

Appendix E– Consideration of Coastal SEPP

Coastal SEPP matters for consideration	Comments
Clause 13 – Coastal environmental area	
(a) is not likely to cause adverse impacts on the biophysical, hydrological (surface and groundwater) and ecological environment	The modification does not propose to change the footprint of the development and would not have any additional environmental impacts beyond those already assessed and approved.
(b) is not likely to cause adverse impacts on coastal environmental values and natural coastal processes	Refer to (a) above.
(c) is not likely to have an adverse impact on the water quality of the marine estate	The modification includes appropriate drainage infrastructure to manage water quality impacts
(d) is not likely to have an adverse impact on marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms	The modification does not seek to change the approved development footprint, therefore there would be no additional impacts on native vegetation or fauna. Further, the proposal would not result in any adverse impacts on marine vegetation or any headlands or rock platforms.
(e) is not likely to have an adverse impact on existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability	Refer to discussion within Section 7 of the report. The proposal retains provision of beach access and provides good pedestrian and cycle links throughout the site.
(f) will not adversely impact Aboriginal cultural heritage and places, and	Refer to discussion within Section 7 of the report. The modification would not have any archaeological impacts or affect cultural heritage
(g) will not adversely impact on the use of the surf zone.	The proposal would not impact the surf zone.
Clause 14 – Coastal use area	
(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	Refer to discussion within Section 7 of the report on beach access. The proposal retains provision of beach access.
(ii) minimises overshadowing, wind funnelling and the loss of views from public places to foreshores, and	The modification would not result in overshadowing, wind or view impacts from public places to foreshores.
(iii) will not adversely impact on the visual amenity and scenic qualities of the coast, including coastal headlands, and	The proposed works would not have an adverse visual impact. Refer to detailed discussion in Section 7 of the report.
(iv) will not adversely impact on Aboriginal cultural heritage and places, and	Refer to (f) above.
(v) will not adversely impact on the cultural and built environment heritage	There are no heritage items on or in the vicinity of the site.
(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	Refer to detailed discussion in the assessment report. Bulk, scale and size of the development has been considered taking into account planning controls and the surrounding environment and found to be acceptable.