

EXPLANATORY STATEMENT

Planning Proposal (PP026) – Coastal Hazards Review & DCP Amendment No. 20 – G6 Coastal Management Areas



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Shoalhaven
City Council

Overview

This combined exhibition includes proposed changes to both the Shoalhaven Local Environmental Plan 2014 (SLEP 2014) and Shoalhaven Development Control Plan 2014 (SDCP 2014).

The proposed changes to **Shoalhaven Local Environment Plan 2014** seek to remove the Coastal Risk Planning Map from the plan and amend Clause 7.4(2) Coastal Risk Planning to remove reference to the Coastal Risk Planning Map and reword the clause so that it applies to all land at risk of coastal hazards. [Online Coastal Hazard Interactive Mapping](#) will be made available on Council's website.

Associated changes are proposed to **Shoalhaven Development Control Plan 2014** Chapter G6: Coastal Management Areas, to align the chapter with the proposed changes to SLEP 2014. Additional changes to the chapter are also proposed to address operational issues and clarify matters that have arisen in SDCP 2014 since its commencement.

Proposed LEP amendments

The purpose of the Planning Proposal (PP026) is to amend the **Shoalhaven Local Environmental Plan 2014** to remove the Coastal Risk Planning (CRP) Map. The current CRP Map is based on the data available at the time SLEP 2014 commenced (22 April 2014), however new studies have since been completed and as such, the CRP Map has become outdated. Due to the lengthy process of updating the CRP Map in the current LEP, this Planning Proposal seeks to remove the CRP Map from SLEP 2014 and rely upon the online [Shoalhaven Coastal Hazard Interactive Mapping](#) to identify areas at risk of coastal hazards. As this map would not be located within SLEP 2014, the process of updating when new studies and data become available will be more efficient, allowing access to more up to date information and better management of the coastal areas within Shoalhaven.

Clause 7.4 Coastal Risk Planning of SLEP 2014 currently only applies to the areas identified on the CRP Map. As the Planning Proposal seeks to remove the CRP Map from SLEP 2014, it is also proposed to amend Clause 7.4(2) to clarify it will apply to all land identified as being at risk of coastal hazards within Council's Coastal Zone Management Plan, Coastal management programs and/or supporting studies. This will broaden the areas to which the clause applies, allowing for better early identification and protection of properties at risk from coastal hazards.

Proposed DCP amendments

DCP Amendment No. 20 seeks to amend **Shoalhaven Development Control Plan 2014** to align it with the proposed changes to SLEP 2014. This will ensure that Council's planning documents in this regard are consistent which increases the legibility of both documents.

There are several additional proposed changes within DCP Amendment No. 20 that will respond to operational issues and matters requiring clarification that Council has identified following the passing of time. The key changes are summarised below and outlined in the table of changes at the start of the exhibited Draft Chapter G6.

- 1) Insert references to the [Shoalhaven Coastal Hazard Interactive Mapping](#).
- 2) Replace references to 2025 zone of reduced foundation capacity (ZRFC) with 2030 ZRFC throughout.
- 3) Clarify that sites landward of Precinct 2 (i.e. 2100 ZRFC) have limited restrictions, not no restrictions.
- 4) Include additional commentary and provisions relating to wave runup.
- 5) Include Bendalong Boat Harbour Beach as a known area of beach erosion and/or oceanic inundation, and Narrawallee as a known area of cliff/slope instability.
- 6) Insert references to recently adopted studies (e.g. Royal Haskoning DHV Report – Shoalhaven Coastal Cliffs and Slopes Risk Management Program – 2018).
- 7) Clarify that the side setback requirements also apply to lots on the landward side of an unformed road that adjoins a waterfront reserve.
- 8) Include several provisions adopted from Council Policy POL12/217 Coastal Areas – Planning and Development relating to mitigating loss of public amenity, and managing aesthetic and environmental impacts on the foreshore and other public areas.
- 9) Expand foreshore development controls in Section 5.2 to also apply to non-residential development.
- 10) Include new provisions relating to public infrastructure on public land.
- 11) Include provisions to reflect the revised content of the Generic Community Lands Plan of Management – Natural Areas and Foreshore Reserves Policy (e.g. Stormwater from adjoining residences should be managed via inter-allotment drainage and discharged directly into a stormwater facility of Council).
- 12) Update all images to enhance the readability of the Chapter and consistency across SDCP 2014.

Public Authority Consultation

Condition 4 of the Planning Proposal Gateway Determination requires consultation with the NSW Office of Environment and Heritage. The draft documents and relevant supporting material were provided to the public authority, who were given a period of 21 days to comment.

A submission was received from the NSW Office of Environment and Heritage requesting further clarification regarding how the Planning Proposal relates to existing coastal development controls and the Shoalhaven Coastal Zone Management Plan. The Planning Proposal has been amended accordingly to provide more details in these areas.

Further Information

The draft documents are on exhibition for a period of 30 days from 6 February until 8 March 2019.

Written comments are invited and should be addressed to the General Manager, Shoalhaven City Council, PO Box 42, Nowra 2541 or emailed to council@shoalhaven.nsw.gov.au by **5pm, 8 March 2018** quoting Council's reference 55961E.

Enquiries should be directed to Sarah Hirst, Planning, Environment and Development Group, on (02) 4429 3482.

Exhibition Documents

1. Explanatory Statement
2. Planning Proposal (PP026) – Coastal Hazards Review
3. Draft Chapter G6: Coastal Management Areas
4. Gateway Determination dated 24 October 2018
5. Public Authority Referral Response - Office of Environment and Heritage dated 22 November 2018
6. Newspaper advertisement

Copies of the Exhibition Documents are available at the City Administration Centre, Bridge Road, Nowra and on Council's website at: www.shoalhaven.nsw.gov.au/MyCouncil/Publicexhibition