



**Government
of South Australia**

Department of Water,
Land and Biodiversity
Conservation

River Murray Act 2003

Referral Assessment Policy – Special Provision: Coast

River Murray Act 2003

Referral Assessment Policy – Special Provision: Coast



Purpose

The Special Provision – Coast is designed to help guide decision-making for the Minister for the River Murray and the Minister's delegates when assessing referred statutory instruments and applications for authorisations received under the *River Murray Act 2003* that affect the coastal area¹ (Appendix 1).

It is not intended to duplicate or replace policies administered by other authorities. An assessment made by the Minister for the River Murray will build on assessments made by authorities to protect and

enhance the river and ensure that the objects and objectives of the River Murray Act are taken into account.

Background

The River Murray Referral Assessment Policy ensures that decisions meet the Minister's obligations under the River Murray Act and seek to further the objects and objectives for a healthy River Murray contained in the Act. The policy includes general, special and activity provisions, as shown in figure 1.

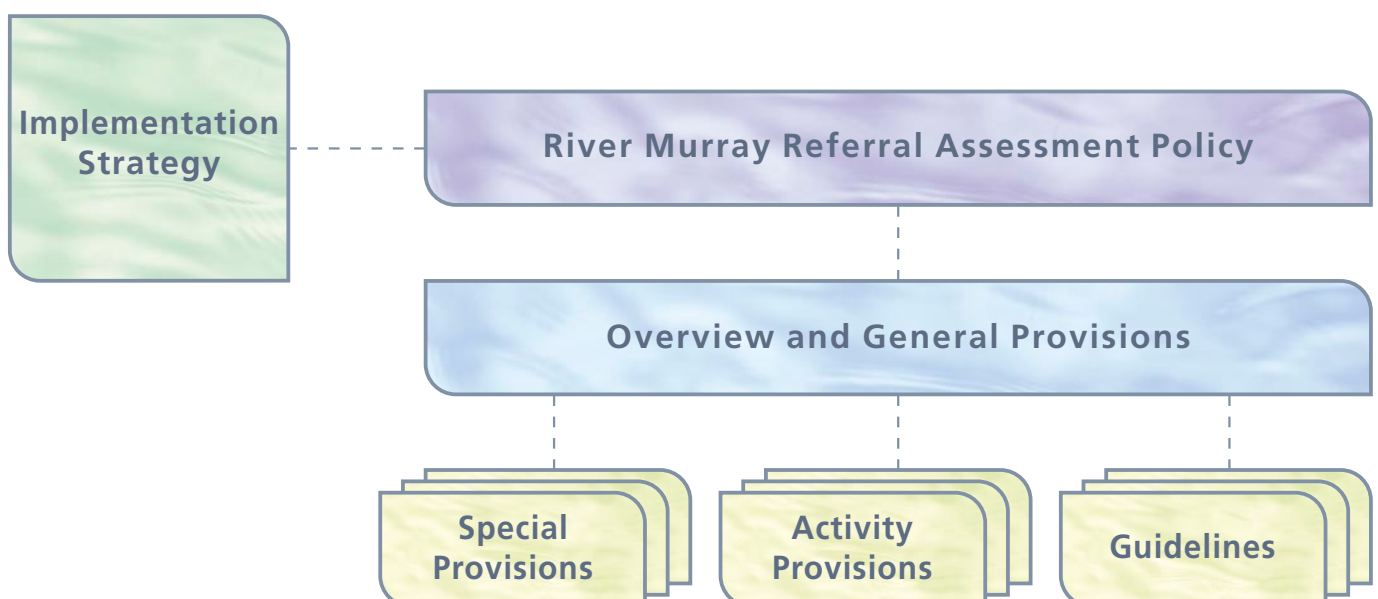


Figure 1: River Murray referral assessment framework

¹ See Definitions for a definition of coastal area as it applies to this policy.

The general provisions apply to all statutory instruments and applications referred to the Minister pursuant to a related operational Act². Special and activity provisions are to be applied in conjunction with the general provisions where relevant.

- ensure that a right to occupy waterfront Crown land is obtained under the *Crown Lands Act 1929* for minor structures to be sited on Crown land or the bed of the River Murray, and that procedures under the *Native Title Act 1993 (Cwlth)* are complied with, and



Expert advice should be sought to facilitate high quality responses to referred instruments and applications, and carefully considered to ensure it fulfils the Minister's obligations under the River Murray Act.

The decision-making process does not negate the requirements of any other relevant legislation, in particular for a person to:

- obtain the approval of the Native Vegetation Council to clear native vegetation in accordance with the *Native Vegetation Act 1991* or the *Native Vegetation Regulations 2003*
- ensure that there is no disturbance, damage or interference with Aboriginal sites, objects or remains without an authorisation from the Minister for Aboriginal Affairs and Reconciliation in keeping with the *Aboriginal Heritage Act 1988*
- comply with the requirements of the *Coast Protection Act 1972*, *Environment Protection Act 1993*, *Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)*, *National Parks and Wildlife Act 1972*, *Heritage Places Act 1993*, *Harbours and Navigation Act 1993* and the *Historic Shipwrecks Act 1981*

- ensure design work and documentation of structures is in accordance with Australian Standards and Codes, SA Water Standards, and applicable South Australian and Australian Government Acts and Regulations. Designs should also conform to contemporary scientific literature and current thinking.

Provisions

On receipt of a referred application the Minister:

- will require the proponent to demonstrate that each potential impact of a proposed activity will have a neutral or beneficial effect on the River Murray
- may impose conditions to ensure that the activity will have a neutral effect, and
- may impose conditions so that the activity has a beneficial effect, where it is reasonable and practicable to do so.

What is a neutral or beneficial effect?³

An activity has a neutral or beneficial effect on the River Murray when the impacts of the activity are known and understood, and the activity:

- (1) has no potential for adverse impact, or

² The powers of the Minister are set out in section 22 of the River Murray Act and also in relevant provisions of the related operational Act under which an application is referred to the Minister.

³ The concept of neutral or beneficial effect is established in the River Murray Referral Assessment Policy – Overview and General Provisions (DWLBC, 2007) and addressed in detail in the River Murray Neutral or Beneficial Effect Guidelines (DWLBC, 2007).

- (2) will lead to an improvement consistent with the objects and objectives for a healthy River Murray, or
- (3) has potential for adverse impact that would be inconsistent with one or more of the objectives for a healthy River Murray, however -
- (A) the activity would avoid the adverse impact or the risk of impact because of the way it would be undertaken, or
- (B) it is impossible to avoid the adverse impact or potential impact, however
- (i) the adverse impact is not very high (refer to the *River Murray Neutral or Beneficial Effect Guidelines*⁴), and
- (ii) the adverse effects of the activity can be offset⁵ by beneficial cost-effective actions that will benefit the river and can be secured by the imposition of conditions, and
- (iii) the proponent can sufficiently demonstrate (e.g. via the results of an economic viability study and/or business case) that the activity provides:
- (a) significant social or economic benefit to the people of the state, and/or
- (b) a net improvement to the river (for example, where a net improvement will be gained by replacing an activity that is having an adverse impact with an activity of lesser impact).

Related Provisions

Other provisions (some are yet to be developed) that address coastal issues are the:

- Aquaculture Activity Provision which addresses the location, development and management of aquaculture operations
- Dwellings Activity Provision which addresses the impact of residential development
- Vegetation Special Provision which addresses the protection of native and other significant vegetation, and
- Wetlands and Floodplains Special Provision which addresses the protection of wetlands and floodplains connected with the River Murray.

Definitions

The following definitions apply to the Special Provision – Coast:

Activity⁶ includes:

- an act carried out on a single occasion
- a series of acts, and/or
- the storage or possession of anything (including in liquid or gaseous forms).

Coastal land⁷ means:

- land situated in a zone or area defined in the relevant Development Plan where the name of the zone or area includes the word “Coast” or “Coastal” or which indicates or suggests in some other way that the zone or area is situated on the coast

⁴ The River Murray Neutral or Beneficial Effect Guidelines (DWLBC 2007).

⁵ The concept of an offset is established in the River Murray Act 2003 s22(8)(b) and s42(3)(b), briefly discussed in the River Murray Referral Assessment Policy – Overview and General Provisions (DWLBC 2007) and will be addressed in detail in the River Murray Offsets Guidelines (currently under development by DWLBC).

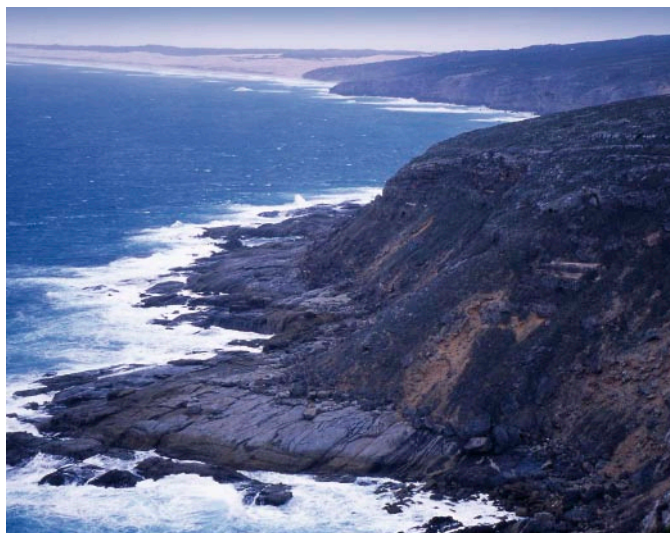
⁶ River Murray Act 2003

⁷ Development Act 1993 Schedule 8



b) where paragraph (a) does not apply:

- I) land that is situated in an area that, in the opinion of the relevant authority, comprises a township or an urban area and that is within 100 metres of the coast, measured mean high water mark on the seashore at spring tide, or



- II) land that is situated in an area that, in the opinion of the relevant authority, comprises rural land and that is within 500 metres landward of the coast from mean high water mark on the sea shore at spring tide

if there is no zone or area of a kind referred to in paragraph a) between the land and the coast, or

- c) an area three nautical miles seaward of mean high water mark on the seashore at spring tide.

Coastal area (Appendix 1) means coastal land (as defined above) that is situated within a River Murray Protection Area.

