

Natural Environment Referral Response - Coastal

Application Number:	DA2020/0021
Responsible Officer	Lashta Haidari
Land to be developed (Address):	Lot 11 DP 1193189 , 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

The proposal has been assessed against the following:

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan 2011
- State Environmental Planning Policy (Coastal Management) 2018

Based on the information provided and an internal assessment the proposal is deemed to comply with each of these.

As recommended in the coastal engineering report (Prepared by Horton Coastal Engineering and dated 12 November 2019) the areas of the building that extend seaward of the acceptable risk line for conventional foundations are to be cantilevered in accordance with section 6 of the report.

Additionally, the following measures are to be applied to reduce the risk of damage from coastal inundation to the building:

- floor finishes and wall materials that are able to withstand inundation, such as concrete and tiles, should be used up to 1m above the finished floor level;
- items that could be damaged by inundation, or become polluting due to inundation, should be stored at least 1m above the floor, or relocated further landward prior to a major forecast coastal storm; and
- electrical fittings and outlets that could be damaged by inundation should be located at least 1m above the finished floor level, or waterproofed below this level.

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:

DA2020/0021

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Coastal Design Considerations

The areas of the building that extend seaward of the acceptable risk line for conventional foundations are to be cantilevered in accordance with section 6 of the coastal engineering report (Prepared by Horton Coastal Engineering and dated 12 November 2019) submitted with the application for DA2020/0021

Details demonstrating the actions required to ensure compliance with this requirement are to be prepared by a suitably qualified coastal engineer and submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate prior to issue of the construction certificate.

Reason: To ensure the structural stability of the building

Coastal Inundation

To reduce the risk of damage from coastal inundation to the building, the following measures are to be applied in accordance with section 8 of the coastal engineering report (Prepared by Horton Coastal Engineering and dated 12 November 2019) submitted with the application for DA2020/0021:

- floor finishes and wall materials that are able to withstand inundation, such as concrete and tiles, should be used up to 1m above the finished floor level;
- storage spaces are designed so that items that could be damaged by inundation, or become polluting due to inundation, are stored at least 1m above the floor, or able to be relocated further landward prior to a major forecast coastal storm; and
- electrical fittings and outlets that could be damaged by inundation should be located at least 1m above the finished floor level, or waterproofed below this level.

Details demonstrating the actions required to ensure compliance with this requirement are to be prepared by a suitably qualified coastal engineer and submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate prior to issue of the construction certificate.

Reason: To ensure adequate protection from coastal inundation.