Natural Environment Referral Response - Coastal

Application Number:	DA2022/0973

Date:	04/07/2022
Responsible Officer	Clare Costanzo
Land to be developed (Address):	Lot 14 DP 11096 , 28 Watkins Road AVALON BEACH NSW 2107

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 application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Resilience and Hazards) 2021 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.
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. The proposed development is in line with the objects, as set out under Clause 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Resilience and Hazards) 2021
As the subject site has been identified as being within the coastal zone and therefore SEPP (Resilience and Hazards) 2021 is also applicable to the proposed development. The subject land has been included on the 'Coastal Use Area' map under the State Environmental Planning Policy (Resilience and Hazards) 2021 (RH SEPP). Hence, Clauses 2.11 to 2.13 apply for this DA. As assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Andy Lehman Design, which references the Coastal Engineering Advice prepared by Horton Coastal Engineering dated 30 May 2022, Council accepts the assessment that the DA satisfies requirements under clauses 2.11, 2.12, and 2.13 of the RH SEPP. As such, it is considered that the application complies with the requirements of the State Environmental Planning Policy (Resilience and Hazards) 2021.

Pittwater LEP 2014 and Pittwater 21 DCP
The subject site is also shown to be affected by Coastline Bluff/Cliff Instability Hazard on Council's Coastal Risk Planning Map in Pittwater LEP 2014. As such, the Geotechnical Risk Management Policy for Pittwater (Appendix 5, Pittwater 21 DCP) and the relevant B3.4 Coastline (Bluff) Hazard controls in P21 DCP will apply to new development of the site.

Coastline Bluff Hazard Management
A Geotechnical Report by White Geotechnical Group dated 07 June 2022 assessing coastline (bluff)/ coastal cliff or slope instability has been submitted with the DA. An impact assessment of the long-term coastal processes on the coastline (bluff)/ coastal cliff or slope instability, prepared by Horton Coastal Engineering dated 30 May 2022 has been appended with the Geotechnical Report. The report assessed that the proposed development is suitable for the site, and that no geotechnical hazards will be created by the completion of the proposed development provided it is carried out in accordance with the requirements of this report and good engineering and building practice. As such, it is considered

that subject to conditions the application complies with the requirements of the coastal relevant clauses of the Pittwater LEP 2014 and Pittwater 21 DCP.

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

Coastal Bluff Engineering Assessment Implementation
The advice and recommendations contained in the approved Geotechnical Report prepared by White Geotechnical Group Pty Ltd, dated 07/06/2022, must be incorporated as required into construction plans and structural specifications for the development.

Reason: To ensure potential hazards associated with development on a Coastal Bluff are minimised.

Coastal Bluff Engineering Assessment Implementation
All development or activities must be designed and constructed such that they will not increase the level of risk from coastal processes for any people, assets or infrastructure in surrounding properties; they will not adversely affect coastal processes; they will not be adversely affected by coastal processes.

Reason: To ensure potential hazards associated with development on a Coastal Bluff are minimised

Engineers Certification of Plans
The structural design shall be prepared by and each plan/sheet signed by, a registered professional civil or structural engineer with chartered professional status (CP Eng) who has an appropriate level of professional indemnity insurance and shall be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

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

Coastal Design Considerations
Piling for the proposed development shall be designed and constructed in accordance with the recommendations given in the approved Geotechnical Report prepared by White Geotechnical Group Pty Ltd dated 07/06/2022 and in addition to building loads (including wind loads) shall include consideration of scour, wave forces, soil slumping forces and debris forces and shall be consistent with the geotechnical design criteria in Nielsen, A.F.;Lord, D.B.; and Poulos, H.G. (1992), Dune Stability Considerations for Building Foundations, Australian Civil Engineering Transactions, Institution of Engineers Australia, Volume CE 34, No. 2, June, pp. 167-173.

Compliance with Geotechnical Report
The development is to comply with all recommendations of the Geotechnical Report prepared by White Geotechnical Group Pty Ltd, dated 07/06/2022, and these recommendations are to be incorporated into construction plans and maintained over the life of the development.

Reason: To ensure coastal risk is addressed appropriately

Design Impact on Coastal Processes and Public/Private Amenity

All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not impact the coastal process and public/private

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control
Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Geotechnical Issues
All conditions outlined in the Geotechnical Report prepared by White Geotechnical Group Pty Ltd dated 07 June 2022 are to be complied with and adhered to throughout development.

Reason: To ensure (insert excavation, foundations, footings, etc.) is undertaken in an appropriate manner and structurally sound.