



# Planning Proposal (PP026)

## Coastal Hazards Review (*revised approach*)

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### What is a Planning Proposal?

A Planning Proposal (PP) is a plain English document which explains proposed changes to the Local Environmental Plan (LEP) applying to the land. The LEP is a legal document under Part 3 of the *Environmental Planning and Assessment (EP&A) Act 1979*. Planning Proposals may seek to change the land use zoning and/or other provisions in the LEP such as coastal risk planning mapping.

### Has this Planning Proposal been exhibited before?

An earlier version of this Planning Proposal, Coastal Hazards Review (PP026) was exhibited between 6

February 2019 and 8 March 2019. However, the earlier version of PP026 was not finalised and will not be proceeding. The current version of PP026 which is now on exhibition is a revised approach.

### Why is PP026 being re-exhibited?

The original approach to PP026 sought to remove the Coastal Risk Planning (CRP) Maps from Shoalhaven Local Environmental Plan (SLEP) 2014 and to rely upon [Shoalhaven Coastal Hazard Mapping](#) that is publicly available on Council's website. Although this approach was initially supported by the Department of Planning and Environment, Council was subsequently advised that the CRP Maps could not be removed from SLEP 2014. Therefore, a revised approach has been proposed.

### What is proposed in PP026?

The revised approach seeks to:

- Amend the CRP Maps in SLEP 2014 to reflect the most up to date coastal hazards data. The updated CRP Maps identify land affected by three categories of coastal hazard.
- Amend State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP) to remove eleven (11) maps sheets in Schedule 5 'Land excluded from the Housing Code, Inland Code or Low Rise Housing Diversity Code', which are based on Council's superseded coastal hazards data and duplicates restrictions already in clause 1.19 of the SEPP.

The revised approach is consistent with the original intent of PP026 and does not introduce new information. The fundamental change between the original approach and the revised approach is that the CRP Maps will be updated rather than removed.

The PP does not propose changes to existing development controls or updates to the coastal hazards data currently used in development assessment. The updates to the CRP Maps are essentially administrative in nature.

### What land is affected by this PP?

This PP applies to land within Shoalhaven that has been identified as being at risk from coastal hazards. The revised CRP Maps will identify three categories of coastal hazards that may apply to the land. Refer to the PP for detailed mapping information.

### How do I know if my property is affected?

Affected land is identified in the maps at Attachment C of the PP. These maps show the proposed amendments to the CRP Maps at a scale that allows the specific lots to be identified. There is also a table at Attachment A of the PP which lists all affected lots, including lots added and removed from the CRP Maps.

### What are the three categories of coastal hazards?

The proposed three categories of coastal hazards are Beach Erosion Hazard, Cliff/Slope Instability Hazard and Coastal Hazards Area. These categories simplify the coastal hazards data available through the [Shoalhaven Coastal Hazards Mapping](#). The table below shows the coastal hazards data that falls under the three categories.

CRP Category	Coastal Hazards Data
<b>Beach Erosion hazard</b>	<ul style="list-style-type: none"> <li>Coastal hazard line 2030</li> <li>Coastal hazard line 2050</li> <li>Coastal hazard line 2100</li> <li>Wave runup</li> </ul>
<b>Cliff/Slope Instability Hazard</b>	<ul style="list-style-type: none"> <li>50yr 50% cliff recession line</li> <li>50yr 5% cliff recession line</li> <li>Estimated cliff line</li> </ul>
<b>Coastal Hazards Area</b>	<ul style="list-style-type: none"> <li>Additional lots subject to potential cliff recession hazard. DAs to require detailed Geotech assessment</li> <li>Geotech Assessment Required 2016</li> </ul>

Shoalhaven Coastal Hazards Mapping presents this data in greater detail, including the precise location and type of coastal hazard lines.

### Why don't the proposed CRP Maps show the location of coastal hazard lines?

The intention of the CRP Maps is to advise landowners whether or not their land is affected by any of the three categories of coastal hazards discussed above. The level of detail featured on Shoalhaven Coastal Hazards Mapping is not able to be replicated for the CRP Maps, which are required to be polygons. If, for example, Shoalhaven Coastal Hazards Mapping shows coastal hazard lines running across any part of a property the CRP Maps will represent this by showing the entire lot mapped with the relevant fill or hatch pattern. The CRP Maps simply act as a trigger to notify a landowner that their lot is affected, while greater detail is publicly available in the Shoalhaven Coastal Hazards Mapping.

### My property is affected, does this impact on my ability to develop?

Certain considerations and controls will apply to any development proposed on land identified as affected by coastal hazards on the CRP Maps. Refer to Clause 7.4 of SLEP 2014 which applies to all land identified in the CRP Maps. Further development controls are set out in Shoalhaven Development Control Plan (DCP) 2014 Chapter G6: Coastal Management Areas. The applicable development controls in the DCP will depend on the type of coastal hazard and, if coastal hazard lines affect the land, exactly where those coastal hazard lines have been mapped. Complying development is restricted on land identified in the CRP Maps.

### What is Council's coastal hazards data based on?

The coastal hazards data in Shoalhaven Coastal Hazards Mapping, which forms the basis for the CRP Maps, represents the most up to date information derived from various studies and reports adopted by Council. Refer to DCP Chapter G6 which lists these studies and reports. Further discussion about coastal risks and their management can be found in Shoalhaven's Coastal Zone Management Plan 2018.

### When will Council update its coastal hazards data?

Future studies and timelines will be considered as part of Council's separate work developing or updating [Coastal Management Programs](#) (CMPs).

When Council adopts new or updated coastal hazards data, the CRP Maps may also need to be updated. A

Planning Proposal like this, including public exhibition, will be required to implement any changes to the CRP Maps.

Not all coastal areas in Shoalhaven are featured on the CRP Maps. However, those areas that are featured have been identified as subject to coastal hazards. Landowners whose land is not included in the CRP Maps, but who may have queries or concerns about their land with regard to coastal hazards, are encouraged to contact Environmental Services (02) 4429 3111.

### **Where can I get further information?**

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Staff in Council's City Futures Directorate are available to answer your enquiries about this Planning Proposal and supporting documentation. If you need any further information, please contact Richard Carter by email [richard.carter@shoalhaven.nsw.gov.au](mailto:richard.carter@shoalhaven.nsw.gov.au) or call on (02) 4429 3482.

### **Have Your Say**

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Submissions are invited during the exhibition period and should be made in writing, and addressed to:

**Post:** The Chief Executive Officer,  
Shoalhaven City Council,  
PO Box 42,  
Nowra NSW 2541

**E-mail:** [council@shoalhaven.nsw.gov.au](mailto:council@shoalhaven.nsw.gov.au)

**Website:** via the form on the Exhibition page at:  
<http://shoalhaven.nsw.gov.au/My-Council/Publicexhibition/Documents-on-exhibition>

All submissions must be received in writing by **5pm Friday 17 December 2021**, quoting Council's reference **55961E**.