Natural Environment Referral Response - Coastal

Application Number:	DA2024/1707
Proposed Development:	Demolition works and construction of a dwelling house including a swimming pool
Date:	10/01/2025
Responsible Officer	Brittany Harrison
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

SUPPORTED WITH CONDITIONS

This application was assessed in consideration of:
• Supplied plans and reports;
• State Environmental Planning Policy (Resilience and Hazards) 2021 (section 2.10, 2.11 & 2.12);
• Relevant LEP and DCP clauses.

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, Clauses 2.10, 2.11 and 2.12 of the CM (R & H) apply for this DA.

Comment:
On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by BBF Town Planners dated November 2024, the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP R&H.

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

Pittwater LEP 2014 and Pittwater 21 DCP

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.

Coastline Bluff Hazard Management

A Geotechnical Report by Crozier Geotechnical Consultants dated November 2024 assessing

coastline (bluff)/ coastal cliff or slope instability has been submitted with the DA. An impact assessment of the long term coastal processes on the coastline (bluff)/ coastal cliff or slope instability, prepared by Horton Coastal Engineering dated October 2024 has been appended with the Geotechnical Report.

The report assessed that 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 engineer should consider these estimated rates in conjunction with an understanding of the particular nature of the cliff materials at the site,their resistance to erosion, and potential failure planes related to geotechnical issues such as the joint spacing. That stated, any future failure of the upper slope of the cliff and in the vicinity of the proposed development may be unrelated to coastal processes at the base of the cliff, so other failure mechanisms should be considered by the geotechnical engineer. Coastal inundation is not a significant risk to the proposed development over a planning period of well over 100 years. Given this, and assuming that the geotechnical engineer will find that the development is at an acceptably low risk of damage from erosion/recession over a 100 year design life, the proposed development satisfies the requirements of State
Environmental Planning Policy (Resilience and Hazards) 2021 (Clauses 2.10 to 2.13), the Coastal Management Act 2016, Clause 7.5 of Pittwater Local Environmental Plan 2014, and Chapter B.4 of the Pittwater 21 DCP for the matters considered herein.

As such, it is considered that the application does comply, subject to conditions, with the requirements of the coastal relevant clauses of the Pittwater LEP 2014 and Pittwater 21 DCP.

Development on Foreshore Area
A section of the subject property is within 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.

The DA proposes no works on the foreshores area and hence, the DA does not require to satisfy the objectives and requirements of Part 7, Clause 7.8 of the Pittwater LEP 2014.

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by BBF Town Planners dated November 2024 , the DA is consistent with the objectives and requirements of Part 7, Clause 7.8 of the Pittwater LEP 2014.

No other coastal issues 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 Implementation
The advice and recommendations contained in the approved Coastal Engineering Assessment report prepared by Horton Coastal Engineering, dated October 2024, must be addressed as necessary through the Geotechnical Risk Management Report prepared in support of the development application and must be incorporated as required into construction plans and structural specifications for the development.

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 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

Compliance with Coastal Risk Management Report
The development is to comply with all recommendations of the approved Coastal Engineering Advice prepared by Horton Coastal Engineering, dated October 2024 and these recommendations are to be incorporated into construction plans and specifications and maintained over the life of the development.

Reason: To ensure coastal risk is addressed appropriately

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

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Stockpiling materials
During construction, all material associated with works is to be contained at source, covered and must be within the construction area. All material is to be removed off site and disposed of according to local regulations. The property is to be kept clean and any building debris removed as frequently as required to ensure no debris enters receiving waters.

Reason: To ensure pollution control measures are effective to protect the aquatic habitats within receiving waters throughout the construction period.

Pollution Control
All stockpiles, materials, waste and slurry associated with works (including excavated material) is 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/debris is to be removed off site and disposed of as frequently as required in accordance to local regulations.

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

Geotechnical Issues
All conditions outlined in the Geotechnical report prepared by Crozier Geotechnical Consultants dated November 2024 are to be complied with and adhered to throughout development.

Reason: To ensure new footings, retaining structures and excavation is undertaken in an appropriate manner and structurally sound.

Pollution Control
Any excess materials such as cleaning paintbrushes, lacquers, and any water from cleaning tools must not enter the stormwater network and/or receiving waterways.

Reason: To ensure that building associated chemicals and pollutants don’t enter the surrounding environment.