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18 November 2024

Coastal Engineering Advice on 77 Bungan Head Road Newport

1. INTRODUCTION AND BACKGROUND

It is proposed to undertake alterations and additions at 77 Bungan Head Road Newport (also known as 6a Lovering Place Newport), hereafter denoted as the 'site', for which a Development Application is to be submitted to Northern Beaches Council.

The site is located within a "Bluff/Cliff Instability" area designated on the *Coastal Risk Planning Map* (Sheet CHZ_017) that is referenced in *Pittwater Local Environmental Plan 2014*. Therefore, the site is subject to Chapter B3.4 of the *Pittwater 21 Development Control Plan* (DCP), and the *Geotechnical Risk Management Policy for Development in Pittwater*. Based on Chapter 6.5(i) of this policy, "a coastal engineer's report on the impact of coastal processes on the site and the coastal forces prevailing on the bluff must be incorporated into the geotechnical assessment as an appendix and the Coastal Engineer's assessment must be addressed through the Geotechnical Report and structural specification". Accordingly, this coastal engineering report is set out herein.

The report author, Peter Horton [BE (Hons 1) MEngSc MIEAust CPEng NER], is a professional Coastal Engineer with 33 years of coastal engineering experience. He has postgraduate qualifications in coastal engineering, and is a Member of Engineers Australia and Chartered Professional Engineer (CPEng) registered on the National Engineering Register. He is also a member of the National Committee on Coastal and Ocean Engineering (NCCOE) and NSW Coastal, Ocean and Port Engineering Panel (COPEP) of Engineers Australia. Peter has prepared coastal engineering reports for numerous cliff/bluff properties in the former Pittwater Local Government Area in recent years, including at Newport. He undertook a specific inspection of the site on 8 December 2023, and a specific inspection of its adjacent cliff face and rock platform on 4 January 2024.

All levels given herein are to Australian Height Datum (AHD). Zero metres AHD is approximately equal to mean sea level in the ocean adjacent to the NSW mainland at present. Completed Form No. 1 as given in the *Geotechnical Risk Management Policy for Pittwater* is attached at the end of the report herein.

2. INFORMATION PROVIDED

Horton Coastal Engineering was provided with a total of 18 drawings prepared by Space Design Architecture Pty Ltd (namely Drawings DA 000 to 003, 100 to 102, 201, 300, 400, 401, 500, 501, 600 and 700 to 703) various Issues up to 11 and all dated 7 November 2024.

A site survey by Kiprovich & Associates was also provided, namely Plan No 07_166DETAIL dated 19 October 2007. Another survey by Byrne & Associates (namely Plan No A3 – 10965ID2, dated 1 March 2023 and Issue B) of a retaining wall constructed near part of the seaward and northern boundary of the site in 2022 was also provided.

3. EXISTING SITE DESCRIPTION

The site is located landward of a rock platform and rocky cliff. This cliff, Bungan Head, extends between the sandy Bungan Beach in the south and sandy Newport Beach in the north. A vertical aerial view of the site is provided in Figure 1, with a section location (Section A) also depicted in Figure 1.

An oblique aerial view of the site and adjacent cliff and rock platform is provided in Figure 2, with a photograph of the cliff seaward of the site (taken from the adjacent rock platform) provided in Figure 3.

Based on NSW Government LiDAR and reflectance data that was collected in 2018 and 2020, supplemented by the surveys noted in Section 2, elevations versus distance along Section A (from Figure 1) perpendicular to the cliff face are depicted in Figure 4.

Coffey & Partners (1987) noted that the top section of the cliff at the site was predominantly sandstone (highly weathered) and close to vertical (with overhangs due to undercutting), with the central section comprising interbedded siltstone and sandstone at a slope of about 65° to 75° to the horizontal. This interbedding was noted to lead to undercutting in highly weathered siltstone and toppling of sandstone slabs defined by joint sets and bedding planes. The lower section of cliff was noted to be red siltstone of the Bald Hill Claystone with a slope of about 35° to the horizontal.

Based on the LiDAR and reflectance data depicted in Figure 4, key elevations and slopes along Section A are as follows:

- area in vicinity of proposed development at about 30m AHD;
- top of cliff at 25.9m AHD, located about 18.7m seaward of proposed development;
- average slope of about 74° from the top of cliff down to a ledge at 12.5m AHD;
- average slope of about 40° from the bottom of the ledge at 12.2m AHD down to 8.5m AHD; and
- average slope of about 78° from 8.5m AHD down to 4.2m AHD.

