



Sydney Regional Environment Plan (Sydney Harbour Catchment) (SREP) 2005

Division 1 Development Control

Applicants are to determine the correct zone and assess the development against the relevant zoning objectives. Please note, some development is prohibited in certain zones.	
<u>Zoning Map 12</u>	<u>Zoning Map 13</u>
Seaforth Clontarf Balgowlah Heights	Seaforth Allambie Heights Frenchs Forest Killarney Heights Forestville
<u>Zoning Map 15</u>	<u>Zoning Map 16</u>
Clontarf Balgowlah Heights Manly	Clontarf Balgowlah Heights Balgowlah Fairlight Manly North Head

Zone No W1 Maritime Waters

The objectives of this zone are as follows:	
Objectives	Assessment
(a) to give preference to and protect waters required for the effective and efficient movement of commercial shipping, public water transport and maritime industrial operations generally,	
(b) to allow development only where it is demonstrated that it is compatible with, and will not adversely affect the effective and efficient movement of, commercial shipping, public water transport and maritime industry operations,	
(c) to promote equitable use of the waterway, including use by passive recreation craft	

Zone No W2 Environment Protection

The objectives of this zone are as follows:	
Objectives	Assessment
(a) to protect the natural and cultural values of waters in this zone,	
(b) to prevent damage or the possibility of longer term detrimental impacts to the natural and cultural values of waters in this zone and adjoining foreshores,	
(c) to give preference to enhancing and rehabilitating the natural and cultural values of waters in this zone and adjoining foreshores,	
(d) to provide for the long-term management of the natural and cultural values of waters in this zone and adjoining foreshores	

Zone No W6 Scenic Waters: Active Use

The objectives of this zone are as follows:	
Objectives	Assessment
(a) to allow a range of public and private water-dependent development close to shore only where it can be demonstrated that such development minimises alienation of waters in this zone from public use and is not constrained by shallow water depth, navigational conflicts or severe wave action,	
(b) to minimise the number and extent of structures over waters in this zone through mechanisms such as the sharing of structures between adjoining waterfront property owners,	
(c) to ensure remnant natural features, aquatic habitat (including wetlands) and public access along the intertidal zone are not damaged or impaired in any way by development,	
(d) to minimise any adverse effect on views to and from waters in this zone and on the scenic values of the locality as a result of the size of vessels capable of being accommodated within the development.	

Zone No W8 Scenic Waters: Passive Use

The objectives of this zone are as follows:	
Objectives	Assessment
(a) to give preference to unimpeded public access along the intertidal zone, to the visual continuity and significance of the landform and to the ecological value of waters and foreshores,	
(b) to allow low-lying private water-dependent development close to shore only where it can be demonstrated that the preferences referred to in paragraph (a) are not damaged or impaired in any way, that any proposed structure conforms closely to the shore, that development maximises open and unobstructed waterways and maintains and enhances views to and from waters in this zone,	
(c) to restrict development for permanent boat storage and private landing facilities in unsuitable locations,	
(d) to allow water-dependent development only where it can be demonstrated that it meets a demonstrated demand and harmonises with the planned character of the locality,	
(e) to ensure that the scale and size of development are appropriate to the locality and protect and improve the natural assets and natural and cultural scenic quality of the surrounding area, particularly when viewed from waters in this zone or areas of public access.	

