

# NSW Coastal Design Guidelines Assessment Checklist

Coffs Harbour Jetty Foreshore State Assessed Planning  
Proposal

Submitted to Department of Planning, Housing and Infrastructure  
on behalf of Property & Development NSW

# NSW Coastal Design Guidelines Assessment Checklist

## Acronyms

CVA – Coastal vulnerability area

CEA – Coastal environment area

CUA – Coastal use area

CMA – Coastal management area

CWLRA – Coastal wetlands and littoral rainforest area

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
<i>Outcome A.1 Protect coastal ecosystems</i>			
A.1a Avoid development on undeveloped headlands and significant coastal landforms.	CVA, CEA	Yes	Yes. Within the context of the Precinct and its context, developed headlands are Muttonbird Island and Corambirra Point, and significant coastal landforms are Jetty Beach and the Eastern Breakwall. Development is not proposed in these locations.  Importantly, the permissibility of built form up to 22m in height at the former quarry site Corambirra Point is being removed as part of the proposal, avoiding development on the undeveloped portion of the headland.
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. Apart from boating and ancillary facilities on the western side of Corambirra Point, there is no existing development on headlands and significant coastal landforms. As noted above, the proposal removes the permissibility of development of scale on Corambirra Point. While not constituting headlands or significant coastal landforms, renewal is proposed at the nearby Marina and former Deep Sea Fishing Club site. Development largely aligns with the physical footprint of existing development, and appropriate measures have been implemented to reduce the impact of built form. For the former Deep Sea Fishing Club site, this includes a stepped form that integrates with the natural landform.
A.1c Identify, protect and enhance sensitive coastal ecosystems including coastal wetlands, littoral rainforests and other coastal threatened ecological	CWLRA, CEA	Yes	The existing littoral rainforest existing across the Precinct has been identified and protected, and will not be impacted by any development contemplated by the planning proposal. Refer to <b>Section 10.12</b> .

#### Outcome A. Protect and enhance coastal environmental values

communities that may be affected by development			
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 presence of natural features within the precinct is entirely retained and enhanced through the proposal.
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	Outside of the potential future boardwalk (which would be the subject of its own assessment and is not further contemplated in the planning proposal), no new access routes or pathways are contemplated through the littoral rainforest. Refer to <b>Section 10.12</b> .
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. Development footprints have been minimised and concentrated on land unconstrained by 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	Acid sulphate soils assessment undertaken indicated a low probability of the presence of soils requiring management. Future development applications will consider whether any development-specific acid sulfate soils management is required. Refer to <b>Section 10.5</b> .
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	A Stormwater Management Masterplan has been prepared by WSP at <b>Appendix T</b> which details stormwater management requirements for the Precinct to manage water quality, quantity and hydrological flows. Refer to <b>Section 10.10</b> .

#### 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	The existing littoral rainforest existing across the Precinct has been identified and protected, and will not be impacted by any development contemplated by the planning proposal. Refer to <b>Section 10.12</b> .
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	A Stormwater Management Masterplan has been prepared by WSP at <b>Appendix T</b> which details stormwater management requirements for the Precinct to manage water quality, quantity and hydrological flows. Refer to <b>Section 10.10</b> .
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	The existing littoral rainforest existing across the Precinct has been identified and protected, and will not be impacted by any development contemplated by the planning proposal. Refer to <b>Section 10.12</b> .
A.2d Identify and protect areas that allow for landward migration pathways for coastal wetlands to respond to climate change.	CWLRA, CEA	Yes	The existing littoral rainforest existing across the Precinct has been identified and protected. Land abutting this rainforest is green space, able to accommodate increased biodiversity if necessary. However, the Coastal Risk Management Report at Appendix I has confirmed that littoral rainforest areas will be largely protected from rising sea levels by the harbour. Refer to <b>Section 10.12</b> .

Outcome A. Protect and enhance coastal environmental values			
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	The existing littoral rainforest existing across the Precinct has been identified and protected, and will not be impacted by any development contemplated by the planning proposal. Refer to <b>Section 10.12</b> .
<i>Outcome A.3 Protect marine parks and aquatic reserves</i>			
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. Development footprints have been minimised and concentrated on land that will not affect the environmental, economic, social and cultural values of marine parks and aquatic reserves.
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	The existing littoral rainforest existing across the Precinct has been identified and protected, and will not be impacted by any development contemplated by the planning proposal. Refer to <b>Section 10.12</b> and <b>Section 10.10</b> .
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
<i>Outcome B.1 Respond to and protect elements that make the place special</i>			
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	Development has been sited to respond sympathetically to coastal landforms and natural topography. Future development is governed by provisions to this effect embedded within the Precinct Design Guidelines. Refer to <b>Section 10.1</b> .
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	
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	A Stormwater Management Masterplan has been prepared by WSP at <b>Appendix T</b> which details stormwater management requirements for the Precinct. The Precinct Design Guidelines also set out provisions relating to integrating Water Sensitive Urban Design in future development. Refer to <b>Section 10.10</b> .
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 placebased strategies.	CEA, CUA	Yes	Development has been sited to respond sympathetically to coastal landforms and natural topography. Future development is governed by provisions to this effect embedded within the Precinct Design Guidelines. Refer to <b>Section 10.1</b> .
B.1e Avoid development that would harm geological features and geoheritage.	CEA, CUA	Yes	No development is proposed that would harm geological features or heritage.
<i>Outcome B.2 Ensure urban development complements coastal scenic values</i>			
B.2a Limit ribbon development and urban sprawl wherever possible. In certain locations, place-based strategies may support increased development	CEA, CUA	Yes	The proposal sets out a place-based strategy for sensitive and responsive development within a broader existing urban context. This does not represent urban sprawl non ribbon development. Refer to <b>Section 10.1</b> .

