

Natural Environment Referral Response - Coastal

Application Number:	DA2025/0193
Proposed Development:	Alterations and additions to a dwelling house
Date:	03/04/2025
Responsible Officer	Jordan Howard
Land to be developed (Address):	Lot 4 DP 666751 , 1 Bakers Road CHURCH POINT NSW 2105

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

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- 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. 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 Vaughan Milligan Development Consulting Pty Ltd dated February 2025 the DA satisfies requirements under clauses 2.10, 2.11 and 2.12 of the SEPP. As such, it is considered that the application is generally consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021.

Pittwater LEP 2014 and Pittwater 21 DCP

Estuarine Risk Management

The subject property has also been identified as affected by estuarine wave action and tidal inundation on Council's Estuarine Hazard Mapping. As such, the Estuarine Risk Management Policy for Development in Pittwater (Appendix 7, Pittwater 21 DCP) and the relevant B3.7 Estuarine Hazard Controls will apply to any proposed development of the site. The site has an Estuarine Planning Level of 2.72m AHD. As all works proposed in the application are above the Estuarine Planning Level the application has been assessed as complying with the Estuarine Risk Management Policy for Development in Pittwater.

Landslide/ Landslip Hazard Management

The subject site is also identified as “Geotechnical Hazard H1” on Council’s Geotechnical Hazard Map within the Pittwater LEP 2014. As such, Clause 7.7 (Geotechnical Hazards) of the Pittwater LEP 2014 and Part B3.1 (Landslip Hazard) of the Pittwater 21 DCP will apply to proposed development on the site. A Geotechnical Report by JK Geotechnics dated 3 December 2024 assessing landslide/landslip hazard has been submitted with the DA. The report assessed that the site and existing and proposed development can achieve the ‘Acceptable Risk Management’ criteria in the Pittwater Risk Management Policy provided that the recommendations within the report are adopted. As such, it is considered that the application is generally consistent with, subject to conditions, the requirements of Clause 7.7 (Geotechnical Hazards) of the Pittwater LEP 2014 and Part B3.1 (Landslip Hazard) of the Pittwater 21 DCP.

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 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

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.