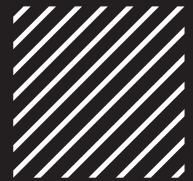


150 - 152 OCEAN STREET NARRABEEN

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STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED PERGOLA TO THE ROOF TERRACES OF THREE
UNITS TO AN EXISTING TWO STOREY RESIDENTIAL FLAT
BUIDLING.

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1. Executive Summary

The proposal seeks consent for a proposed pergola to the roof terraces of three units to an existing two storey residential flat building.

The site is legally described as SP 77933 and is known as 150 -152 Ocean Street, Narrabeen. The property has a site area of 929m².

The application is also accompanied by the following:

- Site Plan
- Architectural Plans
- Owner's Consent
- Waste Management Plan
- Stormwater Management Plan

This Statement has been prepared pursuant to section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 50 of the Environmental Planning and Assessment Regulation 2000. The Statement provides an assessment of the development proposal having regard to the relevant legislative context, social, economic and environmental impacts, potential amenity impacts of the development on the surrounding locality and the measures proposed within the application to mitigate such impacts.

The statement details the proposed development's compliance against the applicable environmental planning instruments and development control plan including:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

Having regard to the applicable legislative framework, it is to have that the proposed development is consistent with the aims and objectives of the relevant environmental planning instruments and development control plan whilst being compatible with the emerging character of the locality and minimising any potential impacts on the amenity of the adjoining properties.

2. Contextual Analysis

2.1 Site Description

Area:	929m ²
Allotment Shape:	Square allotment with maximum depth of 32.48 metres to the rear boundary.
Max Allotment Width:	32.48 metres
Existing Structures:	a two storey residential flat building comprises of 8 dwelling units with a basement parking.
Topography:	The subject allotment is generally flat and is close to the coastal line.
Constraints:	The subject property is within the coastal management zone and is categorised under Class 4 in the Acid Sulfate Soils Map. The subject allotment is subjected to Landslide Risk Land under the category of slope<5 in Area A.

2.2 Adjacent Development

North:	156-164 Ocean Street a two - storey residential aged care with tile roof.
East:	146 Ocean Street Single and two storey Detached Dual Occupancy and ancillary structures with tile roof
West	3 Lofus Street a two - storey residential dwelling with tile roof.
South	146-148 Ocean Street a two -storey modern dwelling with terrace.



3. Description of the Proposal

3.1 Proposed Development

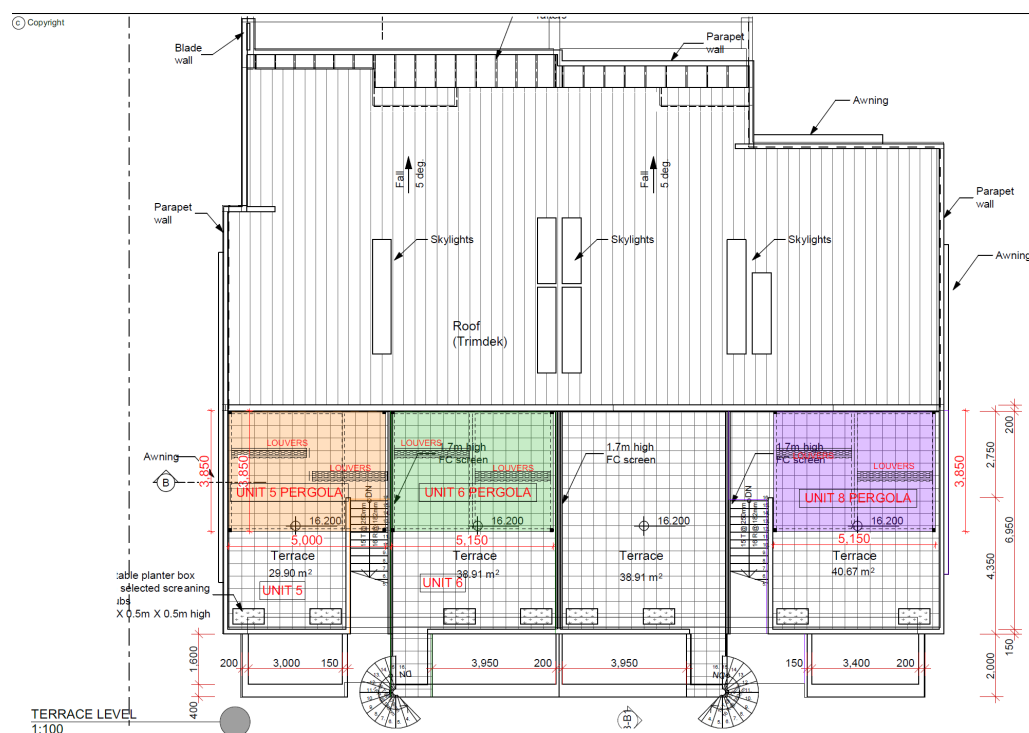
The proposal includes an installation of pergola at the terrace level above the units 5, 6 & 8.

