

## APPENDIX 8:

## Achievement of State Plan 2021 Goals and Strategies

| Strategy and Goal  | Contribution to Achievement | Comment   |
|--|-----------------------------|---|
| <b>Rebuild the Economy</b>   |                             |   |
| 1. Improve the performance of the NSW economy  | Yes                         | <p>Development of the marina in accordance with this proposal will be the catalyst for significant investment by the private sector in development and construction in this regional area of NSW with acknowledged economic issues.</p> <p>Both construction and subsequent businesses that occupy development within the site will provide access to increased locally based employment and potential 'on-the-job' and apprenticeship training opportunities.</p> <p>Furthermore, there will be enhanced investment and economic benefits achieved by the multiplier effects of the injection of wages into the economy and the increased business confidence and certainty that may emerge in undertaking investment in Eden.</p> |
| 2. Rebuild state finances  |                             |   |
| 3. Drive economic growth in regional NSW   |                             |   |
| 4. Increase the competitiveness of doing business in NSW   |                             |   |
| 5. Place downward pressure on the cost of living   |                             |   |
| 6. Strengthen the NSW skill base   |                             |   |
| <b>Quality services</b>  |                             |   |
| 7. Reduce travel times   | Yes                         | <p>Trip generation and travel times for access to a wide range of non-locally based marine services will be reduced, potentially reducing traffic volumes on regional link roads such as the Princes Highway.</p> <p>Provision and agglomeration of an increased range of locally based commercial and associated activities within Eden will enhance the attractiveness and potential viability of public transport that could serve the area for local trips.</p> <p>Development will reinforce and support current proposals to expand the maritime role and level of service at Eden Harbour.</p>   |
| 8. Grow patronage on public transport by making it a more attractive choice  |                             |   |
| 9. Improve customer experience with transport services   |                             |   |
| 10. Improve road safety  |                             |   |
| 11. Keep people healthy and out of hospital  | Yes                         | Greater provision of marine facilities provides greater opportunities for active, healthy lifestyles by the promotion of greater use of cycling and walking due to an improved concentration and increased locally based range of services.   |
| 12. Provide world class clinical services with timely access and effective infrastructure  | n/a                         | Increased investment, by providing an enhanced environment for local employment should assist this goal.  |
| 13. Better protect the most vulnerable members of our community and break the cycle of disadvantage  |                             |   |
| 14. Increase opportunities for people with a disability by providing supports that meet their individual needs and realise their potential | Yes                         | A modern development will meet all current disability access requirements providing a superior level of access and support compared to other comparable, yet dated, developments.   |
| 15. Improve education and learning outcomes for all students   | Yes                         | Businesses that occupy development within the site will provide access to increased locally based employment and potential 'on-the-job' and apprenticeship training opportunities.  |
| 16. Prevent and reduce the level of crime  | Yes                         | A modern development will satisfy and incorporate all 'Crime Prevention Through Environmental Design' (CPTED) design principles offering improved performance in reducing the propensity for crime compared to similar dated developments.  |
| 17. Prevent and reduce the level of re-offending   |                             |   |
| 18. Improve community confidence in the justice system   |                             | No impact.  |
| <b>Renovate infrastructure</b>   |                             |   |
| 19. Invest in critical infrastructure  | Yes                         | <p>Development will:</p> <ul style="list-style-type: none"> <li>• Result in private investment in infrastructure; and</li> <li>• Justify and support current Government investment in road and services to support the current, but declining, population in Eden.</li> </ul>   |

