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**GOSFORD CITY COUNCIL
OPEN COAST AND BROKEN BAY BEACHES
COASTAL ZONE MANAGEMENT STUDY**

APPENDIX 5 – SUMMARY OF PUBLIC SUBMISSIONS



Summary of Public Exhibition

Draft Open Coast & Broken Bay Beaches Coastal Zone Management Study

Background:

The following document provides a summary of the submissions received during the exhibition phase of the Draft Coastal Zone Management Study for Gosford Beaches.

The Draft Study forms the second phase of Council's coastal planning process with the primary purpose of coastal management planning to describe what can be done by government and community to address coastal issues including:

- Managing risks to public safety and built assets;
- Pressures on coastal ecosystems; and
- Community uses of the coastal zone.

Council completed the initial phase with the endorsement of a Coastal Processes and Hazard Definition Study (and revised 'hazard lines') in March 2014. The first stage examined and assessed the coastal processes and hazards that impact the coastline between Patonga and Forresters Beach. This includes beach erosion, shoreline recession, sand drift, coastal inundation, stormwater erosion, slope instability and climate change.

The Draft Study was endorsed by Council for exhibition on 9 December 2014. The Study phase provides the following:

- Summary of the coastal hazard assessment for beaches between Forresters and Patonga;
- Consideration of all feasible management options to address current and future coastal risk (including climate change); and
- Identification of suitable management responses with consideration of the social, economic, aesthetic, recreational and ecological issues associated with land use along the coastline.

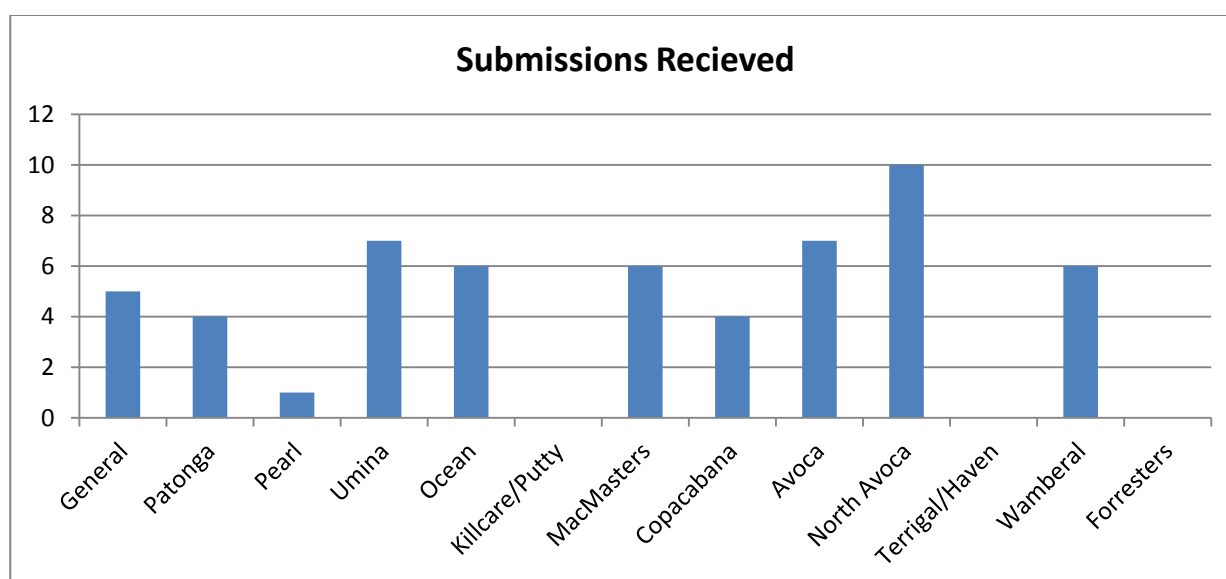
The document has been developed in conjunction with the Coastal Sub-committee which includes beachfront residents, community representatives from other locations in the LGA, special interest groups, NSW Government officers and Council staff. The Draft Study been developed in line with the NSW Governments Guidelines for Preparing Coastal Zone Management Plans (2013) and with the assistance of the NSW Coastal Management Program.

