NSW Coastal Design



Guidelines 2023

Appendix 1: Assessment checklist for planning proposals

Hierarchy of coastal management areas:

1. CWLRA = coastal wetlands and littoral rainforests area

2. CVA = coastal vulnerability area

3. CEA = coastal environment area

4. CUA = coastal use area

Note: Requirements relating to coastal hazards must be considered for all coastal hazard and risk areas, regardless of which relevant coastal management area(s) these fall within. ‘Coastal hazard and risk areas’ mean any mapped coastal vulnerability areas and/or areas affected by (or projected to be affected by) coastal hazards that have been identified in a state environmental planning policy, local environmental plan, development control plan, coastal management program, coastal hazard policy or study adopted by council.

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| Outcome A. Protect and enhance coastal environmental values | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| Outcome A.1 Protect coastal ecosystems | | | |
| **A.1a** Avoid development on undeveloped | CVA, CEA | Yes | N/A. Not located on a headland or coastal landform. |
| headlands and significant coastal landforms. |
| **A.1b** Do not increase development or intensify | CVA, CEA | Yes | N/A. Not located on a headland or coastal landform. |
| land uses where there is existing development |  |
| on headlands and significant coastal landforms. |  |
| **A.1c** Identify, protect and enhance sensitive | CWLRA, CEA | Yes | N/A. Site does not contain and is not in proximity to coastal wetlands or littoral rainforests. Identified EEC is proposed to be zoned 2C Environmental Conservation. |
| coastal ecosystems including coastal wetlands, |  |
| littoral rainforests and other coastal threatened |  |
| ecological communities that may be affected by |  |
| development. |  |
| **A.1d** Maintain and protect the presence of | CWLRA, CVA, | Yes | N/A. The site is located +300 m from St Georges Basin and is separated from foreshore land by The Wool Road and land zoned RE1 Public Recreation. The PP will not have any direct impact on coastal features. |
| beaches, rock platforms, coastal dunes, | CEA |  |
| riparian vegetation and the natural features |  |  |
| of foreshores, including along estuaries and |  |  |
| coastal lakes. |  |  |
| **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, | Yes | N/A. Site has no coastal ecosystems or related animal populations. Land with important biodiversity values, including riparian corridors and the CEA, will have increased protection under the proposed C2 Environmental Conservation zone. |
| CUA |  |
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| Outcome A. Protect and enhance coastal environmental values | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| **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 | YES. The PP is necessary to resolve land tenure and long-term planning for this paper subdivision. The development zones have been located to protect the biodiversity values of land unsuitable for development. Land identified as CEA is proposed to be zoned C2. .Environmental Conservation. |
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| **A.1g** Avoid development that may disturb, | CWLRA, CEA, | Yes | YES. Land within the CEA, mapped as Class 2 acid sulphate soil, is proposed to be zoned C2 Environmental Conservation. |
| expose or drain areas of Class 1 and Class 2 | CUA |  |
| acid sulfate soils. |  |  |
| **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 | YES. An Integrated Water Cycle Assessment (Footprint, 2017) demonstrates that the proposal *“can achieve a long term beneficial effect on water quality, water quantity and the receiving environment …”* The infrastructure will be designed and constructed by Council (funded by the benefitting land owners) consistent with the recommended controls and performance standards. |
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| Outcome A.2 Protect coastal wetlands and littoral rainforests | | | |
| **A.2a** Identify coastal wetlands and littoral | CWLRA | No | N/A. Proposal is not in CWLRA. |
| rainforests, including areas that could be |  |  |
| rehabilitated or restored in the future, and do |  |  |
| not increase development or intensify land uses |  |  |
| in these areas. |  |  |
| **A.2b** Allow for the adaptive management of | CWLRA, CEA, | Yes | YES. See A.1h above. The proposal will not impact on the ability of the site to accommodate appropriate stormwater management measures (at the development application stage). |
| stormwater run-off so that the quality of water | CUA |  |
| leaving the site is better than pre-development |  |  |
| quality to lessen effects on coastal wetlands or |  |  |
| other sensitive receiving environments. |  |  |
| **A.2c** Provide environmental buffers and | CWLRA, CVA, | Yes | YES. Environmental buffers and riparian corridors are identified in the PP and proposed to be zoned C2 Environmental Conservation. |
| riparian corridors that enable the long-term | CEA, CUA |  |
| management and protection of areas of |  |  |
| biodiversity and ecosystem integrity. |  |  |
| **A.2d** Identify and protect areas that allow | CWLRA, CEA | Yes | N/A. There are no coastal wetlands on the site or in proximity. |
| for landward migration pathways for coastal |  |
| wetlands to respond to climate change. |  |
| **A.2e** Exclude land uses that affect the natural | CWLRA | No | N/A. Proposal is not in CWLRA. |
| state of coastal wetlands and littoral rainforests |  |  |
| or that will make it harder to rehabilitate these |  |  |
| ecosystems in the future. |  |  |