3.1.1 Pergola Specifications

Height	2300mm
Depth	3850mm
Width at Unit 5	5000mm
Width at Unit 6	5150mm
Width at Unit 8	5150mm

3.1.2 Associated features of the proposal

- (i) Metal Louvres
- (ii) 1.7m High FC screen
- (iii) Awnings along the side walls and rear wall, the location of those awnings are indicated in the terrace floor plan.



3.1.3 Setbacks

Setbacks to the boundaries remain unchanged because there are no external modifications to the building.

3.1.4 Clause 4.15(1) Assessment of the EPAA Act 1979

3.2 Environmental Planning Instruments Provisions

3.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

The sections from SEPP (Resilience and Hazards) 2021 that apply to the site are listed below. Refer to Appendix section of this report for the detailed assessment of the relevant sections of the SEPP.

Chapter 2 Coastal Management	
Part 2.1	Preliminary
Part 2.2	Development Controls for Coastal Management Areas
Division 1	Coastal Wetlands and Littoral Rainforests Area
Division 2	Coastal Vulnerability Area
Division 3	Coastal Environmental Area
Division 4	Coastal Use Area
Division 5	General
Part 2.3	Miscellaneous

3.3 Local Environmental Plan

3.3.1 Warringah Local Environmental Plan 2011

	Discussion	Y/N
Permitted and Prohibited Development		
Zoning:	R3: Medium Density Residential	YES
Development Definition:	Residential Flat Building (Existing)	YES
Is the Development Permissible with Consent?	The proposed pergola in addition to the existing residential flat building is permitted with consent under the Land Use Table.	YES
Is the Development Consistent with the Objectives of the zone?	The proposed addition to the residential development is a compatible land use within the R3 zone and is consistent with the zone objectives. The development complies with the development controls, which confirms that there are no conflicts with the adjoining properties.	YES

	Control	Discussion	Y/N
Principal Development Standards			
Height of buildings	8.5m	The proposed development is to have a maximum height of 11.2 metres measured from underneath the basement slab to the top of the pergola RL.	REFER TO CL 4.6 REPORT

		Discussion	Y/N
Additional Local Provisions			
Acid Sulfate Soils	Class 4 in Acid Sulfate Soils map.	The proposed addition to the existing RFB does not involve works that relate to the natural ground surface.	YES
Earthworks	The proposed pergola relates to the addition of structure to the existing RFB dwelling. It does not involve any earthworks. Therefore, it demonstrates that the proposal do not negatively affect the environment, neighbouring uses.		YES
Development on sloping land	The pergola proposal satisfies the objectives by preventing negative effects on development and nearby properties resulting from landslides, minimizing storm water runoff impacts, and preventing adverse effects on subsurface flows that may impact land stability.		YES
Coastal hazards	The proposed pergola complies with the objectives, ensuring minimal coastal hazards, no significant risks to other developments or the environment, managing risk to life, and avoiding exposure to coastal hazards.		YES

