

Coastal Design Guidelines

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to PP (Y/N)	Consistency
Outcome A.1 Protect coastal ecosystems			
A.1a Avoid development on undeveloped headlands and significant coastal landforms.	CVA, CEA	Yes	N/A. Not located on a headland or coastal landform
A.1b Do not increase development or intensify land uses where there is existing development on headlands and significant coastal landforms.	CVA, CEA	Yes	N/A. Not located on a headland or coastal landform.
A.1c Identify, protect and enhance sensitive coastal ecosystems including coastal wetlands, littoral rainforests and other coastal threatened ecological communities that may be affected by development.	CWLRA, CEA	Yes	Consistent. The riparian corridor to the south may provide for local habitat. The development concept provides for the retention of existing site trees and restoration of the riparian corridor which will enhance and protect its value.
A.1d Maintain and protect the presence of beaches, rock platforms, coastal dunes, riparian vegetation and the natural features of foreshores, including along estuaries and coastal lakes.	CWLRA, CVA, CEA	Yes	N/A. The site is located more than 100m from the nearest lagoon and is separated by existing urban built form. Therefore, it will not have any direct impact on natural coastal features.
A.1e Use environmental buffers and limit the number of access points and pathways to protect coastal ecosystems. In some cases, it may not be appropriate to allow public access to areas with highly sensitive ecosystems or animal populations.	CWLRA, CEA, CUA	Yes	Consistent. Public access to the riparian corridor along the rear of the property will not be encouraged, to assist with the restoration of the corridor.
A.1f Consider if the planning proposal is needed or if development zones could be better located to minimise effects on biodiversity.	CWLRA, CEA, CUA	Yes	N/A. The Planning Proposal is for an increase in height and FSR and does not propose to change the land use zoning.
A.1g Avoid development that may disturb, expose or drain areas of Class 1 and Class 2 acid sulfate soils.	CWLRA, CEA, CUA	Yes	N/A. The land is mapped as Class 4 on the Acid Sulfate Soils Planning Maps.
A.1h Consider direct and indirect effects of development, including any necessary infrastructure, on water quality, water quantity and hydrological flows of waterways and groundwater.	CEA, CUA	Yes	Consistent. The proposal would not have any adverse impact on water quality and waterways. Specific management measures can be included in the development application stage to avoid or mitigate any adverse impacts.
Outcome A.2 Protect coastal wetlands and littoral rainforests			
A.2a Identify coastal wetlands and littoral rainforests, including areas that could be rehabilitated or restored in the future, and do not increase development or intensify land uses in these areas.	CWLRA	No	N/A. Proposal is not in CWLRA.
A.2b Allow for the adaptive management of stormwater run-off so that the quality of water leaving the site is better than pre-development quality to lessen effects on coastal wetlands or other sensitive receiving environments.	CWLRA, CEA, CUA	Yes	Consistent. The proposal will not impact on the ability of the site to accommodate appropriate stormwater management measures (at the development application stage).
A.2c Provide environmental buffers and riparian corridors that enable the long-term management and protection of areas of biodiversity and ecosystem integrity.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The site contains a 3rd order stream and riparian zone along the south-eastern boundary, which is largely weed infested and of low

