

Natural Environment Referral Response - Coastal

Application Number:	Mod2025/0078
Proposed Development:	Modification of Development Consent DA2022/1719 granted for Alterations and additions to a dwelling house
Date:	16/04/2025
Responsible Officer	Michael French
Land to be developed (Address):	Lot 6 DP 8260 , 150 Queenscliff Road QUEENSCLIFF NSW 2096

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 Coastal Management Act 2016, State Environmental Planning Policy (Resilience & Hazards) 2021 and has also been assessed against requirements of the Warringah LEP 2011 and Warringah DCP 2011.

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 in line with the objects, as set out under Clause 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. Hence, Clauses 2.10, 2.11 and 2.12 of the SEPP apply for this DA.

Comment:

On internal assessment and as assessed in the submitted Statement of Environmental Effects (SEE) report prepared by Nolan Planning Consultants dated 25 February 2025 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 generally consistent with the requirements of the State Environmental Planning Policy (Resilience & Hazards) 2021

Warringah LEP 2011 and Warringah DCP 2011

Landslide/ Landslip Hazard Management

The subject site is also shown to be as "Landslide Risk A and B" on Council's Landslide Risk Map in Warringah LEP 2011. As such, Clause 6.4 (development on sloping land) of the Warringah LEP 2011 and Part E10 (Landslip Risk) of the Warringah DCP 2011 will apply to proposed development on the site.

A Preliminary Geotechnical Report by White Geotechnical Group dated July 2022 and addendum report dated February 2025 assessing landslide/landslip hazard has been submitted with the DA. The report assessed that the proposed development is suitable for the site and that no geotechnical hazards will be created provided it is carried out in accordance with the requirements of the geotechnical report and good engineering and building practice.

As such, it is considered that the application is generally consistent with, subject to conditions, the requirements of Clause 6.4 of the Warringah LEP 2011 and Part E10 of the Warringah DCP 2011.

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.