



**Response to Draft Coastal SEPP,
Department of Planning and Environment**
20th of January 2017

CC:
Northern Beaches Administrator Dick Perssons,
North District Commissioner Dr Deborah Dearing

RE: Reassessment of the Little Manly Foreshore as a Coastal Vulnerability Area.

To whom it may concern,

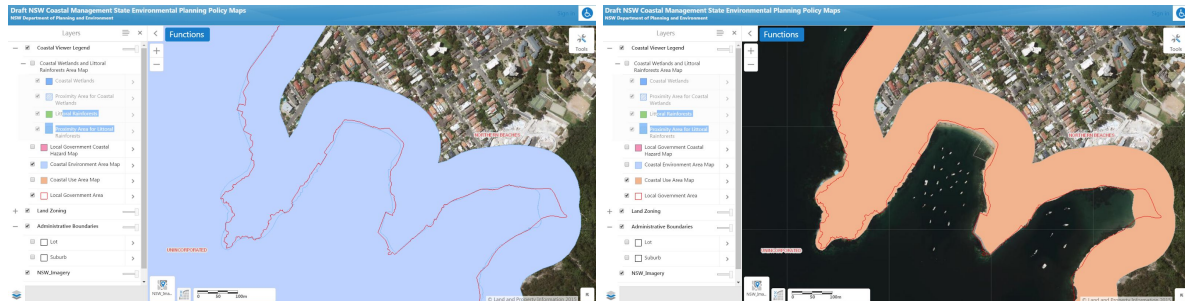
"Our beaches... need to be preserved for all future generations. We need to do all we can to protect them." The Premier of NSW, Mike Baird, 2013 August 3rd - Manly Daily

The Coastal Management SEPP: Explanation of Intended Effects asks us to review the Draft Coastal Management SEPP, we are responding to question 5 proposed in the Draft.

"Question 5: Are the proposed development controls for mapped coastal vulnerability areas appropriate for that land?"

Our issue is primarily with that question, **the foreshore at Little Manly Beach is currently inappropriately assessed. As the appropriate assessment is for it to be assessed as a Coastal Vulnerability Area.**

On the **NSW Department of Planning and Environment “Draft NSW Coastal Management State Environmental Planning Policy Maps”** accessed on the 19th of January 2017 the Little Manly Foreshore is classified as a **Coastal Environment Area** and a **Coastal Use Area** see images below This appears appropriate.



However the Foreshore at Little Manly Beach is **not assessed as a Coastal Vulnerability Area** though the foreshores of the surrounding beaches are ! Manly Harbour Beach (east esplanade) and Collins Flat Beach and Store Beach. See in the image below.



As the Coastal Vulnerability Area is the only classification that asks the right questions of any development in order to ensure the public interest in the beach is preserved.

(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the proposed development:

- (a) if there is **an existing beach** adjacent to the proposed development—allows for the ambulatory and dynamic nature of the beach and foreshore or provides for beach nourishment, and*
- (b) is not likely to cause increased risk of **coastal hazards** on that land or other land, and*
- (c) is not likely to alter **coastal processes** to the detriment of the natural environment or other land, and*
- (d) is not likely to reduce the **public amenity**, access to and use of any beach, foreshore, rock platform or headland adjacent to the proposed development,*
- and*
- (e) incorporates appropriate*

Coastal Management SEPP .

