

TABLE OF CONTENTS:

1	INTRODUCTION.....	2
1.1	LAND TO WHICH THIS PLAN APPLIES.....	2
1.2	CHARACTER STATEMENT	2
1.3	COASTAL DEVELOPMENT	2

1 INTRODUCTION

The purpose of this Area Plan is to ensure the implementation of the Lake Macquarie Coastline Management Plan, which was adopted by Council in June 1999. This Area Plan will ensure that development in the Coastal area addresses the matters identified in the Lake Macquarie Coastline Management Plan.

Lake Macquarie Coastline runs from Moonee Beach in the south to Glenrock Lagoon in the north. The inland extent is variable up to 600m from the mean high-water mark. This area is defined by the Coastal Risk Map in the Lake Macquarie Local Environmental Plan 2014.

This area plan provides guidance for development in the Coastal Risk Area of the Lake Macquarie Coastline. Development within the Coastal Risk Area is also subject to relevant State policies.

1.1 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land within the Coastal Risk Area identified on the Coastal Risk Map in Lake Macquarie Local Environmental Plan 2014.

1.2 CHARACTER STATEMENT

The coastline is comprised of a little more than 19 kilometres of beaches and 14 kilometres of sea cliffs and bluffs. Only around 4 kilometres of the Lake Macquarie Coastline is backed by urban development that is within 200 meters of high-water mark. The remainder of the coastline is largely in a natural or undeveloped state and contains areas of significant ecological, physical, and visual variety.

In recognition of the significance of the Lake Macquarie Coastline and the desire of the community to have it remain in a largely natural condition, Lake Macquarie Council adopted a Coastline Management Plan in June 1999 that deals with the issues of:

- coastal hazards,
- ecology,
- heritage and archaeological,
- recreational amenity,
- visual amenity, and
- commercial and tourism activities.

The purpose of the Area Plan is to ensure that the Coastal Risk Area (land seaward of the immediate coastal hazard planning line) remain undeveloped, with only minimal intrusion into an otherwise natural area.

The Coastline Management Plan will be reviewed and updated as required.

1.3 COASTAL DEVELOPMENT

Objectives

- a. To ensure consideration and implementation of the Management Plan for the coastline adopted by Council.
- b. To ensure consideration of coastal hazards.
- c. To ensure that development in the Coastal Risk Area does not compromise the values of this area.
- d. To protect and enhance the special physical, ecological, heritage and archaeological, recreational amenity, visual amenity aspects of the Lake Macquarie Coastline.

Controls

1. Development should comply with a Management Plan for the coastline adopted by Council and/or any Plan of Management relating to the coastline or a coastal reserve.
2. Development must be consistent with the Coastal Impact Zone as identified in a Management Plan for the coastline adopted by Council.
3. Structures and buildings must be located outside the 100-year coastal hazard planning lines unless the development is for a purpose that cannot be effectively conducted outside the coastal hazard planning lines.
4. Development must not result in the expenditure of public funds for coastal protection works within the 100-year planning period.
5. Development must not preclude public access to the coastline.
6. Development should facilitate the coastal walk corridor and provide educational opportunities.
7. Development must minimise disturbance and should not result in a net loss of native vegetation.
8. Development should result in conservation and enhancement of the coastal corridor.
9. Development on land adjoining or adjacent to the Coastal Risk Area must be consistent with the effective conservation of the coastal corridor and cultural heritage within the zone and the provision of the coastal walk and public access to and from the area.
10. Development on land adjoining or adjacent to the Coastal Risk Area and associated coastal hazard lines identified on the Coastal Risk Map must ensure the protection of the Coastal Risk Area from adverse impacts on scenic amenity, visual values or adverse impacts arising from any stormwater, runoff, erosion and sedimentation, pollution, weed infestation, feral or domestic animals, chemicals and the like.