

Coastal Hazard Zone Policy

1 Purpose

This policy has been developed to:

- Minimise risk, social, environmental and economic, due to coastal processes;
- Minimise the effects of development on land subject to coastal processes; and to
- Give developers guidelines for the requirements of particular development on land subject to coastal processes.

2 Policy

1. A Coastal Hazards assessment is required for developments that may be affected by coastal processes.
2. A notation is to be placed on all properties within the local government area that are identified within the 100 year Coastal Hazard Zone, stating that any development on the lot will need to take into account the effects of coastal processes and that Council requires residential development and commercial/tourism development to be free from the effects of coastal processes for the planning period.

3 Definitions

Coastal Hazard: Has the same meaning as in the *Coastal Protection Act 1979*.

Coastal Hazard Zone: Land which has been identified as having a level of risk of being subject to coastal erosion as identified by the 2100 'unlikely' coastal erosion hazard line contained within the *Coffs Harbour Coastal Processes and Hazard Definition Study 2010*.

Coastal Processes: The natural processes affecting the coast, including but not limited to beach erosion; shoreline recession; coastal entrance instability; sand drift; coastal inundation; slope and cliff instability; stormwater erosion and wind and wave action.

Planning Period: a period (from the date development consent is issued for that development) of 100 years for residential development and 50 years for commercial/tourism development. The planning period for other developments, such as extensions, is to be assessed on the merits of each case.

4 Key Responsibilities

The Director of Sustainable Communities has overall responsibility for communication, implementation and review.

5 References

- *Conveyancing Act 1919*;
- *NSW Coastal Management Manual 2018*;
- *Local Government Act 1993*;
- *NSW Coastal Policy 1997*;
- *Environmental Planning and Assessment Act 1979 and Regulation 2000*;
- *NSW Coastal Risk Management Guide 2010*;
- *Coffs Harbour Coastal Processes and Hazard Definition Study 2010*;
- *Coastal Management Act 2016 and SEPP (Coastal Management) 2018*;

- *Coffs Harbour Coastal Zone Management Plan 2013;*
- *Coffs Harbour Local Environmental Plan 2013;*

6 Details of Approval and revision

- **Approval date:**28/06/2018
- **Responsible Section:** Local Planning
- **Superseded policies/procedures:** N/A
- **Next review date:** 28/06/2022

Table of amendments

| Amendment | Authoriser | Approval ref | Date |
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