***Attachment 5 - SEPP (Coastal Management) 2018 Assessment***

SEPP (Coastal Management) applies to the development as the subject site is located as a coastal vulnerable area, within a coastal environment area and/or within a coastal use area. Clauses 14 and 15 are to be taken into consideration by the consent authority when it determines a development application to carry out development on land to which this SEPP applies. The proposed development has satisfactorily addressed the matters of consideration outlined in Clause 14 and 15, as indicated below: -

Clause 13 - Coastal environment area:

|  |  |
| --- | --- |
| **Matters for Consideration** | **Compliance** |
| *(a) is not likely to cause adverse impacts on the biophysical, hydrological (surface and groundwater) and ecological environment, and* | The proposal complies with the aims of this Policy. |
| *(b) is not likely to significantly impact on geological and geomorphological coastal processes and features or be significantly impacted by those processes and features, and* | N/A. The subject land does not adjoin the foreshore. |
| *(c) is not likely to have an adverse impact on the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, having regard to the cumulative impacts of the proposed development on the marine estate including sensitive coastal lakes, and* | Yes suitable conditions of development consent can be imposed to protect water quality at development stages of the development. |
| *(d) is not likely to have an adverse impact on native vegetation and fauna and their habitats, undeveloped headlands and rock platforms, and* | N/A. The subject land does not adjoin the foreshore, not provide any native vegetation or habitat within the site. |
| *(e) will not adversely impact Aboriginal cultural heritage and places, and* | The subject site has not been identified as containing any Aboriginal relics or a place of significance. |
| *(f) incorporates water sensitive design, including consideration of effluent and stormwater management, and* | Yes, capable of conditions of development consent being imposed at development stages. |
| *(g) will not adversely impact on the use of the surf zone.* | N/A. The subject land does not adjoin the foreshore. |

Clause 14 - Coastal use area:

|  |  |
| --- | --- |
| **Matters for Consideration** | **Compliance** |
| *(a) 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* | *N/A. The subject land does not adjoin the foreshore.* |
| *(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,* | The proposed development will not contribute to overshadowing, wind funnelling and the loss of views from public places to foreshores. |
| *(iii) isual amenity and scenic qualities of the coast, including coastal headlands* | The proposed development is considered unlikely to impact of the visual amenity and scenic qualities of the coast. |
| *(iv) Aboriginal cultural heritage practices and places,* | The subject site has not been identified as containing any Aboriginal relics or a place of significance. |
| *(v) cultural and built environment heritage* | The development has been considered acceptable on heritage grounds. |
| *(b) satisfied that* |  |
| 1. *The development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a),* | N/A |
| 1. *that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact,* | N/A |
| 1. *if that impact cannot be minimised—the development will be managed to mitigate that impact, and* |  |
| *(c) has taken into account the type and location of the proposed development, and the bulk, scale and size of the proposed development.* | The proposed building does not comply with the applicable development provisions of WDCP, but is sufficiently distanced from the coast to limit any impacts identified under this SEPP. |