

Appendix 5 – Assessment against NSW Coastal Design Guidelines 2023

NSW Coastal Design Guidelines 2023



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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will not create impacts to the identified areas.
A.1b Do not increase development or intensify land uses where there is existing development on headlands and significant coastal landforms.	CVA, CEA	Yes	Yes. The planning proposal seeks to apply primarily conservation C zones and does not increase development opportunities.
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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will not create impacts to the identified ecosystems.
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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will not create impacts to the identified coastal features.

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.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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will not create impacts to sensitive ecosystems or animal populations.

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	Yes. The planning proposal is necessary to rezone land. The application of the Conservation zones is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will not create impacts to biodiversity.
A.1g Avoid development that may disturb, expose or drain areas of Class 1 and Class 2 acid sulfate soils.	CWLRA, CEA, CUA	Yes	Yes. The land contains various classes of Acid sulfate soils and the application of conservation zones will assist in avoiding further impacts to any land mapped as acid sulfate soil.
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. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will increase conservation standards for the land with regard to water quality, water quantity and hydrological flows of waterways and groundwater.
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	Yes	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will improve conservation outcomes for areas identified as coastal wetlands and littoral rainforests, where these exist on the lands affected.
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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will improve conservation outcomes for coastal wetlands, where these exist on the lands affected.

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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report prepared by the former Department of Planning and Environment and will improve conservation standards for areas to enable the long-term management and protection of areas of biodiversity and ecosystem integrity.
A.2d Identify and protect areas that allow for landward migration pathways for coastal wetlands to respond to climate change.	CWLRA, CEA	No	N/A The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report (which does not include any climate change criteria).
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	Yes	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report. Where applicable, proposed conservation zones will prohibit 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.
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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report and will not enable additional development in proximity to the marine park area.
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	Yes. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report. Where applicable, proposed conservation zones will assist in protecting the ecological health of marine parks and aquatic reserves, including providing for riparian vegetation and buffers in their catchments.

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	No	N/A. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report, which does not address design of development in the coastal zone.
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	No	N/A. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report, which does not address form and footprint of development in the coastal zone.
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	No	N/A. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report, which does not contain water-sensitive urban design requirements.
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	No	N/A. The planning proposal does not modify controls relating to lot sizes, building heights and density.
B.1e Avoid development that would harm geological features and geoheritage.	CEA, CUA	Yes	Yes. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not permit development that would harm geological features and 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	Yes. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and where applicable, will limit urban growth to suitable areas.
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	CEA, CUA	No	N/A. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report, which does not address greenbelts.

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	No	N/A. Proposed Conservation zones will not impact on scenic values or alter public views to significant landmarks.
B.2d Ensure that building heights consider the effect on views from different vantage points.	CEA, CUA	No	N/A. The planning proposal does not modify controls relating to building heights. A view analysis may be required at the development application stage for future dwellings within the urban release area.
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	CEA, CUA	No	N/A. For the most part the planning proposal reduces the permissible land uses by applying conservation zones to various parcels of land 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	No	N/A. This proposal does not seek to introduce or alter new public access links.

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	Yes. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not have adverse impacts on heritage values or sites.
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, CEA, CUA	Yes	Yes. Early consultation was carried out to inform the planning proposal, which affects public lands and certain land owned by our traditional owners and custodians.
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	Yes. Early consultation was carried out to inform the planning proposal, which affects public lands and certain land owned by our traditional owners and custodians.
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. Early consultation was carried out to inform the planning proposal, which affects public lands and certain land owned by our traditional owners and custodians.
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	CEA, CUA	No	N/A. The planning proposal seeks to apply primarily conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not have an impact on heritage values or sites.
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	No	N/A. The planning proposal seeks to apply primarily conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and does not affect public access to significant coastal assets.

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.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	No	N/A. The planning proposal seeks to apply primarily conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and does not affect public access to significant coastal assets.
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.	CWLRA, CVA, CEA, CUA	No	Yes The planning proposal does not seek to introduce new access points, or modify existing access points, to significant Aboriginal cultural sites.
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	Yes. The planning proposal seeks to apply primarily conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not impact on existing or proposed networks of public open spaces.
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	Yes. The planning proposal seeks to apply primarily conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report, which will improve habitat connectivity through restrictions on land use permissibility and or increased conservation outcomes.

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	No	N/A. The planning proposal seeks to apply primarily conservation zones on the seaward side of coastal dunes, which in turn will restrict future development.
C.2g Define the boundaries of development sites with a public edge—for example, a pedestrian pathway or public laneway.	CEA, CUA	No	N/A. The proposal is for the rezoning of land primarily for conservation / environmental management purposes and does not require a formal public edge to be created.
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	No	N/A. The planning proposal does not enable the privatization of coastal open spaces.
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	No	N/A. 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	Yes. Future development applications or Part 5 applications would be required to assess these matters. The planning proposal does not further permit new buildings, structures or land uses that will be visually and/or acoustically intrusive or create wind funnels.

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	Yes. The proposed development will not impact coastal industries (eg. oyster farms) or recreational uses as it largely applies conservation zones to the land affected.
D.1b Protect and improve essential facilities such as access ramps and jetties for sustainable coastal industries needing waterfront access.	CEA, CUA	No	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	No	N/A. The proposal does not facilitate any development in waterways.
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	CEA, CUA	No	N/A. The proposal does not facilitate 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	Yes The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and may indirectly provide 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	N/A. As per comments in D.2a.

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	No	N/A. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not impact on coastal hazards and risk areas.
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	No	N/A. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not increase the risk of 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	No	N/A. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not impact on coastal hazards and risk areas.
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, CEA, CUA	No	N/A. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and increase development potential or intensify land uses in 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	Yes	Yes. The planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will not impact on coastal hazards and risk areas. The intended future land use of the land affected by current of future coastal hazards will be compatible with the predicted risks.
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	No	N/A. As per comments in E.2a above.

E.2c Manage natural hazard risk within the development site. Avoid using public space or adjoining land to lessen risk.	CWLRA, CVA, CEA, CUA	No	N/A. As per comments in E.2a above.
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	No	N/A. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report (which does not include any climate change criteria).
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	No	N/A. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report (which does not include any climate change criteria).

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	No	N/A. The planning proposal does not seek to modify natural defences to 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	No	N/A. As per comments in E.4a above.
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	No	N/A. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report (which does not include any climate change criteria).
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	No	N/A. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report (which does not include any climate change criteria).
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	No	N/A. The planning proposal is consistent with the Northern Councils E Zone Review Final Recommendations Report (which does not include any access or essential infrastructure criteria).
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	No	N/A. The proposal will not require coastal management interventions to remain viable over an 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 planning proposal seeks to apply Conservation zones in accordance with the Northern Councils E Zone Review Final Recommendations Report and will provide improved environmental outcomes for the land to be rezoned.

Outcome E.6 cont'd			
<p>E.6c Consider if the proposed change of land use could remove redundant legacy infrastructure or reduce existing legacy effects.</p>	<p>CWLRA, CVA, CEA, CUA</p>	<p>Yes</p>	<p>Yes. There are no expected legacy effects or existing infrastructure that would be impacted by the application Conservation zones.</p>