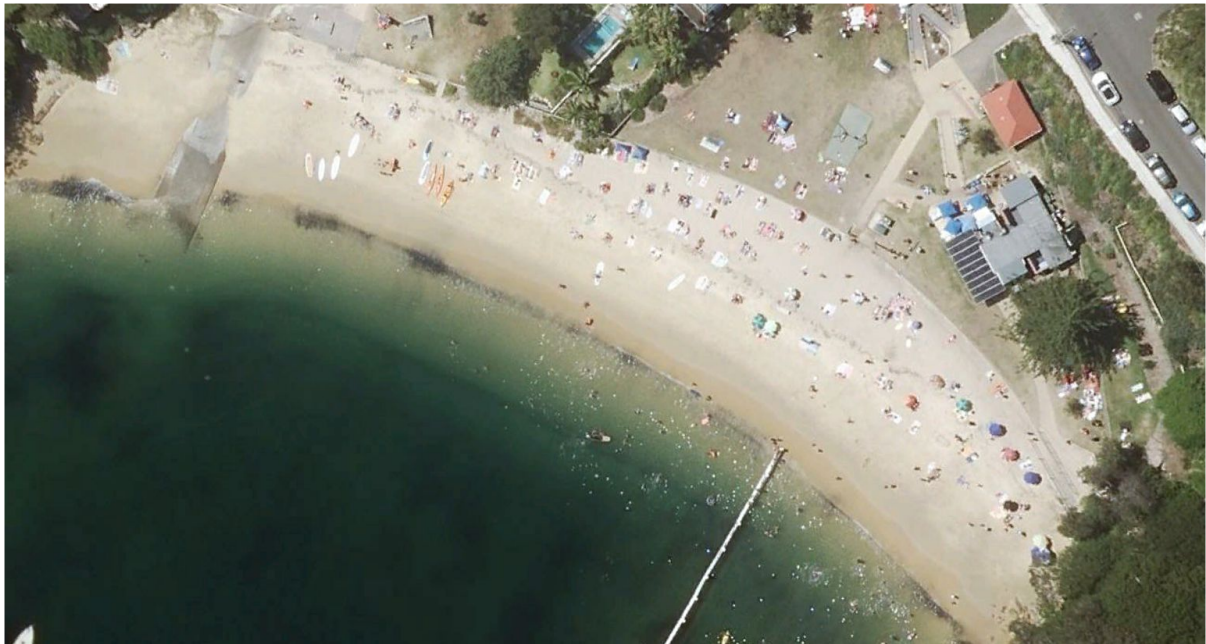
Its non inclusion in the Coastal Vulnerable Area is a serious oversight and could possibly allow development detrimental to the its use as a beach. We ask on what grounds was it not included in the original assessment as a Coastal Vulnerable Area ?

Of the seven coastal hazards the Coastal Vulnerability Area maps and manages: **coastal inundation, tidal inundation**, cliff or slope instability, **beach erosion**, shoreline recession and coastal lake and watercourse entrance instability. Little Manly Beach is affected by least 3 or them as highlighted above, and possibly in the future slope instability and shoreline recession.

Serious Oversights in not Assessing the Little Manly Beach foreshore as Coastal Vulnerable Area.

Public Amenity.

Little Manly Beach on the evidence of the 1st January 2014 base photo used in the department's NSW Coastal Management State Environmental Planning Policy Maps website shows it as the **most densely used** of all the harbourside beaches in Manly.



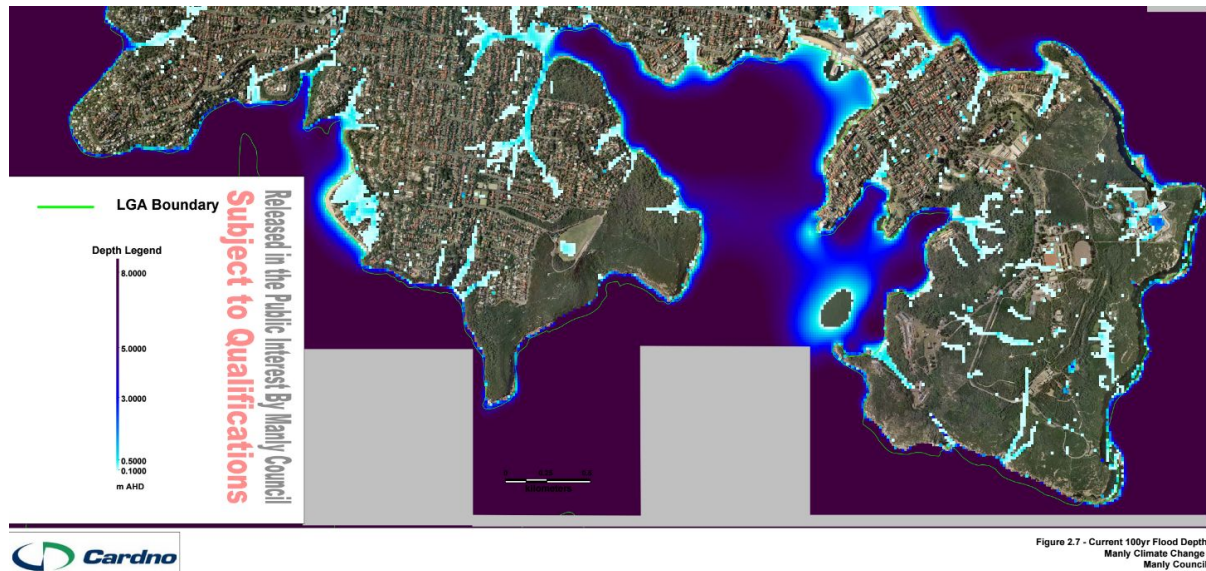
The Land and Environment Court has recognized the public interest in the Little Manly foreshore as a public beach.

