

Draft Coastal Management State Environmental Planning Policy

Lane Cove Council Submission January 2017

Coastal Wetlands and Littoral Rainforests Area

Council is concerned about the vegetation mapping used for developing the draft Coastal Management SEPP. The maps used for Lane Cove do not provide the necessary information on the location of coastal wetlands and littoral rainforest areas. Council has provided detailed vegetation maps for the Municipality (Storm 2009) and Saltmarsh mapping (Applied Ecology 2010). It is essential that the Draft Coastal Maps are corrected to incorporate the accurate information contained in the above Council maps.

Vegetation mapping needs to be undertaken at a local level using ground truthing to produce accurate maps. NSW Government funding needs to be made available for the production of local vegetation maps, particularly for Councils who do not currently have detailed information.

Coastal Environment Area and Coastal Use Area

Council is concerned about a limited Coastal Environment Area and Coastal Use Area, landward 100 metres of Estuaries. The impacts of the coastal zone can extend much further than this narrow area. Other issues such as view lines and topography need to be considered when determining the extent of the coastal area. A broadbrush approach to determining these areas may impact on coastal features, Aboriginal Heritage Sites and visual amenity. NSW Government funding needs to be made available for the production of local coastal environment area and coastal use area maps, particularly for Councils who do not currently have detailed information.

Coastal Vulnerability Area

Coastal vulnerability is a very important issue for NSW Councils. Lane Cove Council has recently undertaken costly foreshore engineering works as a response to coastal landslips adjacent to walking tracks. The mapping of coastal hazards is urgently needed and should be done within the next 12 months, not within the next 5 years. The ongoing identification of coastal vulnerability is of paramount importance to Councils to enable the accurate assessment of developments near the foreshore. The failure to identify coastal hazards in a timely manner could result in personal loss and present a financial risk to Councils and the NSW Government.

Coastal Development

The provisions applied to coastal development should be more rigorous than those applied under the previous SEPPS due to increasing coastal vulnerability risks. The assessment of coastal vulnerability must reflect Local Government concerns and liabilities, including the building of costly seawalls to mitigate landslips on private property.

Properties that are affected by the Coastal Zone should not have developments approved by Exempt and Complying Development procedures. Properties in the zone are potentially high risk and need to be assessed by Council's qualified staff, including engineers. Developers should provide detailed hazard and engineering reports as part of their application.

Lane Cove Council Vegetation Maps

The maps of Coastal wetlands and littoral rainforest areas provided by the NSW Dept of Planning do not provide the level of detail required. Please see links to Lane Cove Vegetation Mapping below for more accurate information.

Lane Cove Council Vegetation Maps (Storm 2009):

http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/214954384/TRIM_S-MAP%20-%20LCC%20-%20NATIVE%20VEGETATION%20-%20STORM%20CONSULTING%20-%20DECEMBER%202009_716624.PDF

Lane Cove River Saltmarsh Mapping:

http://ecouncil.lanecove.nsw.gov.au/TRIM7/documents/214954386/TRIM_Saltmarsh%20Site%20Assessments%20Lane%20Cove%20Estuary%20-%20Applied%20Ecology%202010_599402.PDF

Council has identified Littoral Rainforest and Wetlands missing from the NSW Dept of Planning maps, please see information on the following page:

Coastal vegetation communities missing from NSW Dept. of Planning Maps

From: Native vegetation of the Lane Cove LGA, Storm Consulting 2009

LR Littoral rainforest

W Wetlands

Reserves from east to west in Lane Cove LGA

LR Stringybark Creek – all missing -the whole length of the reserve

LR Batten Reserve – all missing -the whole length of the reserve

LR Yangoora – Stringybark Creek -all missing –eastern section

W Cunninghams Reach

LR Tennyson Park – upper section missing

W Burns Bay – parts missing

LR Warraroon Reserve-tributary in upper section to the east missing

LR Bushland Park-tributary off to the west missing

LR Gore Creek Reserve – most of the length is missing

LR Greendale and Holloway Reserves – all of the length is missing