

**977-979 Barrenjoey Road, Palm Beach**  
**State Environmental Planning Policy (Coastal Management) 2018**

***Clause 12 Development on land within the coastal vulnerability area***

The subject land has not been included on the Coastal Vulnerability Area Map under State Environmental Planning Policy (Coastal Management) 2018 (CM SEPP).

***Clause 13. Development on land within the coastal environment area***

The site is mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clause 13 of the SEPP.



Extract from SEPP Maps

*(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,*

The proposed development is located to a large degree within the footprint of the existing dwelling and on disturbed areas of the site. It will not impact upon the biophysical, hydrological or ecological environments.

*(b) coastal environmental values and natural coastal processes,*

There will be no impact on environmental values or natural coastal processes.

*(b) 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,*

The proposal will not result in a decrease to water quality leaving the site.

*(c) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

There will be no impact on vegetation, habitats, headlands or 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,*

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

*(f) Aboriginal cultural heritage, practices and places,*

The location of the proposed addition is highly disturbed, there will be no impacts on Aboriginal cultural heritage, practices and places.

*(g) the use of the surf zone.*

There will be no impact on the surf zone.

#### ***Clause 14 Development on land within the coastal use area***

The site is mapped as 'Coastal Use Area' by State Environmental Planning Policy (Coastal Management) 2018, accordingly the consent authority must consider clause 14 of the SEPP.



Extract from SEPP Maps

*(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,*

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

*(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*

The proposed development does not increase overshadowing or wind funnelling, with the development being typical of other residential works along the foreshore. There will be no loss of views from public places to foreshores.

*(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*

The design and appropriate scale and siting of the proposal ensures scenic quality of the coast is maintained, with the scale, materials and colours consistent with existing development.

- (iv) Aboriginal cultural heritage, practices and places,*
- (v) cultural and built environment heritage, and*

The location of the proposed addition is highly disturbed, there will be no impacts on heritage.

*(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*

As described above the proposed development is located on a highly disturbed area of the site and is an addition to an existing dwelling. It is concluded that there will be no adverse impacts as referred to in (a).

*(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.*

The appearance of the proposed extension is consistent with the surrounding coastal and built environment and is of an appropriate scale when considered against both the existing dwelling and surrounding properties.