[16]The litigation was brought to protect a particular component of the environment, namely, open space on the harbour foreshore, which is a valuable and scarce resource. The litigation affects a significant section of the public which enjoys the land in its present state.

Justice Biscoe - *Save Little Beach Manly Foreshore Incorporated v Manly Council* [2013] NSWLEC 155. [at paragraph 16]

Coastal Processes and Hazards

Coastal Inundation - This image is from the 2008 Manly Council - Cardano Report that maps the vulnerability of Little Manly to Sea Level Rise, in the image below a **100 year flood vulnerability** with no Sea Level Rise is assessed and Little Manly is particularly vulnerable as is Quarantine and Collins Flat. Any sea level rises due to Climate Change and/or rainfall/storm power increases will obviously exacerbate the vulnerability of Little Manly to foreshore damage. As outlined in the Cardano Coastal report any new development or rezoning should have to take this vulnerability into account a Coastal Vulnerability Area would do..



Tidal inundation - These aren't just projections here is a photo of the sea lapping over the walkway and at the edge of the sea wall at Little Manly during the **East Coast Low** on the **5th of June 2016**. The tide was unassisted by an onshore wind !

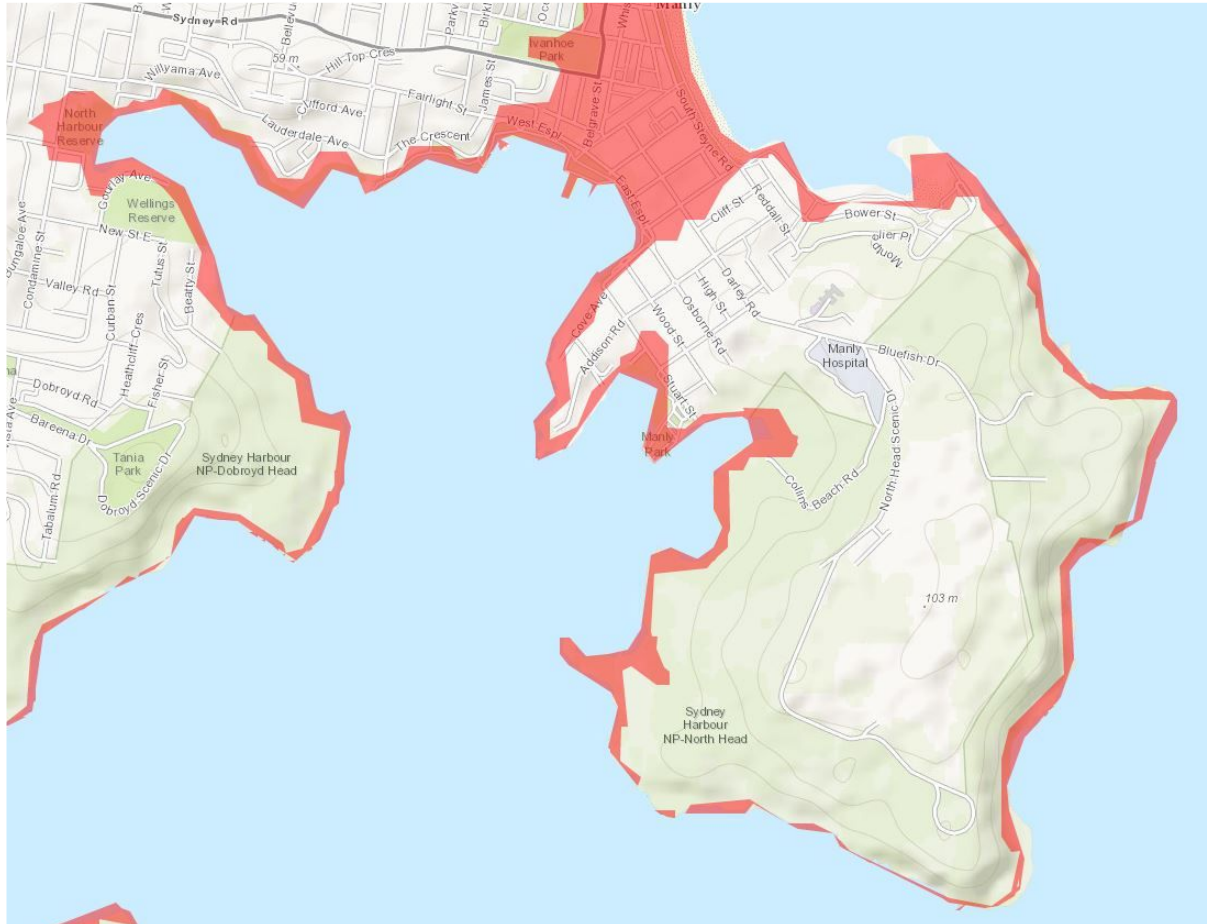


Coastal Hazards - As Little Manly Beach is so close to the Heads and the Open ocean it is vulnerable to storm damage particularly from the South. Currently when there is an onshore **Southern Storm such as occurred on 18th of August 2012** yachts moored in the Cove are blown onto the beach.



Combination Storm and Tidal surge Vulnerability- Obviously the eventual combination of southern storm and king tide will leave Little Manly Beach vulnerable to sea wall breaches and the erosion of the beach and foreshore.