Division 2: Matters for Consideration

Biodiversity, ecology and environment protection			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Development should have a neutral or beneficial effect on the quality of water entering the waterways,	21 (a)	Part 2, particularly Tables 1–6.	
Development should protect and enhance terrestrial and aquatic species, populations and ecological communities and, in particular, should avoid physical damage and shading of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),	21 (b)	Part 2, particularly Tables 1–6.	
Development should promote ecological connectivity between neighbouring areas of aquatic vegetation (such as seagrass, saltmarsh and algal and mangrove communities),	21 (c)	Part 2, particularly Tables 1–6.	
Development should avoid indirect impacts on aquatic vegetation (such as changes to flow, current and wave action and changes to water quality) as a result of increased access,	21 (d)	Part 2, particularly Tables 1–6.	
Development should protect and reinstate natural intertidal foreshore areas, natural landforms and native vegetation,	21 (e)	Part 2, particularly Tables 1–6.	
Development should retain, rehabilitate and restore riparian land,	21 (f)	Part 2, particularly Tables 1–6.	
Development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands,	21 (g)	Part 2, particularly Tables 1–6.	
The cumulative environmental impact of development,	21 (h)	Part 2, particularly Tables 1–6.	
Whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance.	21 (i)	Part 2, particularly Tables 1–	

Public access to and use of foreshores and waterways			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Development should maintain and improve public access to and along the foreshore, without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,	22 (a)	Part 4 (Section 4.3) and Part 5 (Section 5.2).	
Development should maintain and improve public access to and from the waterways for recreational purposes (such as swimming, fishing and boating), without adversely impacting on watercourses, wetlands, riparian lands or remnant vegetation,	22 (b)	Part 4 (Section 4.3) and Part 5 (Section 5.2).	
If foreshore land made available for public access is not in public ownership, development should provide appropriate tenure and management mechanisms to safeguard public access to, and public use of, that land,	22 (c)	Not specifically covered by the DCP.	
The undesirability of boardwalks as a means of access across or along land below the mean high water mark if adequate alternative public access can otherwise be provided,	22 (d)	Part 4 (Section 4.3) and Part 5 (Section 5.2).	
The need to minimise disturbance of contaminated sediments.	22 (e)	Not specifically	
Development should retain, rehabilitate and restore riparian land,	21 (f)	Part 2, particularly Tables 1–6.	
Development on land adjoining wetlands should maintain and enhance the ecological integrity of the wetlands and, where possible, should provide a vegetative buffer to protect the wetlands,	21 (g)	Part 2, particularly Tables 1–6.	
The cumulative environmental impact of development,	21 (h)	Part 2, particularly Tables 1–6.	
Whether sediments in the waterway adjacent to the development are contaminated, and what means will minimise their disturbance.	21 (i)	Part 2, particularly Tables 1–	

Maintenance of a working harbour			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Foreshore sites should be retained so as to preserve the character and functions of a working harbour, in relation to both current and future demand,	23 (a)	Part 5, Sections 5.7 to 5.9.	
Consideration should be given to integrating facilities for maritime activities in any development,	23 (b)	Part 5, Sections 5.7 to 5.9.	
In the case of development on land that adjoins land used for industrial and commercial maritime purposes, development should be compatible with the use of the adjoining land for those purposes,	23 (c)	Part 5, Sections 5.7 to 5.9.	
In the case of development for industrial and commercial maritime purposes, development should provide and maintain public access to and along the foreshore where such access does not interfere with the use of the land for those purposes.	23 (d)	Part 5, Sections 5.7 to 5.9.	

Interrelationship of waterway and foreshore uses			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Development should promote equitable use of the waterway, including use by passive recreation craft,	24 (a)	Various landscape character types (1–16) in Part 3. Part 4.	
Development on foreshore land should minimise any adverse impact on the use of the waterway, including the use of the waterway for commercial and recreational uses,	24 (b)	Various landscape character types (1–16) in Part 3. Part 4.	
Development on foreshore land should minimise excessive congestion of traffic in the waterways or along the foreshore,	24 (c)	Various landscape character types (1–16) in Part 3. Part 4.	
Water-dependent land uses should have priority over other uses,	24 (d)	Various landscape character types (1–16) in Part 3. Part 4.	
Development should avoid conflict between the various uses in the waterways and along the foreshores.	24 (e)	Various landscape character types (1–16) in Part 4.	

