

State Environmental Planning Policy No.14: Coastal Wetlands

The aim of this policy is to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the State.

Restriction on development of certain land under SEPP No 14

- (1) In respect of land to which this policy applies, a person shall not:
- clear that land,
 - construct a levee on that land,
 - drain that land, or
 - fill that land,
- except with the consent of the council and the concurrence of the Director.

(2) In considering whether to grant concurrence under subclause (1), the Director shall take into consideration:

- the environmental effects of the proposed development, including the effect of the proposed development on:
 - the growth of native plant communities,
 - the survival of native wildlife populations,
 - the provision and quality of habitats for both indigenous and migratory species,
 - the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding area, including salinity and water quality,
- whether adequate safeguards and rehabilitation measures have been, or will be, made to protect the environment,
- whether carrying out the development would be consistent with the aim of this policy,
- the objectives and major goals of the "National Conservation Strategy for Australia"
- whether consideration has been given to establish whether any feasible alternatives exist to the carrying out of the proposed development (either on other land or by other methods) and if so, the reasons given for choosing the proposed development,
- any representations made by the Director of National Parks and Wildlife in relation to the development application, and
- any wetlands surrounding the land to which the development application relates and appropriateness of imposing conditions requiring the carrying out of works to preserve or enhance the value of those surrounding wetlands.

(3) Pursuant to section 29 of the Act, development for which consent is required by subclause (1) is declared to be designated development for the purposes of the Act.

Objectives of Zone 1(c)

- To provide opportunities for small scale agricultural activity
- To provide residential opportunities while retaining the scenic quality and overall character of the land and the environmental quality of any adjoining waterways, wetlands, rainforest or other environmentally sensitive areas
- To ensure that environmental impacts of development and the impact of development on land or activity in surrounding zones are fully considered in advance of any significant development.
- To ensure that development is compatible in scale and density with the level of essential public services and facilities to be provided
- To permit a variety of uses where these are compatible with small scale rural activity or require a location outside urban areas or villages, and
- To permit the provision, expansion or maintenance of utility services within this zone.

Developments permissible without consent are:

Agriculture, dwelling-house or dual occupancy not exceeding two storeys on a lot created by a subdivision approved by the Council after the appointed day and on which not more than one dwelling is already erected, forestry (only on Crown timber land) home occupations.

Zone No. 7(a) Environmental Protection (Wetlands)

The objectives of this zone are:

- To protect freshwater and estuarine wetlands and enable them to continue to function as breeding and feeding areas for birdlife, fish and shellfish;
- To ensure the ecological, scenic and environmental attributes of functioning wetlands are not altered;
- To encourage and promote rehabilitation of previously disturbed wetlands;
- To contribute to the implementation of State Environmental Planning Policy No.14: Coastal Wetlands

Activities permitted without consent:

