



Review of Environmental Factors (REF) under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979)

Project Details:

Project Title:	J305027 – Urunga Boardwalk Upgrade
Project Proponent:	Bellingen Shire Council
Determining Authority:	Bellingen Shire Council
REF Reference:	Geolink (2025), <i>Review of Environmental Factors - Urunga Boardwalk Replacement</i> , (4975-1016), Version 4, dated 21 May 2025.
Project Description:	<p>Generally, the replacement boardwalk construction would involve the following:</p> <ul style="list-style-type: none">• Implementation of environmental controls.• Establishment of main temporary fenced site compound/ laydown area (second compound at the end of the boardwalk will be established as works require).• Identification and temporary adjustment of utilities (if required) to ensure provision of service to customers.• Commence Stage 1 – Lagoon at CH0 (existing boardwalk to be closed to the public until at least Stage 1 completion, likely longer).• Commence Stage 3 (before Stage 2) – South Arm (removal of existing boardwalk required prior to commencement).• Commence Stage 2 – Sand Flats (removal of existing boardwalk required prior to commencement).• Commence Stage 4 – Breakwall (removal of existing boardwalk required in 20-30 m sections).• Removal of temporary compound areas and environmental controls, including reinstatement of disturbed areas and fences.• Recycle or dispose of material to licensed facilities.• Site clean-up and decommissioning of the site.
Project Environment Description:	<p>The replacement boardwalk will be constructed at the existing site, both along the original alignment and directly adjacent. The Urunga Lagoon and section where the boardwalk cross this is zoned W1 Natural Waterways pursuant to the Bellingen Local Environmental Plan 2010 (BLEP 2010), with some small project of two platforms into the main channel zoned W2 Recreational Waterways. The western extent of the boardwalk footprint is within land zoned C3 Environmental Management Zone, with potentially a small area intersection a silver of C2 Environmental Conservation Zone (refer Illustration 2.2). These areas form the hind dune area behind the beach and between the lagoon and stretch south to Hungry Head.</p> <p>A secondary site compound may be established at the end of the boardwalk within an area zoned C3 Environmental Management Zone. The site commences at the edge of the Reflections Holiday Park, which is zoned RE1 Public Recreation Zone. The main site compound area will also be located within the RE1 zone. The site is approximately 110 m east of the nearest holiday cabin within the park and 65 m from the nearest camping/ caravan sites. Sealed car parking areas and grassy areas within the reserve fronting the foreshore of the lagoon and used by picnickers, walkers, bathers etc are located between the boardwalk and the holiday park sites. The Urunga tidal swimming facility (Urunga Lido) and a children's playground are located approximately 50 m from the beginning of the boardwalk. A concrete pedestrian footpath traversing the site connects Atherton Drive to the north to</p>



	<p>Hungry Head in the south.</p> <p>The nearest private residences are located approximately 120 m from the boardwalk to the west overlooking the reserve but fronting Morgo Street.</p>
Need for Activity:	<p>Due to the poor condition and limited useful life left in the boardwalk structure, opportunities should be sought for replacement to ensure the entrance channel, coastal wetland environment, mangroves and dunes are protected yet accessible for residents and visitors alike. The Urunga wetland is an important feature to the local indigenous population and consultation with the indigenous community should be undertaken throughout. The Urunga boardwalk fails to meet current compliance standards in terms of suitable width for two-way pedestrian access and disability access.</p>
Alternatives:	<p>Alternative considered included a “do nothing” approach and a demolition approach. These were deemed unsuitable as they would leave the valuable environments susceptible to human traffic and degradation while also reducing public safety. The decision to replace the structure with a new boardwalk was therefore the preferred option. Multiple design options have been considered to balance the cost of the project, longevity of the structure and environmental impacts of construction. This included opting for driven piles to minimise disturbance of sediments and potential acid sulfate soils in the area. Fibre Reinforced Polymer (FRP) piles have also been selected to minimise the use of concrete in the sensitive environment. The adopted approach is therefore considered to address the need for the activity while balancing the economic, environmental and social impacts of the activity.</p>



Approval Pathway:

Assessment		Yes	No
Is the proposed activity prohibited under an EPI?	If yes, reject or alter the proposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the activity State Significant Development or Infrastructure?	If yes, a development application is required to be submitted to the Independent Planning Commission or the Minister for Planning.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is Development Consent under Part 4 of the EP&A Act 1979 required?	If yes, lodge a development application with council	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the activity exempt development?	If yes, a REF is not required.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has an Environmental Impact Statement (EIS) been prepared for the activity	If yes, the proposed activity is not subject to division 5.1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes to any of the above, a REF is not required. Provide details:

N/A

Is the activity permitted without consent under an EPI?	If yes, a REF is required. Provide details below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Details of EPI Pathway prescribing the activity as permitted without consent and relationship between proposal and any relevant projects, programs or plans:

Division 12 of TISEPP relates to parks and other public reserves. Section 2.73(2) permits development for any purpose without consent:

(c) on Crown managed land, by or on behalf of—

(ii) a Crown land manager of the land (or an administrator of the manager),

if the development is for the purposes of implementing a plan of management adopted for the land under the Act referred to above in relation to the land or in accordance with the Local Government Act 1993 in relation to Crown managed land managed by a council.