Consultation summary:

- Draft Study document available for community review between 15 January and 15 February 2015.
- The Draft Study document was made available in hardcopy format at Council's Erina, Gosford, Kincumber and Woy Woy customer service centres during normal business hours.
- The Draft Study document was also available in the Items on Exhibition section of Councils webpage during exhibition.
- Letters sent to 949 property owners identified as being affected by DCP Chapter 6.2 (Coastal Frontage) on 17 December 2014.
- Media Release distributed (week of 12 January 2015)
- Promotion of exhibition in Central Coast Express Advocate via Gosford Connect – general info on exhibition (week of 19 January 2015)
- Media alert (week of 26 January 2015)
- Promotion of exhibition in Central Coast Express Advocate via – specific info on exhibition to include detail/timing of exhibition events (week of 26 January 2015)
- More than 270 people attended a series of 3 hour community forums which were held as follows:

Beach	Attendees	Date	Venue
Pearl	64	Monday 2 February 2015	Pearl Beach Progress Hall
Patonga, Umina/Ocean & Killcare/Putty	82	Tuesday 3 February 2015	Umina SLSC
Macmasters/Copacabana	32	Wednesday 4 February 2015	Copacabana SLSC
South/North Avoca	40	Thursday 5 February 2015	North Avoca SLSC
Terrigal/ Wamberal/Forresters	51	Monday 9 February 2015	Terrigal SLSC

Council received a total of 56 submissions from groups and individuals across the study area as identified in the following Table:



Key issues raised (in no particular order):

- Sea Level Rise – overly conservative, need to use latest IPCC (AR5 Report Findings), Whitehead (South Coast) report.
- Consultation – too short, lack of open forum, inability for community to understand complex issues in short timeframe
- Methodologies - Application of acceptable risk development line, planning period to include design life, question of Bruun Rule, questions on economic assessment and social valuing.
- Funding – need for state and federal support, transfer of costs onto communities, how will costs be distributed
- Development restrictions - unfair restrictions proposed, lack of community involvement in decision-making, positioning of building line vs hazard line?
- Clarifications - event probability, consequences of loss, hazard line impact.
- Property value - concern regarding the potential impact of hazard lines and planning process on property values.
- Dune management – widely supported for all beaches, some concerns over species selection and view maintenance,
- Support for engineered solutions – creation of development potential while ensuring landowner understanding of insurance and risk.

Summary of submissions received:

Submission	Issues raised In general submissions	How addressed
GEN1	Id of land tenure for options in CZMP	<ul style="list-style-type: none"> Noted to be addressed in CZMP
	Id of responsibility for implementation in CZMP	<ul style="list-style-type: none"> Noted to be addressed in CZMP
GEN2	N/A - Lobster Beach	<ul style="list-style-type: none"> Lobster Beach is not within the Study area for this CZMP
GEN3	Methodology	<ul style="list-style-type: none"> Further work on economic assessment has been carried out and assumptions used further clarified.
	Question SLR projections	
	Clarification of Planned retreat vs ownership transfer etc	
	Assumptions in economic assessment	
GEN 4	Question SLR projections	<ul style="list-style-type: none"> New SLR projections have been adopted by Council which will be considered in finalising the CZMP Wamberal TPS is one of the options to be carried forward to the CZMP Engineered solutions have been included as management options where appropriate Funding models have been discussed in the Study but these will be further developed in the CZMP and as a result of the NSW Government Stage 2 coastal management reforms.
	149c Notifications	
	Engineered solutions	
	Funding – inability to source for implementation	
	Concern for impact on property values	
	Wamberal TPS protection of public infrastructure	
	Transparency	
	Duty of Care	
	Consultation timeframe/process	
	Clarification	
GEN5	Consultation timeframe/process	<ul style="list-style-type: none"> New SLR projections have been adopted by Council which will be considered in finalising the CZMP Limited consent planned retreat and voluntary acquisition not recommended for inclusion in CZMP due to community opposition Engineered solutions have been included as management options where appropriate The use of a defined building line has been recommended at beaches subject to coastal hazards impacting landuse and development. Funding models have been discussed in the Study but these will be further developed in the CZMP and as a result of the NSW Government Stage 2 coastal management reforms.
	Clarification	
	Lack of Councillor involvement	
	Funding – apportioning of costs	
	Concern for impact on property values	
	Question SLR projections	
	Support dune management, beach scraping and where necessary protection	
	Oppose limited consent, planned retreat and voluntary acquisition	
	Support defined building line on all beaches	