Foreshore and waterways scenic quality			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
The scale, form, design and siting of any building should be based on an analysis of: (i) the land on which it is to be erected, and (ii) the adjoining land, and (iii) the likely future character of the locality,	25 (a)	Various landscape character types (1–16) in Part 3. Part 4 (sections 4.4 and 4.5).Part 5 (sections 5.3 and 5.4).	
Development should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands, foreshores and tributaries,	25 (b)	Various landscape character types (1–16) in Part 3. Part 4 (sections 4.4 and 4.5).Part 5 (sections 5.3 and 5.4).	
The cumulative impact of water-based development should not detract from the character of the waterways and adjoining foreshores.	25 (c)	Various landscape character types (1–16) in Part 3. Part 4 (sections 4.4 and 4.5).Part 5 (sections 5.3 and 5.4).	

Maintenance, protection and enhancement of views			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Development should maintain, protect and enhance views (including night views) to and from Sydney Harbour,	26 (a)	Various landscape character types (1-16) in Part 3. Parts 4 & 5.	
Development should minimise any adverse impacts on views and vistas to and from public places, landmarks and heritage items,	26 (b)	Various landscape character types (1-16) in Part 3. Parts 4 & 5.	
The cumulative impact of development on views should be minimised.	26 (c)	Various landscape character types (1-16) in Part 3. Parts 4 & 5.	

Boat storage facilities			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Development should increase the number of public boat storage facilities and encourage the use of such facilities,	27 (a)	Part 4.	
Development should avoid the proliferation of boatsheds and other related buildings and structures below the mean high water mark,	27 (b)	Part 4.	
Development should provide for the shared use of private boat storage facilities,	27 (c)	Part 4.	

Development should avoid the proliferation of private boat storage facilities in and over the waterways by ensuring that all such facilities satisfy a demonstrated demand,	27 (d)	Part 4.	
Boat storage facilities should be as visually unobtrusive as possible,	27 (e)	Part 4./Appendix D.	
In the case of permanent boat storage, the safety and utility of the development should not be adversely affected by the wave environment, and the development should avoid adverse impacts on safe navigation and single moorings.	27 (f)	Part 4.	

Acid Sulfate Soils			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
<p>Adequacy of an acid sulfate soils management plan prepared for the proposed development in accordance with the Acid Sulfate Soils Assessment Guidelines.</p> <p>Likelihood of discharge of acid water.</p> <p>Comments received from the Department on the development proposal and on the related acid sulfate soils management plan.</p>	36 (4)	Not addressed by the DCP.	

Heritage			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
<p>Consideration of a Heritage Impact Statement which addresses:</p> <ul style="list-style-type: none"> • heritage significance of the item; • impact of the proposed development; • conservation measures proposed; • whether any archaeological or potential archaeological site would be adversely affected; and • extent any heritage subdivision may be altered. 	55 (5)	Not specifically covered by the DCP. See relevant LEPs; SREP (Sydney Harbour Catchment) 2005; and relevant information prepared by the NSW Heritage Office.	
Consideration of a Conservation Management Plan	55 (6)		

Aboriginal heritage and archaeology			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Consideration of an Aboriginal heritage assessment prepared in accordance with the relevant guidelines as prepared by the National Parks and Wildlife Service. See relevant LEPs; SREP (Sydney Harbour Catchment) 2005; and relevant information prepared by the NSW Heritage Office.	57	Not specifically covered by the DCP.	

Non-aboriginal archaeology			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
Consideration of a heritage impact statement explaining how the proposal will affect the conservation of an archaeological site or relic. See relevant LEPs; SREP (Sydney Harbour Catchment) 2005; and relevant information prepared by the NSW Heritage Office.	58	Not specifically covered by the DCP.	

Wetlands protection

Applicants are to determine if their development is within a wetland protection zone and assess against relevant criteria.

<u>Map 12</u>	<u>Map 13</u>
Seaforth Clontarf Balgowlah Heights	Seaforth Allambie Heights Frenchs Forest Killarney Heights Forestville
<u>Map 15</u>	<u>Map 16</u>
Clontarf Balgowlah Heights Manly	Clontarf Balgowlah Heights Balgowlah Fairlight Manly North Head

Non-aboriginal archaeology			
Assessment Criteria under SREP (Sydney Harbour Catchment) 2005–Matters for Consideration	Relevant Clause in SREP	Relevant Part in this DCP	Development Application Assessment
The development should have a neutral or beneficial effect on the quality of water entering the waterways,	63 (2) (a)	Part 2, including Tables 5 and 6.	