| Strategy and Goal   | Contribution to Achievement | Comment   |
|---|-----------------------------|---|
| 20. Build liveable centres  | Yes                         | The provision of a wide range of centrally located and accessible services reduces travel times, enhances personal and household quality of life and improves the functionality and attractiveness of Eden as a coastal settlement. |
| 21. Secure potable water supplies   |                             | Proposed demand on the Shire's water resources is not expected to be unreasonable and will not exceed that previously used by the cannery business  |
| <b>Strengthen our Local Environment and Communities</b>                                       |                             |   |
| 22. Protect our natural environment   | Yes                         | Protection of Twofold Bay's natural environment is one of the key objectives of the development.  |
| 23. Increase opportunities for people to look after their own neighbourhoods and environments | Yes                         | Development of the marina will provide greater opportunities for social interaction and community pride by enabling a wider range of local meeting places.  |
| 24. Make it easier for people to be involved in their communities                             |                             |   |
| 25. Increase opportunities for seniors in NSW to fully participate in community life          |                             |   |
| 26. Fostering opportunity and partnership with Aboriginal people                              | Yes                         | New investment will provide opportunities for enhanced skills education and training and local employment fostering greater access to services for local Aboriginal people and greater involvement in the local community.          |
| 27. Enhance cultural, creative, sporting and recreation opportunities                         | Yes                         | Development will provide greater opportunities for sporting and recreation opportunities.   |
| 28. Ensure NSW is ready to deal with major emergencies or natural disasters                   |                             | Development will facilitate this objective by providing new opportunities for safe and sheltered anchorage for, marine vessels.   |
| <b>Restore Accountability to Government</b>   |                             |   |
| 29. Restore confidence and integrity in the planning system                                   | Yes                         | The development application process will be undertaken in accordance with the EP and A Act. ERH has been liaising with both Bega Valley Shire Council and the NSW State Government prior to the lodgement of this proposal.         |
| 30. Restore trust in State and Local Government as a service provider                         |                             |   |
| 31. Improve government transparency by increasing access to Government information            |                             |   |
| 32. Involve the community in decision-making on Government policy, services and projects      | Yes                         | The proposal will be placed on public exhibition for community comment prior to any decision being. Community comments will be considered in the assessment of the proposal.  |

## APPENDIX 9:

## Achievement of Objectives and Actions of NSW Coastal Policy

| ESD Objective   | Comment  |
|---|--|
| <p><b>Conservation of biological diversity and ecological integrity</b></p> <p>The location of new developed and resource exploitation opportunities in the coastal zone becomes a major concern if areas which are critical for the conservation of biological diversity and ecological integrity are to be conserved.</p> <p>The policy promotes the reservation from development of critical habitat. This is done by focusing on provisions in the Threatened Species Conservation Act, 1995 (TSC Act) and the establishment of adequate, comprehensive and representative reserves systems for aquatic, intertidal and terrestrial areas. A system of marine parks is to be established by the newly formed Marine Parks Authority. The acquisition of lands with high conservation values is also promoted by the policy. The NSW Government is currently examining legislation to apply provisions similar to the TSC Act to fish, other aquatic organisms and marine vegetation.</p> <p>The policy envisages an approach to new development and resource exploitation in the coastal zone which balances human and ecological needs. In practical terms, this is to be promoted by the effective forward planning of the new residential and resource exploitation opportunities through mechanisms such as coastal urban planning strategies and rural residential land release strategies. While responsibility for detailed local planning rightly belongs with local councils, it is important that it occurs in context which recognises the importance of preserving biological diversity and the need to obtain regional perspective when assessing this issue</p> | <p>It promotes balanced use of the area which achieves social and economic imperatives, whilst also recognising the value of the environmental context within which the site is located.</p> <p>The proposal has no impact on non-renewable resources.</p> |
| <p><b>Inter-generational equity</b></p> <p>The policy promotes the concept of inter-generational equity in a number of ways. These include:</p> <ul style="list-style-type: none"> <li>the restrained use of non-renewable resources in the coastal zone;</li> <li>promotion of alternative methods and technologies for dealing with waste disposal in the coastal zone, e.g. through the re-use or land disposal of effluent;</li> <li>the preservation of essential natural and cultural resources of the coastal zone for the benefit and enjoyment of future generations;</li> <li>the promotion of fair and equitable access to the resources and assets of the coastal zone;</li> <li>Recognition of the need to continue to provide ecologically sustainable settlement opportunities in the coastal zone in order that social equity considerations are met.</li> </ul>  | <p>New public access is proposed to the coastal zone and the foreshore lands are not proposed to be privatised.</p> <p>Bay foreshores will be preserved as resources for future generations.</p>   |
| <p><b>Improved valuation, pricing and incentive mechanisms</b></p> <p>The 1997 policy has a focus on estuarine water quality in recognition of the emergence of this issue as a major concern in the coastal zone.</p> <p>The policy promotes the resolution of this issue through, firstly, a waste minimisation emphasis and, secondly, recognition of the need to ensure that the "polluter pays" principle is enshrined in coastal zone decision making.</p> <p>A significant cause of environmental degradation in the coastal zone is the under-valuation or non-valuation of the environment and the long held belief that use of "commons", such as water resources, is free and unconstrained.</p> <p>The Coastal Policy promotes the need to fully value all the resources of the coastal zone when making decisions which affect coastal resources, and to move away from traditional, narrowly conceived cost benefit analysis techniques.</p>  | <p>The proposal has been prepared with an understanding of contemporary expectations regarding environmental management and protection as described in this document.</p>  |
| <p><b>The Precautionary Principle</b></p> <p>The Coastal Policy uses the precautionary principle as an integrating mechanism for considering and addressing arrange of issues in the coastal zone.</p> <p>The precautionary principle should be used at the project level, for example in assessing development applications in areas prone to shoreline recession, and at the strategic level, for example in the development of coastline management plans and local environmental plans. The precautionary principle is particularly relevant to the issue of climate change and sea level rise in coastal areas.</p> <p>While the precautionary principle does not require a 'no development' approach, it does require a risk adverse approach to decision-making, especially where locational considerations are critical or where environmental impacts are uncertain but potentially significant.</p>   | <p>Coastal hazard and environmental investigations have been undertaken as part of the detailed response to the DGRs. The issues have been clearly identified and can be acceptably addressed as described in this Statement.</p>                          |