Ecologically sensitive and vulnerable habitats include, but are not limited to, tidal salt marshes, wetlands, reefs, seagrass beds, dune areas, mudflats, remnant native vegetation and important wildlife habitats including feeding and breeding grounds for migratory birds and native fish.

Minor structures include; boardwalks, boat ramps, causeways, channel, erosion barriers, jetties, piers, landings, mooring posts/piles, pipelines, pontoons, irrigation pumps, pump houses, retaining walls, steps, swing moorings and other similar structures.

Must is a requirement of existing law or regulations, which, if ignored, will lead to a legal breach and subsequent compliance action.

River Murray⁸ means:

- a) the River Murray system – the main stem and all anabranches, tributaries, floodplains, wetlands and estuaries that are in any way connected or associated with the river and related beds, banks and shores, and



- b) the natural resources of the River Murray, being:

- I) soil, groundwater and surface water, air, vegetation, animals and ecosystems connected or associated with the river system,
- II) cultural heritage and natural heritage, and amenity and geological values, connected or associated with the river system, and
- III) minerals and other substances, and facilities, that are subject to the operation of a Mining Act and are such that activities undertaken in relation to them may have an impact on the river.

Should indicates a recommended practice or manner of carrying out an activity.

Value of Coasts

The River Murray coastal area is a region of ecological and hydrological importance. The Murray Mouth and the Coorong and Lower Lakes Ramsar wetlands have international importance under the Ramsar Convention and are distinguished by large concentrations of waders and threatened bird species. The Coorong, incorporating the Coorong National Park, is also ranked as one of the top six waterbird sites in Australia, based on diversity and abundance of species⁹.

⁸ River Murray Act 2003

⁹ Coorong and Lakes Alexandrina and Albert Ramsar Management Plan, Sept 2000

The River Murray estuaries are a vital link between the river and the coast, providing important nursery and feeding areas for marine, estuarine and freshwater fish. The area also holds inherent economic, cultural and social values for state and local communities including the Ngarrindjeri, the traditional owners of the region.

The protection of the coast in South Australia is primarily protected by the *Coast Protection Act 1972* and the *Development Act 1993*. The River Murray Act uses the existing 'one-stop shop' mechanism established under the Development Act for the referral of individual applications under the *Coast Protection Act 1972* in River Murray Protection Areas pursuant to provisions listed in Schedule 8 of the *Development Regulations*. Under these provisions, development applications in River Murray Protection Areas that may impact on the coast are referred to the Minister for the River Murray. The Minister has power of direction over the protection of these matters but is required to carefully consider advice received from the relevant bodies.

The protection, restoration and enhancement of the coastal area in the Murray-Darling Basin is essential to the sustainable management of the river, playing a vital role in:

- assisting to keep the Murray Mouth open
- maintaining the diversity of wetland types
- enhancing connectivity between the river, estuary and marine environment
- supporting ecosystems and providing habitat for fauna
- providing suitable habitat conditions for fish feeding, spawning and juvenile development (i.e. freshwater flows, suitable salinity levels, breeding triggers and fish passage for migration)
- buffering communities from potential flood risks

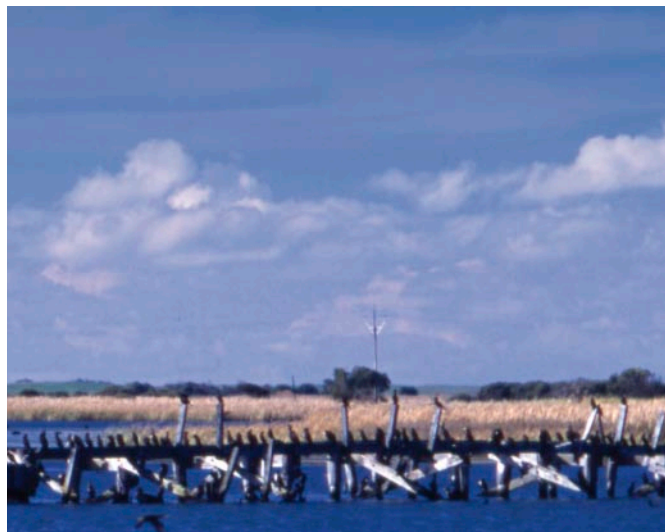
- supporting the cultural health of the Ngarrindjeri people
- providing social and recreational opportunities, and
- supporting economic industries.

Key threats to the coast include:

- changes to the hydrological regime
- water quality decline and pollution
- fragmentation, loss and degradation of biodiversity
- introduced pest plants and animals
- salinity
- erosion
- stratification and toxic algal blooms
- inappropriate water extraction
- climate change
- disturbance or destruction of Aboriginal heritage, or sites of cultural or geological significance.

These may result from:

- inadequate regulation and management of the River Murray and Lower Lakes
- inappropriate management of coastal hazards including flooding, erosion, sand drift and acid sulphate soils
- inappropriate development including scattered residential development and unauthorised jetties, landfill and coast protection works
- impacts associated with recreational and tourism use
- unsustainable commercial and recreational fishing, boating and aquaculture activities, and
- natural events.



Provisions and Principles

The provisions outlined below aim to ensure activities have a neutral impact on the natural and cultural resources of the river. They represent the minimum standards required to achieve the objectives of the River Murray Act 2003. Proponents are strongly encouraged to undertake actions above and beyond these principles to achieve a beneficial effect on the River Murray environs.

Provision 1 (General)

An activity involving the coastal area should not harm the River Murray in any of the following ways:

- loss/decline of protected, threatened and endangered species¹⁰
- loss/decline of ecologically valuable habitat
- loss/decline of key vegetation associations
- incursions of exotic plants and animals (including aquatic pests)
- erosion
- rising groundwater and dryland salinity
- adverse interruption of physical and ecological processes
- decline in water quality
- degraded landscape or amenity values, and
- damage to, disturbance of or interference with Aboriginal sites, objects or remains without authorisation of the Minister for Aboriginal Affairs and Reconciliation.

Principles

- 1.1 Activities involving the coastal area that may lead to actual or likely Very High Adverse Impact¹¹ on the River Murray should be avoided and may be refused.
- 1.2 Activities involving the coastal area that may lead to actual or likely Low-High Adverse Impact¹¹ on the River Murray should be avoided through negotiation and modification of the proposal and the imposition of relevant conditions.
- 1.3 Activities involving the coastal area that may lead to actual or likely Adverse Impact on the River Murray that is unavoidable should only proceed where:
 - a. the activity will not lead to actual or likely Very High Adverse Impact on the River Murray; and
 - b. the adverse effects of the activity can be offset¹² by specific cost effective actions that will benefit the river and can be secured by the imposition of conditions; and
 - c. the proponent can sufficiently demonstrate (e.g. via the results of an economic viability study and/or business case) that the activity provides:
 - i. significant social or economic benefit to the people of the State; and/or
 - ii. a net improvement to the River Murray. (For example, where a net improvement will be gained by replacing an existing activity that is having an adverse impact, with an activity of lesser impact).

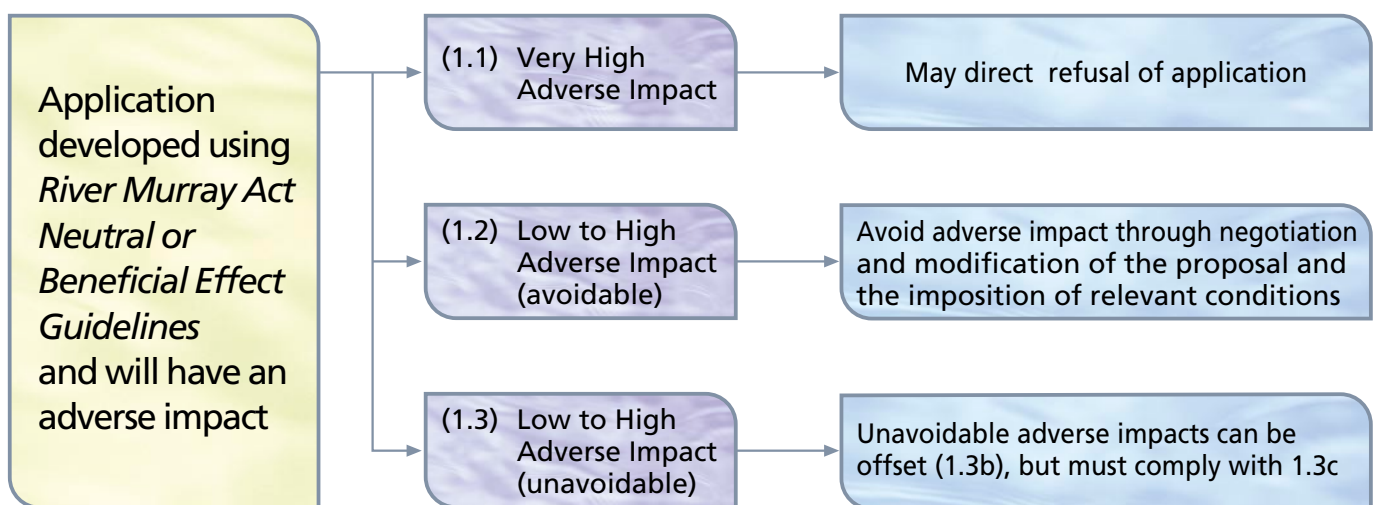


Figure 2: Principles 1.1-1.3 flow diagram

¹⁰ Listed under the National Parks and Wildlife Act 1972

¹¹ Refer to the River Murray Act Neutral-Beneficial Effect Guidelines

¹² Refer to the River Murray Offsets Framework (Refer to the General Provisions until the Offsets Framework is available)

Provision 2 (Coast protection - general)

The coastal area and its associated ecosystems should be conserved and protected.

- 2.5 Individual and cumulative impacts of an activity should be considered when assessing a statutory instrument or application for authorisation that affects the coastal area.