3.4 Development Control Plan

3.4.1 Warringah Development Control Plan 2011

		Control	Discussion	Y/N
PART B BUILT FORM CONTROLS				
Side Boundary Envelope	(a) Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: (i) 4 metres, or (ii) 5 metres (iii) as identified on the map. (b) On land within the R3 Medium Density Residential zone, above and below ground structures and private open space, carparking, vehicle access ramps, balconies, terraces, and the like shall not encroach the side boundary envelope.	Refer to the Clause 4.6 Variation Report.		YES

	Control	Discussion	Y/N
PART D DESIGN			
Access to Sunlight	<p>(a) Development should avoid unreasonable overshadowing any public open space.</p> <p>(b) At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p>Exceptions</p> <p>(a) Council may consider a variation to this control in the particular circumstances of a proposal, where an applicant can demonstrate, to the satisfaction of Council that:</p> <p>(i) the slope or topography of the site or adjoining property makes compliance impractical; and</p> <p>(ii) other design options have been investigated which would comply but would unreasonably constrain the development of an otherwise compliant building.</p>	<p>Any additional overshadow is placed over the public domain as the site is a corner lot.</p> <p>The pergolas are operable and can be opened to allow for solar access back into the POS areas of the subject units.</p>	YES
Views	<p>(a) Development shall provide for the reasonable sharing of views.</p>	<p>No change is caused by the proposal. 3 Loftus Street does not have views over the subject site.</p>	YES
Roofs	<p>(a) Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <p>(b) Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>(c) Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</p> <p>(d) Roofs shall incorporate eaves for shading.</p> <p>(e) Roofing materials should not cause excessive glare and reflection.</p> <p>(f) Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</p>	<p>The roof is articulated further by incorporating pergolas in accordance with control (c).</p>	YES

3.5 Planning Agreements

A planning agreement is not proposed in response to Section 4.15(1)(iia) of the EPAA Act 1979.

3.6 Impacts of the Development

There are several factors to consider when evaluating the potential environmental impacts on the natural and built environments, as well as the social and economic impacts in the local area, in accordance with the Environmental Planning and Assessment Act 1979. These may include:

- The potential for the development to affect air quality, water resources, soil quality, flora and fauna, and other natural resources
- The potential for the development to cause noise, vibration, or other types of pollution
- The potential for the development to contribute to climate change or other environmental issues
- The potential for the development to affect the character or amenity of the local area
- The potential for the development to have social or economic impacts on the local community, including impacts on housing affordability, employment, and local industries.

The proposed development is to have to be satisfactory because it compliments the surrounding environmental conditions and is not considered to have any significant social or economic impacts on the existing local community. The proposed additions which includes a terrace pergola to the existing multi dwelling housing that does not result in any environmental concerns and improves the character and amenity of the local area.

3.7 Suitability of the Site for the Development

The proposed development is located in a zoning that allows for the type of development being proposed and has access to the necessary infrastructure to support it. The property's physical characteristics, including its size and shape, are suitable for the development, and the location is appropriate given the surrounding land uses and the needs and desires of the community. There is sufficient demand for the development in the local area. The subject site is within a coastal management zone and taken into careful consideration to prevent the development from proceeding.

3.8 Submissions

Council must consider any submissions received in accordance with Council's Notification Policy.

3.9 The Public Interest

The proposed development has been carefully designed to minimize its environmental impacts as demonstrated by the assessment of the relevant SEPPs, LEP and DCP. The development will have a positive social impact by enhancing the residential quality of the surrounding and satisfies the housing needs of the local community. The development's design is compatible with the surrounding area and will enhance the character and amenity of the local community. It will not generate significant additional vehicle traffic or have any negative impacts on local roads or transportation networks. The development meets all health and safety standards and will not negatively affect the cultural or heritage values of the area. It also aligns with regional and state planning objectives.