Patonga Beach

Submission	Issues raised	How addressed
GEN5	Support beach scraping	<ul style="list-style-type: none"> • Beach scraping included as a CZMP action. • Investigation of feasibility of improving Patonga Creek entrance included as an option.
	Safety issues for Patonga Creek Entrance need to be addressed	
PA1	Support for dune management	<ul style="list-style-type: none"> • Dune vegetation management included as a recommended action.
	Need to better consider vegetation species selection in dune management	
PA2	Oppose option to relocate road	<ul style="list-style-type: none"> • Relocation of the road has been removed as an option. • Relocation of the carpark has been retained as a future action.
	Support for relocation of car park in front of the Eve Williams Memorial Oval	
PA3	Drainage/flooding	<ul style="list-style-type: none"> • Uploading of flood/inundation information onto Council's website for access by property owners has been included as a management action. • Post storm beach scraping to assist natural recovery of the dune and repair scour caused by stormwater discharge
PA4	Support for sand relocation to improve entrance navigation/safety and beach width	<ul style="list-style-type: none"> • Post storm beach scraping to assist natural recovery of the dune and repair scour caused by stormwater discharge • Investigation of feasibility of improving Patonga Creek entrance included as an option.
	Clarification required for frequency of inundation via s.149 Certificates.	

Pearl Beach

Submission	Issues raised	How addressed
GEN5	Support protection, dune management, development controls and beach scraping	<ul style="list-style-type: none"> All these options included as management actions.
	Oppose limited consent, voluntary acquisition or relocation	<ul style="list-style-type: none"> Limited consent, planned retreat and voluntary acquisition not recommended for inclusion in CZMP due to community opposition
	Further investigation for nourishment	<ul style="list-style-type: none"> Further investigation of nourishment has been included as an action
PE1	Need to include rock (swimming) pool and protection mechanisms in planning	<ul style="list-style-type: none"> Management action to monitor and repair rock pool as needed has been included
	Need to address erosion in S corner	<ul style="list-style-type: none"> Management action to address erosion caused by meandering of creek entrance in southern corner of the beach has been included.

Umina Beach

Submission	Issues raised	How addressed
GEN5	Support dune management, development controls and beach scraping	<ul style="list-style-type: none"> All these options included as management actions.
	Further investigation for nourishment	
UM1	Support tipper structure extended for southern bank	<ul style="list-style-type: none"> Option included as management action.
UM2	Support tipper structure extended for southern bank	<ul style="list-style-type: none"> Option included as management action.
	Support beach scraping	<ul style="list-style-type: none"> Option included as management action.
UM3	Need to better define precincts/irregularities	<ul style="list-style-type: none"> Beach has been defined into four new precincts instead of the original two. Monitoring of dunes included as management action. Berith Street outlet now specifically mentioned in list of management actions
	Suggested need for survey of dunes	
	Opposed to any path construction parallel to the beach	
	Community opposition to consolidation of access ways	
	Need to include management of SW outlet on Berith St	
	Proposal to not fence seaward side of dunes	
	Use sediment in BW entrance for coastal protection	
UM4	Need to better define precincts/irregularities	<ul style="list-style-type: none"> Beach has been defined into four new precincts instead of the original two. Monitoring of dunes included as management action. Additional suggested options now largely included in list of recommended management actions. Where suggested options have not been included the reasons for not including them are discussed in Section 9.3 of the Study report. Assist/encourage community groups with dune management actions including Dunecare/Bushcare is strongly supported and included as a management action. Recommendation to protect dunes from inappropriate development strongly supported.
	Opposed to any path construction parallel to the beach	
	CZMP to specifically state, Lot 7175/1066208 and Lot 7002/1122309 to be designated as a buffer zone, and no nonessential development to be allowed	
	Continue with current Coastal Frontage controls around Umina/Ocean Beach including but not limited to Floor level controls and offsets from the 100 year hazard zone	
	Stringent controls on major developments seaward of West Street (excluding SLSCs)	
	Expand section 3-3 of the GCC LEP to specifically cover "foredune" protection in line with the NSW Coastal Policy	
	The two Crown Lots (foredunes) 7175/1066208 and 7002/1122309 to be rezoned from RE1 Recreation to E2 Conservation.	
	The two Crown Lots (foredunes) 7175/1066208 and 7002/1122309 to be added to the Coastal Frontage map in the DCP.	
	Install sand trapping fencing in the vicinity of the SLSCs	
	Assist/encourage community groups with dune management actions including Dunecare/Bushcare	
	Do not replace the seaward fence public fencing on the dunes	
	Monitor storm run-up levels and dune erosion	
	Improve catchment controls and pollutant traps	