A relatively flat rock platform is located at the base of the cliff, and is about 80m wide at low tide.

Little Reef extends offshore of the rock platform to the NE of the site. Waves tend to converge in its lee, due to diffraction processes.



Figure 1: Aerial view of site (approximate red outline), with Section A shown in blue and aerial photograph taken 22 July 2024



Figure 2: Oblique aerial view of site (at arrow) on 7 April 2024, facing west



Figure 3: View of cliff face and rock platform seaward of site (approximately between arrows) on 4 January 2024, facing west

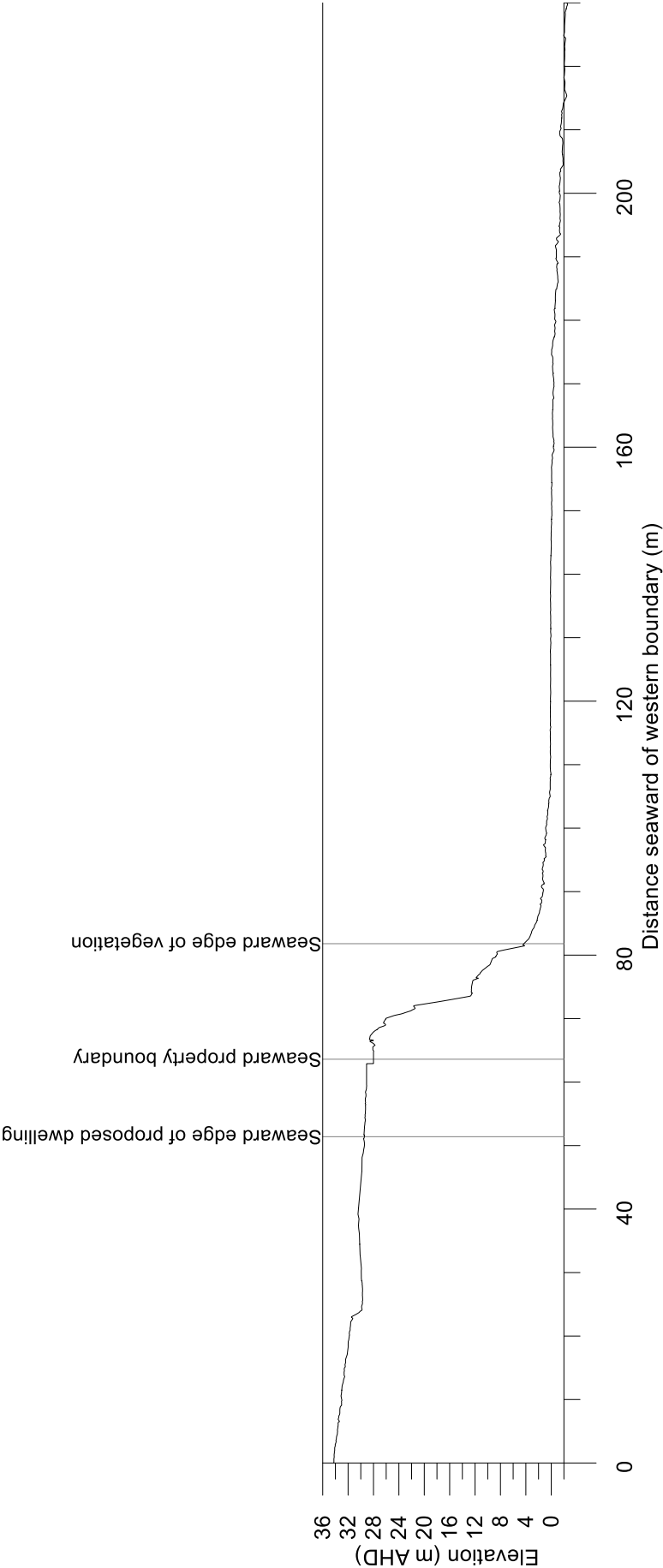


Figure 4: Section A through site and adjacent cliff and down to rock platform and offshore

4. PROPOSED DEVELOPMENT

It is proposed to undertake alterations and additions to the dwelling at the site over two levels, retaining existing ground floor levels of around 30m AHD.

5. MECHANISMS FOR CLIFF EROSION

5.1 Preamble

Erosion of sheer cliffs can occur in two forms (Public Works Department, 1985), either:

- a slow, relatively gradual attrition of cliff material due to the effects of weathering; or
- relatively infrequent but sudden collapse of large portions of cliff face, due to undercutting, wave impact forces, changed groundwater conditions, rock shattering or increased loadings related to construction, and other processes.