Principles

- 2.1 The precautionary principle applies to avoiding activities that might cause harm to the coastal area.
- 2.2 Protection and conservation of the coastal area should be guided by, but not necessarily limited to, the requirements of the Coast Protection Act 1972.
- 2.3 In addition, the Minister for the River Murray may take further action to protect and conserve the coastal area, such as setting conditions, entering into agreements or using any other means that are both reasonable and practicable.
- 2.4 Any applications to authorise activities in the coastal area must be referred to the Coastal Protection Branch of the Department for Environment and Heritage for advice. In particular, the Coastal Protection Branch should provide the Minister for the River Murray with detailed advice regarding:
- hazard exposure (including risks associated with climate change), and
 - potential impacts (with reference to the coast) of an activity on:
 - ecological processes
 - physical processes
 - the environment
 - the visual amenity, and
 - public open space.
- 2.6 Management agreements (under the River Murray Act) should be used where appropriate to protect, conserve, manage or enhance parts of the coastal area.
- 2.7 Activities in the Coorong National Park must take into account the objectives of the Coorong National Park Management Plan, developed under the National Parks and Wildlife Act 1972.
- 2.8 Activities in the Coorong, Lake Alexandrina and Albert Wetlands Ramsar sites must take into account the objectives of the Ramsar Management Plan and the Ecological Character Description for the Coorong, Lakes Alexandrina and Albert Wetlands Ramsar sites.

Provision 3 (Coastal development)

Activities in the coastal area should be limited in scale and extent.

Principles

- 3.1 Activities in the coastal area should be limited to those that are dependent on proximity to the coast in recognition of the areas' ecological and hydrological significance (both local and national).

- 3.2 Development on Crown land in the coastal area should be limited unless it is part of a South Australian Government management plan or is directly related to the restoration, regeneration or revegetation of the inland waterways. Activities proposed as part of a management plan may include limited camping facilities, nature-based accommodation, and an interpretative/tourism information centre in a location where existing infrastructure can be utilised¹³.
- 3.3 Activities must not damage, disturb or interfere with any Aboriginal site, object or remains unless authorised by the Minister for Aboriginal Affairs and Reconciliation in keeping with the terms of the Aboriginal Heritage Act 1988.
- 3.4 Sand mining and dredging should not occur in the coastal area unless the works are undertaken by the SA Government for ecological or safe navigation purposes.
- 3.5 Structures should be located as far back as practicable from the shoreline and not within the 1956 flood level.
- 3.6 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if:
- a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
 - b) the measures do not, now or in the future require community resources, including land, to be committed
 - c) the risk of failure of measures such as sand management, levee banks, floodgates, valves or stormwater pumping is appropriate to the degree of the potential impact of a failure, and
 - d) binding management agreements are in place to cover future construction, operation, maintenance and management of the protection measures.
- 3.7 Structures such as walls, jetties, moorings and groynes should only be built when there is a demonstrated public need, a comprehensive investigation has been done, and it can be proved that:
- a) there will be no adverse impact on natural physical processes or ecosystems
 - b) there will be no increase in coastal flooding or erosion hazard to neighbouring property or the foreshore, and
 - c) relocation of threatened structures is less suitable than building new structures.
- 3.8 Activities should not cause or increase the potential for soil, water or groundwater-induced salinity.
- 3.9 Land should only be divided if:
- a) the division or subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast
 - b) sand dunes, wetlands and remnant vegetation are maintained in single parcels, and
 - c) the number of allotments abutting directly on to the coast or a reserve does not increase.

¹³ In accordance with the objectives of the Coorong and Lakes Alexandrina and Albert and Ramsar Management Plan



Provision 4 (Coastal habitats and ecosystems)

Coastal habitats, biota, ecosystems and natural processes should be protected.

- 4.6 Development, including roads and buildings, should not be located in, or adjacent to:
- a) delicate or ecologically sensitive coastal areas, unless it provides positive ecological or public benefit outcomes



Principles

- 4.1 Aquatic, riparian and other native vegetation in the coastal area should be maintained or enhanced.
- 4.2 Snags or dead vegetation in the coastal area should not be removed unless it is known to facilitate improved river ecological health or abates a serious risk to human safety.
- 4.3 The natural movement of native species in and between the river channels, floodplains and coastal area should not be restricted and fragmentation of habitat and corridors must be avoided
- 4.4 Commercial fishing or hunting in the coastal area should not occur if it could potentially increase the harvest of a species beyond the sustainable limit, or otherwise have a detrimental impact on biodiversity.
- 4.5 Activities that have, or are likely to have, an adverse impact on the ecological character and physical processes of the coastal area should not occur. This includes, but is not limited to, any acts and activities that are likely to result in:
 - a) destruction or substantial modification of coastal areas, or
 - b) an adverse impact on the habitat or lifecycle of native species dependent upon the coastal area.
- b) sand dunes, with the exception of structures such as boardwalks that are designed to protect dunes, or development that is essential for ecological protection or public safety, or
- c) erosion-prone areas, such as steep slopes.
- 4.7 Land used for grazing should be separated from ecologically sensitive and vulnerable habitats and the high water mark by appropriate fencing.
- 4.8 Any adverse impact on sand dunes, wetlands, coastal estuaries, mud flats, samphire shrublands, migratory shore bird habitats or marine vegetation should be avoided.
- 4.9 Activities should preserve, maintain and restore locally indigenous plant species.
- 4.10 Activities should provide for current or future sustainable management of the coastal area, including accommodating potential environmental flow priorities and access for management activities.

Provision 5 (Coastal hazards and climate change)

Activities should allow for changes in sea-level due to natural subsidence and predicted climate change and recognise the threats posed by coastal hazards such as acid sulphate soils, inundation by storm tides and/or stormwater, coastal erosion and sand drift.

Principles

- 5.1 Development should be located away from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of natural hazards, particularly in regard to personal and public safety and potential property damage.
- 5.2 Activities should preferably prevent and/or reduce, coastal hazards such as sand drift, flooding and erosion.
- 5.3 Activities should be located so that they allow for retreat of coastal features, such as wetlands and sand dunes, where the need may arise from a predicted sea-level rise.
- 5.4 Activities should be located so that they do not hinder adaptive land use change to reflect the likely risks of climate change.
- 5.5 Development should incorporate an erosion buffer between the coast, which will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of coastal retreat for large-scale developments, unless:
 - a) the development incorporates appropriate measures to protect development and public reserve from the anticipated erosion, or
 - b) the government is committed to protecting the public reserve and development from the anticipated coastal erosion.
- 5.6 The width of coastal reserves should be increased to include any required erosion buffer (e.g. due to the likely risks of climate change). The width of an erosion buffer should be based on¹⁴:
 - a) the susceptibility of the coast to erosion
 - b) local coastal processes
 - c) the effect of severe storm events, and
 - d) the effect of predicted sea-level rise.
- 5.7 Development should not occur where essential services cannot be economically provided and maintained or where emergency vehicle access would be prevented by a 100-year ARI (average return interval) sea-level event, adjusted for 100 years of sea-level rise¹⁵.
- 5.8 Activities adjacent to the coast must adhere to the 'Standards applying to new development with regard to coastal flooding and erosion and associated protection works' (Appendix 1 of Coast Protection Board Policy). The standards provide storm tide, stormwater and erosion protection requirements based on an anticipated sea-level rise due to global warming of 0.3 metres between 1991 and 2050. Development should also be able to be protected against a further sea-level rise, and associated erosion, of 0.7 metres between 2050 and 2100¹⁶. In particular, the standards apply to:
 - a) site and building levels
 - b) flood-protected site and building levels
 - c) sea-level rise for major developments
 - d) setback for erosion
 - e) impact of protection works
 - f) responsibility accepted by owner
 - g) existing protection works
 - h) existing coast protection needs and infill development
 - i) lesser criteria for some beach facilities, and
 - j) minor structures.
- 5.9 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils should be avoided unless they are managed in a way that avoids potential harm to the marine, estuarine and riverine environment or damage to buildings, structures and infrastructure.
- 5.10 Activities adjacent to the coast must adhere to the 'Development guidelines and risk assessment criteria for coastal acid sulfate soils in South Australia' (Appendix 2 of the Coast Protection Board Policy).
- 5.11 Management agreements may be used to ensure remediation of land where site contamination has occurred as a result of development.

¹⁴ Coast Protection Board Policy 2002

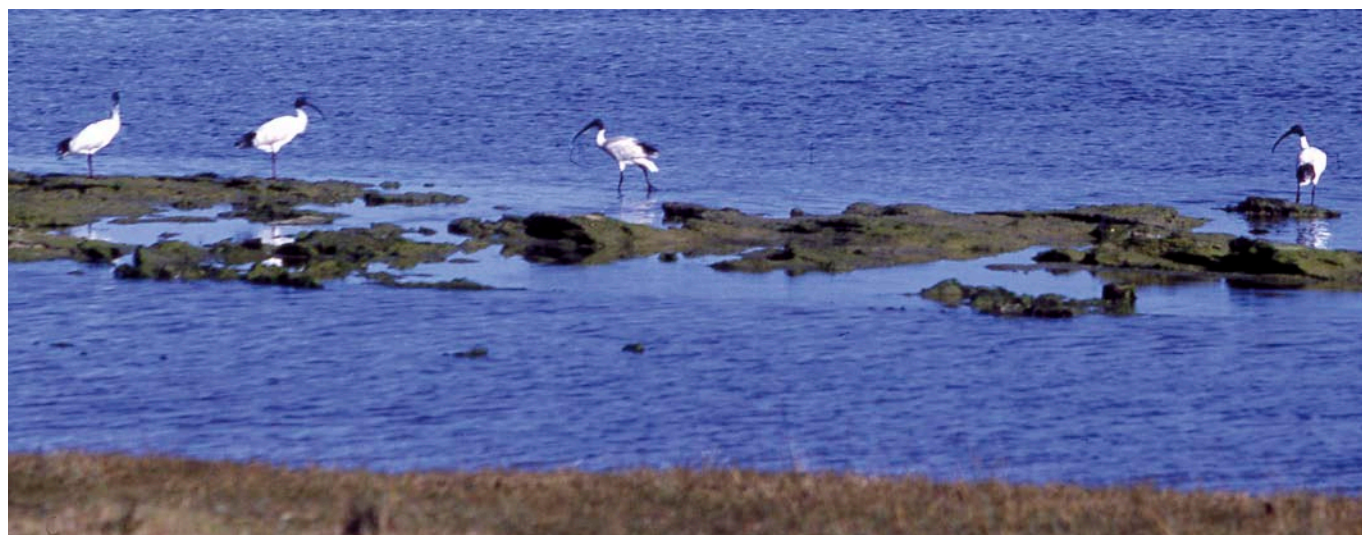
¹⁵ Coast Protection Board Policy 2002

¹⁶ Coast Protection Board Policy 2002

Provision 6 (Hydrological regime)

The hydrological regime of the coast, such as the volume, timing, duration and frequency of ground and surface flows, should be preserved.