The environmental effects of the development, including effects on: (i) the growth of native plant communities, (ii) the survival of native wildlife populations, (iii) the provision and quality of habitats for both indigenous and migratory species, (iv) the surface and groundwater characteristics of the site on which the development is proposed to be carried out and of the surrounding	63 (2) (b)	Part 2, including Tables 5 and 6.	
Whether adequate safeguards and rehabilitation measures have been, or will be, made to protect the environment,	63 (2) (c)	Part 2, including Tables 5 and 6.	
Whether carrying out the development would be consistent with the principles set out in The NSW Wetlands Management Policy (as published in March 1996 by the then Department of Land and Water Conservation),	63 (2) (d)	Part 2, including Tables 5 and 6.	
Whether the development adequately preserves and enhances local native vegetation,	63 (2) (e)	Part 2, including Tables 5 and 6.	
Whether the development application adequately demonstrates:	63 (2) (f)	Part 2, including Tables 5 and 6.	
i) how the direct and indirect impacts of the development will preserve and enhance wetlands, and	63 (2) (f)	Part 2, including Tables 5 and 6.	
(ii) how the development will preserve and enhance the continuity and integrity of the wetlands, and	63 (2) (f)	Part 2, including Tables 5 and 6.	
(iii) how soil erosion and siltation will be minimised both while the development is being carried out and after it is completed, and	63 (2) (f)	Part 2, including Tables 5 and 6.	
(iv) how appropriate on-site measures are to be implemented to ensure that the intertidal zone is kept free from pollutants arising from the development, and	63 (2) (f)	Part 2, including Tables 5 and 6.	
(v) that the nutrient levels in the wetlands do not increase as a consequence of the development, and	63 (2) (f)	Part 2, including Tables 5 and 6.	
(vi) that stands of vegetation (both terrestrial and aquatic) are protected or rehabilitated, and	63 (2) (f)	Part 2, including Tables 5 and 6.	
(vii) that the development minimises physical damage to aquatic ecological communities, and	63 (2) (f)	Part 2, including Tables 5 and 6.	
(viii) that the development does not cause physical damage to aquatic ecological communities,	63 (2) (f)	Part 2, including Tables 5 and 6.	

Whether conditions should be imposed on the carrying out of the development requiring the carrying out of works to preserve or enhance the value of any surrounding wetlands.	63 (2) (g)	Part 2, including Tables 5 and 6.	
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Sydney Harbour Foreshores Area Development Control Plan 2005

The DCP includes aims and performance criteria for ecological assessment and landscape assessment. Performance criteria is detailed in the table below. Design guidelines for land and water based structures can also be found in the DCP

The performance criteria are to be applied to developments within and adjoining the ecological communities. Where a development is proposed within or adjacent to communities of different conservation value, the performance criteria for the community with the higher conservation value will prevail unless it can be demonstrated that these are inappropriate.

Ecological Communities and Landscape Characters Maps:	
<u>Zoning Map 13</u>	<u>Zoning Map 14</u>
Clontarf North Head	Balgowlah Heights Balgowlah Fairlight Manly North Head
<u>Zoning Map 15</u>	<u>Zoning Map 16</u>
Seaforth, Clontarf Balgowlah Heights Balgowlah Fairlight	Killarney Heights
<u>Zoning Map 17</u>	<u>Zoning Map 18</u>
Forestville	Seaforth Allambie Heights Frenchs Forest Killarney Heights Forestville
<u>Zoning Map 20</u>	
Frenchs Forest Davidson Belrose	