Weathering may induce undercutting and toppling failure of overhanging blocks if the rate of weathering is highest near the base of the cliff or at other levels below the top of the cliff. Overhangs are currently evident in the cliff face, as visible in Figure 3. Erosion of steep slopes tends to occur suddenly in association with heavy rainfall or changes to drainage patterns, slope undercutting, and increases in load on the slope.

5.2 Weathering and Erosion

Both chemical and mechanical weathering can reduce the strength of cliff material (Sunamura, 1983). Chemical weathering includes hydration and solution, caused by the interaction between cliff material and sea water. Mechanical weathering comprises:

- the wetting and drying process in the intertidal zone;
- generation of repeated stresses in cliff material by periodic wave action (particularly waves that break on the cliff); and
- frost effects in cold latitudes.

Mechanical weathering can also be caused by wind.

Historical rates of recession for softer beds of Sydney coastline sandstone cliffs, which include chemical and mechanical weathering, have been determined to be 2mm to 5mm per year by Dragovich (2000). This is consistent with average rates of recession for Sydney Northern Beaches coastline sandstone cliffs of 4mm per year determined by Crozier and Braybrooke (1992).

The width of the rock platform from the toe of the cliff is about 80m, as observed in aerial photography. This apparent approximate 80m of cliff recession seaward of the site over the last 6,400 years (since sea levels stabilised around their present levels, and assuming that the cliff was at the seaward edge of the rock platform at that time) represents an average recession rate of 13mm/year, consistent with maximum rates of recession for Sydney Northern Beaches coastline sandstone cliffs of 12mm/year as determined by Crozier and Braybrooke (1992).

The lower portion of the cliff below about 8m AHD (increasing to around 9m AHD in 100 years if projected sea level rise is realised) is subject to occasional wave action (runup), especially during coastal storms with large waves and elevated water levels.

Given this, it should be assumed that both chemical and mechanical weathering would apply over the lower portion of the cliff. A recession/weathering rate of 13mm per year is considered to be appropriate over the lower portion, with sensitivity testing for a rate of 20mm/year as a conservative 1.5 multiple rate increase to account for future sea level rise¹. These rates should be considered and assessed by the geotechnical engineer. The rates are considered to be reasonable to apply over a design life of 100 years, including allowance for projected sea level rise².

It is recognised that the upper cliff at the site is not subject to wave action and may be subject to a lower recession rate than 13 to 20mm/year, but to be conservative these rates can be applied over the entire cliff face. The geotechnical engineer should consider these rates in conjunction with an understanding of the particular nature of the cliff materials at the site, their resistance to erosion/recession, and potential failure planes related to geotechnical issues such as the joint spacing³. With the cliff toe located about 15m seaward of the top of the cliff east of the site, coastal processes are unlikely to have any influence on the recession of the upper cliff over a 100 year design life.

This should be confirmed by the geotechnical engineer, but it is expected that the recession/weathering described above would lead to undercutting and collapse of blocks on the central and upper cliff face over the long term, with failure planes at the joints. That stated, any future failure of the upper slope of the cliff and in the vicinity of the proposed development may be unrelated to coastal processes at the base of the cliff, so other failure mechanisms should be considered by the geotechnical engineer.

6. COASTAL INUNDATION

With the top of the cliff at 25.9m AHD, coastal inundation is not a significant risk for the proposed development over a planning period of well over 100 years, including consideration of projected sea level rise.

7. MERIT ASSESSMENT

7.1 Preamble

The merit assessment herein has been undertaken assuming that the geotechnical engineer finds that the proposed development is at an acceptably low risk of damage from coastal erosion/recession of the cliff seaward of the site, and other processes, for a design life of at least 100 years⁴. The assessment set out below is reliant on this being the case, so this assumption must be confirmed by the geotechnical engineer.

¹ There are no established methods to estimate increased recession rates of cliff lines due to sea level rise, but a 1.5 factor on historical rates is considered to be particularly conservative. In the 2011 *Wyang Coastal Zone Management Plan* (CZMP) and 2017 draft Wyong CZMP, a factor of 1.2 was used to 2100.

