

Northern Beaches Council
Attention: Daniel Milliken
(submitted to NSW Planning Portal online at <https://www.planningportal.nsw.gov.au/>)

26 June 2023

Section 4.55(1A) Modification Application for DA2018/1289 (for Construction of Coastal Protection Works at 1150-1168 Pittwater Road Collaroy) to Change Maintenance Setback

Development Application DA2018/1289 was approved by Northern Beaches Council on 10 May 2019, Mod 2020/0439 was approved by Council on 7 October 2020, and Mod 2020/0626 was approved on 22 December 2020, for construction of a seawall (coastal protection works) at 1150-1168 Pittwater Road Collaroy. The agent acting for the owners is SWNA Pty Limited. The seawall has now been constructed.

A minimum 5.5m wide setback from the most landward edge of the seawall at the stairs, to facilitate potential future maintenance of the works, was included as part of the approved DA (depicted as Setback 1 on Drawing S02). As part of the approved Construction Certificate for the works, this setback was modified with agreement from the Principal Certifying Authority to be a constant 5.5m (the approved DA had a wider maintenance setback at 1168 Pittwater Road, which did not take account of the fact that the seawall kinked seaward at 1168, and hence that the maintenance setback could also kink seaward).

It is now proposed to reduce this maintenance setback from 5.5m to 4.5m, as depicted on Attachment A, which has the approved Construction Certificate Drawing S02 as the base drawing, with clouding depicting the proposed modifications. Attachment A shows the proposed modified Setback 1 line as the most seaward green line (annotated as "New Setback 1 Location"), and the DA approved Setback 1 line in grey (annotated as "Previous Setback 1 Line"). The only change to Note 5 is the distance changing from 5.5m to 4.5m.

A 4.5m setback is the same as adopted in the approved and constructed seawall at 1174-1182 Pittwater Road Narrabeen as part of DA2020/0301.

A maintenance setback of 5m to 6m was recommended in the *Collaroy – Narrabeen Beach Coastal Protection Works Design Specifications*, but this was developed in the context of a rock revetment rather than a vertical concrete wall. The available space for maintenance could be quickly increased, if required, with temporary removal of the fence above the seawall. Removal of the fence would increase the setback distance to at least 5.35m from the seaward face of the seawall wave return (and 6.85m away from stairs), and with rotation of an excavator beyond the seaward edge of the wave return being possible, this would increase the available space for maintenance further.

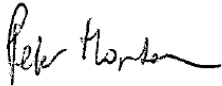
That stated, there may be no need for maintenance to be undertaken from landward of the wall, with any wall maintenance (if required) on the seaward face of the wall potentially undertaken some duration after storms when the beach had partially recovered and was accessible, depending on the urgency of the maintenance.

A letter has been provided from the seawall structural engineer in Attachment B, confirming that the 4.5m setback is acceptable from a structural engineering perspective. In particular, they note that the seawall (including wave return) and area landward can support the loads associated with typical maintenance equipment, and that the fencing attached to the top of the seawall may be removed at any time for temporary maintenance access without structural detriment to the seawall.

Owner's consent from all owners is provided in a separate document.

Should you require any additional information or clarification, please do not hesitate to contact Peter Horton via mobile on 0407 012 538, or via email at peter@hortoncoastal.com.au.