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| Outcome A.3 Protect marine parks and aquatic reserves | | | |
| **A.3a** Avoid development and land uses that | CEA, CUA | Yes | N/A. No marine parks or aquatic  reserves in proximity to the site. |
| affect the environmental, economic, social and |  |
| cultural values of marine parks and aquatic |  |
| reserves. |  |
| **A.3b** Protect the ecological health of marine | CEA, CUA | Yes | N/A. No marine parks or aquatic  reserves in proximity to the site. |
| parks and aquatic reserves, including providing |  |
| for riparian vegetation and buffers in their |  |
| catchments. |  |

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| Outcome B. Ensure the built environment is appropriate for the coast and local context | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| 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 | YES. There are no coastal landforms in proximity to the site. Building heights will be limited to 8.5 m consistent with existing residential development to the south and southwest. |
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| **B.1b** Ensure the intended form and footprint | CWLRA, CVA, | Yes | YES. There are no coastal elements, foreshores, public spaces or area of natural beauty in proximity to the site. |
| of development does not dominate coastal | CEA, CUA |  |
| elements, including foreshores, public spaces |  |  |
| and other areas of natural beauty. |  |  |
| **B.1c** Incorporate adaptive, water-sensitive | CWLRA, CEA, | Yes | YES. See response to A.1h above. |
| urban design into the development footprint to | CUA |  |
| reduce run-off and manage water quality within |  |  |
| receiving environments. |  |  |
| **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 | YES. Nebraska Estate is a Paper subdivision, and the PP is consistent with the Jervis Bay Settlement Strategy. The proposed development of 17 new dwellings is consistent with the character of St Georges Basin as described in the Shoalhaven Character Assessments, February, 2020 adopted by Council. |
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| **B.1e** Avoid development that would harm  geological features and geoheritage. | CEA, CUA | Yes | N/A. Site does not contain, and is not  in proximity to, any significant geological features or geoheritage. |
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| 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 | YES. The proposal will resolve the tenure and long-term planning for a paper subdivision and allow limited infill development adjacent to an existing serviced urban area. Environmental constraints preclude high density. |
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| **B.2b** Use greenbelts to create, maintain and  mark out separation between settlements. | CEA, CUA | Yes | N/A. The site would accommodate limited infill development adjacent to an existing town center. |
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| **B.2c** Consider effects on scenic values and  maintain publicly accessible views to significant  landmarks. | CEA, CUA | Yes | N/A. There are no publicly accessible views to significant landmarks. There is a small scenic protection area (SPA), 50 m wide, at the NW of the site on the corner of Grange and Nebraska Roads. The proposal does not impact the SPA, which is beyond the boundary of the CEA. |
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| **B.2d** Ensure that building heights consider the | CEA, CUA | Yes | N/A. There are no views to or from the site from vantage points. |
| effect on views from different vantage points. |  |
| **B.2e** Retain or create views from public spaces.  Prioritise this over creating views from private  property. | CEA, CUA | Yes | YES. The proposal will not impact on views to or from public spaces, nor prioritise views for private property. |
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| **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 | YES. The site is separated from the foreshore. Some existing walking and cycling infrastructure connect St Georges Basin and Basin View. Bus services connect the two and provide access to Sanctuary Point and Vincentia. |
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| Outcome C. Protect and enhance the social and cultural values of the coastal zone | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| 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. The nearest heritage  item is approximately 200m distant from the site and is separated by The Wool Road. |