| Key Actions   | Comment   |
|---|---|
| Water quality in coastal waters, estuaries and rivers will be maintained where it is currently adequate, or improved where it is currently inadequate. This will be addressed through a number of specific actions designed to control discharges from both point and on-point sources, including development and implementation of management and monitoring programs. | Water quality will be managed and provisions are included to address potential water quality issues as part of the proposed development.                              |
| New ocean outfalls will be embargoed until a full investigation of alternative wastewater strategies has been undertaken and considered by the Government.  | No ocean outfalls that may impact on water quality are proposed. All wastewater will be treated via Council's existing sewerage system.                               |
| Protection and restoration of important fisheries habitats, such as seagrasses and mangroves, will continue to be undertaken.   | The Proposal has can be managed to ensure minimal impact on this action.  |
| SEPP 14 Coastal Wetlands and SEPP 26 Littoral Rainforests will be rigorously enforced and extended where appropriate in recognition that what remains of these valuable ecosystems needs to be fully protected from inappropriate development.  | The proposal has no impact on this action.  |
| Coastal lands and aquatic environments with conservation values will be assessed and appropriate tenures, reservations, zonings and/or regulations will be put in place to protect them, conserve biodiversity and to protect and ensure the recovery of threatened species.  | The proposal responds to this action.   |
| An adequate, comprehensive and representative land, marine and inter-tidal conservation reserves system will continue to be developed   | The proposal has no impact on this action.  |
| Coastal lands with high conservation values will continue to be acquired and dedicated or reserved for a public purpose.  | The Proposal supports this action by the previous dedication of foreshore land to Council by the Proponent.   |
| All efforts will be made to avoid disturbance of potential acid sulphate soils and appropriate management strategies and monitoring protocols developed where such soils are disturbed.   | The proposal will respond to this action as required.   |
| Beaches, frontal dunes and undeveloped headlands will be protected and only minor development will be permitted for essential public purposes, e.g. surf lifesaving facilities.   | No development is proposed on beaches, frontal dunes and undeveloped headlands (The proposal seeks to reuse the grounds and environs of the former cannery business). |
| Development proposals will have to conform to specified design and planning standards to control height, setback and scale to ensure public access and to ensure that beaches and foreshore open spaces are not overshadowed.   | Public access will be provided and beaches and foreshore open spaces will not be over shadowed.   |
| Canal estate developments will be prohibited in recognition of the fact that they can pose serious water quality problems, threaten the integrity of coastal wetlands and fisheries habitats, exacerbate flooding problems and disturb potential acid sulphate soils.   | No canal estate development is proposed.  |
| The aesthetic qualities of both the natural and built environments will be identified, protected and promoted through the continued acquisition of coastal lands under the Coastal Lands Protection Scheme and the implementation of design guidelines, planning instruments, management plans, programs and regulations.   | The proposal supports this action.  |
| Cultural heritage will be protected and conserved through a variety of planning and management programs.  | The proposal has no impact on this action.  |
| The impacts of natural coastal processes and hazards will be addressed in coastline and estuary management plans administered by the Department of Land and Water Conservation and management programs implemented by local councils in partnership with State agencies.  | The proposal responds to this action.   |
| Investigations and monitoring of climate change for coastal areas will continue and sea level rise scenarios will be incorporated into management plans and other mechanisms, where appropriate.  | The proposal responds to this action.   |
| The rights and needs of indigenous people will be considered in the review of coastal policies and programs.  | The proposal supports this action.  |
| Potential opportunities for the sustainable use and development of coastal resources, across all industry sectors, will be identified, and facilitated where appropriate.   | The proposal supports this action.  |
| A systematic program of assessing and mapping rural lands will be continued to identify and protect sustainable agricultural land uses.   | Not relevant.   |
| Catch levels and harvesting strategies for major commercial and recreational fisheries will be identified and set.  | Not relevant.   |
| Strategies for the maintenance and/or development of commercial and recreational ports to the year 2015 will be developed.  | The proposal supports to this action.   |
| The NSW Tourism Master plan to facilitate the shape, direction, and development of the New South Wales tourism industry will be implemented.  | The proposal supports this action.  |

