

STATEMENT OF ENVIRONMENTAL EFFECTS

1015 BARRENJOEY ROAD, PALM BEACH

LOT 54, D.P. 14682

DEVELOPMENT APPLICATION FOR
CONSTRUCTION OF NEW IN GROUND SWIMMING POOL,
& ALTERATIONS & ADDITIONS TO EXISTING HOUSE

Prepared for

NORTHERN BEACHES COUNCIL
(DEVELOPMENT APPLICATION)

October 2022

SEPP [RESILIENCE AND HAZARDS] 2021

The proposed development is consistent with the objectives of the State Environmental Planning Policy (Resilience and Hazards) 2021, as set out in Chapter 2, with objectives and aims being that of the Coastal Management Act 2016.

The matters for consideration under Division 5 of SEPP (Coastal Management) 2018 are:

Division 3 Coastal environment area

2.10 Development on land within the coastal environment area

1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

- a. the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,*
- b. coastal environmental values and natural coastal processes,*
- c. the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,*
- d. marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*
- e. 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,*
- f. Aboriginal cultural heritage, practices and places,*
- g. the use of the surf zone.*

2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that

- A. the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or*
- B. if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- C. if that impact cannot be minimised—the development will be managed to mitigate that impact.*

3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

The proposed construction of a new in ground swimming pool and landscaping works will be carried out in accordance with the recommendations of the consulting Geotechnical, Groundwater & Hydrogeological reports and methodologies prepared by Douglas Partners. This will ensure that appropriate integrity of the hydrological (surface and groundwater); coastal environmental values and natural coastal processes of the site will be maintained.

All stormwater that is collected on site will be directed to the existing stormwater system, which flows to the Pittwater, either directly from rear of property or from street. The proposed stormwater management system will be designed to comply with Council's Water Management Policy. Sediment and erosion control measures will be carried out to minimise the impact of the works on the waterway.

Division 4 Coastal use area

2.11 Development on land within the coastal use area

1) *Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:*

a. has considered whether the proposed development is likely to cause an adverse impact on the following:

- i. existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- ii. overshadowing, wind funnelling and the loss of views from public places to foreshores,*
- iii. the visual amenity and scenic qualities of the coast, including coastal headlands,*
- iv. Aboriginal cultural heritage, practices and places,*
- v. cultural and built environment heritage, and*

b. is satisfied that:

- i. the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
- ii. if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- iii. if that impact cannot be minimised—the development will be managed to mitigate that impact, and*
- iv. has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.*

2) *This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.*

The proposed work will not overshadow any of the foreshore area and will not result in the removal of any existing public access along the foreshore. As works are at ground level and inground, the bulk and scale of the built form is unlikely to result in the unreasonable impact or significant loss of views to the foreshore area.

The site does not contain any heritage items, nor is it within a conservation area. The site has been previously disturbed and it is not anticipated that any items of Aboriginal heritage will be encountered.