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| **C.1b** Work collaboratively with local Aboriginal  people before and throughout the planning  proposal process. | CWLRA, CVA,  CEA, CUA | Yes | YES. The Jerringa Local Aboriginal  Land Council have been involved in all three archaeological studies and has visited the site. See the PP for detailed assessment.  site. |
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| **C.1c** With permission and guidance from local | CWLRA, CVA, | Yes | N/A. The site does not have proximity to coastal land or Sea Country. |
| Traditional Custodians, identify and emphasise | CEA, CUA |  |
| significant features of coastal 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 | YES. Three Aboriginal sites located along or adjacent to watercourses have been identified and are within the proposed *C2 Environmental Conservation* zone where no new residential development is proposed. |
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| **C.1e** Ensure land use, building type, scale and  height respond to heritage items and areas. | CEA, CUA | Yes | N/A. There are no heritage items  on the site. The nearest heritage  item is approximately 200m distant and is separated by the Wool Road. |
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| **Outcome C.2 Provide public access to significant coastal assets** | | | |
| **C.2a** Protect and, where practical, improve, | CVA, CEA | Yes | N/A. The site is not in proximity to any beach, headland, foreshore, rock platform, geological features or geoheritage site. |
| 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. |  |
| **C.2b** Identify opportunities to maintain and | CWLRA, CVA, | Yes | N/A. The site is not in proximity to any beach, headland, foreshore, rock platform, geological features or geoheritage site. |
| improve existing public access to beaches, | CEA, CUA |  |
| foreshores, coastal waters and coastal lakes |  |  |
| that support active and passive recreation |  |  |
| activities, where this does not interfere with |  |  |
| existing coastal industries. |  |  |
| **C.2c** Consolidate access points and consider  alternative access to protect sacred and  significant Aboriginal cultural areas. | CWLRA, CVA,  CEA, CUA | Yes | N/A. There are no identified  sacred or significant Aboriginal  cultural areas on or adjoining the  site. Identified Aboriginal sites are within the proposed *C2 Environmental Conservation* zone where no new residential development is proposed. |
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| **C.2d** Maintain and improve foreshore access | CWLRA, CVA, | Yes | N/A. Some existing walking and cycling infrastructure connect to the foreshores and public open spaces at St Georges Basin and Basin View. |
| and connections to existing or proposed | CEA, CUA |  |
| networks of public open spaces. This includes |  |  |
| waterways, riparian areas, bushland and parks |  |  |
| for active and passive recreation. |  |  |
| **C.2e** Consider opportunities to protect | CWLRA, CEA, | Yes | YES. Land proposed to be zoned C2 Environmental Conservation will protect biodiversity and maintain connectivity to the habitat corridor to the north of the site. |
| and improve habitat connectivity through | CUA |  |
| settlements, such as those described in the |  |  |
| *Greener Places Design Guide.* |  |  |

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| Outcome C. Protect and enhance the social and cultural values of the coastal zone | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| **C.2f** Avoid development on coastal dunes and | CVA, CEA | Yes | N/A. The site does not contain and is not in proximity to coastal dunes or foreshore reserves. |
| 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. |  |
| **C.2g** Define the boundaries of development | CEA, CUA | Yes | N/A. The boundaries and layout of this paper subdivision are pre-determined. Infrastructure redesign is not proposed. |
| sites with a public edge–for example, a |  |
| pedestrian pathway or public laneway. |  |
| **C.2h** Prevent the privatisation of coastal | CEA, CUA | Yes | N/A. The site is not in proximity to any coastal open space or foreshore land. |
| 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. |  |
| Outcome C.3 Protect public amenity | | | |
| **C.3a** Avoid development that will overshadow | CEA, CUA | Yes | N/A. The site does not contain and is not in proximity to any beach, foreshore or public domain other than public roads. |
| 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). |  |
| **C.3b** Protect the amenity of public spaces from | CEA, CUA | Yes | N/A. There are no public spaces in the vicinity of the site. |
| buildings, structures or land uses that may be |  |
| visually and/or acoustically intrusive or create |  |
| wind funnels. |  |  |

