

Natural Environment Referral Response - Coastal

Application Number:	DA2024/1348
Proposed Development:	Alterations and additions to a dwelling house
Date:	04/12/2024
Responsible Officer	Thomas Burns
Land to be developed (Address):	Lot 6 DP 111254 , 1142 Pittwater Road 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

General Comments

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021 and
- Relevant LEP and DCP clauses

Supplied plans and reports

The proposed works are located landward of recently constructed coastal protection works completed under DA2017/0591. At the time of completing this referral the Occupation Certificate for DA2017/0591 had been granted. 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 2 October 2024, submitted with application DA2024/1348.

The matters relevant to the coastal assessment of this application are the 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.

This application proposes to encroach in the set backs established through the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach. This is justified from a coastal process and coast hazard perspective. Consideration of the impact of this encroachment on the views of adjoining properties will undertaken by Council's planner coordinating the assessment of this application.

Based on this assessment the proposal is supported subject to condition. Specifically that the recommendations made in sections 5 and 7 of the Coastal Engineering report prepared by Horton

Coastal Engineering Pty Ltd, dated 2 October 2024 be incorporated into the development.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to this DA. The proposed development is considered to be consistent with the objects, as set out under Part 1 Section 3 of the Coastal Management Act 2016.

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). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

On internal assessment the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP. As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Warringah LEP 2011 and Warringah DCP 2011

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

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 5 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 2 October 2024, submitted with application DA2023/1348, shall be prepared and signed by a suitably qualified coastal engineer demonstrating that the footings of the proposed development extend below the zone of influence of the sewer and stormwater located in the services easement seaward of the proposed development.

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

Management of Coastal Inundation

Construction details and specifications in accordance with sections 7 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 2 October 2024, submitted with application DA2024/1348, 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:

- power points and other electrical items that could be damaged by inundation shall be raised at least 0.5m above the ground floor;

- the glass doors on the seaward side of the dwelling have toughened and laminated glass such that the glass holds together when shattered, as well as have conventional weatherproofing features along base of the doors.

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.

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 recommendations impacting foundation design and coastal inundation risk outlined in sections 5 and 7 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 2 October 2024, submitted with application DA2023/1348 have been incorporated into the construction of the building.

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