

DPIRD Fisheries Priority Issues dated 04 June 2025 – Considerations	Development Response
Preserving Natural Buffers: Consider the establishment or maintenance of a vegetated buffer between the development footprint and sensitive receivers, such as the mapped waterway and Coastal Wetlands to the west of the site. DPIRD Fisheries typically recommends a minimum 100m buffer to Type 1 habitats, such as Coastal Wetlands, as outlined in Section 3.2.4.2 of the DPIRD Fisheries P&G.	Does not comply. Vegetated buffers outside proposed asset protection zones are restricted to a minimum of 2 metres and building setbacks a minimum of 23 metres from Type 1 habitats – Coastal Wetland Area.
Protecting Water Quality: Stormwater and construction runoff have the potential to degrade nearby waterways. Water-sensitive urban design (WSUD) features — such as biofiltration systems, constructed wetlands, or vegetated swales — may help to mitigate impacts. Sediment and erosion controls during construction should also be carefully considered.	Sufficient stormwater management measures have been proposed.
Managing Hydrological Connectivity: Consider how the development could alter surface water or groundwater flows into adjacent wetlands and estuarine environments. Changes to natural hydrological regimes can have significant ecological consequences.	Alterations to groundwater levels are predicted. Insufficient information has been provided to comprehensively evaluate the risk to ecology.
Understanding Vegetation Condition: A clear understanding of the condition and distribution of nearby marine and wetland vegetation (e.g. shoot density, cover, health) can help inform appropriate impact minimisation and offset strategies.	Sufficient biodiversity condition assessment has been completed and reported in the BDAR.
Planning for Sea-Level Rise: Consider future migration pathways for intertidal vegetation in response to sea level rise scenarios, and avoid development in areas mapped as vulnerable to inundation.	Insufficient buffers to the marine estate have been provided.
Avoiding Cultural and Social Impacts: The design and siting of development should consider potential impacts on Aboriginal cultural heritage, as well as public and commercial fishing access.	
Addressing Cumulative Impacts: Urban subdivisions may contribute to broader cumulative impacts on water quality, sedimentation, and hydrology. The proposal should consider the potential for cumulative effects — particularly in relation to stormwater, acid sulfate soils, salinity, and land contamination.	Insufficient information has been provided in relation to acid sulfate soils and land contamination.

Considering Marine Estate and Coastal Management Strategies: Aligning project design with the goals and priorities of the relevant Marine Estate Management Strategy (MEMS) and Coastal Management Program may further reduce long-term risks to aquatic ecosystems.

A Coastal Management Program for Tweed Coast and Estuaries is currently in preparation. It is noted that the proposal does not align with the controls of the current Tweed Coast Estuaries Management Plan 2013 in terms of buffers to Cudgera Creek.