² Note that this does not mean that the cliff toe is predicted to recede at a steady rate of 13 to 20mm/year. In reality, there are likely to be slower rates of weathering over decades or centuries until a significant undercut occurs that detaches a block above, which leads to a sudden loss of an extent of cliff face much larger than the order of 10 to 20mm. However, averaging this slower weathering and block failures over the long term, an average rate of 13mm to 20mm/year (which can also be stated as 1.3m to 2.0m per 100 years) at the cliff toe is expected.

³ Coffey & Partners (1987) noted that the controlling feature of interbedded sandstone/siltstone cliffs was the bedding spacing and relative proportion of sandstone/siltstone.

⁴ At a location with underlying bedrock such as the site, it is the responsibility of the geotechnical engineer, not the coastal engineer, to determine the risk to the development.

7.2 State Environmental Planning Policy (Resilience and Hazards) 2021

7.2.1 Preamble

Based on *State Environmental Planning Policy (Resilience and Hazards) 2021* (SEPP Resilience)⁵ and its associated mapping, the site is within a “Coastal Use” area (see Section 7.2.2).

7.2.2 Clause 2.11

Based on Clause 2.11(1) of SEPP Resilience, “development consent must not be granted to development on land that is within the coastal use area unless the consent authority:

- (a) has considered whether the proposed development is likely to cause an adverse impact on the following:
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
 - (iv) Aboriginal cultural heritage, practices and places,
 - (v) cultural and built environment heritage, and
- (b) is satisfied that:
 - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development”.

With regard to Clause (a)(i), the proposed development is entirely on private property and will not affect public foreshore, beach, headland or rock platform access.

Clauses (a)(ii) and a(iii) are not coastal engineering matters so are not considered herein.

With regard to (a)(iv), a search of the Heritage NSW “Aboriginal Heritage Information Management System” (AHIMS) was undertaken on 4 December 2023. This resulted in no Aboriginal sites nor Aboriginal places being recorded or declared within at least 50m of the site.

With regard to (a)(v), the nearest environmental heritage items to the site listed in Schedule 5 of *Pittwater Local Environmental Plan 2014* are the ‘Fink’ house at 153 Queens Parade East Newport (located about 130m north of the site) and ‘Bungania’ house at 77 Myola Road Newport (located about 170m SW of the site). The proposed development would not be expected to impact on these or more distant heritage items.

With regard to (b), the proposed development has been designed and sited to avoid any potential adverse impacts referred to in Clause 2.11(1) for the matters considered herein. Clause (c) is not a coastal engineering matter so is not considered herein.

⁵ Formerly *State Environmental Planning Policy (Coastal Management) 2018*.

7.2.3 Clause 2.12

Based on Clause 2.12 of SEPP Resilience, “development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land”.

Assuming that the geotechnical engineer will find that the proposed development is at an acceptably low risk of damage from erosion/recession over a 100 year design life, and given that the proposed development is well above and landward of projected wave runup over 100 years, the proposed development would not even be expected to interact with coastal processes over its design life, let alone affect any other land. That is, the proposed development is unlikely to cause increased risk of coastal hazards on that land or other land over its design life.

7.2.4 Clause 2.13

Based on Clause 2.13 of SEPP Resilience, “development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land”.

No certified coastal management program applies at the site.

7.2.5 Synthesis

The proposed development satisfies the requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021* for the matters considered herein.

7.3 Coastal Management Act 2016

The management objectives for the “coastal use” coastal management area are described in Section 9 of the *Coastal Management Act 2016*. By addressing Clause 2.11 of SEPP Resilience in Section 7.2.2 herein, these management objectives have essentially been addressed. There are no other matters relevant to the subject DA that need to be considered in the *Coastal Management Act 2016*.

7.4 Pittwater Local Environmental Plan 2014

7.4.1 Clause 7.5

Clause 7.5 of *Pittwater Local Environmental Plan 2014* (LEP 2014) applies at the site, as the site is identified as “Bluff/Cliff Instability” on the Coastal Risk Planning Map Sheet CHZ_017. Based on Clause 7.5(3) of LEP 2014, “development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) is not likely to cause detrimental increases in coastal risks to other development or properties, and
- (b) is not likely to alter coastal processes and the impacts of coastal hazards to the detriment of the environment, and
- (c) incorporates appropriate measures to manage risk to life from coastal risks, and

- (d) is likely to avoid or minimise adverse effects from the impact of coastal processes and the exposure to coastal hazards, particularly if the development is located seaward of the immediate hazard line, and
- (e) provides for the relocation, modification or removal of the development to adapt to the impact of coastal processes and coastal hazards, and
- (f) has regard to the impacts of sea level rise, and
- (g) will have an acceptable level of risk to both property and life, in relation to all identifiable coastline hazards”.