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| Outcome D. Support sustainable coastal economies | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| Outcome D.1 Support sustainable industries and recreational activities that depend on the coast | | | |
|
| **D.1a** Ensure that development will not harm | 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. |
| sustainable coastal industries needing |  |
| waterfront access, or recreational use of the |  |
| coastal environment. |  |
| **D.1b** Protect and improve essential facilities | CEA, CUA | Yes | N/A. The proposal will not  impact upon any waterfront  facilities such as access ramps  and jetties. |
| such as access ramps and jetties for |  |
| sustainable coastal industries needing |  |
| waterfront access. |  |
| **D.1c** Ensure access ramps, jetties, pontoons, | CWLRA, CVA, | Yes | N/A. The proposal does not  include any development in  waterways and is not adjacent to the waterfront. The proposal will have no impact on navigational waters or coastal landforms. |
| groynes and other structures do not impede | CEA, CUA |  |
| navigation on the water or harm coastal |  |  |
| landforms or impair processes such as surf |  |  |
| breaks. |  |  |
| **D.1d** Ensure that the proposal considers how | CEA, CUA | Yes | N/A. The proposal does not  include any development in  waterways. |
| development in a waterway may affect the land. |  |
| 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 | YES. Land proposed to be zoned C2 Environmental Conservation will protect biodiversity and maintain connectivity to the habitat corridor to the north of the site. |
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| **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 | YES. 71% of the site is proposed to be zoned C2 Environmental Conservation. The PP is supported by a site-specific DCP chapter. The future of green infrastructure will be secured by the C2 zone and management requirements for C2 land within each development lot. |
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| Outcome E. Respond to coastal hazards | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| Outcome E.1 Respond to coastal processes | | | |
| **E.1a** Planning proposals that affect land within | CWLRA, CVA, |  | N/A. The site is not identified as being subject to any coastal hazard, risk or erosion. |
| a coastal hazard and risk area must not alter | CEA, CUA | Yes |
| coastal processes in a way that harms the |  |  |
| natural environment or other land. |  |  |
| **E.1b** Exclude development in areas affected | CWLRA, CVA, | Yes | N/A. The site is not identified as being subject to any coastal hazard, risk or erosion. |
| by a current or projected future coastal hazard | CEA, CUA |  |
| that is likely to increase the risk of coastal |  |  |
| hazards on that land or other land. |  |  |
| **E.1c** Locate or consolidate development in | CWLRA, CVA, | Yes | YES. The site is not identified as being subject to any coastal hazard, risk or erosion. |
| areas with little or no exposure to current and | CEA, CUA |  |
| projected future coastal hazards, to ensure |  |  |
| public safety and prevent risks to life. |  |  |
| **E.1d** Do not increase development potential or | CWLRA, CVA, | Yes | N/A. The site is not identified as being subject to any coastal hazard, risk or erosion. |
| intensify land uses in a coastal hazard or risk | CEA, CUA |  |
| area. |  |  |
| Outcome E.2 Account for natural hazard risks | | | |
| **E.2a** Identify areas on and near the proposal | CWLRA, CVA, | Yes | N/A. There are no current or  projected future coastal hazard  areas on or in the vicinity of the site. |
| that are affected by current or projected future | CEA, CUA |  |
| coastal hazards. Ensure that the proposal is |  |  |
| compatible with any identified threat or risk. |  |  |
| **E.2b** Account for potential interaction between | CWLRA, CVA, | Yes | YES. The PP is consistent with PBP 2019. Proposed dwellings will be on flood-free land beyond the CEA.  There are no current or  projected future coastal hazard  areas in the vicinity of the site. |
| coastal hazards and other current and future | CEA, CUA |  |
| 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.* |  |  |
| **E.2c** Manage natural hazard risk within the | CWLRA, CVA, | Yes | N/A. There are no current or  projected future coastal hazard  areas in the vicinity of the site. |
| development site. Avoid using public space or | CEA, CUA |  |
| adjoining land to lessen risk. |  |  |
| Outcome E.3 Account for climate change | | | |
| **E.3a** Demonstrate that the proposal applies a | CWLRA, CVA, | Yes | N/A. The site is not identified  as being subject to current or  projected future coastal hazards. |
| 100-year planning horizon for the full range of | CEA, CUA |  |
| climate change projections for coastal hazards. |  |  |
| This approach recognizes that sea level is |  |  |
| projected to continue to rise for centuries |  |  |  |
| because of climate change. |  |  |  |
| **E.3b** Consider how climate change could affect | CWLRA, CVA, | Yes | N/A. The site is not identified  as being subject to current or  projected future coastal hazards. |
| the risk profile of existing natural hazards and | CEA, CUA |  |
| create new vulnerabilities and exposure for the |  |  |
| proposal in the future. |  |  |  |