Table 1. Conservation value of ecological communities

Ecological Unit	Type	Conservation Status		
		High	Medium	Low
Closed Forest/Gully	Terrestrial	✓		
Open Forest Type A	Terrestrial		✓	
Open Forest Type B	Terrestrial	✓		
Woodland	Terrestrial		✓	
Heathland	Terrestrial	✓		
Saltmarsh	Terrestrial	✓		
Grassland	Terrestrial			✓
Urban Development (with scattered trees)	Terrestrial			✓
Rocky Platform	Aquatic	✓		
Mixed Rock Intertidal and Sand	Aquatic	✓		
Mixed Sandy Intertidal and Rock Platform	Aquatic		✓	
Sandy Beaches	Aquatic		✓	
Mudflats	Aquatic		✓	
Mudflats and Mangroves	Aquatic/ Terrestrial	✓		

Ecological Unit	Type	Conservation Status		
		High	Medium	Low
Mixed Rock Intertidal and Mudflats	Aquatic	✓		
Seagrass Beds	Aquatic	✓		
Notes:				
<p>1. Description of these ecological units are included in the working paper- where 'Rocky Platform' is referred to as a 'Rocky Intertidal'; 'Mixed Sandy Intertidal and Rock Platform' as 'Mixed Sandy Intertidal and Rock Shelf'; and 'Sandy Beaches as 'Sandy Intertidal'.</p> <p>2. Determination of conservation status is outlined in working paper.</p> <p>3. The conservation value is for the whole ecological community. There may be instances where a site is located within a nominated ecological community but has been disturbed. This will require verification with each development proposal.</p>				

Table 2. Terrestrial ecological communities of high conservation value

Terrestrial Ecological Communities			
Statement of Intent	Performance Criteria for Development within High Conservation Communities	Performance Criteria for Development Adjoining High Conservation Communities	Development Application Assessment
<p>Vegetation Protection To conserve and enhance vegetation communities of high conservation significance.</p>	<ul style="list-style-type: none"> • Native vegetation clearance is minimised. • Severance of vegetation corridors is avoided. • Mature trees containing hollows are preserved. • New plants are species endemic to the area. • Tree canopy is maintained. • Natural watercourses and any special natural features such as cliff faces and rock outcrops are protected. • Development does not shade plant communities to such an extent that plant growth might be unduly restricted. • The incremental and cumulative effects of development are considered having regard to the above performance criteria. 	<ul style="list-style-type: none"> • Vegetation clearance is minimised. • Severance of vegetation corridors is minimised. • Mature trees containing hollows are preserved. • Disturbance in adjacent areas is temporary and rehabilitation occurs. • Tree canopy linkages to adjoining communities are maintained. • Stands of significant vegetation (mangroves and remnant rainforest) are protected. • Natural watercourses and any special natural features such as cliff faces and rock outcrops are protected. • The incremental and cumulative effects of development are considered having regard to the above performance criteria. 	
<p>Weed Control To reduce the effects of weed invasion.</p>	<ul style="list-style-type: none"> • Exotic species are generally not introduced. • The use of fertilisers, pesticides and other potentially harmful garden products is avoided. 	<ul style="list-style-type: none"> • Introduction of exotic species is minimised and existing native vegetation within the site landscaping is generally retained. • The use of fertilisers, pesticides and other potentially harmful garden products is minimised. 	

