

Natural Environment Referral Response - Coastal

Application Number:	DA2023/1621
Proposed Development:	Alterations and additions to a dwelling house including a swimming pool
Date:	12/12/2023
Responsible Officer	Mark Milton
Land to be developed (Address):	Lot 6 DP 4888 , 185 Ocean Street NARRABEEN NSW 2101

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

General Comments

This application was assessed in consideration of:

- Supplied plans and reports
- Coastal Management Act 2016
- State Environmental Planning Policy (Resilience and Hazards) 2021 and
- Relevant LEP and DCP clauses

Supplied plans and reports

This response has been prepared based on review of the following documents relevant to the site and application:

- Coastal Engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 9 October 2023, submitted with application DA2023/1621.

The matters relevant to the coastal assessment of this application are the impacts to the proposal from coastal process and location of the building in relation to minimum set backs for development outlined in the Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fisherman's Beach.

Based on this assessment the proposal is supported subject to condition. Specifically that the recommendations made in section 7 of the Coastal Engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 9 October 2023, submitted with application DA2023/1621 be applied at the construction certificate and construction stages of the development.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to this DA. The proposed development is considered to be consistent with the objects, as set out under Part 1 Section 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (SEPP). Hence, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

On internal assessment the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP.

As such, it is considered that the application does comply with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Warringah LEP 2011 and Warringah DCP 2011

The proposal is considered to comply with clause 6.5 of Warringah LEP 2011 and E9 of Warringah DCP 2011.

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

Certification of Deep Foundation Piling

Construction details and specifications in accordance with section 7 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 9 October 2023, submitted with application DA2023/1621, shall be prepared and signed by a suitably qualified coastal engineer demonstrating that the portion of the proposed development seaward of the minimum setback for conventional foundations is founded on deep piles. This certification is to be submitted to the Principle Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure deep foundation piling is prepared by appropriately qualified professional

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Sand Dune Preservation and Rehabilitation

Vegetated dunes seaward of the subject development site must not be harmed and shall be protected from damage during construction of the development.

Reason: To ensure preservation of the coastal environment

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

Post Construction Coastal certification

Prior to issue of the Occupation Certificate, a suitably qualified coastal engineer is to provide written confirmation to the Principle Certifying Authority that the deep foundation piling has been constructed in accordance with section 7 of the coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 9 October 2023, submitted with application DA2023/1621.

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