

Compliance Assessment SEPP 71 – Coastal Protection



Provisions / Requirements	Compliance	Comments
Policy Aims:		
(a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast	Yes	The proposed development is on reclaimed land and the site is set back from the foreshore.
(b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore	Yes	The proposal will not affect pedestrian access along the foreshore.
c) to ensure that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore	Yes	The proposal will allow public access through the site to the foreshore.
(d) to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge	Yes	Refer to Heritage Impact Statement.
(e) to ensure that the visual amenity of the coast is protected	Yes	The proposal will be visually prominent, when viewed from Newcastle Harbour, however the proposal is consistent with the relevant built form controls and the surrounding context.
(f) to protect and preserve beach environments and beach amenity	N/A	N/A
(g) to protect and preserve native coastal vegetation	N/A	N/A
(h) to protect and preserve the marine environment of New South Wales		The proposal will have minimal impact on the marine environment as it is significantly set back from the waterfront.
(i) to protect and preserve rock platforms	N/A	N/A
(j) to manage the coastal zone in accordance with the principles of ecologically sustainable development	Yes	As discussed in the Environmental Assessment report, the proposed development incorporates many ESD features and has been designed having regard to the principles of ESD.
(k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area	Yes	The proposed development complies with both the height and density controls for the site and the character of surrounding development. The development maintains existing views.
(l) to encourage a strategic approach to coastal management.	Yes	As discussed, the proposal is consistent with the aims of SEPP 71 and therefore is deemed to have a strategic approach to coastal management.

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Matters for Consideration		
(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,	Yes	The development has a permeable ground plane with large areas of public open space. Existing publically accessible walkways will be retained and the development will be fitted with necessary facilities for disabled access.
(c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,	Yes	As above.
(d) the suitability of development given its type, location and design and its relationship with the surrounding area,	Yes	The building height and design are consistent with both the existing and desired future character of the precinct.
(e) any detrimental impact that development may have on the amenity of the coastal foreshore, including any significant overshadowing of the foreshore and any significant view loss from a public place to the foreshore,	Yes	The proposed development does not cast any shadow on the Newcastle Harbour foreshore and has been designed to maintain existing harbour views from the south of the site.
(f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,	Yes	The development is in keeping with the existing urban and built form of the Honeysuckle precinct.
(g) measures to conserve animals and plants, and their habitats,	N/A	N/A
(h) measures to conserve fish and marine vegetation, and their habitats	N/A	N/A
(i) the impact of development on existing wildlife corridors,	N/A	N/A
(j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,	N/A	Given the site's separation from the coastal area, the development of the site will not adversely impact upon the processes / hazards and the processes/hazards will not adversely impact upon the proposed development.
(k) measures to reduce the potential for conflict between land-based and water-based coastal activities,	Yes	The proposed development is setback from the foreshore and as such, no conflict between activities is like to occur.
(l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,	Yes	Refer to Heritage Impact Statement.
(m) likely impacts of development on water quality of coastal waterbodies,		As outlined in the Environmental Assessment report, the proposed stormwater system has been designed to ensure water quality is protected.



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(n) the conservation and preservation of items of heritage, archaeological or historic significance,	Yes	Refer to Heritage Impact Statement.
(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,	Yes	The proposal complies with the density controls of the site. The total GFA of the site is very close to the maximum and therefore may be considered as compact as possible.
(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.	Yes	Through meeting all relevant planning controls and observing the principles of ESD, the proposed development is deemed to have acceptable environmental impacts. The development will incorporate energy efficient water and electrical systems and native landscaping will require limited irrigation.