4. Conclusion

The proposed development is permissible with the consent of Council under the Environmental Planning and Assessment Act 1979. This Statement of Environmental Effects has assessed the proposal against the relevant SEPPs, Local Environmental Plan and Development Control Plan. The proposal has demonstrated that it is compatible with the aims of objectives of the LEP and DCP.

Council should therefore be supportive of the proposed pergola in the terrace of the existing multi dwelling housing comprising of 8 units.

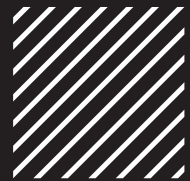
Should you wish to discuss the matter further, please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Steven Sammut', written over a light blue rectangular background.

Steven Sammut
Director
Developable Pty Ltd

COMPLIANCE TABLE ASSESSMENT



APPENDIX TO THE STATEMENT OF ENVIRONMENTAL EFFECTS

DETAILED ASSESSMENT OF STATE ENVIRONMENTAL
PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

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State Environmental Planning Policy (Resilience and Hazards) 2021

Objective/Standard	Discussion	Y/N
Chapter 2 Coastal management		
Part 2.1 Preliminary		
2.1 Aims of Chapter		
<p>The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—</p> <ul style="list-style-type: none"> (a) managing development in the coastal zone and protecting the environmental assets of the coast, and (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016. 	Noted.	YES
2.2 Interpretation		
<p>(1) In this Chapter—</p> <p>certified coastal management program means the following—</p> <ul style="list-style-type: none"> (a) a coastal management program prepared, adopted and certified under Part 3 of the Coastal Management Act 2016, (b) a coastal zone management plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, (c) a coastal zone management plan under the Coastal Protection Act 1979, certified and made in accordance with clause 6(1) of Schedule 3 to the Coastal Management Act 2016, that is taken to be a coastal management program prepared and adopted under that Act. <p>coastal environment area—see section 2.4(4).</p> <p>Coastal Environment Area Map means the State Environmental Planning Policy (Resilience and Hazards) 2021 Coastal Environment Area Map.</p> <p>coastal lake means a body of water identified in Schedule 1.</p> <p>coastal use area—see section 2.4(5).</p> <p>Coastal Use Area Map means the State Environmental Planning Policy (Resilience and Hazards) 2021 Coastal Use Area Map.</p> <p>coastal vulnerability area—see section 2.4(3).</p> <p>Coastal Vulnerability Area Map means the State Environmental Planning Policy (Resilience and Hazards) 2021 Coastal Vulnerability Area Map.</p> <p>coastal wetlands and littoral rainforests area—see section 2.4(2).</p>	Noted.	YES

Objective/Standard	Discussion	Y/N
<p>Coastal Wetlands and Littoral Rainforests Area Map means the State Environmental Planning Policy (Resilience and Hazards) 2021 Coastal Wetlands and Littoral Rainforests Area Map.</p> <p>public authority has the same meaning as in the Act.</p> <p>the Act means the Environmental Planning and Assessment Act 1979.</p> <p>Note— The Act and the Interpretation Act 1987 contain definitions and other provisions that affect the interpretation and application of this Chapter.</p> <p>(2) Words and expressions used in this Chapter have the same meanings as they have in the Coastal Management Act 2016, unless otherwise defined in this Chapter.</p> <p>(3) Subject to subsection (2), words and expressions used in this Chapter have the same meanings as they have in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006, unless otherwise defined in this Chapter.</p> <p>(4) Notes included in this Chapter do not form part of this Chapter.</p>	Noted.	YES
2.3 Land to which Chapter applies		
This Chapter applies to land within the coastal zone.	Noted.	YES

