

Natural Environment Referral Response - Coastal

Application Number:	Mod2023/0488
Proposed Development:	Modification of Development Consent DA2019/1421 granted for Alterations and additions to an existing dwelling house
Date:	09/11/2023
Responsible Officer	Claire Ryan
Land to be developed (Address):	Lot 57 DP 6195 , 5 Surfview Road MONA VALE NSW 2103

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 seeks approval for modification of development consent DA2019/1421 granted for alterations and additions to a dwelling house.

The proposed modifications predominately relate to

- garage extension and carport north of the pool deleted;
- the eastern portion of the existing pool and adjacent deck is to be demolished, with the undercroft of the pool to be levelled to create an additional garage, workshop and storage area;
- a garage is to be added on the western side of the existing pool, within the footprint of the existing pool deck, with a guest room above and an adjacent deck extending beyond its existing footprint;
- a car turntable is to be added; and
- the SW portion of the ground floor is to be extended to convert part of the existing pool deck to a sunroom.

The subject property is located within the 'Coastal Environment Area' and the 'Coastal Use Area' maps of the Coastal Zone. In addition, the subject property is affected by coastal erosion/wave inundation and located within the coastline beach hazard area. Part of the subject property is within the 'Foreshores Building Line'

The property has been identified to have a risk category 2 in the Certified 'Coastal Zone Management Plan for Bilgola Beach (Bilgola) and Basin Beach (Mona Vale)'

This application was assessed in consideration of:

- Supplied plans and reports, including;

- Statement of Modification prepared by Vaughan Milligan Development Consulting Pty. Ltd. dated August 2023
 - Coastal Risk Management Advice prepared by Horton Coastal Engineering Pty. Ltd. dated 3 November 2023
 - Coastal Risk Management Report prepared by Horton Coastal Engineering Pty. Ltd. dated 20 November 2019
- Coastal Management Act 2016
 - State Environmental Planning Policy (Resilience & Hazards) 2021
 - Relevant LEP and DCP Clauses

The objectives and requirement of the CMA 2016, SEPP -R & H 2021 and relevant LEP and DCP Clauses have been met.

The proposed modifications appear consistent with the design intent of the original proposal and fulfills the objectives and requirements of the relevant clauses of the Act, SEPP, LEP and DCP.

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:

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

Coastal Design Considerations

Proposed development shall be designed and constructed in accordance with the recommendations given in both the approved Coastal Risk Management Report prepared by Horton Coastal Engineering Pty. Ltd. dated 20 November 2019 and Coastal Risk Management Advice prepared by Horton Coastal Engineering Pty. Ltd. dated 3 November 2023 and in addition to building loads (including wind loads) shall include consideration of scour, wave forces, soil slumping forces and debris forces and shall be consistent with the coastal engineering advice contained in "Guidelines for Siting and Design of Residential Foundations (Advisian, 2018)".

Reason: To ensure coastal engineering advice is included in the design of foundations for erosion

affected coastal properties.

Compliance with Coastal Risk Management Report

The development is to comply with all recommendations of both the approved Coastal Risk Management Report prepared by Horton Coastal Engineering Pty. Ltd. dated 20 November 2019 and Coastal Risk Management Advice prepared by Horton Coastal Engineering Pty. Ltd. dated 3 November 2023 and these recommendations are to be incorporated into construction plans and specifications and maintained over the life of the development.

Reason: To ensure coastal risk is addressed appropriately

Low Level Coastal Inundation Risk Design

All development must be designed and constructed to achieve a low risk of damage and instability due to coastal inundation, wave impact and foreshore erosion hazards.

Reason: Relevant coastal hazards to be accommodated in the design of affected development.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004). Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Coastal Erosion

This property is on land located in an area where there is likely to be a risk of coastal erosion and wave impact during severe storms. The risk to the property may increase with time due to long-term beach recession caused by greenhouse induced sea level rise or natural coastal processes. To reduce the potential impact to your property, the Council strongly recommends that effective precautions be taken to ensure adequate volumes of sand are maintained within the eastern (seaward) boundary of your property. The Council requires that only free-draining, clean, yellow sand be used to fill allotments.

Reason: Protection of coastal environment.