## APPENDIX 10:

### SEPP 71 Matters for Consideration and Coastal Design Guidelines

SEPP 71 aims to:

- foster a strategic and consistent approach to coastal planning and management;
- ensure that the coastal zone is managed and protected in accordance with ecologically sustainable development principles;
- facilitate the assessment of development proposals, and assess each proposal on its individual merits;
- set out matters for consideration by councils and consent authorities;
- develop a review process for significant coastal development proposals, which includes development proposed in sensitive locations; and
- create a 'master plan' (now DCP) process to ensure developments involving particular types of subdivisions in the coastal zone are consistent with the SEPP's provisions.

| SEPP 71 Clause 8 Matters for Consideration  | Comment   |
|---|---|
| (a) the aims of this Policy set out in clause 2, being:<br><i>(a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and</i><br><i>(b) to protect and improve existing public access to and along coastal foreshores to the extent that this is compatible with the natural attributes of the coastal foreshore, and</i><br><i>(c) to ensure 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, and</i><br><i>(d) to protect and preserve Aboriginal cultural heritage, and Aboriginal places, values, customs, beliefs and traditional knowledge, and</i><br><i>(e) to ensure that the visual amenity of the coast is protected, and</i><br><i>(f) to protect and preserve beach environments and beach amenity, and</i><br><i>(g) to protect and preserve native coastal vegetation, and</i><br><i>(h) to protect and preserve the marine environment of New South Wales, and</i><br><i>(i) to protect and preserve rock platforms, and</i><br><i>(j) to manage the coastal zone in accordance with the principles of ecologically sustainable development (within the meaning of section 6 (2) of the <a href="#">Protection of the Environment Administration Act 1991</a>), and</i><br><i>(k) to ensure 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, and</i><br><i>(l) to encourage a strategic approach to coastal management.</i> | The development described in this proposal can achieve the aims of the Policy by: <ul style="list-style-type: none"> <li>• Protecting environmental assets in the pattern and character of land uses;</li> <li>• Providing new (managed) public access to foreshores;</li> <li>• Recognising the importance of visual amenity and incorporating its protection in the development.</li> </ul> |
| (b) existing public access to and along the coastal foreshore for pedestrians or persons with a disability should be retained and, where possible, public access to and along the coastal foreshore for pedestrians or persons with a disability should be improved,  | The proposal includes opportunities for public access and can include opportunities for disability access.  |
| (c) opportunities to provide new public access to and along the coastal foreshore for pedestrians or persons with a disability,   |   |
| (d) the suitability of development given its type, location and design and its relationship with the surrounding area,  | The investigations and assessment in this Statement suggest that the development is appropriate and suitable for the location   |
| (e) any detrimental impact that development may have 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,  | Detailed environmental investigations provide guidance on location and form of development that ensure compatibility with the character and attributes of the area in a manner that has no unreasonable impact on the scenic qualities of the area.   |
| (f) the scenic qualities of the New South Wales coast, and means to protect and improve these qualities,  |   |
| (g) measures to conserve animals (within the meaning of the <a href="#">Threatened Species Conservation Act 1995</a> ) and plants (within the meaning of that Act), and their habitats,   | The assessment in this Statement identifies minimal impact and concludes with recommendations to conserve plants,   |
| (h) measures to conserve fish (within the meaning of Part 7A of the <a href="#">Fisheries Management Act 1994</a> ) and marine vegetation (within the meaning of that Part), and their habitats   |   |