- 6.5 The alteration of hydrological regimes around significant native vegetation must be avoided unless justified by an appropriate management plan with clear ecological objectives.



Principles

- 6.1 Activities must not restrict water movement, including floodwaters and groundwater, in and between the river channel and the coast, unless justified by an appropriate management plan with clear ecological objectives.
- 6.2 Activities should preserve natural drainage systems and associated vegetation, and should not significantly increase or decrease the volume of water flowing to the sea. This includes:
- a) not significantly increasing runoff and groundwater recharge
 - b) not reducing groundwater or preventing it from flowing to the sea where relevant, and
 - c) appropriate stormwater management.
- 6.3 Activities should not increase natural erosion rates, and should avoid wind funnelling and stormwater channelling.
- 6.4 New or replacement pumps should not be built in the coastal area for irrigation, stock or domestic use unless the capacity remains the same or less than that of the pump being replaced¹⁷.

- 6.6 Alteration of the hydrological regime of the coastal area may require a water licence under the *Natural Resources Management Act 2004*¹⁸.

Provision 7 (Physico-chemical conditions)

The physico-chemical status of the coast, including the level of salinity, pollutants, nutrients and water temperature, should be maintained and only altered where such change will result in an improved outcome for biodiversity, ecological integrity, social amenity or human health.

Principles

- 7.1 Activities must be designed and sited so that pollutants and/or nutrients do not reach the River Murray or the coastal area. This includes:
- a) eliminating all point source discharges of pollutants
 - b) eliminating pollution from runoff before it leaves an allotment and before it enters a water body
 - c) directing any runoff from roads, parking areas and other polluted surfaces close to the coast to treatment filters capable of removing litter, sediment, grease and oil, and
 - d) designing transport routes and roads to minimise the risk of pollution reaching the River Murray and the coast.

¹⁷ Water Allocation Plan for the River Murray Prescribed Water Course

¹⁸ in accordance with rules around 'water affecting activities' under the *Natural Resources Management Act 2004*

7.2 Effluent disposal systems incorporating soakage trenches or a similar system should be located at least 100 metres from the coast, or greater where it is necessary to avoid effluent migration on to the intertidal zone. The distance is to be measured from (whichever is greater, except where health standards can be met by a lesser setback):

- a) the mean high water mark at spring tide adjusted for any subsidence for the first 50 years of development plus a sea-level rise of one metre, or
- b) the nearest boundary of any land provided as a buffer, determined in accordance with the relevant Coastal Hazard and Climate Change principles.

7.3 Stormwater and wastewater must not be discharged into land or water before it is treated to suitable levels to eliminate pollutants and thermal pollution.

Provision 8 (Aesthetic values of coasts and estuaries and access to the coast)

The aesthetic values of the coast and appropriate public access should be preserved.

Principles

8.1 Activities should preserve areas of high amenity values, including stands of vegetation, exposed cliffs, headlands, islands, hilltops and areas that form an attractive background to urban and tourist developments¹⁹.

8.2 Development that is visible from public vantage points (e.g. roads, coastal cliffs, walking trails etc) must:

- a) be of a scale, bulk, colour, material, design and location to visually complement the surrounding coastal landscape, including the use of walls, low-pitched roofs, non-reflective texture and natural earth colours
- b) be below the natural tree line or dune crests

- c) be visually screened if located on major landscape features, such as ridges, cliffs and headlands
- d) be visually integrated into a site using native landscaping
- e) not impair existing views to the water or along the coast, particularly from key public viewing points such as roads, roadside turnoffs, recreation areas and beaches
- f) minimise cut-and-fill. Where structures are located on sloping sites they should use footings that allow natural slopes to be maintained
- g) be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in scattered or linear form
- h) have or provide for a public reserve, not including a road or erosion buffer, of at least 50 metres in width between the development and the landward toe of the frontal dune or the top edge of the escarpment or the edge of the floodplain, unless the development relates to small-scale infill development in a predominantly urban zone, and
- i) provide for:
 - i) planned, appropriate, easy to use public access to and along beaches
 - ii) appropriate public access to coastal reserves, and
 - iii) the safe movement and manoeuvring of boats and other waterborne craft.

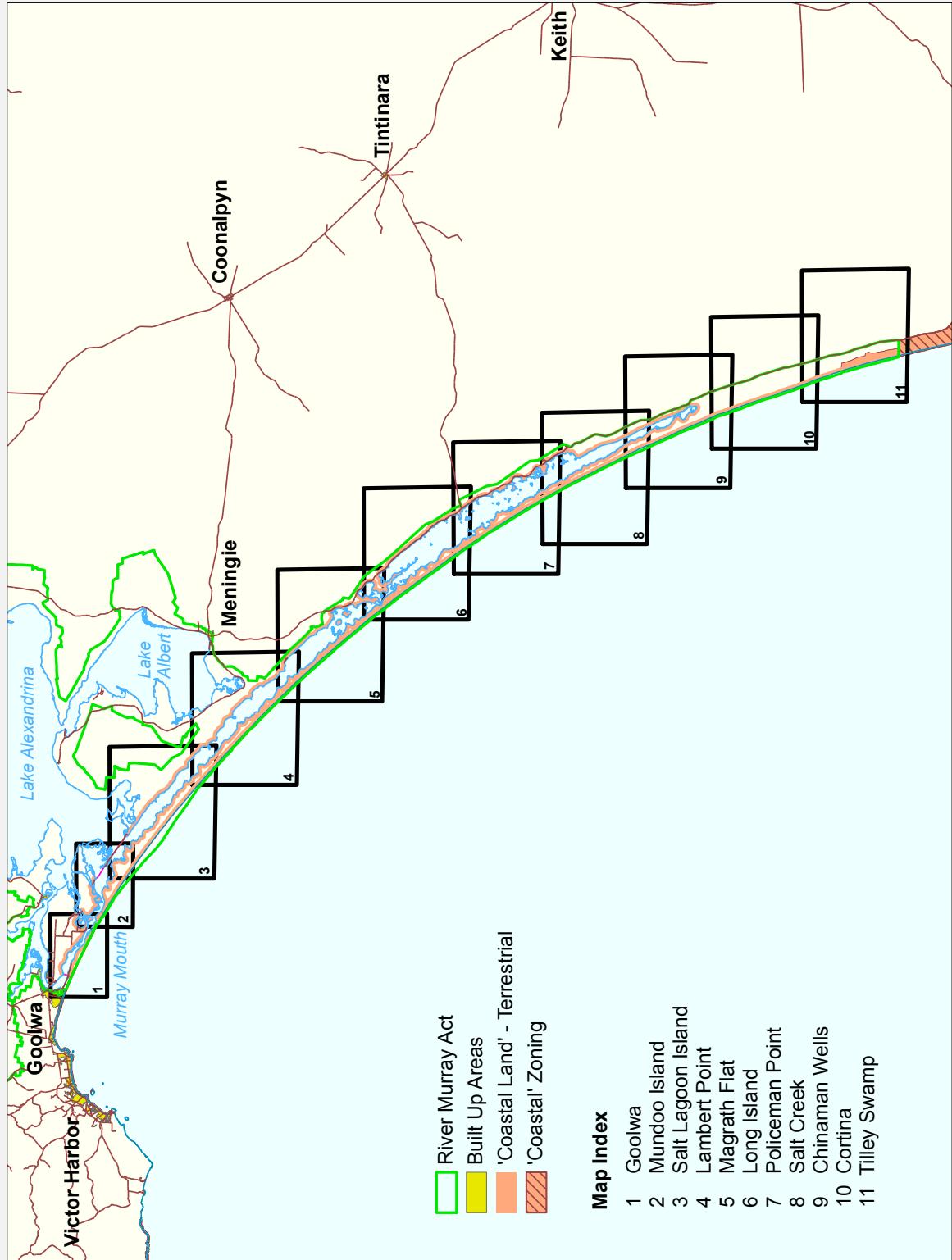
8.3 For development that abuts or includes a coastal reserve used for scenic, conservation or recreational purposes, consideration of its design should have regard to the purpose, management and amenity of the reserve and prevent illegal incorporation of reserve land into private land.

¹⁹ In accordance with Coorong Council and Alexandrina Council Development Plans

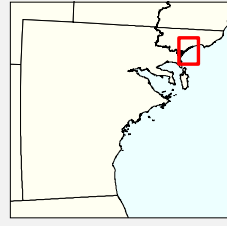
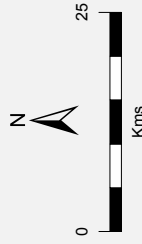
Appendix 1 – Coastal Area for the River Murray Act

River Murray Act Area and Terrestrial 'Coastal Land'

