

August 2020

Process for mapping the coastal vulnerability area

The coast is one of NSW's greatest assets. It has unique values – natural and urban landscapes as well as sites of cultural significance – that support our vibrant, healthy and prosperous way of life.

The variability of coastal processes and the dynamic nature of the shoreline can give rise to a range of potential coastal hazards and risks. The NSW Government is committed to working with councils and communities to ensure that coastal hazards are appropriately reflected in land-use planning.

This fact sheet will help local councils preparing planning proposals to map coastal vulnerability areas (CVA) for the purposes of the *Coastal Management Act 2016* and *State Environmental Planning Policy (Coastal Management) 2018* (the Coastal Management SEPP).

CVA mapping identifies land subject to coastal hazards to which Clause 12 of the Coastal Management SEPP¹ and the Coastal Management Act² will apply.

Amending coastal management area maps using planning proposals

The Coastal Management SEPP (and its maps) can be amended by another state environmental planning policy (SEPP) or a local environmental plan made to implement a planning proposal. A planning proposal can be prepared by a local council or in some cases another planning authority.

Planning proposal authorities must prepare planning proposals in accordance with planning directions issued by the Minister for Planning and Public Spaces³. [Ministerial Direction 2.2 Coastal Management](#) applies to planning proposals that involve land mapped by the Coastal Management SEPP.

We encourage the involvement of local councils and their communities in mapping coastal vulnerability areas through a planning proposal.

Mapping of the coastal vulnerability area needs to be informed by local coastal hazard modelling and mapping undertaken by or on behalf of councils when preparing their coastal management program (CMP) or as identified within a coastal zone management plan (CZMP) preserved under Schedule 3 of the *Coastal Management Act 2016*.

Councils should work closely with their coastal management program contacts in the department's Environment, Energy and Science group (EES) and the relevant regional planning team before submitting a planning proposal for Gateway determination.

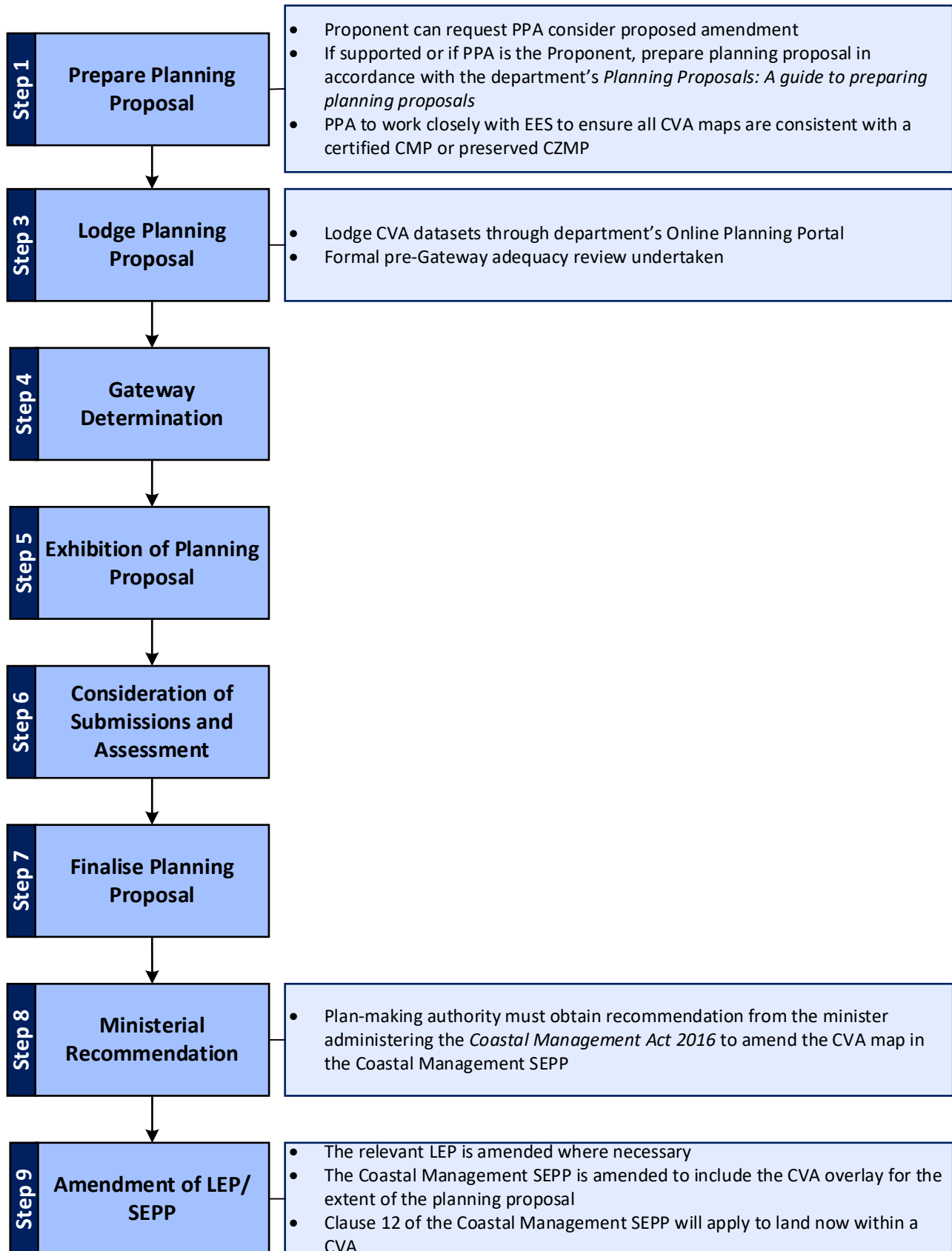
Figure 1 provides a summary of the planning proposal process relating to the mapping of coastal vulnerability areas in the Coastal Management SEPP.