| SEPP 71 Clause 8 Matters for Consideration  | Comment   |
|---|---|
| (i) existing wildlife corridors and the impact of development on these corridors,   | animals and their habitats.   |
| (j) the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards,   |   |
| (k) measures to reduce the potential for conflict between land-based and water-based coastal activities,  | Coastal process and hazards and addressed in the design of the development.       |
| (l) measures to protect the cultural places, values, customs, beliefs and traditional knowledge of Aboriginals,   | No conflicts with land and water based activities have been identified.           |
| (m) likely impacts of development on the water quality of coastal water bodies,   | No impacts on aboriginal places, values, customs or beliefs have been identified. |
| (n) the conservation and preservation of items of heritage, archaeological or historic significance,  | No impacts have been identified.  |
| (o) only in cases in which a council prepares a draft local environmental plan that applies to land to which this Policy applies, the means to encourage compact towns and cities,  | No impacts have been identified.  |
| (p) only in cases in which a development application in relation to proposed development is determined:<br>(i) the cumulative impacts of the proposed development on the environment, and<br>(ii) measures to ensure that water and energy usage by the proposed development is efficient.<br><b>Note.</b> Clause 92 of the <a href="#">Environmental Planning and Assessment Regulation 2000</a> requires the <i>Government Coastal Policy</i> (as defined in that clause) to be taken into consideration by a consent authority when determining development applications in the local government areas identified in that clause or on land to which the <i>Government Coastal Policy</i> applies. | Not relevant  |
|   | No cumulative impacts have been identified.                                       |

### Coastal Design Guidelines

The aim of the Guidelines is to illustrate how an urban design approach informs developments sensitive to the unique natural and urban characteristics of coastal places in NSW.

Eden is a 'Coastal Town' in the guidelines.

The consistency of the proposal with the Coastal Design Guidelines is described below.