			biodiversity value. Future development of the site seeks to encroach into the outer riparian zone, however restoration of the waterway on the subject site and adjoining Council land will be required through an agreed Vegetation Management Plan.
A.2d Identify and protect areas that allow for landward migration pathways for coastal wetlands to respond to climate change.	CWLRA, CEA	Yes	N/A. No coastal wetlands on the site or within 100m.
A.2e Exclude land uses that affect the natural state of coastal wetlands and littoral rainforests or that will make it harder to rehabilitate these ecosystems in the future.	CWLRA	No	N/A. Proposal is not in CWLRA.
Outcome A.3 Protect marine parks and aquatic reserves			
A.3a Avoid development and land uses that affect the environmental, economic, social and cultural values of marine parks and aquatic reserves.	CEA, CUA	Yes	N/A. No marine parks or aquatic reserves in proximity to the site.
A.3b Protect the ecological health of marine parks and aquatic reserves, including providing for riparian vegetation and buffers in their catchments.	CEA, CUA	Yes	N/A. No marine parks or aquatic reserves in proximity to the site.
Outcome B. Ensure the built environment is appropriate for the coast and local context			
Requirement	Relevant coastal management area(s)	Applicable to PP	Consistency
Outcome B.1 Respond to and protect elements that make the place special			
B.1a Integrate development within the natural topography of the site and ensure land use, building scale and height respond sympathetically to coastal landforms.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The coastal landforms are generally low lying and flat in proximity to the site. Existing surrounding built form is generally one to two storeys, and the Planning Proposal would enable up to 6 stories. However, the surrounding tree canopy sites well above the proposed 25m building height, integrating the site with the surrounding environment.
B.1b Ensure the intended form and footprint of development does not dominate coastal elements, including foreshores, public spaces and other areas of natural beauty.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not contain, or located in close proximity to, any coastal features.
B.1c Incorporate adaptive, water-sensitive urban design into the development footprint to reduce run-off and manage water quality within receiving environments.	CWLRA, CEA, CUA	Yes	Consistent. The proposal will not impact on the ability to include WSUD measures (at the development application stage).
B.1d Ensure that lot sizes, building heights and density are appropriate for the coastal settlement, and complement the existing or desired local character, supported by place-based strategies.	CEA, CUA	Yes	Consistent. The proposal allows for increased density within the town centre which provides for a compact settlement. There are currently no place-based strategies for the Terrigal area, however the density proposed is consistent with the desired densities in the Central Coast Regional Plan 2041.
B.1e Avoid development that would harm geological features and geoheritage.	CEA, CUA	Yes	N/A. Site does not contain, or located in close proximity to, any significant geological features or geoheritage.
Outcome B.2 Ensure urban development complements coastal scenic values			

B.2a Limit ribbon development and urban sprawl wherever possible. In certain locations, place-based strategies may support increased development density and building heights as a better response to urban growth.	CEA, CUA	Yes	Consistent. The proposal provides for increased density within an identified centre.
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	CEA, CUA	Yes	N/A. The site would accommodate an infill development, within an existing town centre.
B.2c Consider effects on scenic values and maintain publicly accessible views to significant landmarks.	CEA, CUA	Yes	Consistent. There are no scenic views or significant landmarks close to or adjoining the site. A visual impact assessment of the building envelope has been prepared and accompanies the Planning Proposal.
B.2d Ensure that building heights consider the effect on views from different vantage points.	CEA, CUA	Yes	Consistent. There are no scenic views or significant landmarks close to or adjoining the site. A visual impact assessment of the building envelope has been prepared and accompanies the Planning Proposal.
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	CEA, CUA	Yes	Consistent. The proposal does not include any change to land uses, and will not impact on views to or from public spaces, nor prioritise views for private property.
B.2f Provide for active transport links along foreshores, including along estuaries and coastal lakes, and between settlements to increase public access and amenity.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not located along coastal features where active transport links can be located, however there are pedestrian links from the site to coastal features.

Outcome C. Protect and enhance the social and cultural values of the coastal zone

Requirement	Relevant coastal management area(s)	Applicable to PP	Consistency
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Outcome C.1 Protect and promote heritage values

C.1a Ensure development does not harm heritage values or sites	CWLRA, CVA, CEA, CUA	Yes	N/A. There are no heritage items on the site. T
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, CEA, CUA	Yes	Consistent. Referral to the DLALC will be sought through the Planning Proposal process.
C.1c With permission and guidance from local Traditional Custodians, identify and emphasise significant features of coastal land and sea Country.	CWLRA, CVA, CEA, CUA	Yes	Inconsistent. Referral to the DLALC will be sought through the Planning Proposal process for input on significant features and values of land and sea Country.
C.1d With permission and guidance from local Traditional Custodians, identify and protect sacred and significant areas through the appropriate siting of development.	CWLRA, CVA, CEA, CUA	Yes	Inconsistent. Referral to the DLALC will be sought through the Planning Proposal process for input on significant features and values of land and sea Country.
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	CEA, CUA	Yes	N/A. The site is not near any known heritage items and areas.