¹ While this fact sheet provides guidance specifically on CVA maps, planning proposals can be used to propose changes to any coastal management area map identified by the Coastal Management SEPP and should also be consistent with this guide.

² Section 7, 15 and 16 of the *Coastal Management Act 2016*

³ Under Section 9.1 of the *Environmental Planning and Assessment Act 1979*

Figure 1. A summary of the planning proposal process with specific information for CVA mapping



In summary the steps involved include:

- **Step 1** – Prepare the planning proposal. For CVA-related planning proposals, this involves:
 - the Proponent can request PPA consider proposed amendment
 - If supported or if PPA is the Proponent, prepare planning proposal in accordance with the department's *Planning Proposals: A guide to preparing planning proposals*
 - PPA to work closely with EES to ensure all CVA maps are consistent with a certified CMP or preserved CZMP
- **Step 2** – Lodge the planning proposal. For CVA-related planning proposals, this involves:
 - Lodging CVA datasets through department's Online Planning Portal
 - Formal pre-Gateway adequacy review undertaken
- **Step 3** – Gateway determination
- **Step 4** – Exhibition of the planning proposal
- **Step 5** – Consideration of submission and assessment of the planning proposal
- **Step 6** – Finalisation of the planning proposal
- **Step 7** – Ministerial recommendation. For CVA-related planning proposals, this involves:
 - Plan-making authority must obtain recommendation from the minister administering the *Coastal Management Act 2016* to amend the CVA map in the Coastal Management SEPP
- **Step 8** – Amendment of the LEP/SEPP. For CVA-related planning proposals, this involves:
 - the relevant LEP is amended where necessary
 - the Coastal Management SEPP is amended to include the CVA overlay for the extent of the planning proposal
 - Clause 12 of the Coastal Management SEPP will apply to land now within a CVA.

Making and amending Coastal Management SEPP maps

Before you can make a local environmental plan relating to Coastal Management SEPP maps, the minister who administers the *Coastal Management Act 2016* must make a recommendation confirming the mapping aligns with the objectives outlined in Section 3 of the Act.

Where a council has existing additional local controls in a local environmental plan or development control plan, such as coastal risk planning provisions, these can continue to apply. We encourage councils to identify and remove duplicated planning controls from local provisions where practical. However, there may be localised reasons for councils to retain these provisions. The Coastal Management SEPP will prevail over any local provisions only to the extent of any inconsistency. Otherwise, local environmental plan and SEPP provisions can both apply.

Technical requirements for CVA maps prepared in support of planning proposals

Any planning proposal to include CVA mapping in the Coastal Management SEPP must be supported by appropriate digital mapping datasets. The dataset must comply with the department's [Standard Technical Requirements for Spatial Datasets and Maps](#) as well as the additional technical requirements for Coastal Management SEPP mapping listed below:

- Datasets should be projected in Geocentric Datum of Australia 1994 (GDA94).

- Datasets should be in either Geodatabase (.gdb) or Shapefile (.shp) formats.⁴
- Datasets should use **polygon** format and not hazard lines.
- Metadata should make clear what the polygons measure or represent, particularly in relation to risk scenarios and time horizons.
- Datasets must be submitted to the department's GIS Team following Gateway determination. Submission will be via the [Online Portal](#). The department has prepared a range of [quick reference guides](#) to assist in navigating this portal.

The department is responsible for collating CVA mapping for the NSW coast. To ensure consistency, we encourage councils proposing to introduce CVA mapping to consult with neighbouring councils that contain land within the same coastal sediment compartment, as identified in Schedule 1 of the *Coastal Management Act 2016*.

Further information

For further information, please contact the department's coastal policy team by emailing coastal@planning.nsw.gov.au or calling 13 11 88.

This fact sheet should be read in conjunction with the following departmental publications:

- [NSW Coastal Management Manual 2018](#)
- [Planning Circular PS 19-006: Planning for Coastal Hazards](#)
- [Factsheet 2: Coastal Management Areas](#)
- [Factsheet 4: Mapping of Coastal Management Areas \(Technical\)](#).

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⁴ Should the two formats not be available, the department will accept MapInfo Extended TAB (.tab) formats