

## APPENDIX B STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2016

The State Environmental Planning Policy (Coastal Management) 2018 (Coastal SEPP) came into force on 3 April 2018. The Coastal SEPP consolidated and replaces SEPP 14, (Coastal Wetlands), SEPP 26 (Littoral Rainforests) and SEPP 71 (Coastal Protection).

The Coastal SEPP gives effect to the objectives of the Coastal Management Act 2016 from a land use planning perspective. It defines four coastal management areas and specifies assessment criteria that are tailored for each coastal management area. The consent authority must apply these criteria when assessing proposals for development that fall within one or more of the mapped areas.

The Coastal SEPP identifies the site is located partly within both the Coastal Environment and Coastal Use Areas and therefore clauses 14 and 15 apply to the site. Clauses 14 and 15 require the consent authority to be satisfied the following matters in **Table 9** are addressed in respect of all applications.

**Table 9: Draft Coastal SEPP, Clauses 14 and 15 matters for consideration**

Draft Coastal SEPP matters for consideration	Comment
<b>Clause 14 – Coastal Environmental Area</b>	
(a) is not likely to cause adverse impacts on the biophysical, hydrological (surface and groundwater) and ecological environment, and	The modification does not propose to change the footprint of the development and would not have any additional environmental impacts.
(b) is not likely to significantly impact on geological and geomorphological coastal processes and features or be significantly impacted by those processes and features, and	Refer to (a) above.
(c) is not likely to have an adverse impact on the water quality of the marine estate, and	Refer to (a) above.
(e) will not adversely impact Aboriginal cultural heritage and places, and	The modification does not propose to change the footprint of the development and would not have any archaeological impacts.
(f) incorporates water sensitive design, including consideration of effluent and stormwater management, and	The modification does not propose to change the footprint of the development and will continue to use existing effluent and stormwater infrastructure. WSUD and the detailed design of the building would be subject to future DA(s) and FEAR 36 requires the preparation of Stormwater Management Plan for each stage of development.
(g) will not adversely impact on the use of the surf zone.	The modification does not propose to change the footprint of the development and would not impact on the surf zone.
<b>Clause 15 – Coastal Use Area</b>	
(i) if near a foreshore, beach, headland or rock platform—maintains or, where practicable, improves existing, safe public access to and along the foreshore, beach, headland or rock platform, and	The modification retains public pedestrian access to the foreshore.
(ii) minimises overshadowing, wind funnelling and the loss of views from public places to foreshores, and	The modification would not result in adverse overshadowing, wind or view impacts from public places to the foreshore.
(iii) will not adversely impact on the visual amenity and scenic qualities of the coast, including coastal headlands, and	Due to the retention of the 10 storey maximum height of Stage A, the proposed modification would not have an adverse visual impact.
(iv) will not adversely impact on Aboriginal cultural heritage and places, and	Refer to (e) above.
(v) will not adversely impact on use of the surf zone, and	Refer to (g) above.

(b) has taken into account the type and location of the proposed development, and the bulk, scale and size of the proposed development.

Refer to (iii) above.