

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2149
Date:	15/02/2022
Responsible Officer	Anne-Marie Young
Land to be developed (Address):	Lot B DP 377414 , 2 Tourmaline Street NARRABEEN NSW 2101

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

This response has been prepared based on review of the following documents relevant to the site and application:

Coastal Engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 15 February 2018, submitted with application DA2018/1290

Coastal Engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 1 November 2021, submitted with application DA2021/1612

The matters relevant to the coastal assessment of this application are similar to DA2018/1290 as impacts to the proposal from coastal process and location of the building in relation to minimum set backs for development outlined in the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach are the same.

The proposal has also been assessed against and is considered to be consistent with the following:

WLEP 2011, Clause 6.5

WDCP 2011, Part E9

State Environmental Planning Policy (Coastal Management) 2018, Clauses 13, 14, 15 and 16

Based on this assessment the proposal is supported subject to condition. Specifically that the recommendations made in sections 3 and 4 of the Coastal Engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 1 November 2021 be incorporated into the development.

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 Deep Foundation Piling

Construction details and specifications in accordance with section 4 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 1 November 2021, submitted with application DA2021/1612, shall be prepared and signed by a suitably qualified coastal engineer demonstrating that the portion of the proposed development seaward of the minimum setback for conventional foundations is founded on deep piles. This certification is to be submitted to the Principle Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure deep foundation piling is prepared by appropriately qualified professional

Coastal Inundation Risk Design

Construction details in accordance with section 3 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 1 November 2021, submitted with application DA2021/1612, shall be prepared by a suitably qualified coastal engineer demonstrating that the proposal will have an acceptably low risk of being damaged due to wave runup and inundation over its design life. This certification is to be submitted to the Principle Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure the proposal will have an acceptably low risk of being damaged due to wave runup and inundation over its design life

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Removal of sand

The applicant/owner is to minimise the amount of sand removed from the property during construction. If sand is removed from the site during construction, it may be placed on the beach reserve in accordance with the direction of the Council's Environmental Officers.

Prior to any sand being placed on the beach reserve the following is to be provided:

- (a) Certification from an appropriately qualified person, that the sand is clear of any contaminants including but not limited to asbestos, building materials, soil contaminants etc.
- (b) Details of transportation from the donor site to the beach reserve.
- (c) Written Approval from Northern Beaches Council for the placement of the sand on the beach reserve.

Reason: Protection of coastal environment.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Post Construction Coastal certificate

Prior to issue of the Occupation Certificate, a suitably qualified coastal engineer is to provide written confirmation to the Principle Certifying Authority that the deep foundation piling has been constructed in accordance with section 4 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 1 November 2021, submitted with application DA2021/1612.

Reason: To ensure the development has been constructed to the engineers requirements.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Vegetated Sand Dune Preservation

Vegetated dunes seaward of the subject development site must not be harmed and shall be protected from damage both during construction of the development and as a result of subsequent use during the life of the development.

Reason: To ensure preservation of the coastal environment