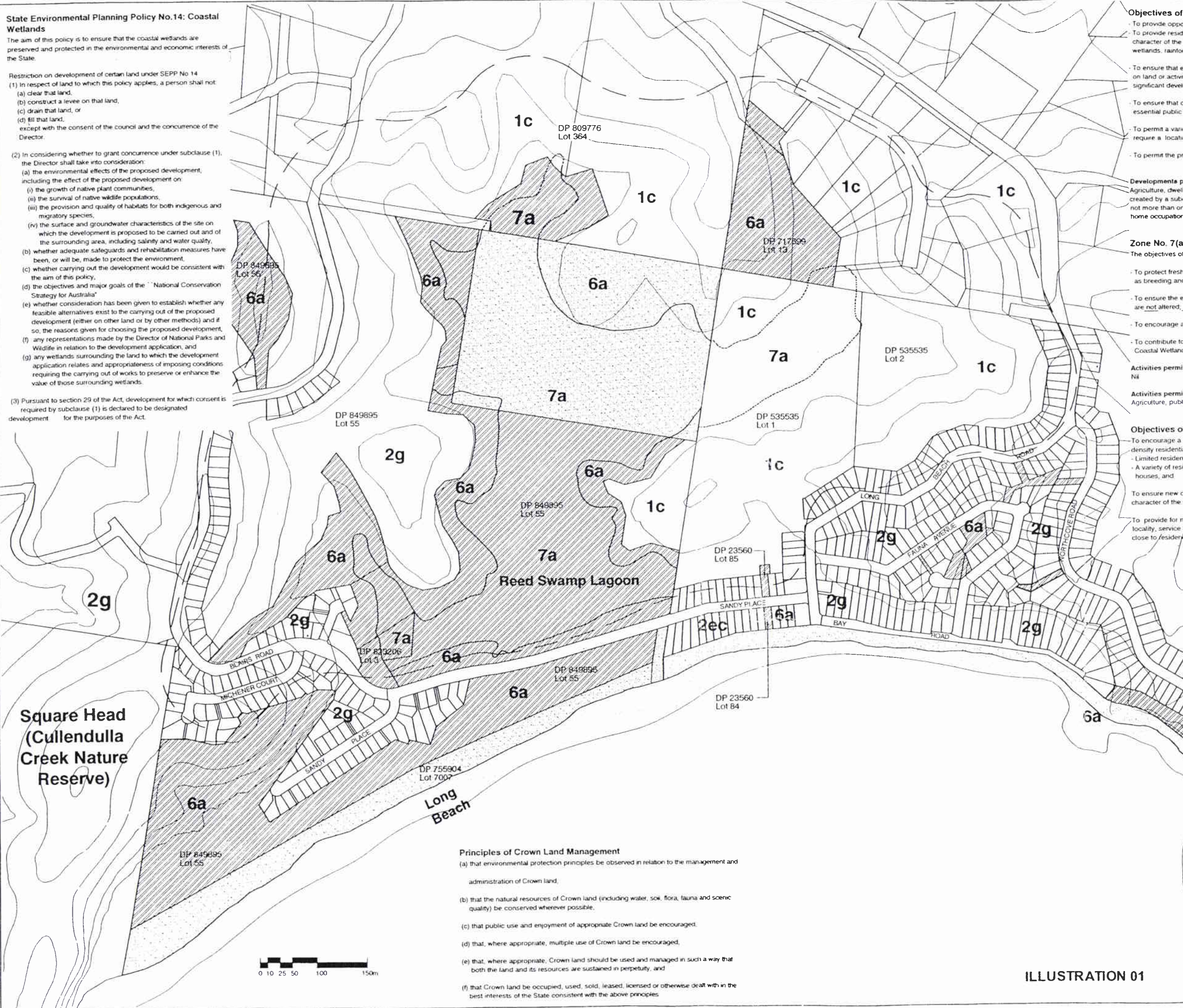
Nil

Activities permitted with consent:

Agriculture, public utility undertakings, recreation areas, roads, utility installations

Objectives of 2g Residential

- To encourage a variety of residential development, while maintaining a generally low density residential character, by permitting:
 - Limited residential uses, and
 - A variety of residential uses in small scale buildings comparable to single dwelling-houses, and
- To ensure new development in the zone has regard to the beneficial features of the character of the area in which it is proposed, and
- To provide for non-residential uses that are compatible with other land uses in the locality, service local residents or, in the case of public authority premises, need to be close to residences in the zone.



LEGEND

- Council Land
- Crown Land
- 1c** 1(c) Rural Small Holdings
- 2g** 2(g) Residential
- 6a** 6(a) Public Open Space
- 7a** 7(a) Environmental Protection-Wetland
- Catchment Boundary
- Wetland Edge

Principles of Crown Land Management

- that environmental protection principles be observed in relation to the management and administration of Crown land,
- that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
- that public use and enjoyment of appropriate Crown land be encouraged,
- that, where appropriate, multiple use of Crown land be encouraged,
- that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.



ILLUSTRATION 01

Long Beach Foreshore and Wetlands Reserve
Plan of Management
Current Zoning and Ownership

Prepared for
EUROBODALLA SHIRE COUNCIL

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All base data provided by Eurobodalla Shire Council