Submission	Issues raised	How addressed
UM4 cont'	and integrate with stormwater management	
	Reform dunes after major storms including maintenance of the dune crest above the level of wave runup to prevent wave runup reaching the beachfront buildings.	
	Use of Beach Nourishment techniques at the eastern and western ends of the beach	
	Maintain Public Access way fencing and ensure that existing access ways are maintained in a 'dog leg' fashion to prevent 'wind tunnelling' and sand erosion.	
	Repair and maintain dune vegetation	
	Minimise disturbance to dunes	
	Implement a weed management plan	
	Complete a vegetation profile for the Umina and Ocean Beach and support the natural vegetation profile.	
	Increase information signage near surf clubs on the ecology and history of Umina/Ocean Beach	
	Construction of a disabled beach access point outside Ocean Beach SLSC	
	Implement traffic control techniques to facilitate easy risk free pedestrian access for major events including the Surf Life Saving carnivals.	
	Improve shade areas around the grassed areas and car parks near the SLSCs	
	Maintain current signage and facilities on a regular basis including graffiti removal	
	Use of low vegetation along beach dunes and foreshore	
	Development of local area (Umina/Ocean Beach) online fact sheets and encourage local educational programs in schools regarding the dunes and waste impacts	
Install sand trapping fencing or other appropriate controls in beach access points where sand blowout occurs.		
Work with the Central Coast Surf Life Saving organisation to look at ways to support SLSA's EcoSurf policy in the region – incl. Ocean and Umina Surf Life Saving clubs.		
UM5	Issues raised relevant to Ocean Beach	
UM6	Support for dune management activities	<ul style="list-style-type: none"> • Assist/encourage community groups with dune management actions including Dunecare/Bushcare is strongly supported and included as a management action. • Recommendation to protect dunes from inappropriate development strongly supported.
	Opposition to development on dune system.	

Submission	Issues raised	How addressed
UM7	Concerns on vehicle activity on beach- impact on dunes and beach ecology	<ul style="list-style-type: none"> Assist/encourage community groups with dune management actions including Dunecare/Bushcare is strongly supported and included as a management action. Recommendation to protect dunes from inappropriate development strongly supported.
	Opposed to beach raking	
	Proposed alteration in access track alignment to minimise sand blow	

Ocean Beach

Submission	Issues raised	How addressed
GEN5	Support dune management, development controls and beach scraping	<ul style="list-style-type: none"> All these options included as management actions.
	Further investigation for nourishment	
UM5	<p>Concern with SW erosion/pollution at OB SLSC. Support for actions:</p> <ul style="list-style-type: none"> O2.1 Monitor existing erosion protection works in front of Ocean Beach SLSC. O2.4 Investigate installation of stormwater energy dissipation to reduce discharge velocities at outlet. O2.5 Post-storm beach scraping to assist natural recovery of the dune and repair scour caused by stormwater discharge. 	<ul style="list-style-type: none"> All these options included as management actions.
	<p>Concern with erosion at Ettalong Point. Support need for Management Options:</p> <ul style="list-style-type: none"> O2.2 Repair of beach access ways and revegetation of dunes following erosion in a large storm event. O2.3 Beach scraping following storm event to build dune crest level and revegetation. O2.2 Encourage and assist Dunecare group to maintain and revegetate dune after a storm. 	
OC1	Concern with erosion at Ettalong Point. Suggestion for protection of Ettalong Point via seawall structure	<ul style="list-style-type: none"> Specific management actions to address erosion issues at Ettalong Point now included.
OC2	Concern with erosion at Ettalong Point incl. public safety. Suggestion for protection of Ettalong Point via seawall structure	<ul style="list-style-type: none"> Specific management actions to address erosion issues at Ettalong Point now included.
OC3	Support dune management	<ul style="list-style-type: none"> Specific management actions to address erosion issues at Ettalong Point now included. Assist/encourage community groups with dune management actions including Dunecare/Bushcare is strongly
	Issues with tree vandalism	
	Opposed to seawall construction	
	Opposed to beach raking	
	Support for community education	