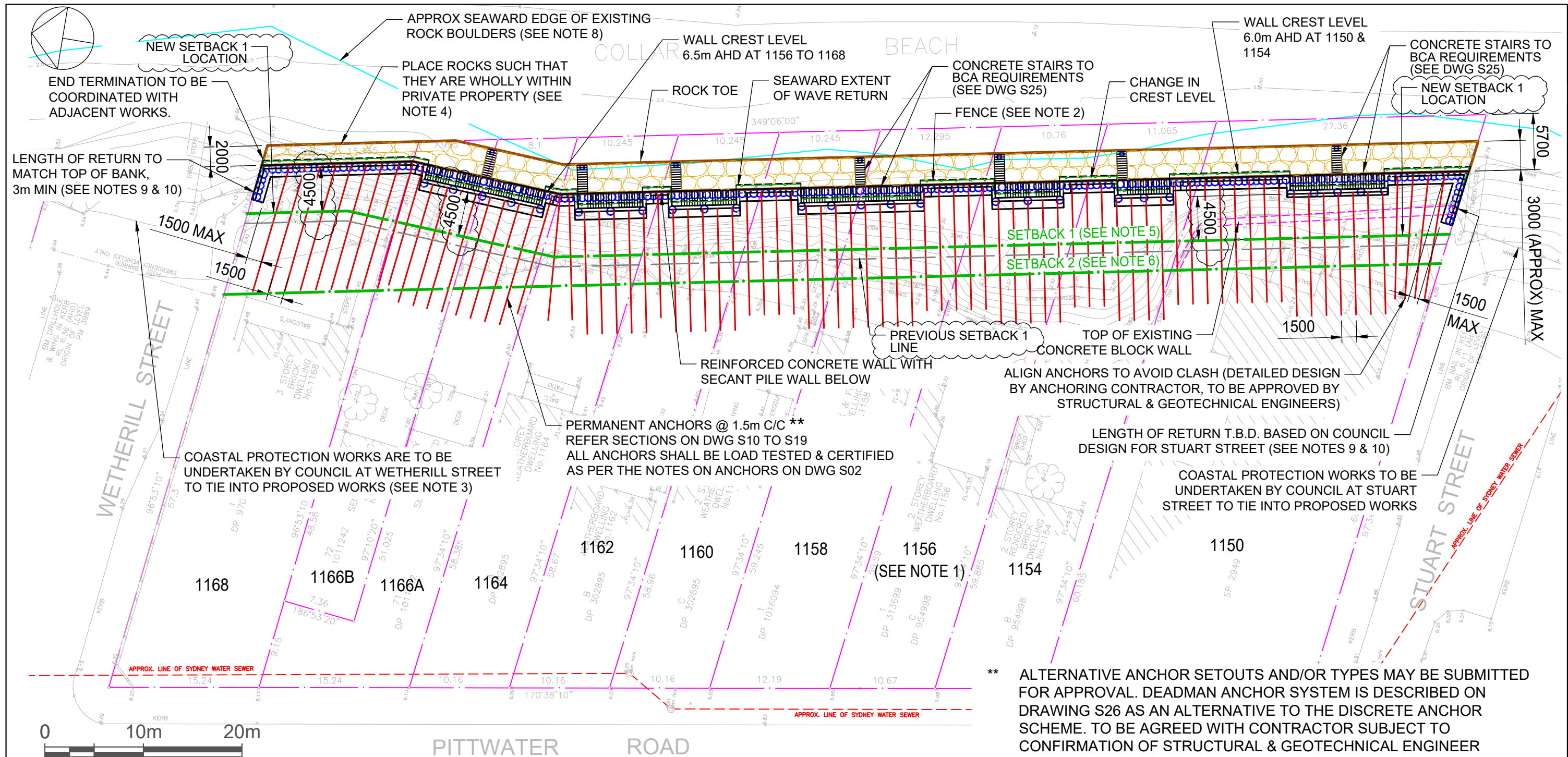
Yours faithfully
HORTON COASTAL ENGINEERING PTY LTD



Peter Horton
Director and Principal Coastal Engineer

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Refer to Attachment A and Attachment B overleaf



- 1156 IS A DOUBLE LOT. COMMON LOT BOUNDARY IS NOT SHOWN
- ALL FENCING AT THE TOP OF THE SEAWALL SHALL COMPLY WITH STATE ENVIRONMENTAL PLANNING POLICY (EXEMPT AND COMPLYING DEVELOPMENT CODES) 2008 AND BUILDING CODE OF AUSTRALIA (BCA) AS BARRIERS TO PREVENT FALLS (SEE TENDER SCHEDULES FOR DETAILS)
- COUNCIL PROTECTION WORKS AT WETHERILL STREET EXPECTED TO BE OF SAME DESIGN, TIMING OF WORKS TO BE CONFIRMED. IF COUNCIL WORKS ARE NOT UNDERTAKEN AT SAME TIME THEN SEE REQUIREMENT FOR CONTRACTOR TO REINSTATE WETHERILL STREET REVETMENT IN NOTE 9
- AT 1168, ROCK SHALL BE SELECTED AND POSITIONED AS DIRECTED BY COASTAL ENGINEER. LONGER ROCK DIMENSION MAY NEED TO BE ALONGSHORE TO FIT ROCKS WITHIN PROPERTY
- SETBACK 1 IS A MAINTENANCE SETBACK. NO FUTURE STRUCTURES, EXCEPT READILY RELOCATABLE OR REMOVABLE STRUCTURES THAT DO NOT INTERRUPT VIEWS, TO BE CONSTRUCTED SEAWARD OF THIS LINE, TO ENABLE 4.5m OF CLEAR PASSAGE FOR CONSTRUCTION PLANT AS REQUIRED FOR FUTURE PROTECTION WORKS MAINTENANCE
- SETBACK 2 IS THE RECOMMENDED MOST SEAWARD SETBACK FOR FUTURE DWELLINGS (SEE NOTE 7), CONSISTENT WITH THE MOST SEAWARD ALIGNMENT OF EXISTING DWELLINGS AT 1150 AND 1168. LOW LEVEL STRUCTURES THAT DO NOT INTERRUPT VIEWS, SUCH AS DECKS AND POOLS, ARE RECOMMENDED TO POTENTIALLY BE PERMISSIBLE IN THE AREA BETWEEN SETBACK 1 AND SETBACK 2 (SEE NOTE 7)
- SETBACKS AND DEVELOPMENT TYPES ADOPTED ARE SUBJECT TO MERIT ASSESSMENT AGAINST OTHER PLANNING CONSIDERATIONS (INCLUDING VIEWS AND OVERSHADOWING) AND SPECIFIC ENGINEERING (COASTAL, STRUCTURAL AND GEOTECHNICAL) ADVICE (INCLUDING POTENTIAL IMPACTS ON THE PROTECTION WORKS)
- LOCATION DERIVED FROM 1974 & 2016 POST-STORM AERIAL PHOTOGRAPHY
- TEMPORARILY REMOVE PORTION OF ROCK REVETMENT AND OTHER MATERIALS (SOIL, GRASS AND THE LIKE) AS REQUIRED AT BOTH STUART STREET AND WETHERILL STREET, AS DIRECTED BY COASTAL ENGINEER, TO ALLOW CONSTRUCTION OF PROPOSED WORKS AND RETURNS AS REQUIRED. UNLESS ADVISED BY COUNCIL, REINSTATE ROCK REVETMENT AND LAND AT THESE STREETS TO PRE-WORKS CONDITION AS SOON AS POSSIBLE AFTER CONSTRUCTION OF SEAWALL AT NO. 1150 AND NO. 1168 (IF REQUIRED BY NOTE 3 AT 1168) RESPECTIVELY, AS DIRECTED BY COASTAL ENGINEER (ALSO SEE DWG S50)
- RETURN LENGTH TO BE AGREED BY COASTAL ENGINEER, STRUCTURAL ENGINEER AND COUNCIL TO ENSURE THAT THE APPROPRIATE LEVEL OF PROTECTION IS ACHIEVED, THE WORKS LINK APPROPRIATELY WITH COUNCIL'S PROPOSED WORKS, AND THE WORKS ARE STRUCTURALLY INDEPENDENT OF COUNCIL'S WORKS