Division 5 General

2.12 Development in coastal zone generally—development not to increase risk of coastal hazards

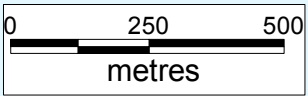
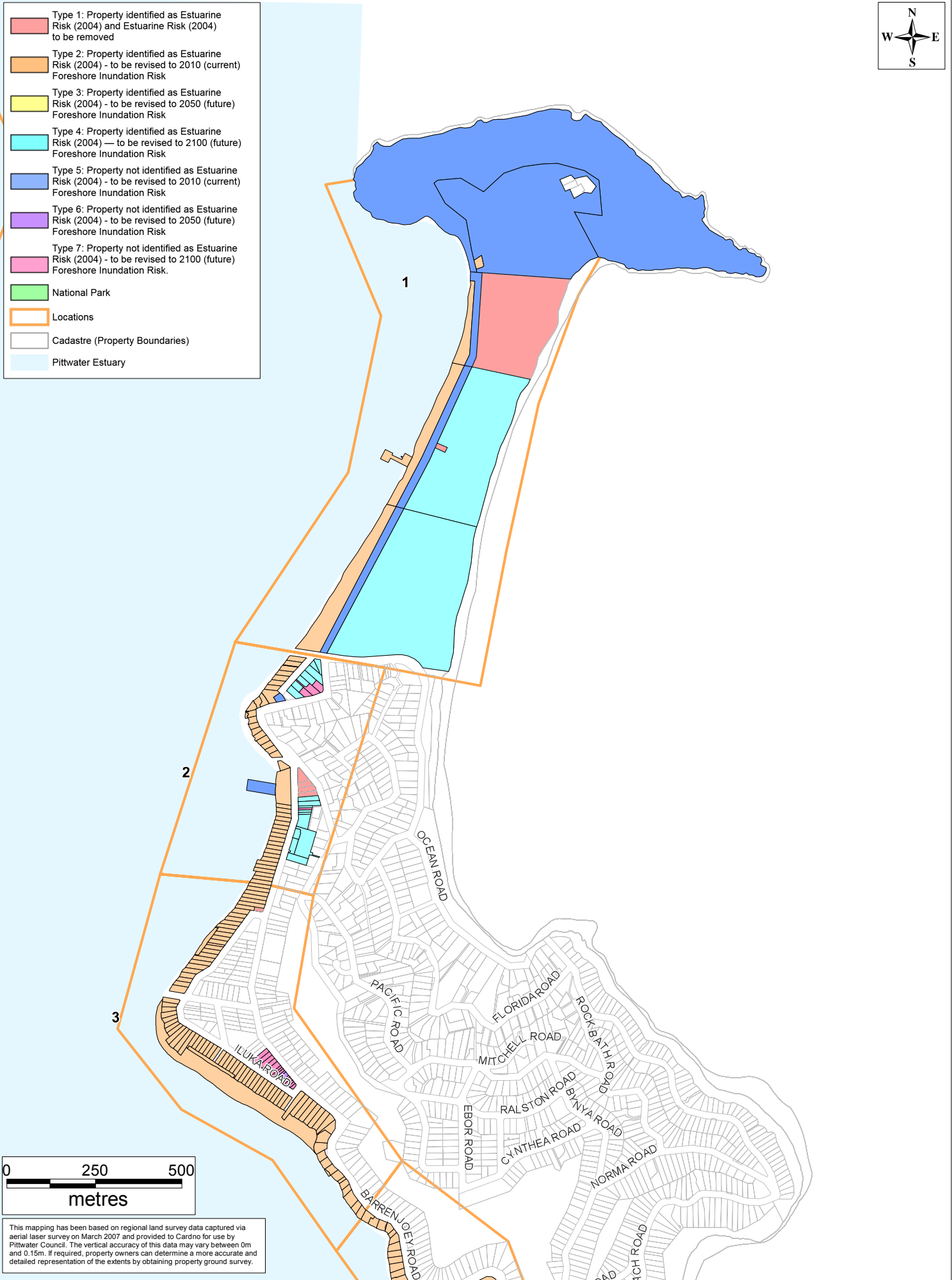
Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

The proposed new works are not considered to increase the risk of coastal hazards for the subject property or adjoining land.

The assessment has concluded that the proposed development is consistent with the matters for consideration under the SEPP (Resilience and Hazards) 2021.



