be applied to all development proposed below this level as follows:

- All structural elements below 1.92m 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 1.92m 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 1.92m AHD.
- All interior power supplies (including electrical fittings, outlets and switches) must be located at or above 1.92m AHD. All exterior power supplies (including electrical fittings, outlets and

switches) shall be located at or above 1.92m 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

C. Modify Condition 10 - Structural Engineering for Estuarine Risk - to read as follows:

Structural engineering design for the development shall be prepared, with input as necessary from a chartered professional engineer with coastal engineering as a core competency, to ensure that for its design life (taken to be 30 years unless otherwise justified and accepted by Council) the development is able to withstand the wave impact forces and loadings identified in the Coastal Engineering Report prepared by Cardno (NSW/ACT) Pty. Ltd. dated 16 October 2019

Note: The potential for component fatigue (wear and tear) should be recognised for the less severe, but more frequent, wave impact loadings.

Reason: To ensure structural engineering is prepared by an appropriately qualified professional

D. Add condition 10a - Compliance with Estuarine Risk Management Report - to read as follows:

The development is to comply with all recommendations of the approved Addendum dated 20 October 2020 to the Coastal Engineering Report dated 16 October 2019 prepared by Cardno (NSW/ACT) Pty. Ltd. and these recommendations are to be incorporated into construction plans.

Reason: To minimise potential hazards associated with development in an estuarine habitat.

Important Information

This letter should therefore be read in conjunction with DA2019/1275, dated 27/10/2020.

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.



northern
beaches
council

Signed On behalf of the Consent Authority

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line.

Name Ashley Warnest, Planner

Date 25/11/2020