



# **How may the proposed legislative amendments affect Collaroy-Narrabeen Beach?**

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# Collaroy-Narrabeen Beach



- Long history of storm damage and coastal erosion
- Nationally - 3rd area most at risk from coastal processes
- Most highly capitalised shoreline in NSW
- One of the most studied beaches
- ‘Hot-spot’





# Collaroy-Narrabeen Beach



- 4 surf lifesaving clubs
- iconic surf breaks
- An extremely valuable asset



## Major storms

- Major storms in 1920, 1945, 1967 and 1974 caused erosion to dunes and damage to property.
- In terms of damage to property:

*“The problem stems from the fact that the initial subdivision was too close to the beach with properties extending into the active beach zone.”*

*(Nielsen Lord Associates, 1988).*





# Collaroy-Narrabeen Beach



**Damage to houses between Fielding St and Jenkins St, Collaroy.  
The Sydney Morning Auditor, 14.06.1945.**



# Collaroy-Narrabeen Beach



Exposure of 'Flight Deck' foundations as a result of 1967 storms



# Collaroy-Narrabeen Beach



Exposure of 'Flight Deck' foundations as a result of 1967 storms





# People protect what they value



Courtesy of Don Champlin  
1104 Pittwater Rd, Narrabeen  
Circa 1969 - 1974 South Narrabeen





# People protect what they value



Courtesy of Don Champion  
1184 Pittwater Rd, Narrabeen  
circa 1969 - 1974 South Narrabeen



# People protect what they value



Location of the building  
and the sign in the foreground  
from the 1950s South Harrington





# People protect what they value



Sourtesy of Jim Chapman  
1194 Pittwater Rd, Tamworth  
circa 1969 - 2017 South Northcote



# People protect what they value



Courtesy of Don Champlin  
1194 Pittwater Rd, Narrabeen  
circa 1969 - 1974 South Narrabeen



# Council's response....Collaroy-Narrabeen Coastline Management Plan 1997

- Identified four (4) main management strategies for dealing with coastal erosion along the beach:
  1. Protective works
  2. Environmental planning measures
  3. Development control and conditions
  4. Dune Management





# Implementation Progress



- All high priority actions are at various stages of implementation, being either complete, ongoing or underway.
- 11 of the 13 total actions have been implemented or completed. Only two have not been started (seawall and “moderate” beach nourishment e.g. using offshore sand).
- Some of the actions have not proven to be sustainable in the long term (e.g. purchase of properties), or popular with the community (e.g. 2002 seawall proposal).







# People protect what they value



'Line in the sand protest' 17/11/2002



# People protect what they value



'Line in the sand protest' 17/11/2002





# Coastal Protection and Other Legislation Amendment Bill 2010

## Main provisions:

1. Emergency coastal protection works
2. Requirements relating to approval of long-term coastal protection works under EP&A Act
3. Coastal protection service charge (\$)
4. Improved order powers, increased penalties (\$), and improved liability exemptions



# 1. Emergency coastal protection works

- Landowners conditionally permitted to place sandbags & sand on the beach to protect houses at “imminent” erosion threat with prior approval:
  - No rocks, concrete, debris
- Must comply with gazetted Ministerial Requirements\*
- Sandbags can stay for up to 6 months. After 6 months, if no DA lodged, they must be removed, and site restored.
- Placed on private land, and if required on public land.