Location Map Index



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



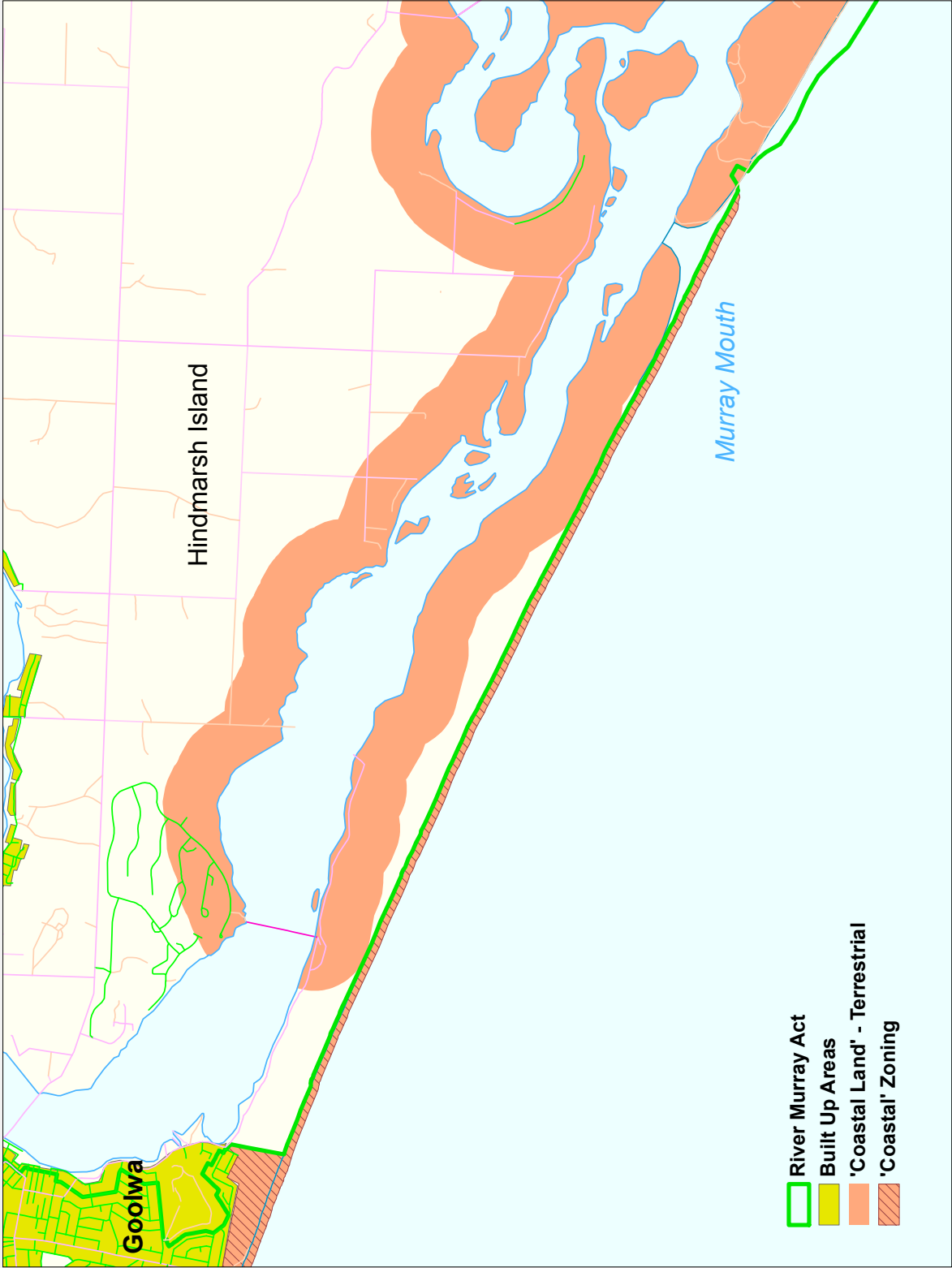
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River Murray Act Area and Terrestrial 'Coastal Land'

1 Goolwa



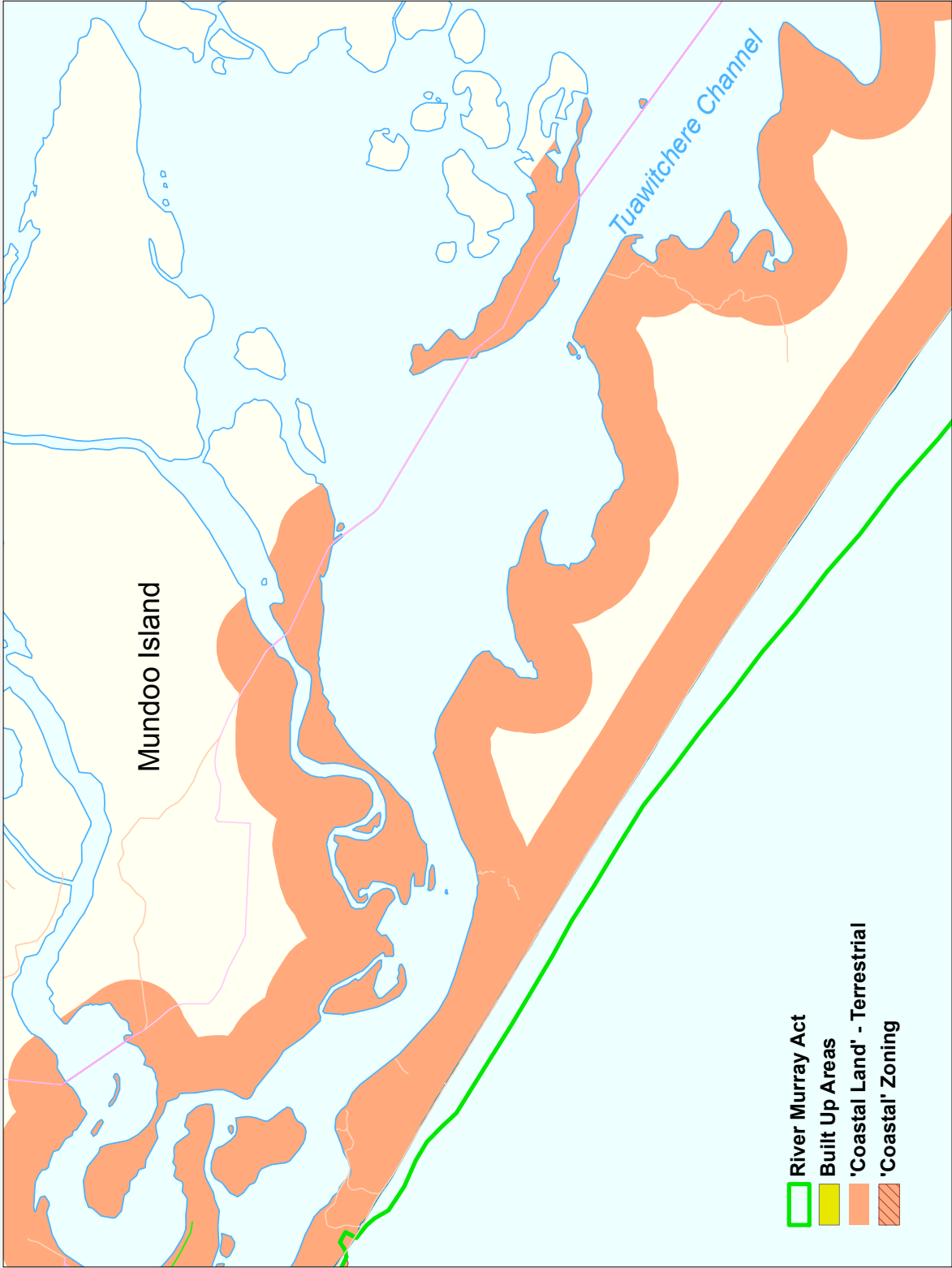
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River Murray Act - DWLBC
Built-up Areas - EI, DEH
Land Use Data - DEH
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12 December 2008
Geocentric Datum of Australia, 1994

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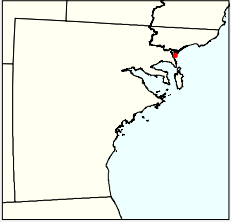
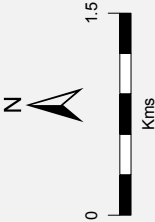


River Murray Act Area and Terrestrial 'Coastal Land'

2 Mundoo Island



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



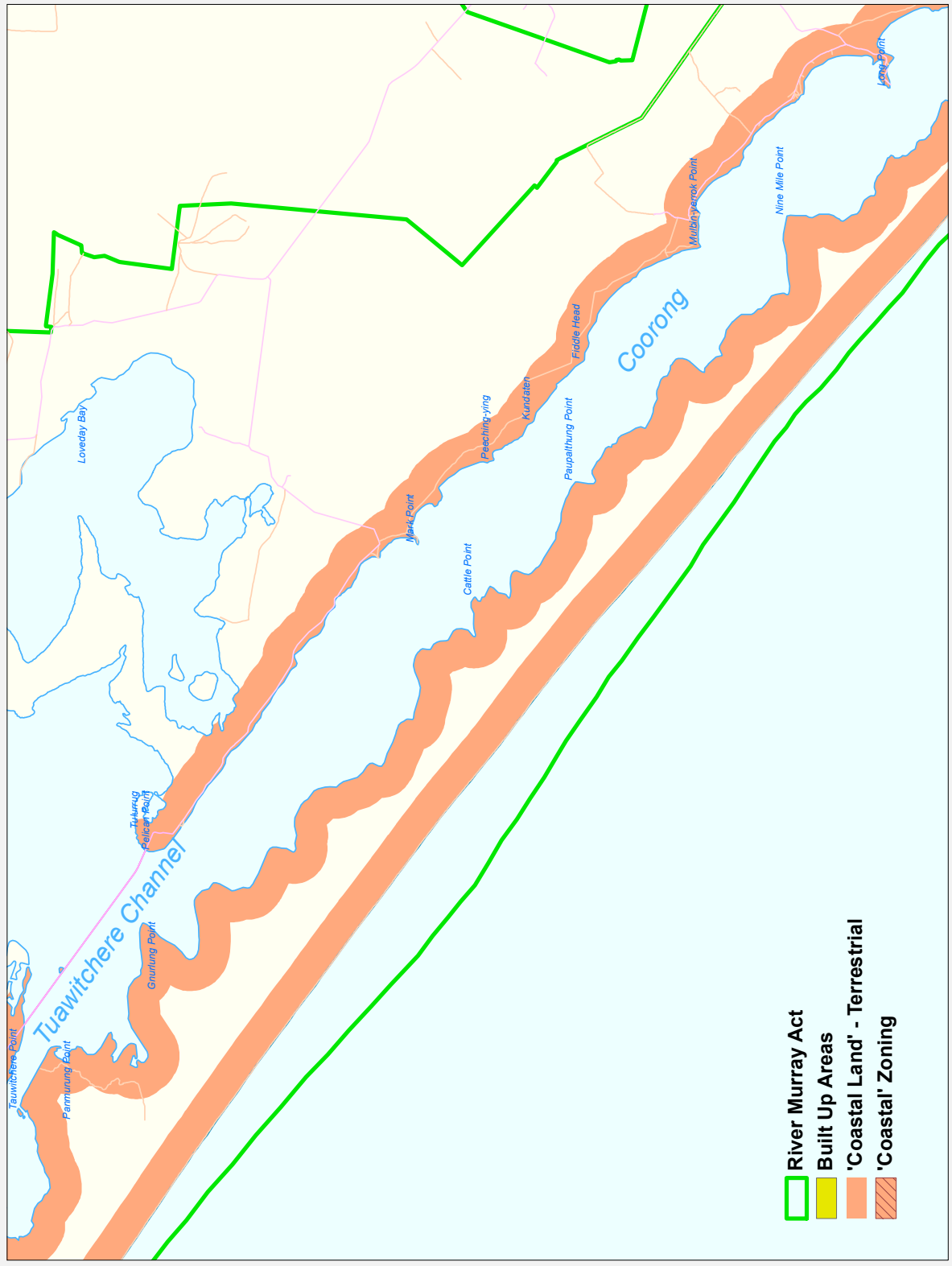
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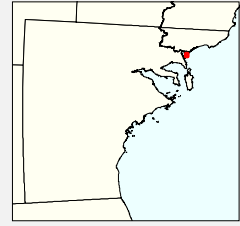
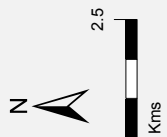