Submission	Issues raised	How addressed
		<p>supported and included as a management action.</p> <ul style="list-style-type: none"> Community education strongly supported
OC4	Concern with erosion at Ettalong Point incl. public safety and impact on infrastructure/property	<ul style="list-style-type: none"> Specific management actions to address erosion issues at Ettalong Point now included. Assist/encourage community groups with dune management actions including Dunecare/Bushcare is strongly supported and included as a management action.
	Support dune management (review species selection/inadequacy)	
	Possible expansion and maintenance of current pathway	
OC5	Concern with erosion at Ettalong Point	<ul style="list-style-type: none"> Specific management actions to address erosion issues at Ettalong Point now included. Specific action included to undertake a vegetation profile at Umina and Ocean beaches. Assist/encourage community groups with dune management actions including Dunecare/Bushcare is strongly supported and included as a management action.
	Support dune management (review species selection/inadequacy)	
OC6	Support dune management	<ul style="list-style-type: none"> Specific management actions to address erosion issues at Ettalong Point now included. Assist/encourage community groups with dune management actions including Dunecare/Bushcare is strongly supported and included as a management action.
	Concern for public safety	
	Support for consolidation of dune access ways, fencing and appropriate signage.	

Killcare/Putty Beach

Submission	Issues raised	How addressed
GEN5	Support for protection	<ul style="list-style-type: none"> Erosion protection works for surf club proposed as an action if supported by results of geotechnical investigation. Beach scraping included as a management action.
	Potential for beach scraping and beach nourishment	

MacMasters Beach

Submission	Issues raised	How addressed
GEN5	Support investigation of existing protection integrity	<ul style="list-style-type: none"> All these options included as management actions.
	Support for geotechnical investigation	
	Support development controls and a mixture of protection works	
	Potential for beach scraping and beach nourishment	
MAC1	Concerned with aesthetics of abandoned building	
MAC2	Confirmation of shallow beach depth adjacent at SLSC with bedrock protecting site	<ul style="list-style-type: none"> All these options to improve beach amenity supported and included as management actions. Relocation of the surf club removed as an option due to opposition from key stakeholders.
	Support for further geotechnical observation	
	Support for rock protection at SLSC (but dispute costing)	
	Erosion of bank needs to also consider overland flows, foot traffic adjacent to the public shower near the tidal pool (due to a gap in the safety fence) and overflow off the public shower .	
	Suggest erosion to be addressed by: <ul style="list-style-type: none"> Revegetation of the existing bare areas of the bank. Closing the gap in the existing fence to exclude foot traffic (and revegetation of the existing informal track), and Piping of the runoff from the public shower to a discharge point that does not cause erosion. 	
Opposition to relocation of the surf club		
MAC3	Infrastructure relocation should include power poles	<ul style="list-style-type: none"> Stormwater runoff management actions and protection options have been proposed as management actions.
	Seawall as proposed could be extended to protect Norfolk Island Pine and incorporate pedestrian boardwalk and viewing platforms	
	Concern over performance of sewage outfall during storm events and water quality generally.	
MAC4	Support for relocation of SLSC	<ul style="list-style-type: none"> Relocation of the surf club removed as an option due to opposition from key stakeholders. Stormwater runoff management actions and protection options have been proposed as management actions. Contamination issues may preclude allowing sand from development to be put back into the beach system although idea is supported in principle. Management action specific to lagoon has been included linking
	Support for relocation of children's playground	
	Gerda Road stormwater pipe scour needs addressing	
	Warri Cres stormwater pipe scour needs addressing	
	Suggestion to allow (clean) sand from development to be placed into beach system	

Submission	Issues raised	How addressed
	Illegal lagoon openings	back to Gosford Coastal Lagoons CZMP. This would include entrance management and public education about illegal lagoon openings.
MAC5	Concerns with stormwater scour	<ul style="list-style-type: none"> • Relocation of the surf club removed as an option due to opposition from key stakeholders. • Stormwater runoff management actions and protection options have been proposed as management actions. • Management action specific to lagoon has been included linking back to Gosford Coastal Lagoons CZMP. This would include entrance management and public education about illegal lagoon openings.
	Support for relocation of SLSC	
	Illegal lagoon openings	
MAC6	Support for dune management	<ul style="list-style-type: none"> • Specific management actions included to address dune management. • Management action specific to lagoon has been included linking back to Gosford Coastal Lagoons CZMP. • Beach scraping has been include as a management action.
	Support for review of Lagoon Opening Processes	
	Support for beach scraping adjacent to lagoon	
	Need for identified Council contact	

