

RESPONSE TO CLAUSE 5.5 - 'DEVELOPMENT WITHIN THE COASTAL ZONE'

The proposed development's compliance with Clause 5.5 of the *Newcastle Local Environmental Plan 2012* is addressed in the Table below.

Clause	Comment	Comply
2(a) Existing public access & opportunities for new public access	The proposal will have no impact on public access to the foreshore.	✓
2(b) Suitability of development	The proposal is for a high-density seniors housing development, in accordance with the permissible uses in the B3 zone and of a scale (i.e. height and footprint) in accordance with the desired future character for the area, as set out in the NLEP and DCP 2012.	✓
2(c) Amenity	The site is set back significantly from the foreshore (over 350m from the Newcastle Harbour) and so will not have any overshadowing impacts or impacts on views to the area.	✓
2(d) Scenic qualities	The building has a height significantly less than the maximum building height provisions of the NLEP and presents an appropriate built form for the CBD, therefore it will not have detrimental impacts on the coastal scenery.	✓
2(e) Measures to conserve biodiversity and ecosystems	The site is highly disturbed and contains no natural vegetation, and the surroundings are heavily urbanised. It is significantly separated from the foreshore and is not within a mapped wildlife corridor. Therefore the proposal is not likely to have any impacts on biodiversity or ecosystems.	✓
2(f) Cumulative impacts	The proposal involves the redevelopment of an already-disturbed CBD site, and will not involve the creation of significant volumes of pollution.	✓
3(a) Public access	The proposal will have no impact on public access to the foreshore.	✓
3(b) Effluent disposal	The proposal will utilise the existing reticulated sewerage system.	✓
3(c) Stormwater	The proposal will utilise the established CBD stormwater management system.	✓
3(d) Coastal hazards	The site is located a significant distance (over 350m) from the Newcastle Harbour waterfront. There are not likely to be any special coastal hazards that may impact upon the site, nor will the proposed development impact or increase the likelihood of coastal impacts.	✓