<p>Reduce Predation Pressure To minimise the risk of predation on native fauna species by domestic pets.</p>	<ul style="list-style-type: none"> • Fencing to contain domestic pets is provided. 	<ul style="list-style-type: none"> • Fencing to contain domestic pets is provided. 	
<p>Soil Conservation To minimise impacts associated with soil erosion and water siltation.</p>	<ul style="list-style-type: none"> • Measures to avoid soil erosion and siltation during construction and following completion of development are implemented. • Excessive cut and fill on the site is avoided. • Excessive paving or constructions of other non-porous surfaces is avoided. 	<ul style="list-style-type: none"> • Measures to minimise soil erosion and siltation during construction and following completion of development are implemented. • Soil erosion and sedimentation is minimised by controlling the amount of vegetation cleared from the site. • The area of paving or other non-porous surfaces is minimised. 	
<p>Pollution Control To reduce impacts associated with pollution.</p>	<ul style="list-style-type: none"> • Controls are implemented to stop any pollutants or soil entering the area. • Any increase in suspended solids is temporary and does not exceed the current range of turbidity. 	<ul style="list-style-type: none"> • Controls are implemented to direct any pollutants or soil from entering adjoining high conservation areas. • Any increase in suspended solids is temporary and does not exceed the current range of turbidity. • Controls are implemented to direct any pollutants or soil from entering adjoining high conservation areas. • Any increase in suspended solids is temporary and does not exceed the current range of turbidity. • Controls are implemented to direct any pollutants or soil from entering adjoining high conservation areas. • Any increase in suspended solids is temporary and does not exceed the current range of turbidity. 	

Table 3. Terrestrial ecological communities of medium conservation value

Terrestrial Ecological Communities		
Statement of Intent	Performance Criteria	Development Application Assessment
<p>Vegetation Protection To conserve and enhance vegetation communities of medium conservation significance.</p>	<ul style="list-style-type: none"> • Vegetation clearance is minimised. • Severance of vegetation corridors is minimised. • Mature trees containing hollows are preserved, where feasible. • Disturbance in adjacent areas is carefully controlled. • Tree canopies are maintained. • Natural watercourses and any special natural features such as cliff faces and rock outcrops are protected. • The incremental and cumulative effects of development are considered having regard to the above performance criteria. 	

Weed Control To reduce the effects of weed invasion.	<ul style="list-style-type: none"> • Introduction of exotic species is minimised. • The use of fertilisers, pesticides and other potentially harmful garden products is minimised. 	
Reduce Predation Pressure To minimise the risk of predation on native fauna species by domestic pets.	<ul style="list-style-type: none"> • Fencing to contain domestic pets is provided. 	
Soil Conservation and Pollution Control To minimise impacts associated with soil erosion, water siltation and pollution.	<ul style="list-style-type: none"> • Measures to minimise soil erosion and siltation during construction and following completion of development are implemented. • Controls are implemented to prevent pollutants from entering the waterway. • Any increase in suspended solids is temporary and does not exceed the current range of turbidity. 	

Table 4. Terrestrial ecological communities of low conservation value

Terrestrial Ecological Communities		
Statement of Intent	Performance Criteria	Development Application Assessment
Vegetation Protection To conserve and enhance vegetation.	<ul style="list-style-type: none"> • Mature trees containing hollows are preserved where feasible. • Natural watercourses and any special natural features such as cliff faces and rock outcrops are protected. • The incremental and cumulative effects of development are considered having regard to the above performance criteria. 	
Reduce Predation Pressure To minimise the risk of predation on native fauna species by domestic pets.	<ul style="list-style-type: none"> • Fencing to contain domestic pets is provided. 	
Soil Conservation and Pollution Control To minimise impacts associated with soil erosion, water siltation and pollution.	<ul style="list-style-type: none"> • Measures to minimise soil erosion and siltation during construction and following completion of development are implemented. • Controls are implemented to prevent pollutants from entering the waterway. • Any pollutants and any increase in suspended solids is temporary and does not exceed the current pollution and range of turbidity. 	