Copacabana Beach

Submission	Issues raised	How addressed
GEN5	Support development controls and a mixture of protection works	<ul style="list-style-type: none"> All these options included as management actions.
	Potential for beach scraping and beach nourishment	
CO1	Support for beach scraping adjacent to lagoon	<ul style="list-style-type: none"> All these options included as management actions. Contamination issues may preclude allowing sand from development to be put back into the beach system although idea is supported in principle.
	Support for dune management	
	Suggestion to allow (clean) sand from development to be placed into beach system	
CO2	Copacabana Foreshore Master Plan focussed	<ul style="list-style-type: none"> Specific beach amenity issues dealt with in Copacabana Foreshore Master Plan
CO3	Copacabana Foreshore Master Plan focussed	<ul style="list-style-type: none"> Specific beach amenity issues dealt with in Copacabana Foreshore Master Plan
CO4	Suggestion to remove development restrictions for commercial area west of Del Monte PI	<ul style="list-style-type: none"> Development restrictions have been clarified to be based on a defined building line to be developed as part of the CZMP. This will likely preclude specific restrictions on development in the commercial zone.

Avoca Beach

Submission	Issues raised	How addressed
GEN5	Emergency protection works should be permitted, encouraged and co-ordinated	<ul style="list-style-type: none"> Emergency protection works are permitted under NSW legislation at authorised locations. Protection works identified as an option. Beach scraping and investigation of beach nourishment feasibility identified as management actions.
	Support for development controls and a mixture of protection works are proposed	
	Potential for beach scraping and beach nourishment	
AV1	Concern regarding SW scour adjacent to Pines public safety	<ul style="list-style-type: none"> Specific management action to address stormwater scour at the pine trees included. New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP
	Concern with SW pollution into rock pool at southern end of beach	
	Question SLR projections	
	Concern for impact on property values	
AV2	Question SLR projections	<ul style="list-style-type: none"> New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP
	Questioning coastal assessment methodology (Bruun Rule)	
	Concern for impact on property values	
	Need for Government consistency and cooperation	
AV3	Need to better consider vegetation species selection	<ul style="list-style-type: none"> Dune management and understanding of the beach vegetation profile included as management actions.
	Support dune management (review species selection/inadequacy)	
AV4	Question SLR projections	<ul style="list-style-type: none"> New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP
	Questioning coastal assessment methodology (Bruun Rule)	
AV5	Support for planning horizons but emphasis should be on asset classes/life	<ul style="list-style-type: none"> Further discussion on planning horizons added to report. Aggregate risk to LGA-wide assets developed in Appendix 2. Issues raised including public education, updating of the Plan and framework for funding now discussed in Section 9 of the Study report. Design development controls to be based on a defined building line to be developed as part of the CZMP.
	Support for SLR projections	
	Need to propose a practical approach for regular updates of the CZM Plan and Development Control Plan	
	Need to identify aggregate risk to assets across LGA	
	Need for framework for the distribution of costs associated with management measures between public and private interests	
	Need to describe implications of non-insurability of properties against damage from the sea (also via a community education program)	
	Single exposition is needed to lay out the basis behind the location and design development controls	
	Need for a community education and information program	
AV6	Concerned with protection and prevention of further erosion to the iconic pine trees along Avoca Beach	<ul style="list-style-type: none"> Specific management action to address stormwater scour at the

Submission	Issues raised	How addressed
	Support for dune management and sand scraping	<p>pine trees included</p> <ul style="list-style-type: none"> • Beach scraping and dune management identified as management actions.
AV7	Consultation timeframe/process	<ul style="list-style-type: none"> • New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP • Community education and information raised as a management action in Section 9 of the Study report.
	Question SLR projections	
	Need for a community education and information program	

