

**TO: Catchment Management**

**Return By  
Date**

12/09/2008

**DEVELOPMENT APPLICATION REFERRAL**

**PLANNING AND ASSESSMENT SERVICES**

**DATE**

Thursday, 28

**PREPARED:**

August 2008

**DEVELOPMENT ASSESSMENT OFFICER:** David Auster

**REF/DA NO.**

DA2008/1230

**DALO:(DEVELOPMENT ASSESSMENT  
LIAISON OFFICER)**

John Slater

**REASON FOR REFERRAL:**

**PROPOSAL:** New dwelling following demolition of existing buildings

**ADDRESS:** 1196 Pittwater Road NARRABEEN NSW 2101

**Comments:**

Catchment Management has no objection to the proposed development, subject to the conditions listed below.

In assessing this DA, the following legislation, policies, plans, and guidelines were considered:

- NSW Coastal Protection Act (1979)
- NSW Coastline Hazard Policy (1988)
- NSW Coastal Policy (1997)
- State Environmental Planning Policy (SEPP#71) Coastal Protection
- Warringah Local Environmental Plan (WLEP2000)
- Schedule 13 Development guidelines for Collaroy/Narrabeen Beach
- Collaroy Narrabeen Coastline Management Plan (1997)
- NSW Coastline Management Manual (1990)
- Land and Environment Court Proceedings (10409 of 2007) re s34 conference (Spiro Toursounglou ats Warringah Council) for DA2006/0497 (1134 Pittwater Rd, Collaroy)

In regard to Schedule 13 of the Warringah LEP (2000) *Development guidelines for Collaroy/Narrabeen Beach*, with the exception of the eave and terraces on the eastern side of the building, which extend a short distance (~1m) out over the Zone of Wave Impact, the DA is in accordance with the guidelines.

In regard to the possible impact of sea level rise on the proposed development, Council has commissioned engineering firm WorleyParsons to redefine the coastline hazard lines for Collaroy/Narrabeen Beach taking into account predicted sea level rise. This study however is not yet complete. Therefore, in this assessment, Council's current coastline hazard lines referenced in Schedule 13 have been used as the basis for our assessment.

Daylan Cameron  
Senior Environment Officer, Catchment Management  
Natural Environment Unit  
22-Oct-08

I concur with the above comments:

Todd Dickinson  
Team Leader, Catchment Management  
Natural Environment Unit  
27-Oct-08

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**PLEASE PLACE CONDITIONS UNDER THE FOLLOWING HEADINGS:**

- A. Conditions that Identify Approved Plans.  
B. Conditions that require 'Ancillary' Matters to be Completed to the Satisfaction of Council or another Nominated Person Prior to Issue of Construction Certificate.

The foundation design must be prepared by a suitably qualified engineer in accordance with Schedule 13 of the Warringah LEP (2000) and the design guide *Criteria for the Siting and Design of Foundations for Residential Development* (Geomarine et al, 1991).

**Reason:** *Coastal Zone Management*

- C. Conditions that Require Subsidiary Matters to be Completed Prior to Issue of a Construction Certificate.

The foundation design must be prepared by a suitably qualified engineer in accordance with Schedule 13 of the Warringah LEP (2000) and the design guide *Criteria for the Siting and Design of Foundations for Residential Development* (Geomarine et al, 1991).

**Reason:** *Coastal Zone Management*

- D. Conditions That Must Be Addressed Prior To Any Commencement.  
E. Conditions that Must be Complied With During Demolition and Building Work.

The applicant/owner is to minimise the amount of sand removed from the property during construction. If sand is removed from the site during construction, it may be placed on the beach reserve in accordance with the direction of the Council's Environmental Officers

**Reason:** *Coastal Zone Management*

- F. Operational Conditions imposed under EP&A Act and Regulations and other relevant Legislation.  
G. Conditions which Must be Complied With Prior to Issue of Occupation Certificate.  
H. Conditions that Must be Complied with Prior to Final Completion.  
I. On-going Conditions that Must be Complied with at All Times.

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: Coastal Zone Management***

**Schedule 1: Seniors Living.**

**Schedule 2. Conditions that must be complied with prior to the issue of any Strata Subdivision or Subdivision Certificate.**