Table 5. Aquatic ecological communities of high conservation value

Statement of Intent	Performance Criteria for Development within High Conservation Communities	Performance Criteria for Development Adjoining High Conservation Communities	Development Application Assessment
<p>Controlling Shading To minimise impacts from shading on communities of high conservation value.</p>	<ul style="list-style-type: none"> • Shading of seagrass communities is avoided. • Food sources for grazing organisms are protected. • Light penetration is not reduced, thereby maintaining algal growth in the intertidal zones. • Plant and algae growth in mudflats or mangroves is maintained and enhanced. • Light penetration to seagrass beds is maintained to prevent reducing productivity or killing seagrass communities. 	<ul style="list-style-type: none"> • Shading of seagrass communities is avoided. • Food sources for grazing organisms are protected. • Light penetration is not reduced, thereby maintaining algal growth in the intertidal zones. • Plant and algae growth in mudflats or mudflat and mangrove ecological units is maintained and enhanced. • Light penetration to seagrass beds is maintained to prevent reducing productivity or killing seagrass communities. 	
<p>Avoiding Harmful Effects of Reclamation To minimise the effects from reclamation.</p>	<ul style="list-style-type: none"> • Reclamation mitigation measures outlined in NSW Fisheries Estuarine Habitat Management Guidelines, Section 3.1—Reclamation and Dredging are followed. • Beach formation is not adversely affected. • Generally contaminants are not disturbed, or only with great care, so that birds, fish and invertebrates are not adversely affected. 		
<p>Urban Run-off To minimise the effects from urban run-off.</p>		<ul style="list-style-type: none"> • Appropriate on-site control measures are to be implemented to ensure that: • there will be no transfer of pollutants into the intertidal zone; • the proposal will not increase nutrient levels in the intertidal zone; and • increase in suspended solids (turbidity) is only be temporary and does not exceed the current range of turbidity. 	

<p>Dredging To minimise the effects of dredging.</p>	<ul style="list-style-type: none"> • Mitigation measures outlined in NSW Fisheries Estuarine Habitat Management Guidelines, Section 3.1—Reclamation and Dredging are followed. • Any increase in turbidity does not adversely affect flora and fauna or their habitat. • Contaminants are not disturbed, or only with great care, so that birds, fish and invertebrates are not adversely affected. 		
<p>Physical Damage To minimise physical damage to communities of high conservation value.</p>	<ul style="list-style-type: none"> • Activities and structures are not located within seagrass communities. • Activities and structures are sited, designed and carried out to avoid physical damage of communities of high conservation status. • Requirements of NSW Fisheries Habitat Protection Plan No. 2: Seagrasses are to be satisfied. 	<ul style="list-style-type: none"> • Activities and structures adjacent to communities of high conservation value avoid physical damage to these communities. 	
<p>Tidal Flows/Currents To minimise changes to natural tidal flow/ currents.</p>	<ul style="list-style-type: none"> • Structures are to be sited and activities carried out so that there is little or no change to tidal flows/ currents in areas affecting ecological communities of high conservation status. 		

Table 6. Aquatic ecological communities of medium conservation value

Terrestrial Ecological Communities		
Statement of Intent	Performance Criteria	Development Application Assessment
<p>Shading To minimise impacts on communities from shading.</p>	<ul style="list-style-type: none"> • Shading of communities is not increased to an extent that would harm flora and fauna. • Food sources for grazing organisms are protected. • Light penetration is not reduced so that algal growth in the intertidal zones is protected. 	
<p>Reclamation To minimise the effects from reclamation where it provides the optimum environmental outcome.</p>	<ul style="list-style-type: none"> • Reclamation mitigation measures outlined in the NSW Fisheries Department's Estuarine Habitat Management Guidelines, Section 3.1—Reclamation and Dredging are to be followed and the applicant will need to demonstrate that the proposal will not adversely affect beach formation. • Harmful contaminants will not be disturbed, or only when this will not adversely affect birds, fish and invertebrates. 	

<p>Urban Run-off To minimise the effects from urban run-off.</p>	<ul style="list-style-type: none"> • Appropriate on-site control measures are to be implemented to ensure that: • pollutants are not transferred into the intertidal zone; • the proposal will not increase nutrient levels in the intertidal zone; and • any increase in suspended solids (turbidity) is temporary and does not exceed the current range of turbidity. 	
<p>Dredging To minimise the effects from dredging.</p>	<ul style="list-style-type: none"> • Mitigation measures outlined in the NSW Fisheries Department's Estuarine Habitat Management Guidelines, Section 3.1– Reclamation and Dredging are to be followed. 	