Objective/Standard	Discussion	Y/N
2.4 Identification of coastal management areas		
<p>Note— Section 5 of the Coastal Management Act 2016 provides that the coastal zone means the area of land comprised of the following coastal management areas—</p> <ul style="list-style-type: none"> (a) the coastal wetlands and littoral rainforests area, (b) the coastal vulnerability area, (c) the coastal environment area, (d) the coastal use area. <p>(1) This section identifies land for the purposes of the Coastal Management Act 2016 and this Chapter.</p> <p>(2) The coastal wetlands and littoral rainforests area is the land identified as such by the Coastal Wetlands and Littoral Rainforests Area Map.</p> <p>Note— The coastal wetlands and littoral rainforests area is made up of land identified as “coastal wetlands” or as “littoral rainforests” on the Coastal Wetlands and Littoral Rainforests Area Map. The land so identified includes land identified as “proximity area for coastal wetlands” and “proximity area for littoral rainforest”.</p> <p>(3) The coastal vulnerability area is the land identified as such by the Coastal Vulnerability Area Map.</p> <p>Note— At the commencement of this Chapter, no Coastal Vulnerability Area Map was adopted and therefore no coastal vulnerability area has been identified.</p> <p>(4) The coastal environment area is the land identified as such by the Coastal Environment Area Map.</p> <p>(5) The coastal use area is the land identified as such by the Coastal Use Area Map.</p>	<p>The site is located in the Coastal Use Area and Coastal Environmental Area Map.</p>	YES
2.5 Relationship with other environmental planning instruments		
<p>(1) In the event of an inconsistency between this Chapter and another environmental planning instrument, whether made before or after the commencement of this Chapter, this Chapter prevails to the extent of the inconsistency.</p> <p>(2) This Chapter does not apply to land within the Lease Area within the meaning of <i>State Environmental Planning Policy (Three Ports) 2013</i>.</p>	Noted.	YES

Objective/Standard	Discussion	Y/N
2.6 Maps		
<p>(1) A reference in this Chapter to a named map adopted by this Chapter is a reference to a map by that name—</p> <ul style="list-style-type: none"> (a) approved by the Minister when the map is adopted, and (b) as amended or replaced from time to time by maps declared by environmental planning instruments to amend or replace that map, and approved by the Minister when the instruments are made. <p>(2) Any 2 or more named maps may be combined into a single map. In that case, a reference in this Chapter to any such named map is a reference to the relevant part or aspect of the single map.</p> <p>(3) Any such maps are to be kept and made available for public access in accordance with arrangements approved by the Minister.</p> <p>(4) For the purposes of this Chapter, a map may be in, and may be kept and made available in, electronic or paper form, or both.</p> <p>Note— The maps adopted by this Chapter are to be made available on the NSW Planning Portal.</p>	Noted.	YES
Part 2.2 Development controls for coastal management areas		
Division 1 Coastal wetlands and littoral rainforests area		
2.7 Development on certain land within coastal wetlands and littoral rainforests area		
<p>(1) The following may be carried out on land identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map only with development consent—</p> <ul style="list-style-type: none"> (a) the clearing of native vegetation within the meaning of Part 5A of the Local Land Services Act 2013, (b) the harm of marine vegetation within the meaning of Division 4 of Part 7 of the Fisheries Management Act 1994, (c) the carrying out of any of the following— <ul style="list-style-type: none"> (i) earthworks (including the depositing of material on land), (ii) constructing a levee, (iii) draining the land, (iv) environmental protection works, (d) any other development. 	N/A	YES

