

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2173
Date:	22/11/2021
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot 7094 DP 1059297 , 394 Barrenjoey Road NEWPORT NSW 2106 Lot 1 DP 1139445 , 394 Barrenjoey Road NEWPORT NSW 2106

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 application has been assessed in consideration of the *Coastal Management Act 2016*, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore *Coastal Management Act 2016* is applicable to the proposed development. The proposed development is in line with the objects, as set out under Clause 3 of the *Coastal Management Act 2016*.

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Further, the applicant has proposed construction of a buried seawall. Hence the proposed development has been assessed also against the requirements of the Section 27 of the *Coastal Management Act 2016*. As required, the impact & risk associated with the construction/modification of the seawall has been assessed in both the Coastal Engineering and Flooding Advice dated 26 August 2021 and Coastal Engineering Report & Statement of Environmental Effects Reports dated 27 August 2021 prepared by Horton Coastal Engineering Pty. Ltd.

Based on the impact and risk identified and Council as the applicant of the DA, Council will maintain the proposed seawall for entire of its design life, as per Section 27(b)(ii) in approving this DA

State Environmental Planning Policy (Coastal Management) 2018

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP). Hence, Clauses 13, 14 and 15 of the CM SEPP apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by dfp Planning Consultants dated September 2021 and Coastal Engineering and Flooding Advice prepared by Horton Coastal Engineering Pty. Ltd. dated 26 August 2021, the DA satisfies requirements under clauses 13, 14 and 15 of the CM SEPP.

As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Coastal Management) 2018.

Pittwater LEP 2014 and Pittwater 21 DCP

The property is located within a “Wave inundation” hazard area designated on the Coastal Risk Planning Map that is referenced in Pittwater Local Environmental Plan 2014. The subject property is also mapped as being land identified under Coastline Beach Hazard Area on the Pittwater 21 Development Control Plan (DCP) Map MDCP016. As such, the Coastal Risk Management Policy for Development in Pittwater (Appendix 6, Pittwater 21 DCP) and the relevant B3.3 Coastline (Beach) Hazard controls in P21 DCP will apply to new development of the site.

Coastline (Beach) Hazard Management

A Coastal Engineering Report & Statement of Environmental Effects Reports dated 27 August 2021 prepared by Horton Coastal Engineering Pty. Ltd. has been submitted with this DA application.

The report assessed that the proposed buried coastal protection works would provide protection to the SLSC building from erosion/recession for an acceptably rare storm over an acceptably long life, and also allows the seaward extent of existing rock boulders to be reduced or removed entirely if required. Measures to provide an acceptably low risk of damage from wave runup coastal processes have been considered.

The proposed development does comply with the requirements of Clause 7.5 of Pittwater Local Environmental Plan 2014, Section B3.3 of the Pittwater 21 DCP and the Coastline Risk Management Policy for Development in Pittwater for the matters considered herein.

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**

Flood Compatible Materials

All structural elements below the location specific coastline planning level of 6.0 to 7.2m AHD as defined in the approved Coastal Engineering and Flooding Advice dated 26 August 2021 prepared by Horton Coastal Engineering Pty. Ltd, shall be comprised of flood compatible materials.

Reason: To ensure potential impact of coastal inundation is minimised

Coastal Design Considerations

Piling for the proposed development shall be designed and constructed in accordance with the recommendations given in the approved Coastal Engineering and Flooding Advice dated 26 August 2021 and Coastal Engineering Report & Statement of Environmental Effects dated 27 August 2021 prepared by Horton Coastal Engineering Pty. Ltd, Coastal Risk 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 geotechnical design criteria in Nielsen, A.F.; Lord, D.B.; and Poulos, H.G. (1992), .

Compliance and Certification of Piling Design

Certification that the piling works have been designed in accordance with the approved Coastal Risk Management Report shall be provided to the Principal Certifying Authority (Form No. 2 of the Coastline Risk Management Policy for Development in Pittwater – Appendix 6 of P21 DCP) and shall be prepared and signed by a structural engineer who is a registered professional engineer with chartered professional status (CP Eng) and who has an appropriate level of professional indemnity insurance.

Reason: To ensure deep foundation piling is designed in accordance with the Coastal Risk Management Report and by an appropriately qualified professional

Compliance with Coastal Risk Management Report

The development is to comply with all recommendations of both the approved Coastal Engineering and Flooding Advice dated 26 August 2021 and Coastal Engineering Report & Statement of Environmental Effects dated 27 August 2021 prepared by Horton Coastal Engineering Pty. Ltd, and these recommendations are to be incorporated into construction plans 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.

Design Impact on Coastal Processes and Public/Private Amenity

All development and/or activities must be designed and constructed so that they will not adversely impact on surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not impact the coastal process and public/private

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, it is recommended that effective precautions be taken to ensure adequate volumes of sand are maintained .

Reason: Protection of coastal environment.