

	Rate (m/yr) ²		mapped 2100 line (m)	(m/yr) ³				2100 hazard line (m)	2100 hazard line to 2120 timeframe (m)
Tuncurry / Nine Mile Beach	0.75 (0.5 – 1)	25	18.75 (12.5 - 25)	0.01	25	0.2	60	15	33.75 (27.5 – 40)

Additional erosion setback distances estimated to the 2125 timeframe based on methodology and coastal hazard parameters in Worley Parsons (2019) *Landcom North Tuncurry Coastal Processes, Hazard and Planning Study*

² Long term annual recession rates are estimated by Worley Parsons to be between 0.5m and 1m per year at the proposed Site. An annual recession rate of 0.75m has been adopted.

³ Future sea level rise estimate of 0.01m per year have been projected forward from the benchmarks adopted by Worley Parsons, being 0.4m by 2050 and 0.9m by 2100 (which equals a rate of 0.1m per decade).

I hope this assists you and let me know if you would like to discuss further.

Kind regards



From: Paul Maher <Paul.Maher@planning.nsw.gov.au>
Sent: Wednesday, 24 August 2022 1:03 PM
To: [Redacted]
Cc: Ben Holmes <Ben.Holmes@planning.nsw.gov.au>
Subject: North Tuncurry - Coastal hazards and planning horizons

Hi [Redacted]

Further to our conversation the other day, could you refer North Tuncurry State-led rezoning onto DPE's SME in coastal hazard planning as discussed please? I have attached the relevant documents except for Appendix I1 NTURA Coastal Process Hazards and Planning Study which is 25MB. All technical studies are accessible on the NSW Planning Portal [here](#).

I note in your previous advice dated 25 May 2020, you indicate regarding Coastal hazard planning horizons, that Government policy requires development to avoid exposing life, public assets and the environment to future coastal hazards. You suggest the developer consider going beyond 2100 to a 100-year time horizon, which will also be more compatible with the likely engineering life of the housing, other development, and public and private infrastructure including roads and stormwater drainage. Is the planning horizon 'beyond 2100' defined and if so, how would that effect the development?

Also MidCoast Council raises a couple of issues in its submission (attached). I would appreciate feedback in relation to the issues raised please.

1. The Biodiversity Certification Report & Strategy notes that the coastal land between Nine Mile Beach and the proposed development area, may be affected by coastal hazards and erosion in the future. Council maintains, therefore this land cannot provide for the permanent protection of ecological and species credits within this area.
2. Landcom's Master Plan also promotes the concentration of "denser urban forms in the vicinity of the B2 Local Centre Zone, and in proximity to higher amenity (e.g. adjacent to local open space and the water management basins)" without acknowledging the proximity of the commercial centre and majority of medium density residential development to the area of coastal hazard identified within the gazetted Great Lakes CZMP.
This proximity and the delayed stages of development (Stages 21 & 22) create uncertainty as to the viability of this high-value investment in approximately 2040-2050, in a location that is likely to be directly impacted by coastal hazards in or shortly after, 2100.

Advice on these coastal hazard matters would be appreciate to inform my assessment and to influence the development outcome if required. I would appreciate a response by **7 September 2022** to enable any issues to be addressed prior to finalisation.

Regards

Paul Maher
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