With regard to (a) and (b), the proposed development would not increase coastal risks nor alter coastal processes and the impacts of coastal hazards, as it would not affect the wave impact process at the toe of the cliff.

Items (c), (d) and (g) are for the geotechnical engineer to assess, with consideration of the findings herein. Assuming that they find that the proposed development is at an acceptably low risk of damage over a 100 year planning period with appropriate measures incorporated in design and construction, (c), (d) and (g) have been met. On this basis, (e) should not be necessary, noting that this would be more applicable in a sandy beach environment. With regard to (f), sea level rise has been considered herein.

7.4.2 Clause 7.8

Clause 7.8 of LEP 2014 is not applicable to the proposed development, as the proposed works are landward of the Foreshore Building Line (landward of the Foreshore Area) at the site.

7.5 Pittwater 21 DCP

Based on Chapter B3.4 of the DCP, “development must not adversely affect or be adversely affected by geotechnical and coastal processes nor must it increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical and coastal processes”.

As noted in Section 7.2.3, the proposed development is not expected to increase the level of risk for any people, assets and infrastructure in the vicinity due to coastal processes. This item is satisfied if the geotechnical engineer confirms that the proposed development is at an acceptably low risk if being affected by geotechnical and coastal processes, and unlikely to increase the level of risk for any people, assets and infrastructure in the vicinity due to geotechnical processes.

8. FORM

A completed *Geotechnical Risk Management Policy for Pittwater* Form No. 1 is attached at the end of the document herein. Note that the declaration on Form No. 1 is not appropriate for a coastal report, with the revised declaration below:

“I am aware that the above Coastal Report, prepared for the abovementioned site is to be submitted to assist with a geotechnical investigation for a Development Application for this site, with that geotechnical investigation relied on by Northern Beaches Council as the basis for ensuring that the Geotechnical Risk Management aspects of the proposed development have been adequately addressed. No declaration can be made on the geotechnical investigation as this has not been prepared nor reviewed by me, and nor do I have geotechnical engineering expertise”.

9. CONCLUSIONS

An allowance for erosion/weathering of 13mm/year of the lower portion of the cliff seaward of 77 Bungan Head Road Newport (also known as 6a Lovering Place Newport), with sensitivity testing up to 20mm/year, should be considered and assessed by the geotechnical engineer. To be conservative, these rates can be applied over the entire cliff face. The geotechnical engineer should consider these rates in conjunction with an understanding of the particular nature of the cliff materials at the site, their resistance to erosion/recession, and potential failure planes related to geotechnical issues such as the joint spacing. With the cliff toe located about 15m seaward of the top of the cliff east of the site, coastal processes are unlikely to have any influence on the recession of the upper cliff over a 100 year design life.

This should be confirmed by the geotechnical engineer, but it is expected that the recession/weathering described above would lead to undercutting and collapse of blocks on the central and upper cliff face over the long term, with failure planes at the joints. Other failure mechanisms should also be considered by the geotechnical engineer.

Coastal inundation is not a significant risk for the proposed development over a planning period of well over 100 years. Given this, and assuming that the geotechnical engineer will find that the development is at an acceptably low risk of damage from erosion/recession over a 100 year design life, the proposed development satisfies the requirements of *State Environmental Planning Policy (Resilience and Hazards) 2021* (Clauses 2.11 to 2.13), the *Coastal Management Act 2016*, Clause 7.5 of *Pittwater Local Environmental Plan 2014*, and Chapter B.4 of the *Pittwater 21 DCP* for the matters considered herein.

10. REFERENCES

Coffey & Partners (1987), "Coastal Management Study, Assessment of Bluff Areas", *Report No. S8002/1-AA*, March, for Warringah Shire Council

Crozier, PJ and JC Braybrooke (1992), "The morphology of Northern Sydney's rocky headlands, their rates and styles of regression and implications for coastal development", *26th Newcastle Symposium on Advances in the Study of the Sydney Basin*, University of Newcastle

Dragovich, Deirdre (2000), "Weathering Mechanisms and Rates of Decay of Sydney Dimension Sandstone", pp. 74-82 in *Sandstone City, Sydney's Dimension Stone and Other Sandstone Geomaterials*, edited by GH McNally and BJ Franklin, Environmental, Engineering and Hydrogeology Specialist Group (EEHSG), Geological Society of Australia, Monograph No. 5