| Matters for Consideration   | Comment  |
|---|--|
| <b>Relationship to Environment</b><br><br>The relationship of the town to the coast is protected and enhanced to provide: <ul style="list-style-type: none"> <li>o visual links and views of the coast;</li> <li>o a clear relationship to the original landform, the foreshore and other unique natural features;</li> <li>o protection of significant natural areas for environmental, educational and recreational purposes;</li> <li>o ecological links between the coast and the hinterland as well as the surrounding coastal floodplain and wetlands;</li> <li>o significant areas of native vegetation;</li> <li>o access to foreshores whilst protecting dunes, lakes and beaches;</li> <li>o water quality in wetlands, estuaries, coastal lakes and beaches;</li> <li>o protection for Aboriginal and European relics and items;</li> <li>o for the maintenance of significant areas of native vegetation and trees whilst managing for bush fire Protection;</li> <li>o for the utilisation of sustainable water and waste water systems, where appropriate.</li> </ul> | The proposal respects and promotes a positive relationship with the coast by: <ul style="list-style-type: none"> <li>• Preserving view corridors to the foreshore and key visual features;</li> <li>• Preserving key natural features that play a prominent role in the character of the coast (e.g. Cattle Bay beach);</li> <li>• Preserving the foreshore. Development will be setback accordingly;</li> <li>• Preserving areas of environmental significance; and</li> <li>• Managing water quality.</li> </ul> |
| <b>Visual sensitivity</b><br><br>Areas of visual sensitivity include: <ul style="list-style-type: none"> <li>o views to and from the coast, rivers, lakes and other water bodies - views to and from the hinterland;</li> <li>o views of headlands;</li> <li>o night and daytime views;</li> <li>o the urban settlement as it sits within the landscape;</li> <li>o public views which are retained and reinstated, including views from the streets and public areas to</li> </ul>   | The proposal recognises key views, vistas and areas that contribute visually to the character of Cattle Bay and the site by: <ul style="list-style-type: none"> <li>• Preserving view corridors to the foreshore and key visual features Twofold Bay, Cattle Bay beach etc.);</li> <li>• Locating the development</li> </ul>   |

| Matters for Consideration   | Comment  |
|---|--|
| <p>the water;</p> <ul style="list-style-type: none"> <li>o providing clear boundaries between each town and adjacent rural and natural land uses;</li> <li>o providing clear separation between adjacent settlements by maintaining rural and natural land;</li> <li>o enhancing and upgrading the open-space network for conservation, recreation, views and public access.</li> </ul>   | <p>footprint at the lower, more level part of the site away from visually exposed parts of the site. Conversely, existing areas of woodland and habitat corridors are preserved in these locations.</p>                          |
| <p><b>Edges to the water and natural areas</b></p> <p>A variety of edge conditions exist between the town and the coastline. Access to the coastal foreshore and waterways is optimised and adds cultural and social opportunities</p>  | <p>The proposal seeks to maximise opportunities for public access and use of the foreshore.</p> <p>The marina is intended to be a focus of activity, providing for intense public use and a vibrant mix of urban activities.</p> |
| <p><b>Streets</b></p> <p>The street hierarchy of a coastal town includes:</p> <ul style="list-style-type: none"> <li>o key cultural and urban streets that connect to landmarks, vistas, public buildings and focal points, monuments and places of Aboriginal importance within the settlement;</li> <li>o key streets that reveal important vistas of and through the settlement, the coast and the surrounding environment;</li> <li>o streets that focus on natural and topographic features such as valleys, escarpments, vegetation, headlands and beaches, the sky or mountains;</li> <li>o streets of the original and historic subdivision and topographic pattern of the settlement;</li> <li>o streets with development on only one side that define public open spaces, such as parks, squares, the edges of conservation areas or the flood line;</li> <li>o streets or pathways separating conservation areas from urban development;</li> <li>o main social, retail and commercial streets;</li> <li>o a major access road passing through the centre of the town with a secondary arterial road bypassing the town;</li> <li>o residential streets or laneways;</li> <li>o pedestrian and cycle pathways and routes;</li> <li>o Public streets or public pathways provide the boundary between development and open spaces and the foreshore reserves;</li> <li>o The street pattern of new development builds upon the historical and original urban structure of the settlement;</li> <li>o Streets and public places provide quality pedestrian environments.</li> </ul> | <p>Pedestrian access will be provided as part of the access network through the site.</p>  |
| <p><b>Buildings</b></p> <ul style="list-style-type: none"> <li>o Predominant building types in town centres are small apartment buildings, mixed-use, shop-top housing, town houses, terraces, detached houses/commercial/retail, education and civic buildings;</li> <li>o Predominant building types in suburban areas include small apartment buildings, town houses, semi-detached and detached dwellings;</li> <li>o Development is predominantly low scale;</li> <li>o Heritage buildings are retained and revitalised to tell the story of the town's growth through cycles of re-use, adaptation;</li> <li>o Housing, employment and transport are integrated into the town centre as well as in surrounding suburban centres;</li> <li>o Industrial areas are located within the urban, environmental and visual constraints of the settlement.</li> </ul>   | <p>No permanent buildings or other structures on land are proposed.</p>  |
| <p><b>Height</b></p> <ul style="list-style-type: none"> <li>o Generally heights of up to four storeys in town centres;</li> <li>o Generally heights of up to two storeys in suburban areas;</li> <li>o Heights are subject to place-specific urban design studies;</li> <li>o New development is appropriate to the predominant form and scale of surrounding development (either present or future), surrounding landforms and the visual setting of the settlement.</li> <li>o Buildings avoid overshadowing of public open spaces, the foreshore and beaches in town centres before 3pm midwinter and 6.30pm Summer Daylight Saving Time.</li> <li>o Elsewhere avoid overshadowing of public open spaces, the foreshore and beaches before 4pm midwinter and 7pm Summer Daylight Saving Time.</li> </ul>   | <p>Height of the temporary building is 3 metres maximum. The building will not be visually prominent, nor will it overshadow public places.</p>  |