# Revised draft Minister's Requirements\*

## Emergency works:

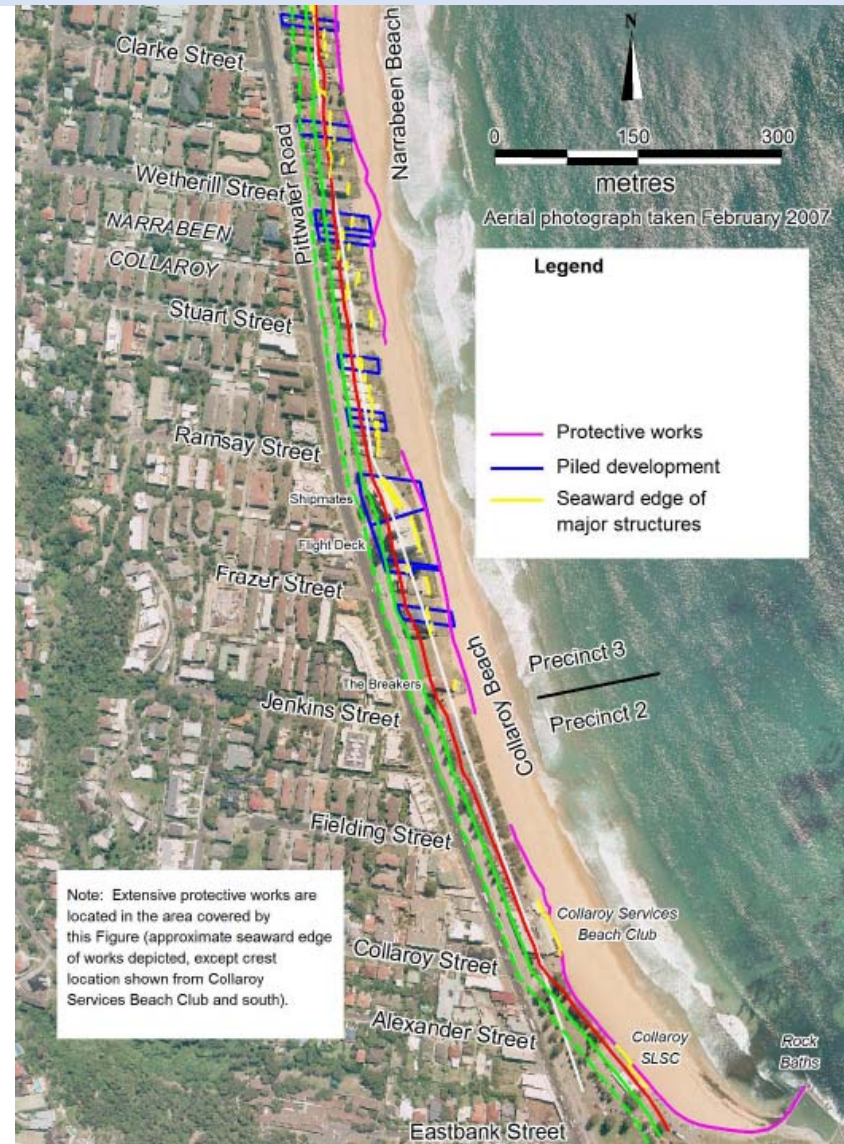
- May only be placed in “Authorised locations” (Schedule 1) and where no form of coastal protection exists<sup>#</sup>
- It's well known that Collaroy-Narrabeen has some form of coastal protection along a significant stretch of the beach

Eg.

- Rock rubble
- reinforced concrete seawalls
- sandstone blockwork seawalls
- steel sheet piling



# Existing coastal protection at Collaroy-Narrabeen



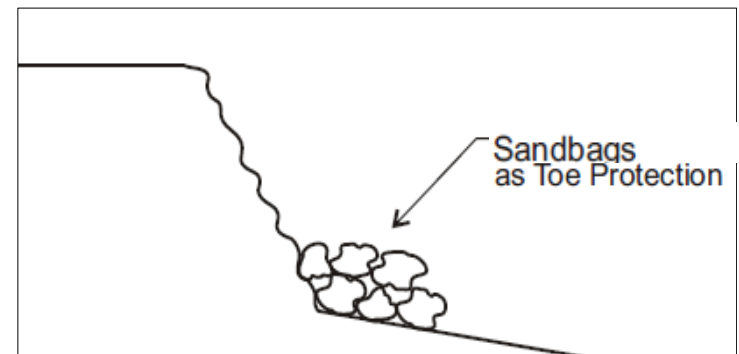




# Revised draft Minister's Requirements\*

## Emergency works:

- May be placed during a period of beach erosion%
- One opportunity per landowner
- Site-specific requirements apply – to be developed with council
- No excavation – toe protection only, 1.5m max height
- Trigger conditions relate to distance between dwelling and erosion escarpment (10 m)
  - no link to weather forecasts



# Order powers – emergency works

- Council will issue an order if works:
  - Cause erosion
  - Present a public safety risk
  - In place for longer than allowable
- Order can require works to be repaired/removed, and council can recover removal costs







