

GUIDELINE for Preparing Coastal Assessment Report

This guideline is intended to provide advice to applicants on Preparing a Coastal Assessment Report.

What is a Coastal Assessment Report?

A Coastal Assessment Report is a document which is to be prepared to enable Council to conduct an adequate environmental assessment of proposed development located within the Coastal Zone¹ of the Warringah Local Government Area (LGA).

When is a Coastal Assessment Report Required?

A Coastal Assessment Report is required for any development located within the Coastal Zone of the Warringah LGA (i.e. 100 metres landward of the ocean mean high water mark or land called up for consideration under State Environmental Planning Policy No 71). Maps outlining the Coastal Zone are available for inspection during normal office hours at Warringah Council offices.

Scope of Report

A Coastal Assessment Report should reflect the size, type and location of the development, be commensurate to the scope of the works proposed and consider its relationship to surrounding development.

Technical Requirements of a Coastal Assessment Report

The technical requirements of a Coastal Assessment Report are to be provided into the following main areas:

1. *Coastal Assessment Analysis*

The Coastal Assessment Analysis needs to include the following details:

- where the development / site is located with regard to the coastline mean high water mark
- where the development / site is located with regard to the Sensitive Coastal Location under SEPP 71
- if the development / site is adjacent Collaroy, Narrabeen or Fishermans Beaches, where the development / site is located with regard to the Zone of Wave Impact under the WLEP 2000 – Schedule 13
- if the development / site is adjacent Collaroy, Narrabeen or Fishermans Beaches, where the development / site is located with regard to the Zone of Slope Adjustment under WLEP 2000 – Schedule 13
- if the development / site is adjacent Collaroy, Narrabeen or Fishermans Beaches, where the development / site is located with regard to the Reduced Foundation Capacity under WLEP 2000 – Schedule 13

2. *Assessment of Impacts*

Detail how the development:

- Protects and manages the natural, cultural, recreational and economic attributes of the New South Wales coast.
- Protects and improves existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore. This is to include access for pedestrians or persons with a disability.

¹ Coastal Zone has the same meaning as in the Coastal Protection Act 1979.

- Ensures that new opportunities for public access to and along coastal foreshores are identified and realised to the extent that this is compatible with the natural attributes of the coastal foreshore. This is to include access for pedestrians or persons with a disability.
- Protects and preserves Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge.
- Ensures that the visual amenity of the coast is protected.
- Protects and preserves beach environments and beach amenity.
- Protects and preserves native coastal vegetation.
- Protects and preserves the marine environment of New South Wales.
- Protects and preserves rock platforms.
- Manages the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the [Protection of the Environment Administration Act 1991](#)).
- Ensures that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area.
- Encourages a strategic approach to coastal management.
- Is suitable given its type, location and design and its relationship with the surrounding area.
- Does not result in any detrimental impact on the amenity of the coastal foreshore, including any significant overshadowing of the coastal foreshore and any significant loss of views from a public place to the coastal foreshore.
- Impacts upon the scenic qualities of the New South Wales coast, and means to protect and improve these qualities.
- Includes measures to conserve animals (within the meaning of the [Threatened Species Conservation Act 1995](#)) and plants (within the meaning of that Act), and their habitats.
- Includes measures to conserve fish (within the meaning of Part 7A of the [Fisheries Management Act 1994](#)) and marine vegetation (within the meaning of that Part), and their habitats.
- Maintains and enhances existing wildlife corridors and the impact of development on these corridors.
- Will impact on coastal processes and coastal hazards and how coastal processes and coastal hazards will impact on the development.
- Will reduce the potential for conflict between land-based and water-based coastal activities.
- Protects the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals.
- Impacts upon the water quality of coastal waterbodies.
- Will, or is likely to, result in the impeding or diminishing, to any extent, of the physical, land-based right of access of the public to or along the coastal foreshore.
- Will minimise impacts of effluent being disposed by means of a non-reticulated system, and the full extent of potential impacts caused by the non-reticulated system.
- May result in, or is likely to, discharge untreated stormwater into the sea, a beach, or an estuary, a coastal lake, a coastal creek or other similar body of water, or onto a rock platform.
- Provide Consideration of the Requirements of any State / Regional / Local Planning Policy / Plan

Note: Although not all of the above may be applicable to all applications, considerations of all points and identification as to why they do not apply must be given. Failure to provide consideration of all the above points may result in the refusal of applications.

3. Consideration of Schedule 13 of WLEP 2000

This section only applies to land identified as being located along the Collaroy / Narrabeen Beach Front under the provisions of Warringah Local Environment Plan 2000. Maps identifying the affected areas are available from Council. Should the land be located in the identified areas, consideration of all applicable matters contained within Schedule 13 of the WLEP 2000 is required. Accordingly the following is required to be provided:

- Identification of whether the proposed work is minor or major development as defined within Schedule 13.
- Detail how the development will reduce the risk of damage to beachfront trees, buildings, works and places from coastal processes.
- Detail how the development will reduce the risk of damage through having appropriate setbacks and foundation criteria for structures, as detailed in the *Criteria for the Siting and Design of Foundations for Residential Development*, February 1991, Geomarine Pty Ltd and Coffey Partners International Pty Ltd, Report No 69021 R02.
- Detail how the development will preserve and protect the Collaroy/Narrabeen Beach as a national asset for public recreation and amenity.
- Detail how the development will ensure that building and development along the Collaroy and Narrabeen Beaches have regard to the current and future hazards of wave impact and coastal erosion.
- Detail how the development is consistent with the aims and objectives of the State Government's Coastline Hazard Policy and *Coastline Management Manual*.
- Detail how the development will provide protection from coastal processes for proposed buildings and works along the Collaroy/Narrabeen beachfront.
- Detail how the development will be consistent with other management strategies and actions detailed in the *Collaroy/Narrabeen Coastline Management Plan 1997*.
- For Minor Development as defined by Schedule 13:
 - Identify where the development is located with regards to the Hazard Zones identified on Council's Maps and how this is an appropriate siting for the development.
- For Major Development as defined by Schedule 13:
 - Identify the location the proposed development in regards to the Hazard Zones (Zone of Wave Impact, Zones of Slope Adjustment and Reduced Foundation Capacity).
 - On allotments west (landward) of the Zone of Wave Impact detail how the development is appropriately sited, having regard to the Zones of Slope Adjustment and Reduced Foundation Capacity, as identified on a map available from the office of the Council
 - Adequate details demonstrating that the proposed piling method complies with the requirements of Schedule 13.

It should be noted that development consent will not be granted for Major Development located in the Zone of Wave Impact.

- A concluding statement demonstrating compliance with the requirements of Schedule 13 is required.

The above list is intended to provide guidance only and as such, the requirements provided within Schedule 13 take precedence over the above.

In addition to the requirements of Schedule 13, the following must also be provided:

- Detailed consideration of whether the development seeks to prolong the life of an existing building / structure which would be likely at some stage in the future to experience foundation failure. This consideration must detail the potential consequences of this foundation failure, with regards to risk to human life or property.

- If the proposed development involves excavation of the site (for example basement car-parking), whether the applicant will donate the excavated sand to Council to be used for beach nourishment on the eroded Collaroy-Narrabeen Beach.
- Provide comment on any relevant Australian Standards and / or best practice principles

Other General Requirements of Reporting

All reports are to:

- include an executive summary,
- be professionally prepared,
- include calculation formulae,
- be clearly referenced using an accepted academic referencing system (eg. Harvard),
- provide analysis of development against relevant Commonwealth and State Legislation,
- provide analysis of development against relevant State and Regional Planning Policies,
- provide analysis of development against relevant Local Environment Plan and Policies,
- include a conclusion detailing key points, and
- provide qualifications of author.

NOTE: Qualifications of author

Documentation is to be prepared by a suitably qualified person.

Should the Coastal Assessment Report require consideration of Schedule 13 of WLEP 2000, Council considers suitable experience and qualifications to be (but not limited to) a qualified Engineer with experience in geotechnical / structural design / coastal design / management who is eligible for Membership to the Australian Institute of Engineers.)

For further information contact Natural Environment Unit on 9942 2111 or [via webmail](#)

Definitions

Coastal Foreshores means land with frontage to a beach, estuary, coastal lake, headland, cliff or rock platform ([State Environmental Planning Policy No 71 - Coastal Protection](#)).

Coastal Zone means:

- (a) the area within the coastal waters of the State as defined in Part 10 of the [Interpretation Act 1987](#) (including any land within those waters), and
- (b) the area of land and the waters that lie between the western boundary of the coastal zone (as shown on the maps outlining the coastal zone) and the landward boundary of the coastal waters of the State, and
- (c) the seabed (if any) and the subsoil beneath, and the airspace above, the areas referred to in paragraphs (a) and (b).

Note. The coastal zone consists of the area between the western boundary of the coastal zone shown on the maps outlining the coastal zone and the outermost boundary of the coastal waters of the State. The coastal waters of the State extend, generally, to 3 nautical miles from the coastline of the State ([Coastal Protection Act, 1979](#)).

Development means:-

- (a) the use of land, and
- (b) the subdivision of land, and
- (c) the erection of a building, and
- (d) the carrying out of a work, and
- (e) the demolition of a building or work, and
- (f) any other act, matter or thing referred to in section 26 that is controlled by an environmental planning instrument, but does not include any development of a class or description prescribed by the regulations for the purposes of this definition ([Environmental Planning and Assessment Act, 1979](#)).

Development Consent means consent under Part 4 of the *Environmental Planning and Assessment Act, 1979* to carry out development and includes, unless expressly excluded, a complying development certificate (*Environmental Planning and Assessment Act, 1979*).

Sensitive Coastal Location means any of the following:

- (a) land within 100m above mean high water mark of the sea, a bay or an estuary,
- (b) a coastal lake,
- (c) a declared Ramsar wetland within the meaning of the [Environment Protection and Biodiversity Conservation Act 1999](#) of the Commonwealth,
- (d) a declared World Heritage property within the meaning of the [Environment Protection and Biodiversity Conservation Act 1999](#) of the Commonwealth,
- (e) land declared as an aquatic reserve under the [Fisheries Management Act 1994](#),
- (f) land declared as a marine park under the [Marine Parks Act 1997](#),
- (g) land within 100m of any of the following:
 - i. the water's edge of a coastal lake,
 - ii. land to which paragraph (c), (d), (e) or (f) applies,
 - iii. land reserved or dedicated under the [National Parks and Wildlife Act 1974](#),
 - iv. land to which [State Environmental Planning Policy No 14—Coastal Wetlands](#) applies,
- (h) residential land (within the meaning of [State Environmental Planning Policy No 26—Littoral Rainforests](#)) that is within a distance of 100m from the outer edge of the heavy black line on the series of maps held in the Department of Planning and marked "State Environmental Planning Policy No 26—Littoral Rainforests (Amendment No 2)" ([State Environmental Planning Policy No 71 - Coastal Protection](#)).

The definitions contained are derived from the documentation identified after each definition. Accordingly, the definition contained within the original documentation supersedes the definition contained within this section.