

G

COASTAL POLICY

Table G1 Coastal Policy Checklist

COASTAL POLICY - GOALS	
Strategic Action Number	Summary Provisions
1.1	Objective: To identify coastal lands and aquatic environments with conservation values and devise and implement acquisition policies, management strategies and controls to ensure that those values are protected.
1.1.5	Councils will be encouraged to classify open space Local Councils and land with conservation value as community land under the Local Government Act. N/A
1.1.6	Voluntary conservation agreements No voluntary conservation agreements are known to have been negotiated for or apply to the subject land.
1.1.7	Seagrass, mangrove, saltmarsh and other wetland associated species will be conserved and managed as valuable components of the coastal ecosystem by effectively implementing existing controls (eg SEPP14, Fish Habitat Protection Plans, Ramsar listing of important wetlands) and through controlling runoff, sedimentation and other water quality impacts. Ecosure found that: <i>Approximately 20 m² of two isolated patches of Coastal Saltmarsh will be removed by the proposed action. Patches less than 4000 m² are generally considered to be less productive and more prone to degradation through external nutrient sources (TSSC 2013). Given the minor area to be cleared as part of the proposed development, it is highly unlikely that there will be adverse effects on the broader ecological community within the LGA, specifically given that there are patches within 60m of the two small patches to be cleared. The removal may have a moderate impact on the local occurrence of this community, but given the small area of removal, it is unlikely to be a significant impact on the regional occurrence.</i>
1.1.8	The implementation of State Environmental Planning Policies No. 14 - Coastal Wetlands and No.26 – Littoral Rainforests will continue. None of these communities occur within the site.
1.2	Objective: To conserve the diversity of all native plant and animal species and to protect and assist the recovery of threatened and endangered species.
1.2.3	Fish habitat modification or alienation The proposed revetment wall will be constructed landward of the MHW. Erosion and sediment control measures will be implemented throughout construction to mitigate impacts to fish habitat. Once completed, fish habitat will be increased.

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1.2.5	<p><i>Threatened Species Conservation Act</i></p> <p>Several EECs and threatened species may occur within the study. An evaluation under the 7 Part Test was carried out and found no significant impact. Refer Table 2.2 and Appendix F.</p>
1.3	<p>Objective: To improve water quality in coastal and estuarine waters and coastal rivers where it is currently unsatisfactory and to maintain water quality where it is satisfactory.</p>
1.3.2	<p><i>Non-point source pollution</i></p> <p>On-site environmental controls will ensure that post development stormwater pollutant loads will not exceed pre development pollutant loads.</p>
1.3.7	<p><i>Waste water discharge limits</i></p> <p>N/A</p>
1.3.8	<p><i>Contaminated stormwater</i></p> <p>As above, on-site environmental controls will ensure that post development stormwater pollutant loads will not exceed pre-development pollutant loads.</p>
1.4	<p>Objective: To manage the coastline and estuarine environments in the public interest to ensure their health and vitality.</p>
1.4.5	<p><i>Development proposals on the coastline and offshore, which are threatened by coastal hazards or where they pose a threat to the physical well-being of the coastline subject to the provisions of the Coastal Protection Act, 1979 will be approved subject to conditions which minimise impacts or rejected where they pose an unacceptable threat to the physical well-being of the coastline.</i></p> <p>The proposal is subject to the provisions of the Coastal Protection Act 1979. Refer to Section 4.3.</p>
1.4.7	<p><i>Development proposals in or adjacent to estuaries will only be approved where conditions can be imposed which minimise potential impacts to the extent that they are acceptable under the Fisheries Management Act (FM Act), 1994.</i></p> <p><i>Development proposals in or adjacent to estuaries will be rejected where they have the potential to adversely impact on the physical amenity or ecology of the estuaries to the extent that they are unacceptable under the FM Act, 1994.</i></p> <p>The proposal will be referred to the NSW DPI for a permit under S200-201 of the FM Act.</p>
Natural Processes and Climate Change	
2.1	<p>Objective: To give the impacts of natural processes and hazards a high priority in the planning and management of coastal areas.</p>

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2.1.3	<p><i>Physical and ecological processes to be considered when assessing development applications</i></p> <p>A comprehensive assessment environmental and heritage impacts have been carried out for the proposed development. It has been found that the proposal will not adversely impact the physical or natural environment. . The proposed seawall (revetment) will secure the boundaries of the site from further coastal erosion.</p>
2.1.4	<p><i>Acid sulfate soils – environmental studies, DLWC mapping and EPA guidelines; requirement for EIS; monitoring and restoration works; management plans.</i></p> <p>If ASS soils are detected, an Acid Sulfate Soils Management Plan will be prepared for the works.</p>
2.2	<p>Objective: To recognise and consider the potential effects of climate change in the planning and management of coastal development.</p>
2.2.2	<p><i>Sea level change</i></p> <p>Sea level rise scenarios of 0.4 m by 2050 and 0.9 m by 2100 above the mean average sea level recorded in 1990 were adopted for the purpose of the flood assessment. These levels were also used in the Coffs Coast Coastal Processes and Hazard Definition Study 2011.</p> <p>Coastal Engineering Solutions (Water Tech) have designed the revetment in consideration of sea level change.</p>
Aesthetic Qualities	
3.2	<p>Objective: To design and locate development to complement the surrounding environment and to recognise good aesthetic qualities.</p>
3.2.4	<p><i>Design and locational principles for development applications</i></p> <p>The revetment will protect the site of the existing caravan park from coastal processes. Caravan park buildings and cabins will be temporarily removed and then replaced when works are completed.</p> <p>Upgrading of the caravan park may occur under a separate development proposal.</p>
3.2.5	<p><i>Siting of navigational aids, marine communication towers, warning signs and moorings</i></p> <p>Not applicable.</p>
Cultural Heritage	
4.2.3	<p><i>Coastal sites of Aboriginal heritage significance.</i></p> <p>A partially destroyed artefact and shell scatter will be fenced off and protected within the E2 zone.</p>

Key Action	Development Response
<p><i>Water quality in coastal waters, estuaries and rivers will be maintained where it is currently adequate, or improved where it is currently inadequate. This will be addressed through a number of specific actions designed to control discharges from both point and non-point sources, including development and implementation of management and monitoring programs.</i></p>	<p>Erosion and sediment controls will be implemented throughout the construction to maintain water quality. Once completed, the revetment will stabilise the area and provide additional areas for marine grasses to regenerate. This will permanently improve water quality.</p>
<p><i>Coastal lands with high conservation values will continue to be acquired and dedicated or reserved for a public purpose.</i></p>	<p>N/A. The caravan park will continue to occupy the site under its present approval.</p>
<p><i>All efforts will be made to avoid disturbance of potential acid sulfate soils and appropriate management strategies and monitoring protocols developed where such soils are disturbed.</i></p>	<p>If ASS soils are detected, an Acid Sulfate Soils Management Plan will be prepared for the works.</p>
<p><i>Development proposals should conform with specified design and planning standards to control height, setback and scale to ensure public access and to ensure that beaches and foreshore open spaces are not overshadowed.</i></p>	<p>The revetment will not be highly visible from the adjoining residential area. The revetment will not overshadow the beach. During construction, public access to the beach will be maintained via the path adjacent to the western boundary of the site and alternatively by allowing temporary public access through the subject land during works to the western area of the site.</p>
<p><i>To increase public access to foreshores when feasible and environmentally sustainable options are available</i></p>	<p>Public legal access to the foreshore area is located along the western boundary of the subject land via a Right of Footway, 1 metre wide.</p>