Tidal Waves - Below is a Tsunami vulnerability map at 10m above sea level, Little Manly is obviously particularly vulnerable.



Current Assessment incompatible.

Under the current classification most of the Little Manly Foreshore Beach is not assessed as Coastal Vulnerable Area. See Detail below.



This is illogical and out of step with all the other beach foreshores in Manly (except Quarantine Beach which should also be reassessed). The other beaches have their immediate foreshore land assessed as Coastal Vulnerable Areas.

There are no other beach where the Council owned foreshore land is not assessed as a Coastal Vulnerable Area. (only No. 38 Stuart St at Little Manly is not owned by the Council.) Why is an exception made for this Beach ?

All of the Little Manly Foreshore is **zoned open space** like the other Beach foreshore areas that have been assessed as Coastal Vulnerable Area. (Only 38 Stuart St. spot rezoned in 2015 is not zoned open space.)



As there appears to be no reason for Little Manly Beach foreshore to be treated differently to the other beaches in Manly (and indeed any other foreshore) and considering it's popularity and vulnerability to Storms, Surges and Sea Level Rise we believe that the foreshore should be reassessed as a Coastal Vulnerable Area.

We ask the Office of Environment and Heritage to reassess this foreshore as a Coastal Vulnerable Area. And ask on what grounds it was not assessed as so, in Draft Coastal Management SEPP.

We thank you for the opportunity to review the Draft Coastal Management SEPP and commend the Department for bringing the protections of the Coastal Management Act within Sydney Harbour as the numerous reports and plans ('Our Harbour' Agreement 2011, Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, Little Manly Coastline Management Plan 2004) proffering foreshore protection fall short..

Regards

President: Jacqueline French
Secretary Saul Deane
Save Little Manly Beach Foreshore Inc.