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| Outcome E. Respond to coastal hazards | | | |
| Requirement | Relevant | Applicable | Planning proposal is consistent with guidelines (Y/N)  If ‘No’, justify this |
| coastal | to planning |
| management | proposal |
| area(s) | (Y/N) |
| Outcome E.4 Provide sustainable defences to coastal hazards | | | |
| **E.4a** Reduce exposure to coastal hazards by | CWLRA, CVA, | Yes | N/A. There are no natural defences or identified coastal hazards affecting the development site. |
| protecting, restoring or improving natural | CEA, CUA |  |
| defences. This includes coastal dunes, |  |  |
| vegetation, coastal floodplains and coastal |  |  |
| wetlands, where suitable. |  |  |
| **E.4b** If natural defences are not possible, | CWLRA, CVA, | Yes | N/A. There are no natural defences or identified coastal hazards affecting the development site. |
| reduce exposure to coastal hazards without  significantly degrading: | CEA, CUA |  |
| • 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. |  |  |
| Outcome E.5 Protect essential infrastructure | | | |
| **E.5a** Locate and design essential infrastructure | CWLRA, CVA, | Yes | Yes. The site is not identified as being  subject to current or projected  future coastal hazards. New essential infrastructure will connect to existing infrastructure in St Georges Basin. |
| to reduce vulnerability to current and projected | CEA, CUA |  |
| future coastal hazards. Consider the effects |  |  |
| of climate change over at least a 100-year |  |  |
| planning horizon. |  |  |
| **E.5b** Where exposure to coastal hazards | CWLRA, CVA, | Yes | N/A. The site is not identified as being  subject to current or projected  future coastal hazards. |
| cannot be avoided, prepare adaptation plans | CEA, CUA |  |
| for essential service infrastructure. These |  |  |
| plans should be consistent with any applicable |  |  |
| coastal management program. |  |  |
| **E.5c** Consult local Aboriginal land management | CWLRA, CVA, | Yes | N/A. The site is not identified as being  subject to current or projected  future coastal hazards. |
| experts and emergency management agencies | CEA, CUA |  |
| on how to strategically locate access routes |  |  |
| and other essential infrastructure. |  |  |
| Outcome E.6 Change land uses to manage legacy issues and avoid creating new ones | | | |
| **E.6a** Ensure the proposal will not require | CWLRA, CVA, | Yes | Yes. The site is not identified as being subject to current or projected  future coastal hazards. |
| coastal management interventions to remain | CEA, CUA |  |
| viable over its expected lifespan. |  |  |
| **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 | Yes. The PP is necessary to resolve long term planning and land tenure for this paper subdivision and to protect the land’s important biodiversity values. Land identified as CEA is proposed to be zoned C2 Environmental Conservation. |
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| **E.6c** Consider if the proposed change of | CWLRA, CVA, | Yes | Yes. As Above. Land identified as CEA is proposed to be zoned C2 Environmental Conservation. |
| land use could remove redundant legacy | CEA, CUA |  |
| infrastructure or reduce existing legacy effects. |  |  |

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