Outcome C.2 Provide public access to significant coastal assets

C.2a Protect and, where practical, improve, public amenity, access to and use of beaches, foreshores, rock platforms, geoheritage sites and headlands, unless you must restrict access for public safety or for environmental or cultural protection. In doing so, consider both current and projected future coastal hazards.	CEA, CUA	Yes	N/A. The site is not located along coastal features where public links and access can be improved.
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C.2b Identify opportunities to maintain and improve existing public access to beaches, foreshores, coastal waters and coastal lakes that support active and passive recreation activities, where this does not interfere with existing coastal industries.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not located along coastal features where public links and access can be improved.
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not located along coastal features where public links and access can be improved.
C.2d Maintain and improve foreshore access and connections to existing or proposed networks of public open spaces. This includes waterways, riparian areas, bushland and parks for active and passive recreation.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The site is not located along coastal features where public links and access can be improved. Public access to the riparian corridor along the rear of the property will not be encouraged, to assist with the restoration of the corridor.
C.2e Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the Greener Places Design Guide.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The existing trees on site and riparian corridor to the south may provide for local habitat. The development concept provides for the retention of these trees and restoration of the riparian corridor.
C.2f Avoid development on coastal dunes and foreshore reserves unless it is for essential public purposes, such as surf life-saving club buildings. Any building or structure located on dunes must be of lightweight construction and relocatable.	CVA, CEA	Yes	N/A. There are no coastal dunes or foreshore reserves on the site
C.2g Define the boundaries of development sites with a public edge – for example, a pedestrian pathway or public laneway.	CEA, CUA	Yes	Consistent. A shared path is provided along Charles Kay Drive and Terrigal Drive, framing the site.
C.2h Prevent the privatisation of coastal open space by ensuring development next to foreshores is set back, maintains public access and accessibility, and provides links and connections to other public accessways	CEA, CUA	Yes	N/A. The site is not directly adjacent to coastal open space or the foreshore.
Outcome C.3 Protect public amenity			
C.3a Avoid development that will overshadow the beach, foreshore or public domain. Apply the standard that there must be no overshadowing before 4 pm (midwinter) and 7 pm (Eastern Daylight Saving Time)	CEA, CUA	Yes	Consistent. The proposal will not result in overshadowing of coastal features and public recreation spaces.
C.3b Protect the amenity of public spaces from buildings, structures or land uses that may be visually and/or acoustically intrusive or create wind funnels.	CEA, CUA	Yes	Consistent. The site is not located in proximity to public spaces that are likely to be adversely impacted, visual impact and acoustic studies have been undertaken at to demonstrate this.
Outcome D. Support sustainable coastal economies			
Requirement	Relevant coastal management area(s)	Applicable to PP	Consistency
Outcome D.1 Support sustainable industries and recreational activities that depend on the coast			
D.1a Ensure that development will not harm sustainable coastal industries needing waterfront access, or recreational use of the coastal environment.	CEA, CUA	Yes	N/A. The proposed development will not impact coastal industries or recreational uses as it is not directly adjacent to the waterfront.
D.1b Protect and improve essential facilities such as access ramps and jetties for sustainable coastal industries needing waterfront access.	CEA, CUA	Yes	N/A. The proposal will not impact upon any waterfront facilities such as access ramps and jetties.