North Avoca Beach

Submission	Issues raised	How addressed
GEN5	Protection works at North Avoca is supported.	<ul style="list-style-type: none"> All these options included as management actions.
	Need to manage stormwater scour	
	Need to focus on short- medium term solutions	
	Support for dune and stormwater management	
NA1	Support for beach scraping, beach nourishment or dune management/revegetation	<ul style="list-style-type: none"> All these options included as management actions. Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms Further discussion on economic assessment added Community education and information raised as a management action in Section 9 of the Study report.
	Consultation timeframe/process	
	Need to describe funding arrangements (incl. Council sinking fund)	
	Need for better description of costs/benefits (taxes, rates etc)	
	Concern for impact on property values	
	Need for a community education and information program	
NA2	Need for government spending on coastal management	<ul style="list-style-type: none"> Further discussion on economic assessment added New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP “Do nothing” and planned retreat have not been recommended for inclusion in the CZMP Design development controls to be based on a defined building line to be developed as part of the CZMP so as to not adversely impact on development potential while at the same time recognising the affectation by coastal hazards. Management measures supported have been included as actions.
	Need for better description of costs/benefits (taxes, rates etc)	
	Concern for impact on property values	
	Question SLR projections	
	Questioning coastal assessment methodology (applying worst case scenario)	
	Oppose do nothing and/or planned retreat	
	Need for triggers (i.e. measured SLR)	
	Support for beach nourishment and dune management	
	Support for long term protection	
	Support use of temporary (geobag) structures at lagoon entrances	
	Support for status quo through existing conditions	
NA3	Need to describe funding arrangements (incl. Council sinking fund)	<ul style="list-style-type: none"> Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms Further discussion on economic assessment added
	Support for dune management/revegetation	
	Need for better description of costs/benefits (taxes, rates, tourism etc)	
	Concern for impact on property values	

Submission	Issues raised	How addressed
NA4	Concern over different approach proposed along beach (south vs north of view St)	<ul style="list-style-type: none"> This concern would be allayed by definition of design development controls to be based on a defined building line to be developed as part of the CZMP. The aim of the line would be to not adversely impact on development potential while at the same time recognising the affectation by coastal hazards.
NA5	Question SLR projections	<ul style="list-style-type: none"> New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP
	Clarification required for frequency of inundation via s.149 Certificates	<ul style="list-style-type: none"> Design development controls including use of deep piled foundations are to be based on a defined building line to be developed as part of the CZMP. The aim of the line would be to not adversely impact on development potential while at the same time recognising the affectation by coastal hazards
	Support for purchase of properties	<ul style="list-style-type: none"> Purchase of properties found to be prohibitively expensive.
	Consultation timeframe/process	
	Support for piling and engineered design	
NA6	Suggested need for sensitivity analysis presented to help evaluate the impact of the assumptions on the Risk Lines	<ul style="list-style-type: none"> Risk analysis addressed in Coastal Process and Hazard Definition Study. The recommended use of a defined building line for development control reduces the importance of finessing the exact location of the hazard lines.
	Suggested need for clarity on the assumptions of hazard Lines	
	Question SLR projections	
	Support for piling and engineered design	
	Support for dune management/revegetation	
	Support for status quo through existing conditions	<ul style="list-style-type: none"> New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP
	Consider including a requirement for buildings to maintain safe access and services connections should an erosion event temporarily remove sub-floor sand	<ul style="list-style-type: none"> Design development controls including use of deep piled foundations are to be based on a defined building line to be developed as part of the CZMP. The aim of the line would be to not adversely impact on development potential while at the same time recognising the affectation by coastal hazards
	Opposed to restriction on development westward of 2050 hazard line	
	Support for allowing development south of NA SLSC to replicate the design features of the Surf Club and be built 10 metres or more seaward of the 2050 Slope Adjustment line	
	Questioning validity of photogrammetric analysis	
	Support for seawall north of NA SLSC in longer term	
	Perception that Council are actively trying to stop development	<ul style="list-style-type: none"> Requirement for buildings to maintain safe access and services connections should an erosion event temporarily remove sub-
Clarification required for frequency of inundation via s.149 Certificates		

Submission	Issues raised	How addressed
		<p>floor sand has been included as a management action</p>
NA7	Question SLR projections	<ul style="list-style-type: none"> • New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP • Design development controls including use of deep piled foundations are to be based on a defined building line to be developed as part of the CZMP. The aim of the line would be to not adversely impact on development potential while at the same time recognising the affectation by coastal hazards
	Concern for impact on property values	
	Support for piling and engineered design	
	Council limits beachfront development to the existing building lines	
NA8	Question SLR projections	<ul style="list-style-type: none"> • New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP • Dune management/revegetation included as a management action • Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms
	Support for dune management/revegetation	
	Need to describe funding arrangements	
NA9	Clarification required for frequency of inundation via s.149 Certificates.	<ul style="list-style-type: none"> • New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP • Further discussion on economic assessment added. • Design development controls including use of deep piled foundations are to be based on a defined building line to be developed as part of the CZMP. The aim of the line would be to not adversely impact on development potential (hence recognising the economic impact of overly restrictive development) while at the same time recognising the affectation by coastal hazards
	Support for application of 2050 hazard/risk response	
	Suggested need for clarity on the assumptions of hazard Lines	
	Need to fully identify costs for development restrictions (industry, tourism, revenues, personal)	
	Opposed to restriction on development westward of 2050 hazard line	
	Support for allowing development south of NA SLSC to replicate the design features of the Surf Club and be built 10 metres or more seaward of the 2050 Slope Adjustment line	
	Support for engineered design	
	Support for seawall north of NA SLSC in longer term	
Must be based on a full understanding of the hazard assessment parameters and the cumulative risk – not just a 1% storm		