### Outcome B. Ensure the built environment is appropriate for the coast and local context

density and building heights as a better response to urban growth.			
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	CEA, CUA	Yes	Yes. The existing precinct contains clear green belts, and these have been retained through the proposal.
B.2c Consider effects on scenic values and maintain publicly accessible views to significant landmarks.	CEA, CUA	Yes	<p>Yes. A Visual and View Impact Assessment has been prepared at <b>Appendix F</b>, which confirms:</p> <ul style="list-style-type: none"> <li>the proposal is compatible with the scenic values of the Precinct, visual catchment and Coffs Harbour more broadly by retaining individual elements of particular scenic importance and the general pattern and arrangement of uses, including a separation of urban development from beaches and headland by foreshore parkland backed by dense vegetation</li> <li>the proposal avoids direct impact on natural and built elements of particular individual scenic importance, including Muttonbird Island, Corambirra Point, Jetty Beach, Coffs Harbour outer harbour, Coffs Harbour Jetty and the eastern breakwall</li> <li>the proposal seeks to expand and enhance the foreshore parklands, which function as a combined natural and human influenced element which reflects high scenic importance</li> <li>the proposal seeks to remove the ability to erect multi-storey buildings on Corambirra Point which is currently permitted under the current CBLEP following outcomes derived from Connecting with Country and potential future visual impact</li> <li>through deliberate design strategies and measures including ensuring a large part is seen against and does not breach the skyline of Beacon Hill the Proposal minimises visual impact while still achieving its key outcomes</li> <li>the proposal retains public views between the iconic and high value foreshore visual elements including Muttonbird Island and the Coffs Harbour Jetty, and opens up a new view-line between the Coffs Core mixed use centre and the iconic Coffs Harbour Jetty</li> <li>the proposal minimises the impact of scale by consolidating its main development area adjacent to the established and evolving Jetty Core mixed use centre.</li> </ul>
B.2d Ensure that building heights consider the effect on views from different vantage points.	CEA, CUA	Yes	
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	CEA, CUA	Yes	
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	Yes. The illustrative masterplan contemplates extensive upgrades to existing active transport routes and new infrastructure accompanying the rezoning.

### 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
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#### Outcome C.1 Protect and promote heritage values

### Outcome C. Protect and enhance the social and cultural values of the coastal zone

C.1a Ensure development does not harm heritage values or sites.	CWLRA, CVA, CEA, CUA	Yes	Yes. A Heritage Constraints Analysis has been prepared at <b>Appendix P</b> that confirms future development, subject to deliberative management, would not harm heritage values or sites. Refer to <b>Section 10.7</b> and <b>Section 10.8</b> .
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, CEA, CUA	Yes	Yes. An extensive program of Aboriginal engagement has been undertaken to date. Refer to <b>Section 2.0</b> and <b>Section 10.7</b> .
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. A Connecting with Country process was undertaken and has informed and been embedded within the Urban Design Report at <b>Appendix D</b> , including the identification of and protection of key sites, such as the quarry. Refer to <b>Section 7.0</b> .
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	
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	CEA, CUA	Yes	Yes. A Heritage Constraints Analysis has been prepared at <b>Appendix P</b> that informed the development of the Illustrative Masterplan. Refer to <b>Section 10.7</b> and <b>Section 10.8</b> .

### 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	Yes. Existing access to all natural features is maintained whilst ensuring that new access paths do not compromise biodiversity outcomes.
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	
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas	CWLRA, CVA, CEA, CUA	Yes	Access to any sacred and significant Aboriginal cultural areas is managed under the Crown Land Management Act and is subject to review by the Crown Land Manager.
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. Investment in active transport networks around the Precinct associated with the proposal improve foreshore access and connections to the wider area, including nearby open space and riparian corridors. Refer to <b>Section 7.0</b> .
C.2e Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the Greener Places Design Guide.	CWLRA, CEA, CUA	Yes	Yes. Opportunities to protect and improve habitat have been considered throughout the development of the proposal, and are reflected in the protection of the critical littoral rainforest within the Precinct. Refer to <b>Section 10.12</b> .