| Matters for Consideration   | Comment  |
|---|--|
| <p><b>Defining the Footprint and Boundary</b></p> <p>The NSW coast is a balance between urban settlements and natural and rural areas. How a settlement touches such areas as the foreshore, rural lands or natural bushland is extremely important in maintaining existing ecologies, limiting urban sprawl, and in maintaining greenbelts between settlements. The vision for settlements is they have clearly defined and contained boundaries with separation between other settlements formed by aquatic and bushland reserves which protect coastal ecosystems, local character and visual settings.</p>  | <p>Not applicable to this proposal.</p>  |
| <p><b>Connecting Open Spaces</b></p> <p>In many coastal settlements past planning practices have focussed mainly on the provision of roads and houses. Open spaces form isolated pockets rather than constituting an integrated, connected network that meets the needs of residents of the settlement and surrounding habitats.</p> <p>The vision for the NSW coast is for an interconnected open space network strategically planned both regionally and locally to preserve significant areas of natural bushland and coastal ecosystems. The network also has urban open spaces to provide a variety of recreational opportunities and to address local catchment and drainage requirements.</p> <p>Regional and local open-space networks are to provide areas for water management, for incorporating a logical pedestrian and cycle system, and to ensure connected, well located and designed places for active and passive recreation for residents and visitors within and between settlements.</p> <p>Regionally the open-space network also:</p> <ul style="list-style-type: none"> <li>○ creates separation between settlements;</li> <li>○ protects the natural visual setting of settlements;</li> <li>○ contributes to regional ecological systems;</li> <li>○ Locally the open-space network;</li> <li>○ creates identity and character for settlements;</li> <li>○ provides amenity for residents and visitors;</li> <li>○ enhances, improves and provides open spaces for a range of passive and active recreational opportunities;</li> <li>○ ensures adequate setbacks to protect natural areas;</li> <li>○ contributes to improved water quality;</li> <li>○ protects conservation areas and connection to corridors, transition areas and setbacks, which links and protects ecosystems;</li> <li>○ provides safe and convenient pedestrian and cycle access through and around the settlement to the coast and to other places of cultural, commercial, scenic and natural value;</li> <li>○ implements and improves water-sensitive urban design, total water cycle management and storm water quality;</li> <li>○ protects Aboriginal and European cultural places, relics and items;</li> <li>○ • provides a landscape setting and outlook for settlements and protects the key natural features surrounding settlements.</li> </ul> | <p>The proposal maintains public access along the foreshore and on the jetty, thus preserving connections between open space and public places in the vicinity of the site.</p>  |
| <p><b>Protecting Natural Edges</b></p> <p>The edges surrounding settlements provide the transition from urban to natural or rural lands. The vision for the coastal edge is ideally a publicly accessible system of foreshore and natural reserves extending along the NSW coast and around lakes and estuaries. There will be clearly defined boundaries for settlements that are close to these edges.</p> <p>To achieve this vision for settlement edges new strategies for developments need to:</p> <ul style="list-style-type: none"> <li>○ provide improved access to the NSW coast</li> <li>○ retain the foreshore and headlands in public ownership for public uses;</li> <li>○ protect buildings and properties from storm events and sea-level rise;</li> <li>○ enhance the character and function of spaces along the foreshore and headlands;</li> <li>○ enhance the beauty, ecological values and visual amenity of the NSW coast;</li> <li>○ maintain a range of passive and active recreation areas along the coast;</li> <li>○ manage bushfire risk.</li> </ul> <p>For natural edges new strategies for development need to:</p> <ul style="list-style-type: none"> <li>○ maintain access to public land;</li> </ul>   | <p>The configuration of the development adopts the approach and satisfies the objectives of the "desirable practice" advice presented in the guidelines.</p> <p>The preservation of environmental corridors, the setbacks from foreshores and environmental assets and the protection of views replicate the approach advocated in the "desirable practice" diagram.</p> |