Objective/Standard	Discussion	Y/N
<p>Note— Clause 2.14 provides that, for the avoidance of doubt, nothing in this Part— (a) permits the carrying out of development that is prohibited development under another environmental planning instrument, or (b) permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.</p> <p>(2) Development for which consent is required by subsection (1), other than development for the purpose of environmental protection works, is declared to be designated development for the purposes of the Act.</p> <p>(3) Despite subsection (1), development for the purpose of environmental protection works on land identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map may be carried out by or on behalf of a public authority without development consent if the development is identified in— (a) the relevant certified coastal management program, or (b) a plan of management prepared and adopted under Division 2 of Part 2 of Chapter 6 of the Local Government Act 1993, or (c) a plan of management under Division 3.6 of the Crown Land Management Act 2016.</p> <p>(4) A consent authority must not grant consent for development referred to in subsection (1) unless the consent authority is satisfied that sufficient measures have been, or will be, taken to protect, and where possible enhance, the biophysical, hydrological and ecological integrity of the coastal wetland or littoral rainforest.</p> <p>(5) Nothing in this section requires consent for the damage or removal of a priority weed within the meaning of clause 32 of Schedule 7 to the Biosecurity Act 2015.</p> <p>(6) This section does not apply to the carrying out of development on land reserved under the National Parks and Wildlife Act 1974 if the proposed development is consistent with a plan of management prepared under that Act for the land concerned.</p>	N/A	YES
2.8 Development on land in proximity to coastal wetlands or littoral rainforest		
<p>Note— The Coastal Wetlands and Littoral Rainforests Area Map identifies certain land that is inside the coastal wetlands and littoral rainforests area as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” or both.</p> <p>(1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on— (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.</p> <p>(2) This section does not apply to land that is identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map.</p>	N/A	YES

Objective/Standard	Discussion	Y/N
Division 2 Coastal vulnerability area		
<p>Note— At the commencement of this Chapter, no Coastal Vulnerability Area Map was adopted and therefore no coastal vulnerability area has been identified.</p>		YES
2.9 Development on land within the coastal vulnerability area		
<p>Development consent must not be granted to development on land that is within the area identified as “coastal vulnerability area” on the Coastal Vulnerability Area Map unless the consent authority is satisfied that—</p> <ul style="list-style-type: none"> (a) if the proposed development comprises the erection of a building or works—the building or works are engineered to withstand current and projected coastal hazards for the design life of the building or works, and (b) the proposed development— <ul style="list-style-type: none"> (i) is not likely to alter coastal processes to the detriment of the natural environment or other land, and (ii) is not likely to reduce the public amenity, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development, and (iii) incorporates appropriate measures to manage risk to life and public safety from coastal hazards, and (c) measures are in place to ensure that there are appropriate responses to, and management of, anticipated coastal processes and current and future coastal hazards. 	N/A	YES
Division 3 Coastal environment area		
2.10 Development on land within the coastal environment area		
<ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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. 	The works are related to existing terraces associated with a two-storey residential flat building. The development will not impact the items listed in Section 2.10.	YES

Objective/Standard	Discussion	Y/N
<p>(2) Development consent must not be granted to development on land to which this section applies unless the consent authority is satisfied that—</p> <ul style="list-style-type: none"> (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subsection (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. <p>(3) This section does not apply to land within the Foreshores and Waterways Area within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.</p>	As above.	YES
Division 4 Coastal use area		
2.11 Development on land within the coastal use area		
<p>(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—</p> <ul style="list-style-type: none"> (a) has considered whether the proposed development is likely to cause an adverse impact on the following— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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 (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development. <p>(2) This section does not apply to land within the Foreshores and Waterways Area within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Chapter 6.</p>	The works are related to existing terraces associated with a two-storey residential flat building. The development will not impact the items listed in Section 2.11.	YES

Objective/Standard	Discussion	Y/N
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 works are related to existing terraces associated with a two-storey residential flat building. This does not increase the risk to coastal hazards.	YES
2.13 Development in coastal zone generally—coastal management programs to be considered		
Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.	N/A	YES
2.14 Other development controls not affected		
<p>Subject to section 2.5, for the avoidance of doubt, nothing in this Part—</p> <p>(a) permits the carrying out of development that is prohibited development under another environmental planning instrument, or</p> <p>(b) permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.</p>	Noted.	YES
2.15 Hierarchy of development controls if overlapping		
<p>If a single parcel of land is identified by this Chapter as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency—</p> <p>(a) the coastal wetlands and littoral rainforests area,</p> <p>(b) the coastal vulnerability area,</p> <p>(c) the coastal environment area,</p> <p>(d) the coastal use area.</p>	Noted.	YES