

Natural Environment Referral Response - Coastal

Application Number:	DA2023/0246
Proposed Development:	Construction of a secondary dwelling
Date:	25/05/2023
Responsible Officer	Olivia Ramage
Land to be developed (Address):	Lot 1 DP 818730 , 18 Hillcrest Avenue MONA VALE NSW 2103

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 plans and documents submitted, the Coastal Management Act 2016, State Environmental Planning Policy (Resilience & Hazards) 2021 and has also been assessed against the 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 generally 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 R & H). Hence, Divisions 3, 4 and 5 of the SEPP R & H apply for this DA.

On internal assessment and as assessed in the submitted Coastal Engineering Advice report prepared by Horton Coastal Engineering Pty Ltd, dated 23 February 2023, the DA satisfies requirements under Divisions 3, 4 and 5 of the SEPP R&H. As such, it is considered that the application does comply with the provisions of the State Environmental Planning Policy (Resilience & Hazards) 2021 subject to conditions.

Pittwater LEP 2014 and Pittwater 21 DCP

Coastline Bluff Hazard Management

The subject site is also shown to be affected by Coastline Bluff/Cliff Instability Hazard on Council's Coastal Risk Planning Map in Pittwater LEP 2014. As such, the Geotechnical Risk Management Policy for Pittwater (Appendix 5, Pittwater 21 DCP) and the relevant B3.4 Coastline (Bluff) Hazard controls in P21 DCP will apply to new development of the site.

A Geotechnical Assessment Report by Crozier Geotechnical Consultants dated February 2023 assessing coastline (bluff)/coastal cliff or slope instability has been submitted with the DA. A coastal engineering report prepared by Horton Coastal Engineering Pty Ltd, dated 23 February 2023 has been submitted with the Geotechnical Report.

The Coastal Engineering Report determined that coastal inundation is not a significant risk to the proposed development over a planning period of well over 100 years. Further an allowance for erosion/weathering of 6mm/year of the cliff at 18 Hillcrest Avenue Mona Vale, with sensitivity testing up



to 12mm/year, should be considered and assessed by the geotechnical engineer. The Geotechnical report concluded that the landslip risk was assessed as Acceptable when assessed against the criteria of the AGS 2007.

As such, it is considered that the application does comply, subject to conditions, with the requirements of the coastal relevant geotechnical clauses of the Pittwater LEP 2014 and Pittwater 21 DCP, as well as those contained in SEPP R&H.

Development on Foreshore Area

A section of the subject property is seaward of the foreshore building line. Part 7, Clause 7.8 –Limited development on foreshore area of the Pittwater LEP 2014 applies for any development within the foreshore area. Assessment of this control will be undertaken by the planning officer.

No other coastal planning or development controls relevant to the subject proposal were identified.

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

Coastal Bluff Engineering Assessment Advice

The advice and recommendations contained in the approved Geotechnical Report prepared by Crozier Geotechnical Consultants, dated February 2023, must be addressed as necessary and must be incorporated as required into construction plans and structural specifications for the proposed development. Details demonstrating compliance must be submitted to the certifier for approval prior to the release of the construction certificate.

Reason: To ensure potential hazards associated with development on a Coastal Bluff are minimised

Coastal Bluff Engineering Assessment Implementation

All development or activities must be designed and constructed such that they will not increase the level of risk from geotechnical hazards and coastal processes for any people, assets or infrastructure in surrounding properties; they will not adversely affect coastal processes; they will not be adversely affected by coastal processes.

Reason: To ensure potential hazards associated with development on a Coastal Bluff are minimised

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

DA2023/0246



CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pollution Control

All stockpiles, materials, waste and slurry associated with works (including excavated material) are to be contained at source within the construction area and enclosed in waterproof covering and/or sediment and erosion control while not in use. All waste and debris are to be removed off site and disposed of as frequently as required in accordance with the Waste Management Plan and applicable regulations.

Reason: To protect the surrounding environment, and ensure that pollutants and building associated waste do not leave the construction site.