

SEPP 71 ASSESSMENT TABLE

Provision	Comment	Complies
Part 2 – Matters for Consideration		
(a) the aims of this Policy set out in clause 2,	Consistent	Y
(b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,	The proposal will not adversely affect any existing access to and along any coastal foreshore, and will not affect any water based activities.	Y
(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,	N/A	N/A
(d) the suitability of development given its type, location and design and its relationship with the surrounding area,	Existing street with established housing.	Y
(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore,	The proposal will not adversely affect the visual amenity of the surrounding coastal environment due to the location and distance from the foreshore and coast. The proposal will not result in any overshadowing of any nearby existing coastal foreshore.	Y
(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,	Not impacted	Y
(g) measures to conserve animals (within the meaning of the <i>Threatened Species Conservation Act 1995</i>) and plants (within the meaning of that Act), and their habitats,	N/A. Site is clear of any significant vegetation.	Y
(h) measures to conserve fish (within the meaning of Part 7A of the <i>Fisheries Management Act 1994</i>) and marine vegetation (within the meaning of that Part), and their habitats	N/A	N/A
(i) existing wildlife corridors and the impact of development on	N/A	N/A

these corridors,		
(j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,	The proposal will be unlikely to be affected by any existing coastal processes or compromise any coastal management initiatives.	Y
(k) measures to reduce the potential for conflict between land-based and water-based coastal activities,	No impact anticipated	Y
(l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,	No known artefacts on site.	Y
(m) likely impacts of development on the water quality of coastal waterbodies,	Conditions in relation to environmental management of the site during construction have been recommended within the consent.	Y
(n) the conservation and preservation of items of heritage, archaeological or historic significance,	The site does not contain any identifiable historical or heritage value.	Y
(o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,	N/A	N/A
(p) only in cases in which a development application in relation to proposed development is determined: (i) the cumulative impacts of the proposed development on the environment, and (ii) measures to ensure that water and energy usage by the proposed development is efficient.	Development should not unduly create negative cumulative impacts to the precinct.	Y
Part 4 – Development Control		
13 Flexible zone provisions – A provision of an environmental planning instrument that allows development within a zone to be consented to as if it were in a neighbouring zone, or a similar provision, has no effect.	N/A	N/A

<p>14 Public access – A consent authority must not consent to an application to carry out development on land to which this Policy applies if, in the opinion of the consent authority, the development will, or is likely to, result in the impeding or diminishing, to any extent, of the physical, land-based right of access of the public to or along the coastal foreshore.</p>	<p>N/A</p>	<p>N/A</p>
<p>15 Effluent disposal – The consent authority must not consent to a development application to carry out development on land to which this Policy applies in which effluent is proposed to be disposed of by means of a non-reticulated system if the consent authority is satisfied the proposal will, or is likely to, have a negative effect on the water quality of the sea or any nearby beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or a rock platform.</p>	<p>Satisfactory disposal available - sewer connection available.</p>	<p>Y</p>
<p>16 Stormwater – The consent authority must not grant consent to a development application to carry out development on land to which this Policy applies if the consent authority is of the opinion that the development will, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.</p>	<p>S68 approval required. Satisfactory disposal available.</p>	<p>Y</p>