

Natural Environment Referral Response - Coastal

Application Number:	Mod2020/0369
Date:	22/10/2020
Responsible Officer	Kye Miles
Land to be developed (Address):	Lot CP SP 677 , 1122 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

Condition 11: Temporary support of excavation undertaken below the water table

The reason provided for the condition in the Notice of Determination for DA2019/1138 is to prevent damage to the structure/integrity of the cemented sands present at the site. Sheet piling is not permitted as a measure to provide temporary support of exaction at the toe of the works due to potential damage to the cemented sand. The condition has been amended to allow sheet piling behind the crest of the works to read as follows:

Condition 11 - Temporary support of excavation

The use of sheet piling as a measure to provide temporary support is only permitted behind the crest of the works and must be undertaken in a manner that does not impact the structure/integrity of the cemented sands present at the site.

Sheet piling is not permitted as a measure to provide temporary support for excavation at the toe of the works due to potential damage to the cemented sand.

Details demonstrating the actions required to ensure compliance with this requirement are to be prepared by a suitably qualified engineer and submitted to Northern Beaches Council for approval prior to issue of the construction certificate.

Reason: To prevent damage to the structure/integrity of the cemented sands present at the site.

Response: Proposed condition amended

Condition 12: Integration with adjoining works

Condition 12 is required to ensure adequate detail to enable works to be constructed without impacting the adjoining works or properties and to be suitably integrated are provided prior to construction commencing. In response to the applicants submissions the condition has been amended to read as follows:

Condition 12 - Integration with adjoining works

A detailed plan and cross section(s) at the common boundaries are to be prepared confirming:

- The works will be retained within the property boundary of 1122 Pittwater Road.
- The method for integration with the existing rock works present.
- The works will not impact the condition, grade or level of protection provided by the existing rock works present on the adjoining properties.

Details demonstrating the actions required to ensure compliance with this requirement are to be prepared by a suitably qualified coastal engineer and submitted to Northern Beaches Council for approval prior to issue of the construction certificate.

Reason: To provide adequate detail to enable works to be constructed without impacting the adjoining works or properties.

Response: Proposed condition amended.

Condition 15: Performance of coastal protection works

Response: Proposed modification accepted.

Condition 31: Historic Artefacts and Aboriginal relics

No comment, not a coastal policy or engineering issue.

Condition 42: Landscape maintenance

No comment, not a coastal policy or engineering issue.

Condition 45: Post storm inspection

Response: Proposed modification accepted.

Condition 46 Time limited consent

No comment. Response to be provided by Development Assessment Officer.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.