| Matters for Consideration  | Comment                                 |
|--|---|
| <ul style="list-style-type: none"> <li>○ provide areas for managing bush fire asset protection;</li> <li>○ reduce the encroachment of invasive plant species into natural areas;</li> <li>○ protect sensitive ecological areas.</li> </ul>   |   |
| <p><b>Reinforcing the Street Pattern</b></p> <p>Streets and public spaces are the permanent and unchanging features of a settlement over its life time. They are a major determinant of the potential sustainability of the urban area, its quality and amenity.</p> <p>The vision for streets within coastal settlements is to reinforce and extend street pattern providing attractive, landscaped, legible and well-connected networks that encourage walking, passive recreation and deliver easy access to public places, activities and transport. Streets reinforce a settlement's character and its setting within the landscape in terms of views and vistas and topography.</p> <p>The objectives are to Maintain and continue the original street pattern and plan new streets and blocks to ensure that:</p> <ul style="list-style-type: none"> <li>○ the street pattern responds to the topography;</li> <li>○ the street pattern provides views or vistas of important natural features within the surrounding landscape;</li> <li>○ streets are aligned with and connect to places of civic and community importance;</li> <li>○ important vistas and skylines are framed throughout the settlement;</li> <li>○ a street hierarchy appropriate to the social, retail and residential requirements of the settlement;</li> <li>○ high quality landscaping is included;</li> <li>○ way-finding and legibility is promoted;</li> <li>○ commercial activity is facilitated;</li> <li>○ Integrates land use and transport functions.</li> </ul>  | <p>Not applicable to this proposal.</p> |
| <p><b>Appropriate Buildings for a Coastal Context</b></p> <p>Coastal settlements have the potential to offer a diversity of lifestyle choices in terms of accommodation, recreation and employment opportunities. They have the added benefit of being located close to extensive open spaces, beaches, waterways, surrounding bush and agricultural land. The higher the density of development the greater the requirements for quality design to maintain amenity and ensure equity in the development potential for all sites.</p> <p>The vision for built form in coastal settlements is that all buildings are sensitively designed within their existing context so as to contribute positively to the settlement character in terms of form, height, footprint, scale, massing, amenity, external appearance and materials.</p> <p>The objectives for built form need to relate to different coastal settings. However, there are some objectives which are common to all new developments and they are to:</p> <ul style="list-style-type: none"> <li>○ ensure amenity is maintained on public land and on site;</li> <li>○ be appropriate to its location within the settlement and the settlement type;</li> <li>○ be appropriate to its natural setting;</li> <li>○ add economic, cultural and visual value to its location;</li> <li>○ be of high quality design;</li> <li>○ recognise the importance of materials suitable to the coastal setting;</li> <li>○ provide well designed, appropriately located and sized private open spaces which serve to minimise urban runoff;</li> <li>○ provide a visual focus only where identified for a public building</li> <li>○ maintain a high quality publicly accessible interface with the foreshore.</li> </ul> | <p>Not applicable to this proposal.</p> |