Submission	Issues raised	How addressed
NA10	Need to fully identify costs for development restrictions (industry, tourism, revenues, personal)	<ul style="list-style-type: none"> • New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP • Further discussion on economic assessment added. Design development controls based on a defined building line to be developed as part of the CZMP recognises the economic impacts of overly restrictive development in that the line would not adversely impact on development potential while at the same time recognising the affectation by coastal hazards.
	Question SLR projections	
	Support for engineered design	

Terrigal Beach/Haven

Submission	Issues raised
	No submissions received

Wamberal Beach

Submission	Issues raised	How addressed
GEN5	Allowing development landward of a specially defined building line or Immediate Zone of Slope Adjustment with piled foundations into the 2100 Stable Foundation Zone is fully supported	<ul style="list-style-type: none"> Design development controls including use of deep piled foundations are to be based on a defined building line to be developed as part of the CZMP. The aim of the line would be to not adversely impact on development potential while at the same time recognising the affectation by coastal hazards Planned retreat removed as an option Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms Investigation of beach nourishment included as management action. Beach scraping would not be technically feasible at a high energy beach such as Wamberal.
	Concern over financial /funding burden on property owners	
	revetment could be designed to improve public amenity and access to the beach	
	beach scraping, beach nourishment and dune stabilisation are strongly supported	
	Planned retreat opposed	
NA2	Work should commence immediately on constructing a buried seawall	<ul style="list-style-type: none"> Terminal protection has been put forward as a management action for the CZMP.
WA1	Concern for impact on property values	<ul style="list-style-type: none"> Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms Terminal protection has been put forward as a management action for the CZMP. New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP
	Question SLR projections	
	Questions risk assessment	
	Funding – apportioning of costs	
	Support for revetment wall	
	Consultation timeframe/process	
WA2	Inability to protect property individually	<ul style="list-style-type: none"> Further discussion on potential funding arrangements added to report but this partly depends on

Submission	Issues raised	How addressed
	Public safety/aesthetic concerns with Norfolk Island Pines vulnerable to collapse	<p>outcomes of NSW Government Stage 2 Coastal Management Reforms</p> <ul style="list-style-type: none"> • Protection of property on an individual basis would have an unacceptable impact on adjacent areas – protection as a strategy needs a coordinated approach.
	Funding – new approach require (lobbyists, PR experts)	
WA3	Concern for impact on property values	<ul style="list-style-type: none"> • Terminal protection has been put forward as a management action for the CZMP. • Dune management included as a management action • Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms • New SLR projections have been recently adopted by Council which will be considered in finalising the CZMP
	Support for revetment wall	
	Funding – apportioning of costs	
	Question SLR projections	
	Need for Statewide leadership/consistency	
	Support status quo/do nothing	
WA4	Support for revetment wall	<ul style="list-style-type: none"> • Terminal protection has been put forward as a management action for the CZMP. • Dune management included as a management action • Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms
	Support for dune management	
	Funding – apportioning of costs	
WA5	Support for revetment wall (with public access)	<ul style="list-style-type: none"> • Terminal protection has been put forward as a management action for the CZMP. • Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms
	Funding – apportioning of costs	
WA6	Funding – apportioning of costs (incl. Council sinking fund)	<ul style="list-style-type: none"> • Further discussion on potential funding arrangements added to report but this partly depends on outcomes of NSW Government Stage 2 Coastal Management Reforms

Forresters Beach

Submission	Issues raised	How addressed
GEN5	All options are strongly supported	<ul style="list-style-type: none">• Geotechnical investigation to determine the Zone of Reduced Foundation Capacity together with monitoring have been included as management actions.
	Geotechnical investigation to determine the Zone of Reduced Foundation Capacity together with monitoring should also proceed	