River Murray Act Area and Terrestrial 'Coastal Land'

3 Salt Lagoon Island



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



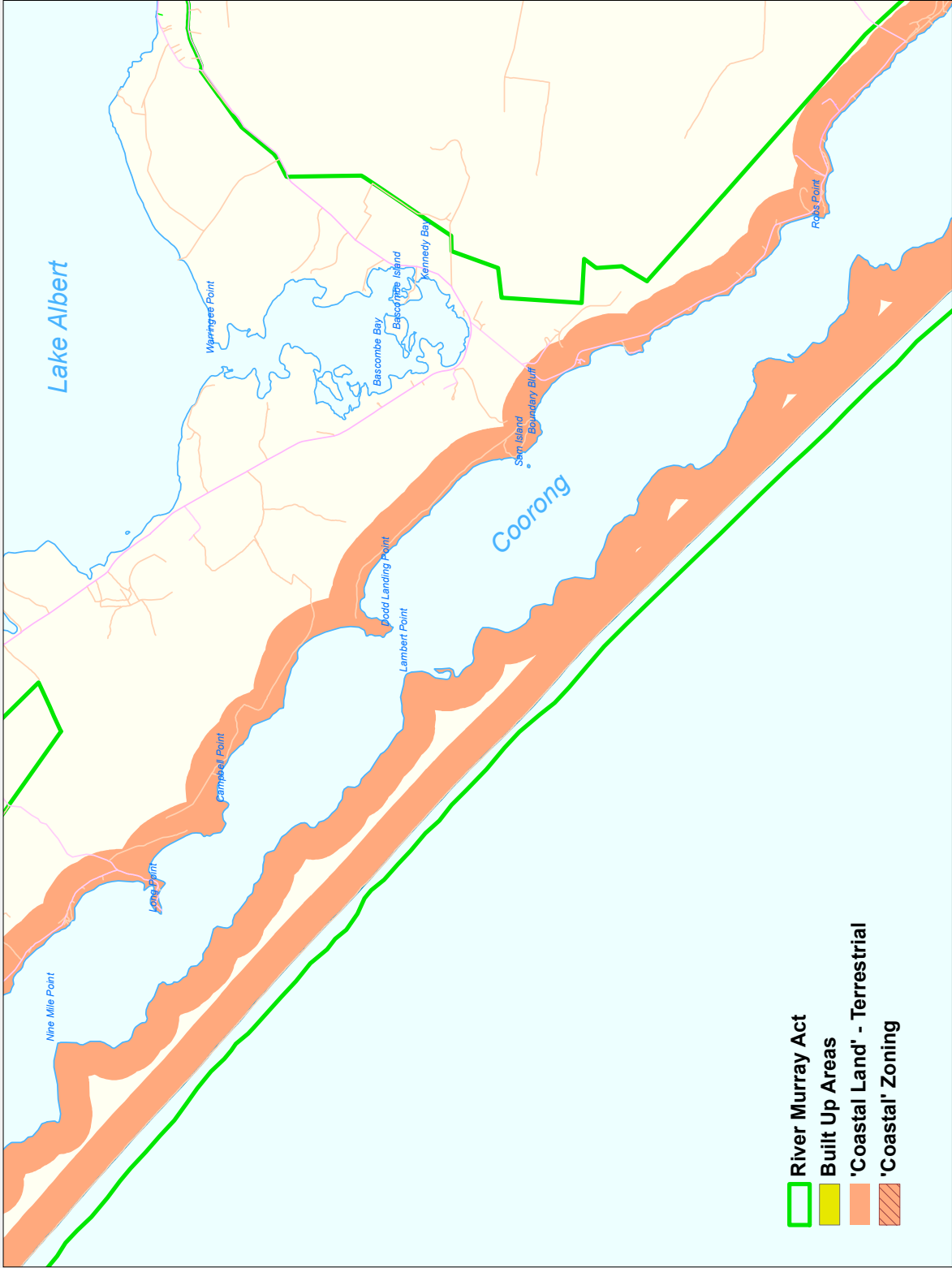
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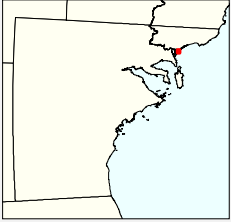
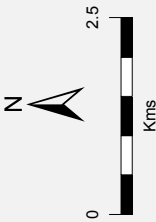


River Murray Act Area and Terrestrial 'Coastal Land'

4 Lambert Point



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



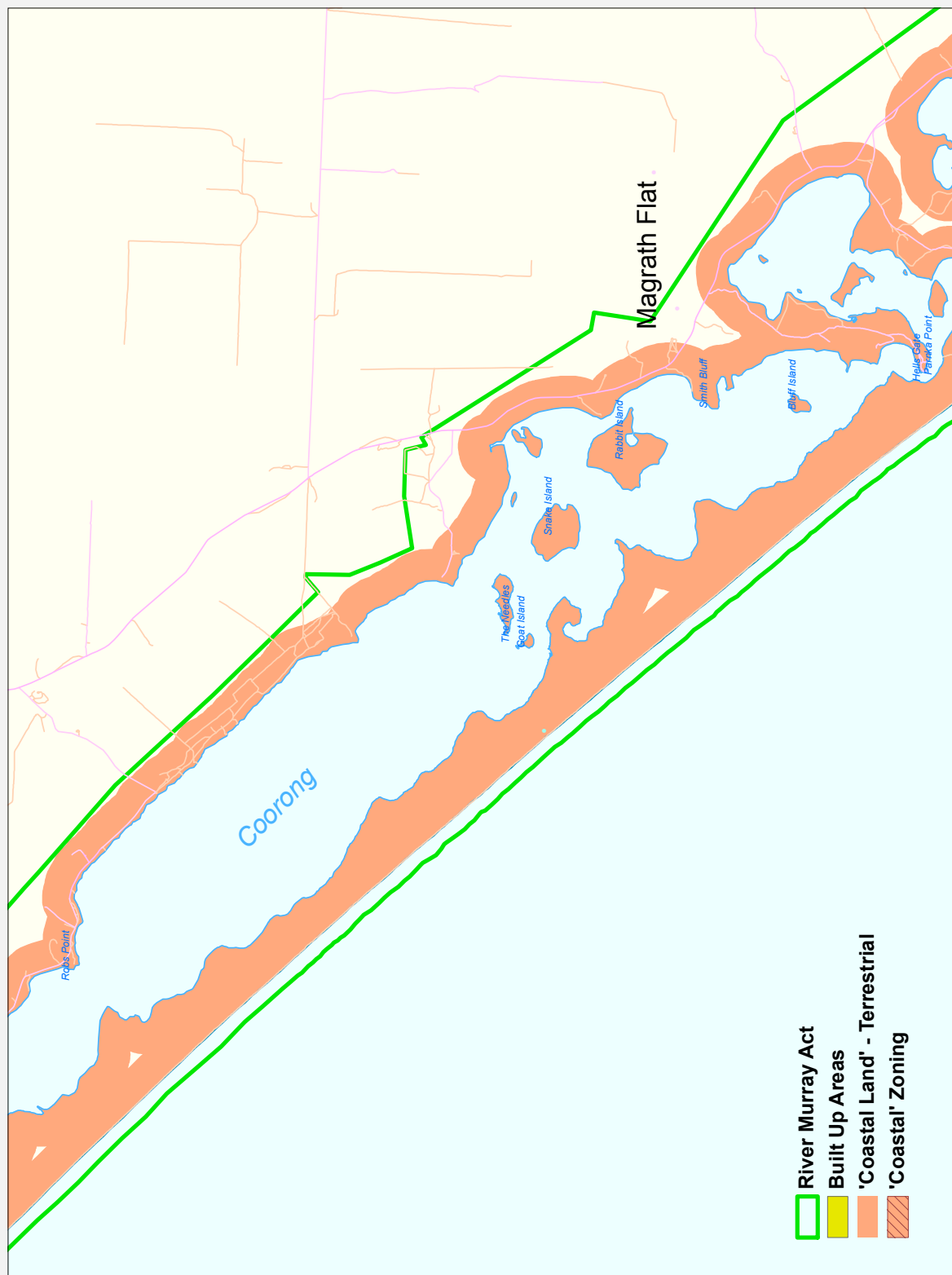
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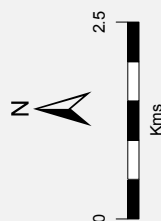


River Murray Act Area and Terrestrial 'Coastal Land'