D.1c Ensure access ramps, jetties, pontoons, groynes and other structures do not impede navigation on the water or harm coastal landforms or impair processes such as surf breaks.	CWLRA, CVA, CEA, CUA	Yes	N/A. The proposal does not include any development in waterways.
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	CEA, CUA	Yes	N/A. The proposal does not include any development in waterways.
Outcome D.2 Promote green infrastructure			
D.2a Do not allow development that is likely to significantly reduce connectivity of existing green infrastructure	CEA, CUA	Yes	N/A. The proposal will not impact on or reduce connectivity to nearby green infrastructure.
D.2b Provide for diverse green infrastructure that can support the changing needs of current and future communities, and provide tourism and recreational opportunities.	CEA, CUA	Yes	Consistent. The proposal will not limit opportunities for green infrastructure to be provided.
Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to PP	Consistency
Outcome E.1 Respond to coastal processes			
E.1a Planning proposals that affect land within a coastal hazard and risk area must not alter coastal processes in a way that harms the natural environment or other land.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to any coastal hazard or risks.
E.1b Exclude development in areas affected by a current or projected future coastal hazard that is likely to increase the risk of coastal hazards on that land or other land.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to any coastal hazard or risks.
E.1c Locate or consolidate development in areas with little or no exposure to current and projected future coastal hazards, to ensure public safety and prevent risks to life.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to any coastal hazard or risks.
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to any coastal hazard or risks.
Outcome E.2 Account for natural hazard risks			
E.2a Identify areas on and near the proposal that are affected by current or projected future coastal hazards. Ensure that the proposal is compatible with any identified threat or risk.	CWLRA, CVA, CEA, CUA	Yes	N/A. There are no coastal hazard areas on or in close proximity to the site
E.2b Account for potential interaction between coastal hazards and other current and future natural hazards. This includes flooding, bushfires, landslip, heatwaves, severe storms, east coast lows and cyclones. Refer to the Strategic Guide to Planning for Natural Hazards.	CWLRA, CVA, CEA, CUA	Yes	N/A. There are no coastal hazard areas on or in close proximity to the site
E.2c Manage natural hazard risk within the development site. Avoid using public space or adjoining land to lessen risk.	CWLRA, CVA, CEA, CUA	Yes	N/A. There are no coastal hazard areas on or in close proximity to the site
Outcome E.3 Account for climate change			
E.3a Demonstrate that the proposal applies a 100-year planning horizon for the full range of climate change projections for coastal hazards. This approach recognises that sea level is projected to continue to rise for centuries because of climate change.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.

E.3b Consider how climate change could affect the risk profile of existing natural hazards and create new vulnerabilities and exposure for the proposal in the future.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.
Outcome E.4 Provide sustainable defences to coastal hazards			
E.4a Reduce exposure to coastal hazards by protecting, restoring or improving natural defences. This includes coastal dunes, vegetation, coastal floodplains and coastal wetlands, where suitable	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.
E.4b If natural defences are not possible, reduce exposure to coastal hazards without significantly degrading: <ul style="list-style-type: none"> biological diversity and ecosystem integrity ecological, biophysical, geological and geomorphological coastal processes beach and foreshore amenity, or the social and cultural value of these areas public safety and access to, or use of, beaches or headlands 	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.
Outcome E.5 Protect essential infrastructure			
E.5a Locate and design essential infrastructure to reduce vulnerability to current and projected future coastal hazards. Consider the effects of climate change over at least a 100-year planning horizon	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.
E.5b Where exposure to coastal hazards cannot be avoided, prepare adaptation plans for essential service infrastructure. These plans should be consistent with any applicable coastal management program.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.
E.5c Consult local Aboriginal land management experts and emergency management agencies on how to strategically locate access routes and other essential infrastructure.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.
Outcome E.6 Change land uses to manage legacy issues and avoid creating new ones			
E.6a Ensure the proposal will not require coastal management interventions to remain viable over its expected lifespan.	CWLRA, CVA, CEA, CUA	Yes	N/A. The site is not identified as being subject to current or projected future coastal hazards.
E.6b Consider the potential legacy effects of the proposal and if the proposed land uses or development will create a social, environmental, economic or cultural burden for future generations.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The proposal does not include any change to land use and will not generate significant burdens to future generations.
E.6c Consider if the proposed change of land use could remove redundant legacy infrastructure or reduce existing legacy effects.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The proposal does not include any change to land use and will not generate significant burdens to future generations.