

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0764
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Date:	25/07/2025
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097 Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097

Reasons for referral

This application seeks consent for land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

The following documents have been reviewed for this application.

- Horton Coastal Engineering (17 April 2025) Coastal Engineering Advice on Long Reef Golf Club Clubhouse Refurbishment for Development Application
- Willowtree Planning (10 June 2025) Statement of Environmental Effects: Alterations and additions to the clubhouse at Long Reef Golf Club

This referral has focused on the impact of the proposal on coastal processes and hazards. The assessment of compliance with controls applying to visual amenity, scenic qualities or aesthetic appearance of the foreshore or surrounding coastal environment will be undertaken by the development assessment officer assessing this development application.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore Coastal Management Act 2016 is applicable to the proposed development.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects report prepared by Willowtree Planning (10 June 2025) the proposal does generally comply with the objectives of the Coastal Management Act 2016 with respect to matters related to coastal processes and hazards.

As such it is considered that the application is generally consistent with the objects of the Coastal Management Act 2016.

This referral has not assessed the compliance of the proposal, for any potential impact on the scenic value of the area in accordance with the objectives of Clause 3 (a) of the Coastal Management Act 2016 that relate to scenic impact. Assessment of compliance with Clause 3 (a) of the Coastal Management Act will be undertaken by the development assessment officer assessing this development application.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP R & H). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Willowtree Planning (10 June 2025) and the Coastal Engineering Advice (17 April 2025) the application is generally consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021 with respect to matters related to coastal processes and hazards.

The Coastal Engineering Advice makes recommendations related to foundation requirements (section 6.3) and coastal inundation (Section 7). These recommendations have been incorporated into the conditions of consent.

This referral has not assessed compliance of the proposal, against any potential impact on the visual amenity or scenic qualities of the coast in accordance Clauses 2.11 (1) (a) (ii) and 2.11 (1) (a) (iii).

Assessment of compliance with these clauses of the State Environmental Planning Policy (Resilience & Hazards) 2021 will be undertaken by the development assessment officer assessing this development application.

Warringah Local Environment Plan and Development Control Plan

The proposal is considered to comply with clause 6.5 of Warringah LEP 2011 and E9 of Warringah.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Certification of Foundation Requirements

Construction details and specifications in accordance with section 6.3 of the Coastal Engineering Advice prepared by Horton Coastal Engineering Pty Ltd, dated 17 April 2025 shall be prepared and signed by a suitably qualified coastal engineer demonstrating that:

- All parts of the proposed development (including the garden seating area) seaward of the minimum setback for development on conventional foundations shall be founded on piles.
- The minimum depth of piling is adopted based on the distance seaward of the minimum setback for development on conventional foundations.

This certification is to be submitted to the Principle Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure foundations are in accordance with submitted coastal engineering report

Management of Coastal Inundation

Construction details and specifications in accordance with section 7 of the Coastal Engineering Advice

prepared by Horton Coastal Engineering Pty Ltd, dated 17 April 2025 shall be prepared and signed by a suitably qualified coastal engineer demonstrating that the following measures are in place to reduce coastal inundation risk to an acceptable level:

- the garden seating area and adjacent terrace shall be constructed of materials resistant to inundation (such as tiles)
- all power points and other electrical items that could be damaged by inundation shall be raised above 6.4m AHD, or waterproofed below this
- the glass doors on the northern side of the clubhouse shall have toughened and laminated glass such that the glass holds together when shattered and shall also have conventional weatherproofing features along their base (such as door pan flashing)
- structural elements exposed to wave action should be designed to resist hydrostatic and wave forces, provided by coastal engineer as part of detailed design.

This certification is to be submitted to the Principle Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure appropriate mitigation of coastal inundation risk.