5 Magrath Flat



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



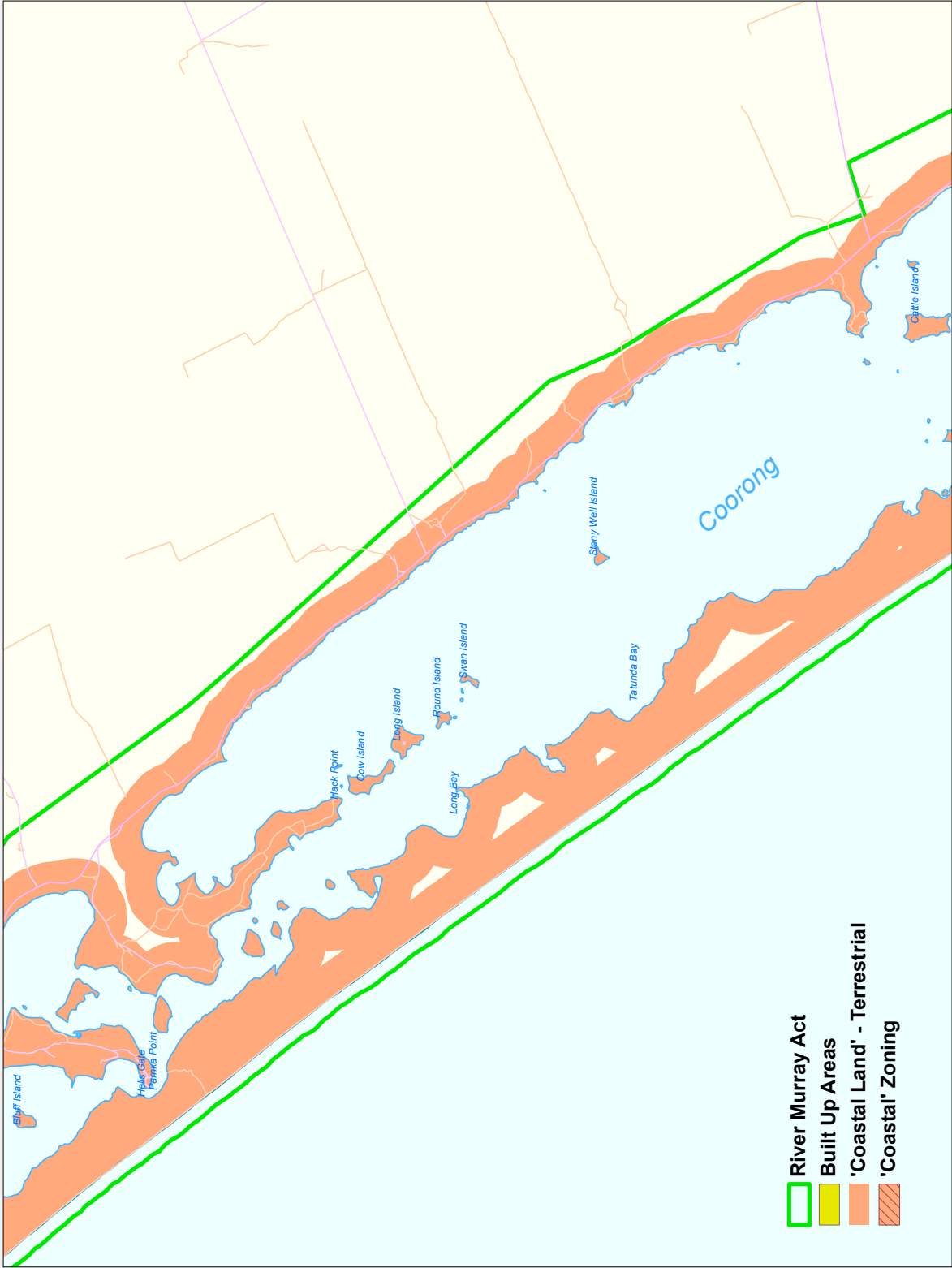
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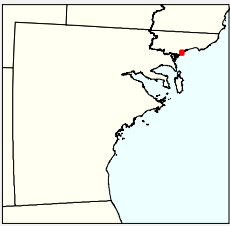
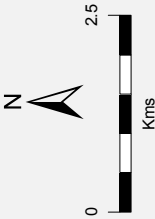


River Murray Act Area and Terrestrial 'Coastal Land'

6 Long Island



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



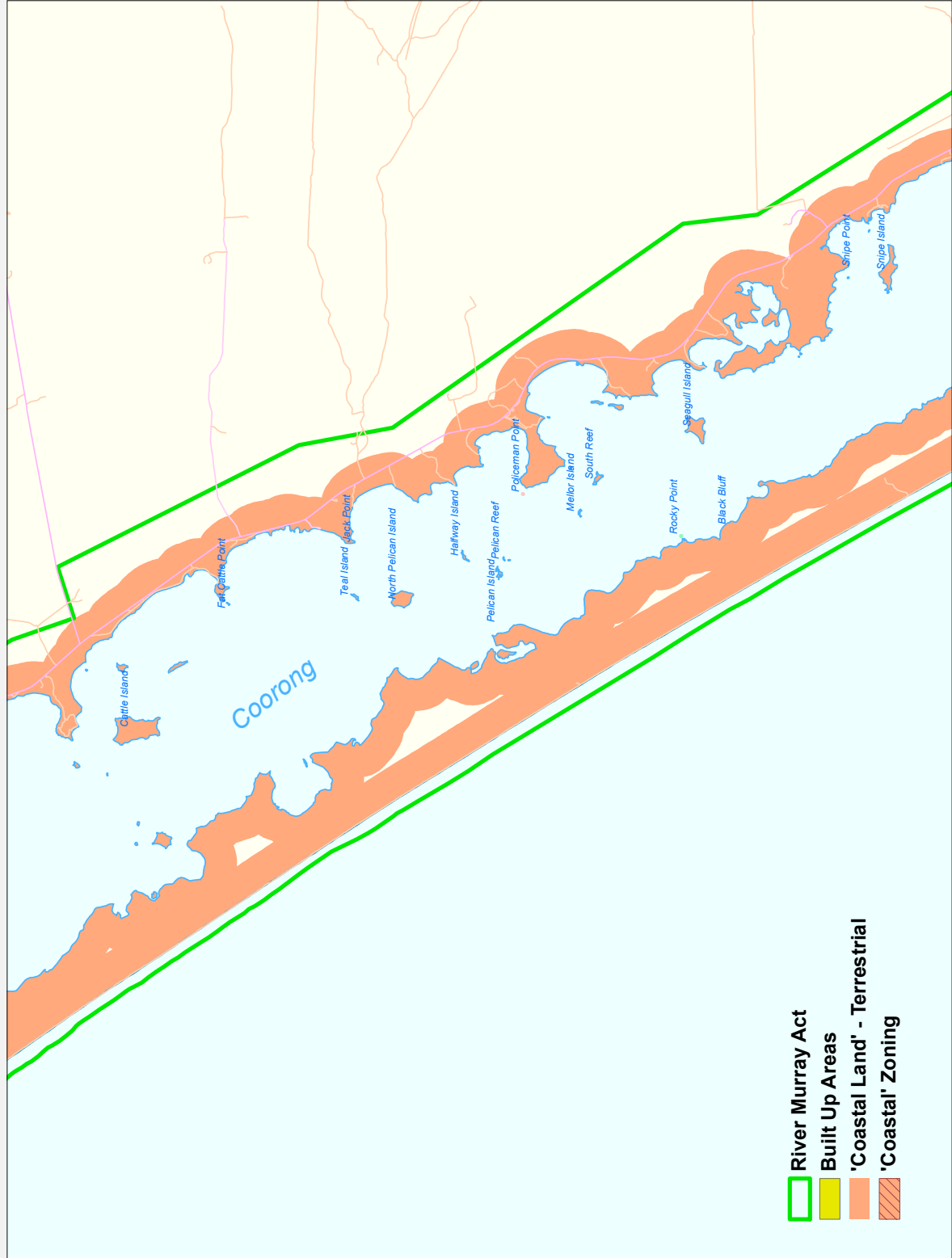
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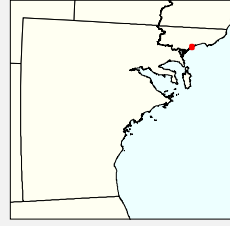
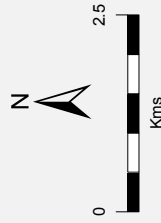


River Murray Act Area and Terrestrial 'Coastal Land'

7 Policeman Point



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



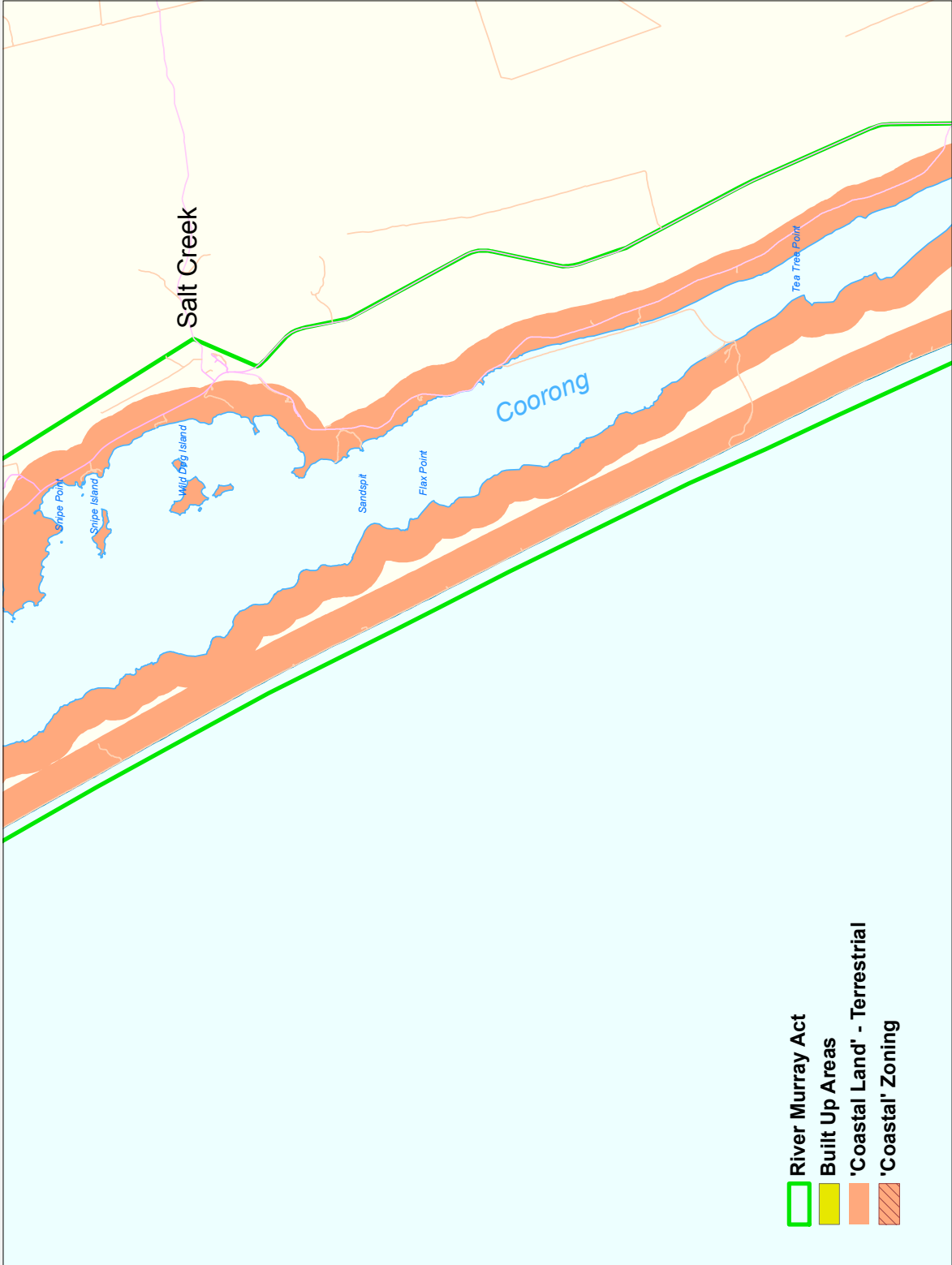
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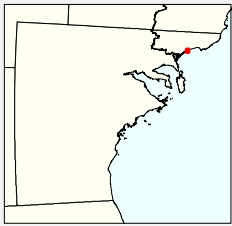
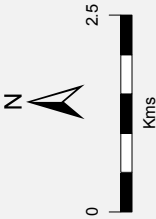