** ALTERNATIVE ANCHOR SETOUTS AND/OR TYPES MAY BE SUBMITTED FOR APPROVAL. DEADMAN ANCHOR SYSTEM IS DESCRIBED ON DRAWING S26 AS AN ALTERNATIVE TO THE DISCRETE ANCHOR SCHEME. TO BE AGREED WITH CONTRACTOR SUBJECT TO CONFIRMATION OF STRUCTURAL & GEOTECHNICAL ENGINEER

H.L.	R.Y.	DESCRIPTION	DATE	REV
P.P.	R.Y.	SETBACK1 POSITION CHANGED	29.03.23	4
P.P.	R.Y.	AMENDED AS NOTED	17.09.21	3
P.P.	R.Y.	AMENDED AS NOTED	12.02.21	2
P.P.	R.Y.	ISSUED FOR CONSTRUCTION CERTIFICATE	02.11.20	1
P.P.	R.Y.	CLARIFYING NOTES FOR CONCRETE DETAILS ADDED	13.10.20	N
P.P.	R.Y.	CORRECT RECESSED PILES DEPTH	20.07.20	M
P.P.	R.Y.	ADOPT SECANT PILING & BAR ANCHORS	13.07.20	L
BY	CHKD	DESCRIPTION	DATE	REV

UPGRADED COASTAL PROTECTION WORKS AT 1150-1168 PITTWATER ROAD COLLAROY NSW
COASTAL PROTECTION WORKS PLAN

COASTAL ENGINEERING DESIGN: HORTON COASTAL ENGINEERING PTY LTD 18 Reynolds Cres. Beacon Hill NSW 2100 TEL: +61 (0)407 012 538 peter@hortoncoastal.com.au www.hortoncoastal.com.au
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STRUCTURAL ENGINEERING DESIGN: James Taylor & Associates Civil & Structural Consulting Engineers SUITE 301, 115 MILITARY ROAD NEUTRAL BAY NSW 2090 TEL: 02 99691999 EMAIL: mail@jamestaylorassociates.com.au
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DESIGN	P.H.	DRAWN	P.P.	PROJECT NO.
CHKD.	R.Y.			5910
APPRD.	P.H.			DRAWING NO.
				S05
SCALE	1:400	DATE		REV
				4

ATTACHMENT A

ABN 33 102 603 558

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Email: mail@jamestaylorassociates.com.au

Website: www.jamestaylorassociates.com.au

Ref:5910:RY:ry

5 April 2023

The Owners of 1150-1168 Pittwater Rd Collaroy
C/- Horton Coastal Engineering Pty Ltd
18 Reynolds Crescent
Beacon Hill NSW 2100

Dear Sir

**1150-1168 PITTWATER ROAD, COLLAROY
MAINTENANCE SETBACK OF 4.5 METRES**

We understand that a DA modification is to be submitted to Northern Beaches Council seeking to reduce the approved maintenance setback landward of the seawall at 1150-1168 Collaroy from 5.5metres to 4.5 metres.

We confirm that the loads associated with maintenance equipment (such as a 45 Tonne Excavator) surcharging the fill behind the proposed seawall (and tracking directly on the wall and wave return if required) have been accommodated in the design of the wall.

We confirm that any fencing attached to the top of the wall or stairs may be removed at any time without structural detriment to the seawall.

Such a reduction in the setback will not impact the structural integrity of the seawall as constructed. We have no objection to the proposed amendment to the maintenance setback.

Should you require any further information please do not hesitate to contact the writer.

Yours faithfully

JAMES TAYLOR & ASSOCIATES



RICHARD YATES B.E.(Hons) MIEAust CPEng NER 620330

Director