#### Outcome C. Protect and enhance the social and cultural values of the coastal zone

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	Yes. No development is proposed on coastal dunes or foreshore reserves. The future boardwalk will be of lightweight construction, and is subject to future detailed planning processes. Development for this purpose is already permissible under existing controls, evident in the existing stretches of boardwalk at the Jetty Foreshore.
C.2g Define the boundaries of development sites with a public edge – for example, a pedestrian pathway or public laneway	CEA, CUA	Yes	Yes. All development sites are generally defined by Jordan Esplanade. Refer to <b>Section 7.0</b> .
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	Yes. All development is separated from the foreshore by a generous expanse of public open space and Jordan Esplanade. Refer to <b>Section 10.1</b> .

#### 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	Yes. The proposal results in no overshadowing to the beach or foreshore vegetation before 4 pm (midwinter) and 7 pm (Eastern Daylight Saving Time). Refer to <b>Appendix D</b> .
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. No development is proposed that would be visually and/or acoustically intrusive or create wind funnels. Refer to <b>Section 10.1</b> .

#### 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
<b>Outcome D.1 Support sustainable industries and recreational activities that depend on the coast</b>			
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 proposal protects the operation of the Marina, and does not inhibit any recreational use of the coastal environment. Refer to <b>Section 10.6</b> and <b>Section 10.12</b> .
D.1b Protect and improve essential facilities such as access ramps and jetties for sustainable coastal industries needing waterfront access.	CEA, CUA	Yes	Yes. All existing water access points, including the marina and boat ramp are retained, and have been subject to recent investment by the NSW Government. Refer to <b>Section 7.2.1</b> .
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	Yes. No new structures are proposed to interface with the water. Refer to <b>Section 10.12</b> .
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	CEA, CUA	Yes	

#### Outcome D.2 Promote green infrastructure

Outcome D. Support sustainable coastal economies			
D.2a Do not allow development that is likely to significantly reduce connectivity of existing green infrastructure.	CEA, CUA	Yes	Yes. Refer to <b>Section 9.2.10</b> .
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	Yes. Refer to <b>Section 7.2</b> .
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	Yes. The proposed development will not alter coastal processes. Refer to <b>Section 10.6</b> .
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	Yes. The Corambirra Point, Jetty Hub, and Activity Hub & Village Green Precincts lie outside the Coastal Hazard Zone Policy area. Consequently, they are not at risk of current or future coastal erosion. Built form in North Park is also unaffected, with future potential impacts restricted to half of the carpark and one sporting court in North Park. Refer to <b>Section 10.6</b> .
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	
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, CEA, CUA	Yes	
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 Corambirra Point, Jetty Hub, and Activity Hub & Village Green Precincts lie outside the Coastal Hazard Zone Policy area. Consequently, they are not at risk of current or future coastal erosion. Built form in North Park is also unaffected, with future potential impacts restricted to half of the carpark and one sporting court in North Park. Refer to <b>Section 10.6</b> .
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 Strategic Guide to Planning for Natural Hazards.	CWLRA, CVA, CEA, CUA	Yes	Yes. The Design Guidelines prepared for the precinct address all relevant hazards, and each has been considered through the design development of the illustrative masterplan.
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	Yes. Public land is not used to lessen risk. Refer to <b>Section 10.6</b> .



## Outcome E. Respond to coastal hazards

### 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	Yes. A Coastal Risk Management Report with a 100-year planning horizon has been prepared by RoyalHaskoningDHV and is made available at <b>Appendix I</b> . It considers the effects of climate change on the future state of the Precinct. Refer to <b>Section 10.6</b> .
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	

### 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	Yes. The existing littoral rainforest in the Precinct is subject to an ongoing revegetation program, and is further protected by the proposal. The restoration of this ecosystem improves the resilience profile of the foreshore. Refer to <b>Section 10.6</b> and <b>Section 10.12</b> .
E.4b If natural defences are not possible, reduce exposure to coastal hazards without significantly degrading: <ul style="list-style-type: none"> <li>Biological diversity and ecosystem integrity</li> <li>Ecological, biophysical, geological and geomorphological coastal processes</li> <li>Beach and foreshore amenity, or the social and cultural value of these areas</li> <li>Public safety and access to, or use of, beaches or headlands.</li> </ul>	CWLRA, CVA, CEA, CUA	Yes	Yes. No further interventions are required over those existing interventions, such as breakwaters. Refer to <b>Section 10.6</b> .

### 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	Yes. Refer to <b>Section 10.6</b> .
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	As noted above, exposure to coastal hazards has been avoided for the scope of the proposed development.
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	

### 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	CWLRA, CVA, CEA, CUA	Yes	Yes. A Coastal Risk Management Report with a 100-year planning horizon has been prepared by RoyalHaskoningDHV and is made available at
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Outcome E. Respond to coastal hazards

interventions to remain viable over its expected lifespan.			<b>Appendix I.</b> It considers the effects of climate change on the future state of the Precinct, and confirms that further coastal management interventions will not be required. Refer to <b>Section 10.6.</b>
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. All impacts of the development have been considered within the planning report and appendices.
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	No redundant infrastructure remains on site, outside of the state heritage listed Jetty which does not have any negative legacy effects.