

Appendix

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

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome A.1 Protect coastal ecosystems			
A.1a Avoid development on undeveloped headlands and significant coastal landforms.	CVA, CEA	Y	Y – site is located approximately 1km from the foreshore and approximately 1.7km from the from the headland.
A.1b Do not increase development or intensify land uses where there is existing development on headlands and significant coastal landforms.	CVA, CEA	Y	Y – the proposal will not intensify existing land uses on headlands and significant coastland landforms.
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	Y	Y – the south eastern portion of the site is located within the wetland proximity area. The building envelope is not expected to impact on ecological communities.
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	Y	Y – site is located approximately 1km from the foreshore and approximately 1.7km from the from the headland.
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	Y	Y – only one access will be proposed to access the future dwelling. The existing vegetation can be utilised as an appropriate environmental buffer.

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
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	Y	Y – the area for the proposed building envelope is generally clear of vegetation, therefore it is expected that the impact upon biodiversity will be minimal.
A.1g Avoid development that may disturb, expose or drain areas of Class 1 and Class 2 acid sulfate soils.	CWLRA, CEA, CUA	Y	Y – the proposed building envelope is proposed to be located approximately 70m from the nearest Class 2 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	Y	Y – any future development will harvest and reuse roof water.
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	Y	Y – the southeast portion of the site is mapped as “proximity to wetlands” area and this area will remain undisturbed.
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	Y	Y – the roof water will be harvested and reused on site. It is expected that any runoff will be minimal.
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	Y	Y – the building envelope is located on cleared land. The existing environmental buffers will remain unchanged.
A.2d Identify and protect areas that allow for landward migration pathways for coastal wetlands to respond to climate change.	CWLRA, CEA	Y	Y – the existing vegetation will remain undisturbed which will allow for landward migration.
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	Y	Y – the planning proposal is for a dwelling house on cleared land. It is expected that there will be minimal impact upon the natural state of coastal wetlands.

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
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	Y	Y – the site is not located within, or near, a marine park and/or aquatic reserve.
A.3b Protect the ecological health of marine parks and aquatic reserves, including providing for riparian vegetation and buffers in their catchments.	CEA, CUA	Y	Y - the site is not located within, or near, a marine park and/or aquatic reserve.

Outcome B. Ensure the built environment is appropriate for the coast and local context			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
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	Y	Y – the future building envelope is positioned within cleared land to minimise impacts. The future dwelling will be sympathetically designed.
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	Y	Y – the future dwelling will not be visible from the foreshore, public areas or any other areas of natural beauty.
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	Y	Y – the future dwelling application can include water sensitive urban design.
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	Y	Y – the lot size will remain unchanged and the dwelling will be designed to address the natural environment and local character.
B.1e Avoid development that would harm geological features and geoheritage.	CEA, CUA	Y	Y – the future building envelope is positioned within cleared land to avoid impact upon geological features.
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	Y	Y – the proposal relates to a single residential dwelling rather than the redevelopment of the site for multiple dwellings. Urban sprawl in this location is limited.
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	CEA, CUA	Y	Y – there are existing greenbelts within the locality that create appropriate separation.

Outcome B. Ensure the built environment is appropriate for the coast and local context			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
B.2c Consider effects on scenic values and maintain publicly accessible views to significant landmarks.	CEA, CUA	Y	Y – the inclusion of a dwelling on the land will not impact upon scenic values and publicly accessible views will be maintained.
B.2d Ensure that building heights consider the effect on views from different vantage points.	CEA, CUA	Y	Y – given the location of the proposed building envelope there will be minimal impact on views.
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	CEA, CUA	Y	Y – given the location, no views can be obtained and views from public spaces will be maintained.
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	Y	Y – active transport links along the foreshore will be maintained.

