

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.

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	Yes	N/A. Not located on a headland or on a significant 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 on a significant 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 site does not contain any of the values listed in this outcome. The site is fully developed with SOLO Resource Recovery.
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	Consistent. The site does not contain any of the values listed in this outcome. The site is fully developed with SOLO Resource Recovery.
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. There are no identified sensitive ecosystems or animal populations in this location.

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	Yes	Consistent. The planning proposal affects an already developed site. No adverse effects on biodiversity are
A.1g Avoid development that may disturb, expose or drain areas of Class 1 and Class 2 acid sulfate soils.	CWLRA, CEA, CUA	Yes	Consistent. The site contains Class 3 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	Consistent. There is capacity in water and sewer systems to cater for "depot" land use. Measures can be included in the DA stage to 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	Not applicable, the site is not mapped as 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 DA 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	N/A. The site is highly disturbed and does not contain natural features. There are no anticipated impacts on biodiversity or a need for buffers.
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 in close proximity.
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	Not applicable, the site is not mapped as 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	Consistent. The subject site is located in substantial distance from Cook Island (registered aquatic reserve). No impacts are expected.
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	Not applicable. The subject site is not located in proximity to marine parks and aquatic reserves.

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	Yes	Consistent. The site is already highly disturbed and developed with the local waste management contractor.
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	Consistent. The site is already highly disturbed and developed with the local waste management contractor. No additional impacts are anticipated
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 of the site to accommodate WSUD measures (at the DA 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	Not applicable in this instance. The proposal seeks additional permitted use of a "depot". No changes to density, lot size, building height are proposed.
B.1e Avoid development that would harm geological features and geoheritage.	CEA, CUA	Yes	N/A. No such features are located on site or in its vicinity.
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	The proposal provides for increased utilisation of an already developed site within the designated urban growth area.
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	CEA, CUA	Yes	Not applicable. The site is located within an established urban area.
B.2c Consider effects on scenic values and maintain publicly accessible views to significant landmarks.	CEA, CUA	Yes	Consistent. Draft Scenic Landscape Protection Policy was assessed. The site is already developed, view
B.2d Ensure that building heights consider the effect on views from different vantage points.	CEA, CUA	Yes	As above, the site is already developed, view impacts will be
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	CEA, CUA	Yes	Consistent. The proposal will not negatively impact views from public spaces.
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	Consistent. The proposal will not impact the ability to improve active transport links in this locality.

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	Yes	Not applicable. No such values or sites are present within subject land.
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, CEA, CUA	Yes	Consistent. Tweed Aboriginal Cultural Heritage Management Plan was adhered to in this proposal.
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	Not applicable. No such features are present within subject land and the proposal will not have negative effects on features in the vicinity.
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	Not applicable. No such values or sites are present within subject land.
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	CEA, CUA	Yes	Consistent. There are no heritage items and areas in this locality.
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	Yes	Consistent as this proposal will not affect the ability to protect and improve access to these features. The site does not contain and is not adjacent to any of those features.
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	Not applicable as land subject to this proposal does not contain, and is not adjacent to, any of those features.
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.	CWLRA, CVA, CEA, CUA	Yes	Not applicable. There are no identified Aboriginal cultural areas on or adjoining the site.
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	Not applicable as the proposal only affects private land owned and used for Tweed's waste management contractor.
C.2e Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the <i>Greener Places Design Guide</i> .	CWLRA, CEA, CUA	Yes	Not applicable as the site is not mapped as an environmental corridor or habitat.

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.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	Not applicable. 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. The waste management contractor's site is fenced off to minimise safety risks to the public.
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	Not applicable as 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 the foreshore or any public recreational areas.
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	Not applicable. This outcome is considered outside the scope of this proposal. The site has been used for waste facility for over 80 years.

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	Yes	Consistent. The proposal affects already developed site and will not affect access 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	Not applicable. The site does not have access to waterfront.
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	Not applicable. The site does not have access to waterfront.
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	CEA, CUA	Yes	Not applicable. The proposal does not involve development in 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	Yes	Not applicable. 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	Not applicable. The proposal affects an already fully developed, private site used by Tweed's waste management contractor.

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	Yes	Consistent. The site is subject to flood risk however this planning proposal will not alter coastal processes.
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	Consistent. The site is subject to flood risk however this planning proposal (depot land use) will not affect future hazards and processes.
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	Consistent. The site is subject to the flooding risk however Council considers this land use (depot) to be acceptable on this site.
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The proposal does not increase development potential - the site is already developed.
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	Consistent however Council is currently preparing coastal inundation mapping, this process has not been completed yet.
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 <i>Strategic Guide to Planning for Natural Hazards</i> .	CWLRA, CVA, CEA, CUA	Yes	Consistent however Council is currently preparing coastal inundation mapping, this process has not been completed yet.
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	Consistent. The site is subject to flooding risk and appropriate measures are in place.
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	Consistent however Council is currently preparing coastal inundation mapping, this process has not been completed yet. The site is already developed and flood mitigation measures are in place.
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	Consistent, the site is currently not mapped as coastal hazard affected. Further mapping is being prepared for the whole of Shire.

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	Yes	Not applicable. There are no natural defences or identified coastal hazards affecting the subject site.
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	Not applicable. There are no natural defences or identified coastal hazards affecting the subject site.
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	Consistent. The site has access to existing essential infrastructure. The site is mapped as flood prone however adequate measures are in place to protect the infrastructure.
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	Consistent. The site has access to existing essential infrastructure. The site is mapped as flood prone however adequate measures are in place to protect the infrastructure.
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	Not applicable. This proposal does not involve delivery of access routes and/or 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 coastal management interventions to remain viable over its expected lifespan.	CWLRA, CVA, CEA, CUA	Yes	Consistent. The proposal is not expected to result in impacts on coastal management processes.
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 affects site that has been used for waste management for the past 80 years. the proposal seeks to enable a "depot" land use.
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	Not applicable as no land use change is expected to occur in result of this planning proposal.