River Murray Act Area and Terrestrial 'Coastal Land'

8 Salt Creek



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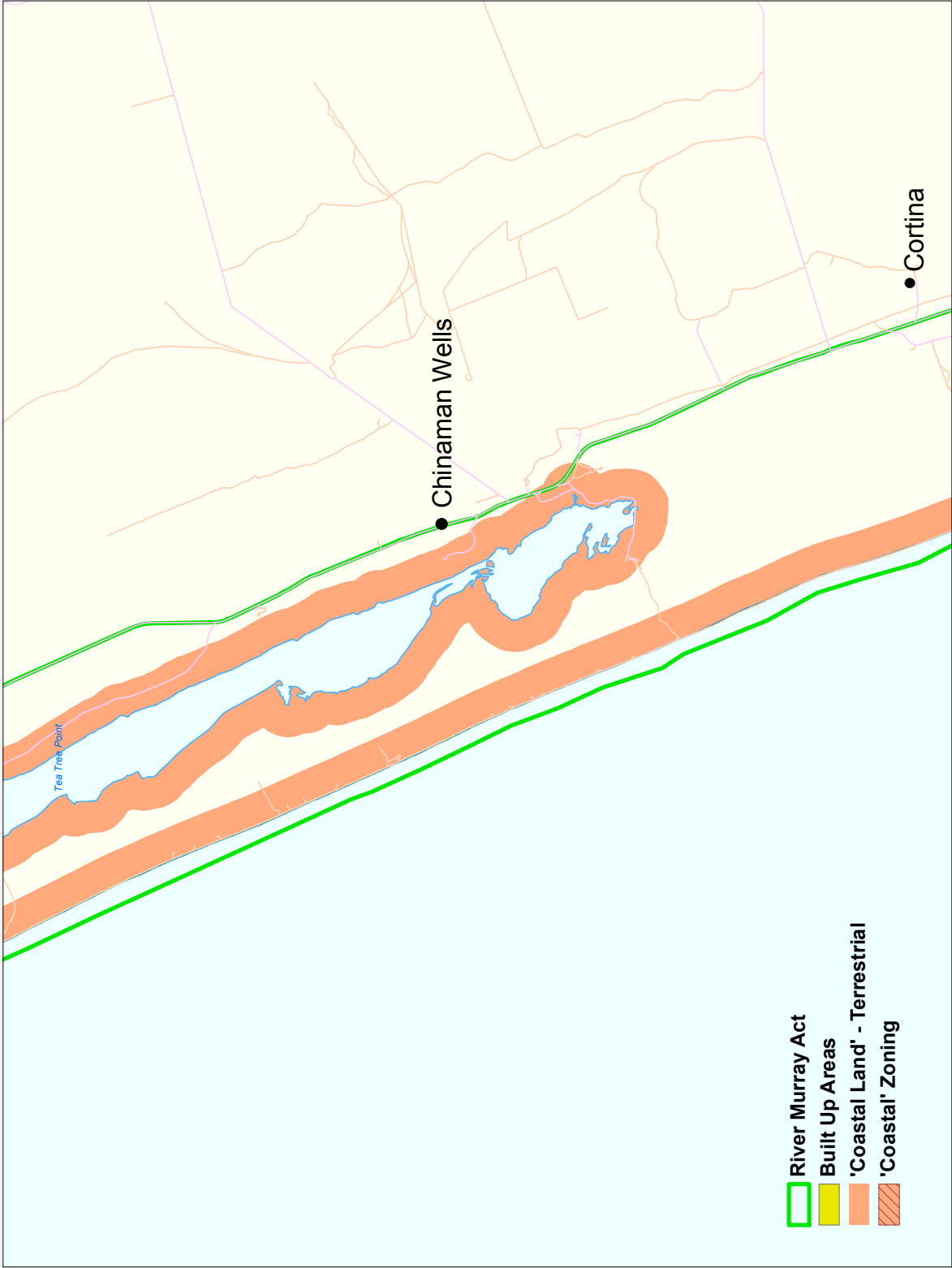
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River Murray Act Area and Terrestrial 'Coastal Land'

9 Chinaman Wells



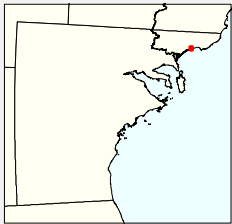
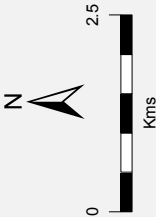
Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.

River Murray Act Area and Terrestrial 'Coastal Land'

10 Cortina



Note: The 'Coastal Land' boundary is indicative only. Please refer to the definition in Schedule 8 of the Development Regulations 1993 for the detailed description.



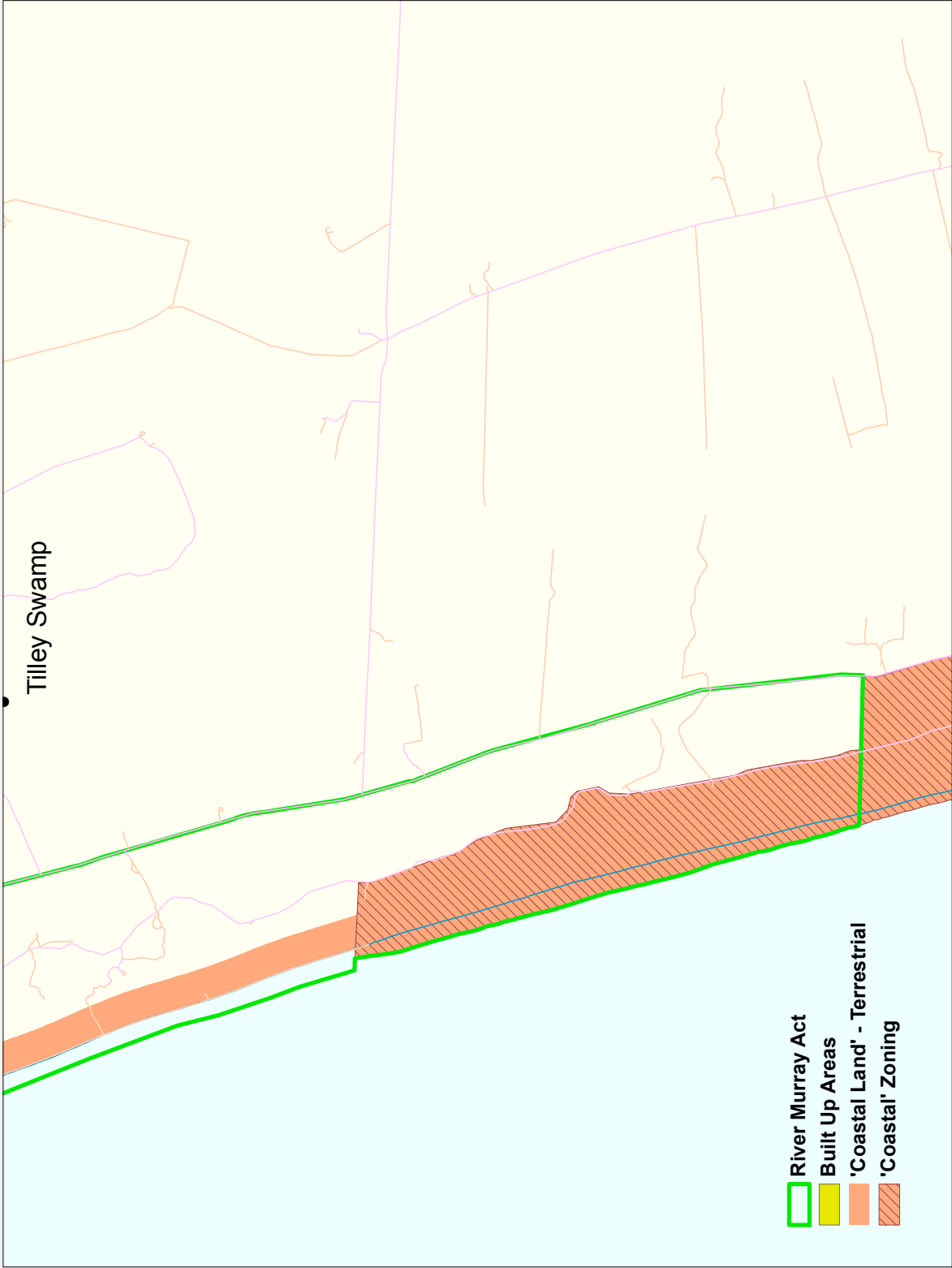
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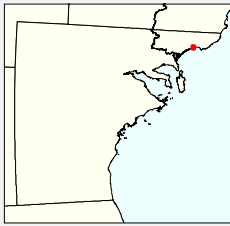
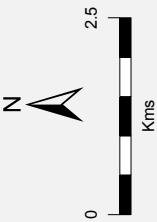


River Murray Act Area and Terrestrial 'Coastal Land'

11 Tilley Swamp



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