

Natural Environment Referral Response - Coastal

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| Application Number: | DA2023/0128 |
| Proposed Development: | Alterations and additions to South Curl Curl Surf Life Saving Club to provide a store room. |
| Date: | 06/06/2023 |
| Responsible Officer | Grace Facer |
| Land to be developed (Address): | Lot 7356 DP 1167221 , Carrington Parade CURL CURL NSW 2096 |

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

SUPPORTED WITH CONDITIONS

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021; and
- Warringah LEP 2011 and Warringah DCP 2011.

Coastal Management Act 2016

As the subject site is located in the Coastal Zone of NSW, the DA is subject to the requirements of the Coastal Management Act 2016, in particular Part 1, Section 3 the Objects of the Act. Upon internal assessment the development proposal is generally consistent with the objects of the Act.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Use Area' and 'Coastal Environment Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP RH). Hence, Divisions 3, 4 and 5 of the SEPP RH apply to this DA. On internal assessment and as assessed in the submitted Coastal Engineering Report prepared by Horton Coastal Engineering Pty Ltd, dated 1 February 2023, the DA satisfies requirements under divisions 3, 4 and 5 of the SEPP R&H. As such, it is considered that the application does comply with the provisions of the State Environmental Planning Policy (Resilience & Hazards) 2021 subject to conditions.

Warringah LEP 2011 and Warringah DCP 2011

The development proposal meets the objectives of Part 6 Section 6.5 in Warringah LEP 2011. No other coastal planning or development controls relevant to the subject DA were identified.

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

Approval of Works in Public Beach Reserve

No works are to be carried out from or within the public beach reserve without the written approval of Council.

Reason: To ensure no damage is done to public beach reserves.

Engineers Certification of Plans

The structural design and specification shall be prepared by and each plan/sheet signed by, a registered professional civil or structural engineer with chartered professional status (CP Eng) who has an appropriate level of professional indemnity insurance and shall be submitted to the Certifier prior to the release of the Construction Certificate.

Reason: To ensure structural engineering design is prepared and certified by an appropriately qualified professional.

Compliance with Coastal Risk Management Report

The development is to comply with all recommendations of the approved Coastal Risk Management Report prepared by Horton Coastal Engineering Pty Ltd, dated 1 February 2023, and these recommendations are to be incorporated into construction plans and specifications. Evidence demonstrating compliance is to be provided to the Certifier for approval prior to the release of the Construction Certificate.

Reason: To ensure coastal risk is addressed appropriately

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Stockpiling materials

During construction, all material associated with works is to be contained at source, covered and must be within the construction area. All waste material is to be removed off site and disposed of according to the Waste Management Plan and applicable regulations. The property is to be kept clean and any building debris removed as frequently as required to ensure no waste or debris enters receiving waters.

Reason: To ensure pollution control measures are effective to protect the aquatic habitats within receiving waters throughout the construction period.

Geotechnical Issues

All conditions outlined in the Geotechnical Investigation for Proposed Storeroom at South Curl Curl SLSC prepared by JK Geotechnics dated 13 December 2022 are to be complied with and adhered to throughout development.

Reason: To ensure excavations and foundation design are undertaken in an appropriate manner and in accordance with the recommendations of the Geotechnical Engineer or Engineering Geologist.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Post Construction Coastal certificate

Prior to the issue of the Occupation Certificate, a Post Construction Coastal Certificate shall be submitted to the Principal Certifier (Form No. 3 of the Coastline Risk Management Policy for Development in Pittwater - Appendix 6 of P21 DCP) that has been prepared and signed by a specialist coastal engineer who is a registered professional engineer with chartered professional status (CP Eng) and coastal engineering as a core competency and who has an appropriate level of professional indemnity insurance.

Reason: To ensure the development has been constructed to the engineers requirements.

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Compliance with Coastal Risk Management Report

The development is to comply with all recommendations of the approved Coastal Risk Management Report prepared by Horton Coastal Engineering Pty Ltd, dated 1 February 2023 and these recommendations are to be maintained over the life of the development.

Reason: To ensure preservation of the development and the marine environment