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To: "DA Submission Mailbox" <DASubmission@northernbeaches.nsw.gov.au>
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09/10/2021

MR Christina Kirsch
58 / Cumberland AVE
Collaroy NSW 2097
[REDACTED]

RE: DA2021/1612 - 1 Clarke Street NARRABEEN NSW 2101

Reference: DA2021/1612

The DA should not progress in its current form, due to:

1. Negative impact on beach amenity

Seawalls, especially the proposed vertical seawall design, have a negative impact on beach amenity due to passive and active erosion. The erosion line at Collaroy beach has been progressing inland and the dune area is needed to allow for the naturally occurring movement of the beach. Armoring the beach with a vertical concrete wall will increase the probability and frequency of the beach being lost. This will prevent public access.

The NSW Coastal Management Act 2016 states:

27 (1) Development consent must not be granted under the Environmental Planning and Assessment Act 1979 to development for the purpose of coastal protection works unless the consent authority is satisfied that-

- (a) the works will not, over the life of the works-
- (i) unreasonably limit or be likely to unreasonably limit public access to or the use of a beach

The seawall will - and already is - limiting public access to and use of the beach. Therefore development consent would be in breach of the NSW Coastal Management Act 2016.

This will be exacerbated as with the expected rise in sea levels and the increase in severe weather events, the landward movement of the erosion line is to be expected.

This also has a negative impact on the recreational and tourism value of the beach. The cost to the wider community - which has been insufficiently consulted on the construction of seawalls at Collaroy in general - has not been considered. The beach needs to be considered as the adjacent property, providing significant value and benefits to the wider community. The question if public assets should be sacrificed to underwrite the risks taken by property investors has not been clarified. The previous Warringah council had a clear resolution that public assets (the beach) take precedent over private assets.