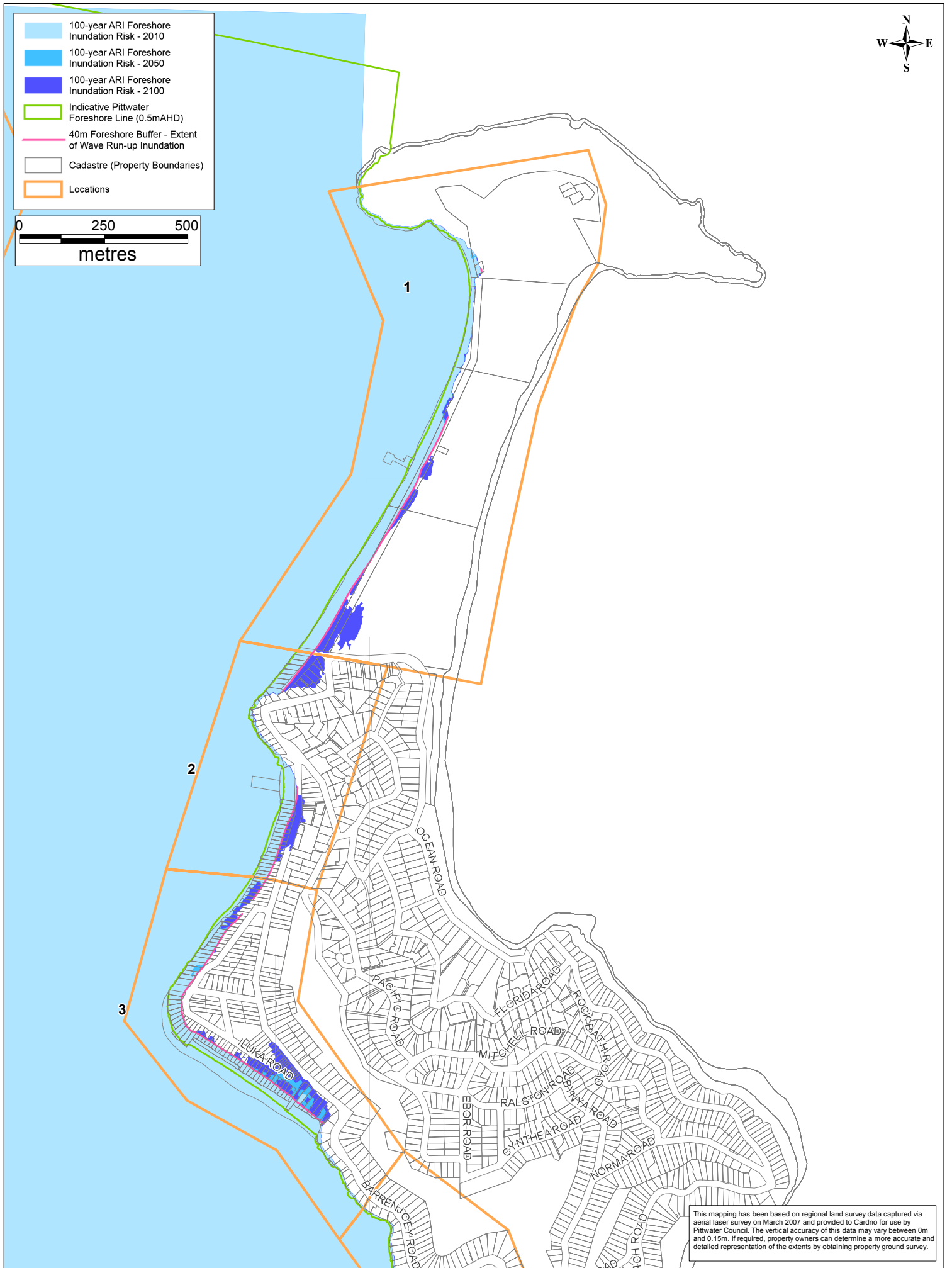
- Type 1: Property identified as Estuarine Risk (2004) and Estuarine Risk (2004) to be removed
- Type 2: Property identified as Estuarine Risk (2004) - to be revised to 2010 (current) Foreshore Inundation Risk
- Type 3: Property identified as Estuarine Risk (2004) - to be revised to 2050 (future) Foreshore Inundation Risk
- Type 4: Property identified as Estuarine Risk (2004) — to be revised to 2100 (future) Foreshore Inundation Risk
- Type 5: Property not identified as Estuarine Risk (2004) - to be revised to 2010 (current) Foreshore Inundation Risk
- Type 6: Property not identified as Estuarine Risk (2004) - to be revised to 2050 (future) Foreshore Inundation Risk
- Type 7: Property not identified as Estuarine Risk (2004) - to be revised to 2100 (future) Foreshore Inundation Risk.
- National Park
- Locations
- Cadastre (Property Boundaries)
- Pittwater Estuary

