

# PLANNING PROPOSAL EXPLANATORY NOTE

## AMENDMENTS TO THE COASTAL RISK PLANNING AREA MAPS OF GREAT LAKES LOCAL ENVIRONMENTAL PLAN 2014

### 1. *Introduction*

This explanatory note has been prepared to provide a summary of the Planning Proposal to amend the existing coastal risk planning area maps in Great Lakes Local Environmental Plan 2014.

### 2. *Description of the Subject Land*

The planning proposal affects several Great Lakes beaches and the land and property behind those beaches:

- Nine Mile Beach, Tuncurry
- Main Beach, Forster
- One Mile Beach, Forster
- Seven Mile Beach, South Forster
- Elizabeth Beach, Pacific Palms
- Bluey's Beach, Pacific Palms
- Boomerang Beach, Pacific Palms
- Sandbar Beach, Smiths Lake
- Cellito Beach, Smiths Lake
- Number One Beach, Seal Rocks
- Boat Beach, Seal Rocks
- Bennett's Beach, Hawks Nest
- Jimmy's Beach, Winda Woppa

### 3. *How will Great Lakes Local Environmental Plan (LEP) 2014 change?*

Council's Planning Proposal was prepared with the aim of updating the coastal risk planning area mapping in the LEP only.

The proposal amends existing areas and identifies additional areas affected by coastal risk along the Great Lakes coastline.

Council's Planning Proposal does not propose any amendments to the existing Clause 7.4 Coastal Risk Planning in Great Lakes Local Environmental Plan 2014.

### 4. *How the coastal risk planning area maps have been created and how they will change*

The existing Great Lakes Local Environmental Plan 2014 Coastal Risk Planning Area maps were created using information from several adopted coastal hazard studies and associated reports, and these are available on the Coastal Management page of Council's website [www.greatlakes.nsw.gov.au](http://www.greatlakes.nsw.gov.au).

In some instances the studies and reports have resulted in minor changes to the potential extent of coastal risk affecting Jimmy's Beach Winda Woppa, Bluey's and Boomerang Beaches Pacific Palms, because they have used more recent and accurate information compared to what was available when the current Great Lakes LEP 2014 Coastal Risk Planning Area maps were prepared.

## **5. What are the Draft Coastal Zone Management Plans (CZMPs)?**

Coastal Zone Management Plans (CZMPs) are generally reviewed on a 10 year basis.

They incorporate a cost-effectiveness assessment to provide practical actions to address the risks from coastal hazards to the beach and land/assets behind the beach.

The Draft Jimmy's Beach CZMP proposes amended development controls and on-ground options to address the present and future risks of coastal erosion. In particular, renourishment of the beach system using a sand transfer system has been selected as the most cost-effective action at the present time.

The Draft Great Lakes CZMP takes a similar approach in selecting cost-effective actions across all other beaches affected by coastal hazards. It considers erosion and recession issues as well as associated environmental, infrastructure and community matters.

Both CZMP's have been developed to incorporate community views and input from the NSW Coastal Panel and other state agencies.

## **6. What are the Development Control Plan (DCP) amendments?**

Because of the increased number of properties being identified within the coastal risk planning areas, Council officers have also reviewed the existing development control plan and policy provisions relating to development in coastal risk planning areas.

The existing controls were very general and needed to be updated to provide clear guidelines for subdivision and development on land within coastal risk planning areas.

The draft provisions have been prepared with the aim of replacing if these controls are adopted by Council, they would replace the existing:

- Great Lakes DCP Section 4.3 Sea Level Rise and Coastal Erosion;
- Council Policy PL-PRK-002 Encroachment on Public Reserves in Dune Areas; and
- Council Policy PL-PLN-002 NSW Coastal Planning Adapting to Sea Level Rise.

## **7. Conclusion**

The information contained within the Draft Coastal Zone Management Plans, Planning Proposal and the draft Development Control Plan provisions are on exhibition together to provide information on:

- a) Coastal risk planning areas identified by technical studies and reports; and
- b) Adaptation and management options that may be implemented within the next 5-10 years for coastal risk planning areas; and
- c) Development siting and design criteria for land within coastal risk planning areas.

Council welcomes your feedback on all of this information.