## 2. Long term works

- Warringah Council does not have a certified Coastal Zone Management Plan in place, therefore....
- When DA lodged with Council, and assessed by Council Officers, it will be referred to the proposed Coastal Panel for determination.
- Development consent not to be granted under EP&A Act unless consent authority is satisfied suitable arrangements are in place:
  - Beach restoration
  - Maintenance of works
- Arrangements could include consent conditions or coastal protection service charge
- Agreed cost-share arrangements



# 3. Coastal protection service charge

- Ability for Council to levy a coastal protection service charge
- Charge levied on landowners who have fully/partly paid for long-term coastal protection works
- Charge to fund:
  - maintenance of works
  - managing off-site impacts (eg. beach nourishment)





# Coastal protection service charge

- Guidelines are currently being prepared
- Charge information to be included in property sale contracts



## 4. Order powers and penalties

- New order powers (including stop work) for illegal material placed on the beach which:
  - is likely to cause erosion
  - presents a public safety risk
  - impedes beach access
- Increased maximum penalties:
  - From \$11,000 to \$250,000
- Guidelines for authorised officers





# Forthcoming NSW Government guides & guidelines

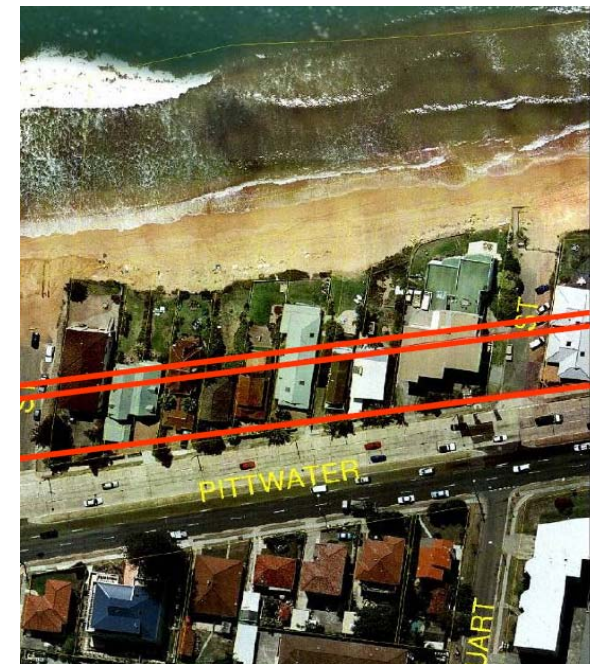
- Coastal Risk Management Guide (DECCW) - Coastal Planning Guideline (DoP)	August 2010
Minister's Requirements under the Coastal Protection Act 1979	On exhibition - comments due 10 Sep
A Guide to the Statutory Requirements for Temporary Coastal Protection Works	To be advised by NSW Govt.
A guide for authorised officers under the Coastal Protection Act	To be advised by NSW Govt.
Guidelines for preparing coastal erosion emergency sub-plans	To be advised by NSW Govt.
Guidelines for assessing and managing the impacts of seawalls	To be advised by NSW Govt.
Coastal Protection Service Charge Guidelines	Nov 2010
Guidelines for preparing coastal zone management plans	Nov 2010





# Coastal zone planning

- New guidelines being developed
- Councils with 'hot-spot' beaches will be required to finalise:
  - coastal zone management plan within 12 months (or as negotiated)
  - coastal erosion emergency action plans within 6 months





# Summary

- Will the proposed legislative amendments lead to more effective management of coastal erosion risks at Collaroy-Narrabeen Beach, without compromising the Beach?
- Do the proposed legislative amendments achieve a suitable, workable middle course?
- Much work has gone into the proposed legislative amendments and accompanying documents
- Warringah Council look forward to the opportunity to comment on forthcoming draft guidelines and other documents



# Thank You







# Coastal Erosion Emergency Action Plan Public Forum

**When:** Sunday 29 August 2010

**Where:** Long Reef Golf Club

**What time:** 12.00 - 4.00pm

(Lunch served from 12 noon –  
main proceedings will commence 1.00pm)

**RSVP:** Leonie Maddigan  
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