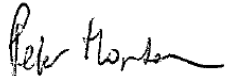
Public Works Department (1985), "Coastal Management Strategy, Warringah Shire, Report to Working Party", *PWD Report 85016*, June, prepared by AD Gordon, JG Hoffman and MT Kelly, for Warringah Shire Council

Sunamura, Tsuguo (1983), "Processes of Sea Cliff and Platform Erosion", Chapter 12 in *CRC Handbook of Coastal Processes and Erosion*, editor Paul D Komar, CRC Press Inc, Boca Raton, Florida, ISBN 0-8493-0208-0

11. SALUTATION

If you have any further queries, please do not hesitate to contact Peter Horton via email at peter@hortoncoastal.com.au or via mobile on 0407 012 538.

Yours faithfully
HORTON COASTAL ENGINEERING PTY LTD



Peter Horton
Director and Principal Coastal Engineer

This report has been prepared by Horton Coastal Engineering on behalf of and for the exclusive use of Life Property Group (the client) and is subject to and issued in accordance with an agreement between the client and Horton Coastal Engineering. Horton Coastal Engineering accepts no liability or responsibility whatsoever for the report in respect of any use of or reliance upon it by any third party. Copying this report without the permission of the client or Horton Coastal Engineering is not permitted.

Geotechnical Risk Management Policy for Pittwater Form No. 1 is attached overleaf

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER
FORM NO. 1 – To be submitted with Development Application

Development Application for <u>Life Property Group</u>	Name of Applicant
Address of site <u>77 Bungan Head Road Newport</u>	

Declaration made by geotechnical engineer or engineering geologist or coastal engineer (where applicable) as part of a geotechnical report

I, Peter Horton on behalf of Horton Coastal Engineering Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 18 November 2024 certify that I am a geotechnical engineer or engineering geologist or coastal engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009 and I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million.
I:

Please mark appropriate box

- ☐ have prepared the detailed Geotechnical Report referenced below in accordance with the Australia Geomechanics Society's Landslide Risk Management Guidelines (AGS 2007) and the Geotechnical Risk Management Policy for Pittwater - 2009
- ☐ am willing to technically verify that the detailed Geotechnical Report referenced below has been prepared in accordance with the Australian Geomechanics Society's Landslide Risk Management Guidelines (AGS 2007) and the Geotechnical Risk Management Policy for Pittwater - 2009
- ☐ have examined the site and the proposed development in detail and have carried out a risk assessment in accordance with Section 6.0 of the Geotechnical Risk Management Policy for Pittwater - 2009. I confirm that the results of the risk assessment for the proposed development are in compliance with the Geotechnical Risk Management Policy for Pittwater - 2009 and further detailed geotechnical reporting is not required for the subject site.
- ☐ have examined the site and the proposed development/alteration in detail and I am of the opinion that the Development Application only involves Minor Development/Alteration that does not require a Geotechnical Report or Risk Assessment and hence my Report is in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009 requirements.
- ☐ have examined the site and the proposed development/alteration is separate from and is not affected by a Geotechnical Hazard and does not require a Geotechnical Report or Risk Assessment and hence my Report is in accordance with the Geotechnical Risk Management Policy for Pittwater - 2009 requirements.
- ☒ have provided the coastal process and coastal forces analysis for inclusion in the Geotechnical Report

Coastal

Geotechnical Report Details:

Report Title:	<u>Coastal Engineering Advice on 77 Bungan Head Road Newport</u>
Report Date:	<u>18 November 2024</u>
Author:	<u>Peter Horton</u>
Author's Company/Organisation:	<u>Horton Coastal Engineering Pty Ltd</u>

Documentation which relate to or are relied upon in report preparation:

See Section 2 and Section 10 of coastal report

~~I am aware that the above Geotechnical Report, prepared for the abovementioned site is to be submitted in support of a Development Application for this site and will be relied on by Pittwater Council as the basis for ensuring that the Geotechnical Risk Management aspects of the proposed development have been adequately addressed to achieve an "Acceptable Risk Management" level for the life of the structure, taken as at least 100 years unless otherwise stated and justified in the Report and that reasonable and practical measures have been identified to remove foreseeable risk.~~

Signature Peter Horton

Name Peter Horton

Chartered Professional Status... MIEAust CPEng.NER

Membership No. 452980

Company... Horton Coastal Engineering Pty Ltd

See revised declaration in Section 8 of report