Outcome C. Protect and enhance the social and cultural values of the coastal zone			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome C.1 Protect and promote heritage values			
C.1a Ensure development does not harm heritage values or sites.	CWLRA, CVA, CEA, CUA	Y	Y – it is not expected that the future dwelling house will harm heritage values or sites.
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, CEA, CUA	Y	Y – Consultation was undertaken with the Tweed Byron Local Aboriginal Land Council (TBLALC) for this planning proposal and a formal report is contained within Attachment 6 . The report concluded that the “TBLALC has no objection or concerns regarding the proposed rezoning of the property to allow for possible future residential development.”
C.1c With permission and guidance from local Traditional Custodians, identify and emphasise significant features of coastal land and sea Country.	CWLRA, CEA, CUA	Y	Y – the TBLALC was consulted and a report is contained within Attachment 6 .
C.1d With permission and guidance from local Traditional Custodians, identify and protect sacred and significant areas through the appropriate siting of development.	CWLRA, CEA, CUA	Y	Y – the TBLALC was consulted and a report is contained within Attachment 6 .
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	CEA, CUA	Y	Y – the future dwelling house will be designed to minimise impact upon the heritage values of the land.
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.	CVA, CEA	Y	Y – the site is located approximately 1km from the foreshore and there will be no impact upon public access to these areas.
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	Y	Y – the site is located approximately 1km from the foreshore and there will be no impact upon public access to these areas.

Outcome C. Protect and enhance the social and cultural values of the coastal zone			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.	CWLRA, CVA, CEA, CUA	Y	Y – access to the site will be maintained, there are no sacred or significant Aboriginal features in this area.
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	Y	Y – the site is not located adjacent to the foreshore and networks to public open spaces areas will be maintained.
C.2e Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the Greener Places Design Guide.	CWLRA, CEA, CUA	Y	Y – natural habitats on the site will be maintained, the building envelope is proposed to be located on cleared land.
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	Y	Y – the site is not located on the foreshore or on coastal dunes.
C.2g Define the boundaries of development sites with a public edge – for example, a pedestrian pathway or public laneway.	CEA, CUA	Y	Y – the boundaries of the site will remain unchanged. One boundary adjoins Clothiers Creek Road.
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	Y	Y – the site is not located adjacent 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	Y	Y – the site is not located adjacent the foreshore. Therefore, no overshadowing will occur.
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	Y	Y – the site is not located adjacent public spaces.

Outcome D. Support sustainable coastal economies			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
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	Y	Y – the site will not prevent waterfront access.
D.1b Protect and improve essential facilities such as access ramps and jetties for sustainable coastal industries needing waterfront access.	CEA, CUA	Y	Y – the site will not impact upon waterfront essential facilities.
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	Y	Y – the site is not located adjacent the waterfront.
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	CEA, CUA	Y	Y – the proposal does not include development in a waterway.
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	Y	Y – the inclusion of a dwelling on this site will not reduce connectivity of existing green infrastructure as it is proposed to be located on cleared land.
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	Y	Y – the future dwelling will be located on private land, with minimal opportunities for tourism and recreational purposes.

Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
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	Y	Y – the site is not located within a coastal hazard or risk area.
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	Y	Y – the site is currently not affected by any future coastal hazards.
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	Y	Y – the site is located in an area with little or no exposure to current and projected future coastal hazards.
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, CEA, CUA	Y	Y – the site is not located within a coastal hazard or risk area.
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	Y	Y – the site is not affected by current or projected future coastal hazards.
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	Y	Y – future natural hazards may cause harm to the land including flooding and bushfire. These have been adequately addressed in the Planning Proposal Report.
E.2c Manage natural hazard risk within the development site. Avoid using public space or adjoining land to lessen risk.	CWLRA, CVA, CEA, CUA	Y	Y – the hazards will be managed within the site boundaries.
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	Y	Y – the future dwelling house will be designed to account for climate change and natural 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	Y	Y – the impact of natural hazards has been taken into consideration.

Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
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	Y	Y – the site is not located within a coastal hazard area.
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	Y	Y – the site is not located within a coastal hazard area.
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	Y	Y – the site is not located within a coastal hazard area; however, infrastructure will be adequately protected from natural 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	Y	Y – the site is not located within a coastal hazard area.
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	Y	Y – the TBLALC was consulted and a report is contained within Attachment 6 .
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	Y	Y – the site is not located along the foreshore; therefore, management interventions are unlikely.

Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
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	Y	Y – it is not expected that the inclusion of a dwelling entitlement will create a social, environmental, economic or cultural burden for 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	Y	Y – the proposed change of land use will not remove redundant legacy infrastructure.