

## **Current Clause**

### **Warringah Development Control Plan**

#### **Part E The Natural Environment**

#### **E9 Coastline Hazard**

##### **Applies to Land**

This control applies to land identified on the Warringah LEP Coastline Hazard Map.

##### **Objectives**

- To minimise the risk of damage from coastal processes and coastline hazards for proposed buildings and works along Collaroy Beach, Narrabeen Beach and Fisherman's Beach.
- To ensure that development does not have an adverse impact on the scenic quality of Collaroy, Narrabeen and Fisherman's Beaches.
- To ensure that development does not adversely impact on the coastal processes affecting adjacent land.
- To retain the area's regional role for public recreation and amenity.

##### **Requirements**

1. The risk of damage from coastal processes is to be reduced through having appropriate setbacks and foundations, as detailed in Criteria for the Siting and Design of Foundations for Residential Development (see Policy volume).
2. The applicant must demonstrate compliance with the Collaroy Narrabeen Coastline Management Plan.

##### **Note**

*Council will take the following principles into account when it assesses development:*

- i. When applications for development are lodged with Council both the Area of Wave Impact and Slope Adjustment and the Area of Reduced Foundation Capacity are to be marked on the plans submitted to Council;*
- ii. In the Area of Reduced Foundation Capacity, account is made of the reduced bearing capacity of the sand adjacent to the escarpment of a potentially fully eroded Area of Wave Impact and Slope Adjustment. Structures within the Area of Reduced Foundation Capacity should be designed such that loads are transmitted to soil foundations outside it. This would generally be achieved by piling structures within the Area of Reduced Foundation Capacity into the Stable Foundation Area below it as per Criteria for the Siting and Design of Foundations for Residential Development;*
- iii. For development within the Area of Reduced Foundation Capacity, geotechnical/ structural design of foundations (including specialist coastal engineering advice) may be required for the whole structure;*
- iv. A suitably qualified engineer must undertake the geotechnical/structural design of the foundations in accordance with coastal engineering considerations and the Criteria for the Siting and Design of Foundations for Residential Development, and the provisions of this part; and*
- v. Development must be constructed with a suitable floor level or in a manner that minimises the risk of coastal inundation for severe coastal storms occurring over the next 50 years*

## Proposed Clause

### Warringah Development Control Plan

#### Part E The Natural Environment

#### E9 Coastline Hazard

##### Applies to Land

This control applies to land identified on the Warringah LEP Coastline Hazard Map.

##### Objectives

- To minimise the risk of damage from coastal processes and coastline hazards for proposed buildings and works along Collaroy Beach, Narrabeen Beach and Fishermans Beach.
- To ensure that development does not have an adverse impact on the scenic quality of Collaroy, Narrabeen and Fishermans Beaches.
- To ensure that development does not adversely impact on the coastal processes affecting adjacent land.
- To retain the area's regional role for public recreation and amenity.

##### Requirements

1. The risk of damage from coastal processes is to be reduced through having appropriate setbacks and foundations, as detailed in Criteria for the Siting and Design of Foundations for Residential Development (see Policy volume).
2. For development in the area affected by the certified Coastal Zone Management Plan for Collaroy-Narrabeen Beach and Fishermans Beach (Coastal Zone Management Plan), the applicant must demonstrate compliance with the Northern Beaches Coastal Erosion Policy, the Coastal Zone Management Plan and the Collaroy-Narrabeen Protection Works Design Specifications (as amended from time to time).

##### Note

*Council will take the following principles into account when it assesses development:*

- i. When applications for development are lodged with Council both the Area of Wave Impact and Slope Adjustment and the Area of Reduced Foundation Capacity are to be marked on the plans submitted to Council;*
- ii. In the Area of Reduced Foundation Capacity, account is made of the reduced bearing capacity of the sand adjacent to the escarpment of a potentially fully eroded Area of Wave Impact and Slope Adjustment. Structures within the Area of Reduced Foundation Capacity should be designed such that loads are transmitted to soil foundations outside it. This would generally be achieved by piling structures within the Area of Reduced Foundation Capacity into the Stable Foundation Area below it as per Criteria for the Siting and Design of Foundations for Residential Development;*
- iii. For development within the Area of Reduced Foundation Capacity, geotechnical/ structural design of foundations (including specialist coastal engineering advice) may be required for the whole structure;*
- iv. A suitably qualified engineer must undertake the geotechnical/structural design of the foundations in accordance with coastal engineering considerations and the Criteria for the Siting and Design of Foundations for Residential Development, and the provisions of this part; and*
- v. Development must be constructed with a suitable floor level or in a manner that minimises the risk of coastal inundation for severe coastal storms occurring over the next 50 years*