

## Properties at Risk of Coastal Hazards

Since 2004, Council has been undertaking studies to identify and quantify coastal hazards in order to prepare appropriate management measures.

Risks related to coastal hazards are not new, however, climate change impacts will result in increased risks in the foreseeable future. Recently, Council considered new sea level rise benchmarks released by the NSW Government in its assessments of coastal hazards. The increase in sea level is now expected to reach 40cm by 2050 and 90cm by 2100. The Government Policy is because the latest measurements confirm that sea level rise is now on the upper limit of previous predictions. It is expected that the risk of coastal hazards will be greater than previously anticipated.

Your property has been identified as being at risk of coastal hazards and Council has placed formal notation in the Zones and Controls section of S149 Certificates relative to your land.

Attached is a report to Council that explains the consequences of the revised State Government assessment. It also explains the technical terminology that applies.

The full text of Council's resolution is:

*That for the Shoalhaven Local Government Area:*

- a) Council adopt the 2025 Zone of Reduced Foundation Capacity, (ZRFC) as described in the SMEC 2009 coastal hazard maps, as a set back line seaward of which a foreshore building exclusion area will apply;*
- b) Council revise the development controls in the Coastal Hazard Areas Policy into a comprehensive Coastal Risk Precinct Development Control Plan as a matter of urgency;*
- c) Council defer determining all DAs located seaward of the 2009: 2050 ZRFC until a Coastal Risk Precinct Development Control Plan is adopted by Council;*
- d) DAs located between the 2009: 2050 and the 2009:2100 year ZRFC (Precinct 3) be determined in accordance with Council current policy position adopted in September 2005 (i.e. requirement to pier any development into the 100 year Stable Foundation Zone) this being an interim measure until a Coastal Risk Precinct DCP is adopted by Council;*
- e) Minor modification to existing approvals lodged via S96, where the impact of the approved building is not significantly altered, be determined on merit under delegated authority.*
- f) Council develop a comprehensive media release, including hazard maps and a summary of affectation of private and public assets for each beach compartment, to be posted on the Coastal Zone Management Plan project website; and*
- g) Council notify affected landowners of properties identified to be at risk in the SMEC 2009 coastal hazard maps of the coastal hazard risk and Council's interim policy position, and place a revised notice on Section 149 Planning Certificates.*

The precincts and lines referred to in this report are available on the Coastal Zone Management Plan project on Council's website ([www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au)) and follow the link in Documents on Exhibition in the Public Documents section.

If you do not have internet access, maps are available for inspection at Council's Nowra and Ulladulla offices or can be made available to you on request.

Council is aware that a number of property owners are preparing to undertake works on their land, so the development of a Coastal Risk Precinct Development Control Plan (DCP) is a high priority for Council. This DCP will be the subject of community consultation and is expected to be reported as a draft to Council and publicly exhibited before the end of this year.

The objectives of the DCP will be to ensure that future developments on the coastal zone consider the risks associated with coastal hazards such as coastal inundation, slope instability and coastal erosion and that the resilience to such events is maximised. Informing the community of the potential risks and taking prevention measures to minimise public and private losses is a responsibility that Shoalhaven City Council is taking seriously.

For more information in relation to the Coastal Risk Precinct Development Control Plan (DCP), please contact Ms Intan Abdul Aziz-Kallus, Project and Policy Coordinator on (02) 4429 3514 and for queries related to the Coastal Hazard Study and Hazard Lines please contact Mr Ray Massie, Coasts and Estuaries Officer on (02) 4429 3503.

Yours faithfully

**Ernie Royston**  
**Director Strategic Planning & Infrastructure**