



Supplementary Information

To: Central Coast Local Planning Panel
From: Susana Machuca
Ailsa Prendergast, Section Manager
Andrew Roach, Unit Manger
Subject: Additional Information – SEPP Coastal Management
Date: 25 November 2021

The following additional information is provided to the Panel in relation to queries posed at Virtual Site Meeting SEPP Coastal for DA60416/2020 – 36 Coral Crescent, Pearl Beach – Dwelling House (New), Pool and Demolition of Existing Dwelling. The following documents have been reviewed:

- Statement of Environment Effects, prepared by Michael Leavy Consulting dated January 2021;
- Concept Coastal Engineering Design, prepared by Horton Coastal Engineering, dated 17 November 2020;
- Amended WCMP Concept Design, prepared by Acor Consulting Engineers, dated 8 July 2021; and
- Amended Architectural plans, prepared by archibon Building Design Services, dated 25 August 2021.

The following assessment of the SEPP Coastal Management is offered for your consideration:

State Environmental Planning Policy (Coastal Management) 2018

The State Environmental Planning Policy (Coastal Management) 2018 (SEPP Coastal Management) aims to promote an integrated and coordinated approach to land use planning in the coastal zone in line with the objectives of the *Coastal Management Act 2016*:

- managing development in the coastal zone and protecting the environmental assets of the coast, and*
- establishing a framework for land use planning to guide decision-making in the coastal zone, and*
- mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.*

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The provisions of State Environmental Planning Policy (Coastal Management) 2018 (Coastal Management SEPP) require Council consider the aims and objectives of the SEPP when determining an application within the Coastal Management Area. The Coastal Management Area is an area defined on maps issued by the NSW Department of Planning & Environment and the subject property falls within the mapped coastal management areas. The subject property is within the Coastal Environment area and Coastal Use area. **Refer to figure 1.** The site is not mapped as containing *coastal wetlands* or *littoral rainforests*, or as being within a mapped proximity area.



Figure 1 – Coastal Management Areas Mapping subject site in blue.

Cl 13 Development on land within the coastal environment area

Cl 13 (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,*

Comment: The proposal continues to be a single dwelling house and is being constructed on already developed land. It will be connected to reticulated sewer and stormwater will be managed on-site in accordance with the stormwater management plans prepared by Acor Consulting Engineers. Erosion and sediment control will be in place during demolition and construction. Additionally, the existing foredune is to remain untouched, maintaining the dune vegetation that provides protection from storm surges and shoreline erosion.

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- b. *coastal environmental values and natural coastal processes,*

Comment: As previously mentioned, given the proposal will not change its use typology, that it is on already on developed land and that the floor plan is located behind the existing dwelling building line and coast building line, it is not expected that the coastal environmental values and natural processes be adversely affected and/ or impact any differently to the existing dwelling conditions.

- 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,*

Comment: The proposal is not located within the vicinity of any sensitive coastal lakes identified in Schedule 1. Notwithstanding this, given that the proposal will be connected to reticulated sewer and stormwater and will be managed on-site in accordance with lodged stormwater management plans and that erosion and sediment control will be in place during demolition and construction the proposed development is not expected to adversely impact on the water quality.

- d. *marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,*

Comment: The proposed development is expected to not impact marine vegetation, native vegetation and fauna and their habitats given that the proposal is located within already disturbed land and the proposal incorporates to maintain the dune vegetation that provides protection from storm surges and shoreline erosion untouched. Additionally, it is noted that the proposal is not located within 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,*

Comment: The proposal is entirely within private property and will not impact and/ or alter any existing public access areas to the foreshore.

- f. *Aboriginal cultural heritage, practices and places,*

Comment: A search of the Office of Environment and Heritage "Aboriginal Heritage Information Management System" (AHIMS) was undertaken on 17 November 2020. The subject site has not been identified as containing or being within 200m of any Aboriginal sites or places.

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g. the use of the surf zone,

Comment: The proposed development is located within the coast building line and approximately 60m from the surf zone, as such it is expected that the proposal would generally not interact and/ or impact the surf zone.

14 Development on land within the coastal use area

Cl 14(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,

Comment: The proposal is not located near any public beach access, headland or rock platform as such, it will not impact on public beach accessibility.

ii. overshadowing, wind funnelling and the loss of views from public places to foreshores,

Comment: The development application is accompanied by architectural plans including site analysis and sun diagram plans that indicate that the site location and orientation, the size and width of the of the dwelling it is not likely to have an effect on the wind patterns and overall shadow diagrams will be mainly contained within the site boundaries. As such, it is anticipated that the proposal will not result in wind funnelling or overshadowing of the foreshore and will not impact views from public spaces to foreshores.

iii. the visual amenity and scenic qualities of the coast, including coastal headlands,

Comment: The proposal will maintain a similar presentation to the beach frontage compared to existing development in the immediate surrounding area.

iv. Aboriginal cultural heritage, practices and places,

Comment: As previously mentioned, a search of the Office of Environment and Heritage "Aboriginal Heritage Information Management System" (AHIMS) was undertaken on 17 November 2020. The subject site has not been identified as containing or being within 200m of any Aboriginal sites or places.

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- v. *cultural and built environment heritage,*

Comment: The subject site is not identified as containing any items of heritage, archaeological or historic significance nor is it located in the immediate vicinity of any heritage items listed in Schedule 5 of the *Gosford Local Environmental Plan 2014* (GLEP).

The above-mentioned assessment has considered the site location, environmental features, the size, sitting and design of the new residential dwelling, including the specific site and adjoining properties characteristics. It is considered that the proposal has been designed to minimise and mitigate environmental effects and is unlikely to cause significant impacts on coastal hazards or increase the risk of coastal hazards in relation to any other land.

The relevant matters have been considered in the assessment of this application. The application is considered consistent with the stated aims and objectives and satisfies the requirements of *State Environmental Planning Policy (Coastal Management) 2018*.