

Natural Environment Referral Response - Coastal

Application Number:	DA2020/0174
Date:	04/03/2020
Responsible Officer	Ashley Warnest
Land to be developed (Address):	Lot 58 DP 12749 , 121 Florence Terrace SCOTLAND ISLAND NSW 2105

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 DA relates to the following works:

- construction of a new replacement boat shed with waterfront access decking, skid ramp and slip rails; and
- a replacement jetty with ramp, pontoon and berthing piles for a 9m x 5m berthing area.

No development proposal has been made on the existing seawall.

The DA accompanies a Coastal Engineering Report prepared by Cardno (NSW/ACT) Pty Ltd dated 3 February 2020 which indicated:

- Inspection of the seawall indicated that it is in varying stages of disrepair with observations of core material loss and slumping in some sections, particularly at the northern extent, near to the proposed slipway, where complete failure has occurred
- To ensure the longevity of the seawall over the design life of the proposed new boatshed, it is recommended that some remediation work is undertaken to reinstate the loss of material from behind the wall and that an appropriately engineered filter layer (in the form of a geotextile membrane) is installed. Furthermore, to prevent, outflanking of the wall, the seawall should be butted directly to the seawalls of the adjacent properties, providing a seamless coastal defence.
- It is also recommended that the crest level of the wall (including the width of the concrete slabbing) is raised above the 1 in 100-years ARI design water level of +1.52 m AHD, to reduce wave overtopping, noting that some level of wave overtopping would still occur during the 100-years ARI condition due to the contribution of the wave crest.
- that some form of geotechnical analyses is undertaken to ensure that the loads transmitted by the structure to the seawall/retaining wall are sufficiently low to prevent failure of the wall.

The DA is refused, pending

- inclusion of remediation works of the seawall as recommended in the Cardno study, and/or
- undertaking of a geotechnical analyses to ensure that the loads transmitted by the structure

(new boat shed) to the seawall/retaining wall are sufficiently low to prevent failure of the wall.

A full assessment of the DA will be done on receipt of either an amended proposal incorporating remediation works of the seawall or a geotechnical analysis.

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.