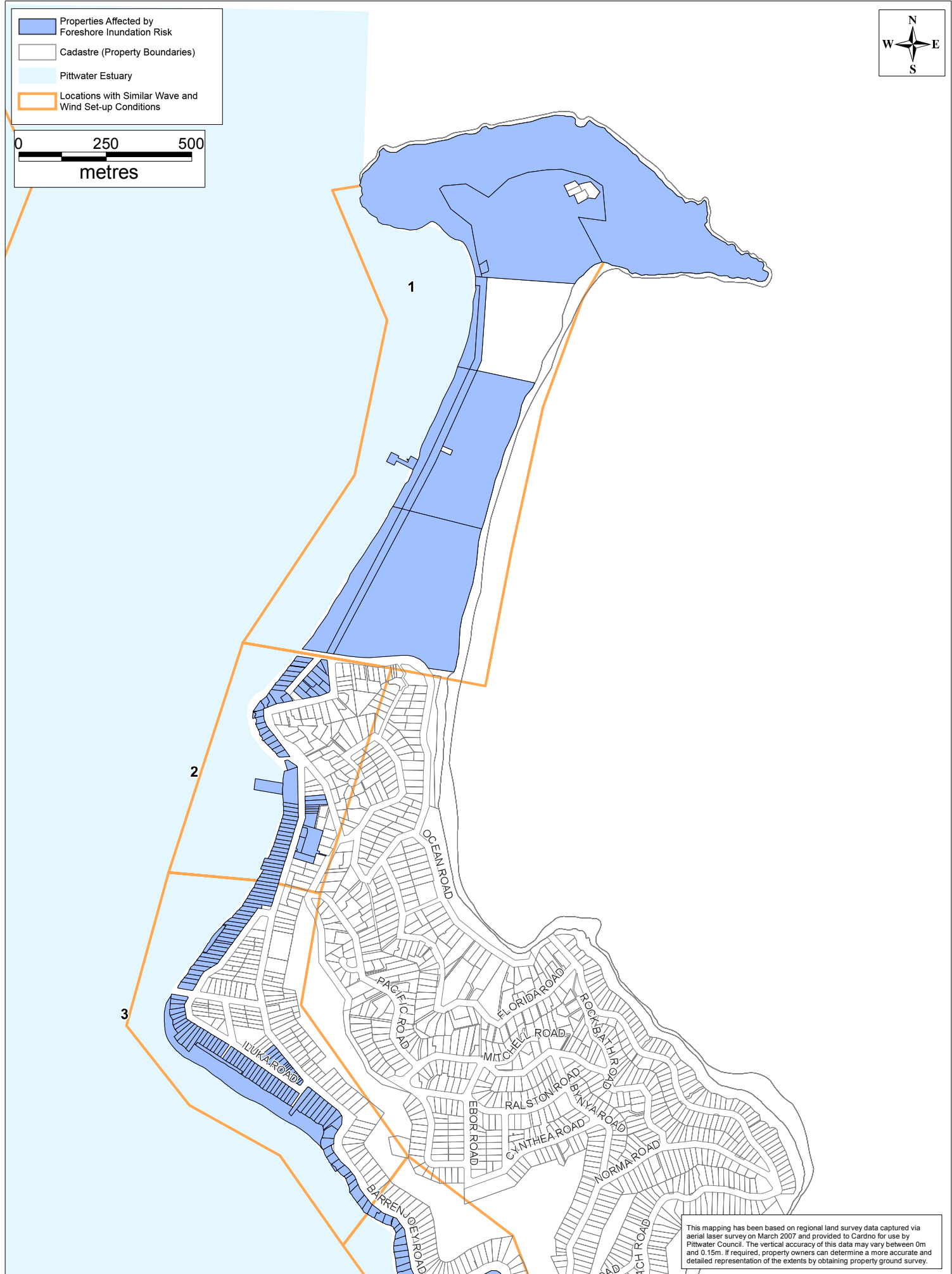


This mapping has been based on regional land survey data captured via aerial laser survey on March 2007 and provided to Cardno for use by Pittwater Council. The vertical accuracy of this data may vary between 0m and 0.15m. If required, property owners can determine a more accurate and detailed representation of the extents by obtaining property ground survey.



FIGURE 4.3B
100-YEAR ARI FORESHORE INUNDATION RISK
(2010/2050/2100) - AFFECTED PROPERTIES
MAPPING AREA 2





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