The replacement of the boardwalk is to be carried out by or on behalf of Council within the Morgo Street Reserve (Crown reserve R.82452) and the Urunga Lagoon Crown Reserve (R.104608). Council is the Crown Land Manager for these Reserves and consistency with the POMs is outlined in Section 2.1.2. Therefore, the proposal (located outside of the mapped Coastal Wetland) can be carried out without consent in accordance with sections 2.73(2)(c) of the TISEPP and can be assessed under Division 5.1 of the EP&A Act. Development consent is not required.

As noted in Section 1.1, the Boardwalk and proposed replacement works are also located (in part) on land mapped as coastal wetlands under the RHSEPP and coastal management areas, in particular stages 1 and 2, whilst the rest of the Boardwalk is generally in proximity to the mapped coastal wetlands. Development is therefore restricted in these areas pursuant to Chapter 2 of the RHSEPP, in particular sections 2.7 and 2.8. Pursuant to section 2.5 of the RHSEPP and except as provided by subsections 2.7(2A), 2.7(3) and 2.7(4) of the TISEPP, in the event of any inconsistency between this RHSEPP and another environment planning instrument, the RHSEPP applies and prevails to the extent of the inconsistency.

Ordinarily, works proposed within mapped Coastal Wetlands trigger the consent requirements under Part 4 of the EP&A Act and are declared Designated Development pursuant to section 2.7 of the RHSEPP, unless another alternative provision provides otherwise or overrides an inconsistency.

Bellinghen Shire Council subsequently legal advice from PBL Law Group (dated 16 August 2016) on the *"The appropriate approval pathway for the Urunga Boardwalk Replacement located at Urunga in NSW"*. A summary of the advice follows:

- The project is governed by the Bellinghen LEP 2010, the Crown Lands Act 1989, and the RHSEPP, along with the recently prepared Bellinghen Shire CMP.
- If classified as "environmental protection works," the replacement may not require development consent under section 2.7 of the SEPP, provided it aligns with an adopted Plan of Management or a certified CMP.



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- The Bellinghen Shire CMP explicitly refers to the boardwalk's replacement and references environmental protection aspects, further supporting the classification as "environmental protection works."
 - If the Bellinghen Shire CMP is certified and implemented, development consent may not be required. There is a strong argument that Council can determine that the replacement of the boardwalk is environmental protection works.
 - Since Council (a public authority) intend undertaking the replacement of the boardwalk, then pursuant to section 2.7(3) of the RHSEPP, assuming the replacement of the boardwalk is deemed to be environmental protection works pursuant to section 2.7(1)(c)(iv) of the RHSEPP, development consent is not required if the development is identified in—
 - the relevant certified coastal management program, or
 - plan of management prepared and adopted under Division 2 of Part 2 of Chapter 6 of the Local Government Act 1993, or
 - a plan of management under Division 3.6 of the Crown Land Management Act 2016.
 - Assuming the CMP is certified and implemented, then it is created pursuant to section 2.7(3)a, being a relevant certified coastal management plan.
 - The advice recommended ensuring the CMP is certified and implemented before commencing works to confirm this approval pathway.

Given the Minister has now certified the Bellinghen Shire CMP (dated 31 July 2024), BSC as the determining authority has therefore formed the view that the proposal is for 'environmental protection works'. The development of the new boardwalk and removal of the old (defined as environmental protection works) can therefore be undertaken as development permitted without consent, both within and outside the mapped coastal wetlands.



Assessment of impacts of Addendum Activity on the factors presented in Section 171 of the Environmental Planning and Assessment Regulation 2021.

The type, extent, size, duration, severity, importance, and level of concern/interest must be considered in determining whether the impact is significant.

Item	Significant Impacts	Yes	No
a.	Any environmental impact on a community? (Social, economic and cultural impacts)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Any transformation of a locality? (Human and non-human environment)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Any environmental impact on the ecosystems of the locality? (Flora, fauna, ecological integrity, biological diversity, connectivity/fragmentation, air, water including hydrology, soil)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality? (Visual, recreational, scientific and other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e.	Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations? (Aboriginal heritage (including intangible cultural significance), architectural heritage, social/community values and identity, scenic values and other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f.	Any impact on the habitat of protected animals? (within the meaning of the Biodiversity Conservation Act 2016) (Listed species and habitat requirements/critical habitat)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air? (Listed species, non-listed species and key threatening processes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	Any long-term effects on the environment? (Ecological, social and economic)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	Any degradation of the quality of the environment? (Ecological, social and economic)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j.	Any risk to the safety of the environment? (Public health, contamination, bushfire, sea level rise, flood, storm surge, wind speeds, extreme heat, urban heat and climate change adaptation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k.	Any reduction in the range of beneficial uses of the environment? (Natural resources, community resources and existing uses)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l.	Any pollution of the environment? (Air (including odors and greenhouse gases); water (including runoff patterns, flooding/tidal regimes, water quality health); soil (including contamination, erosion, instability risks); noise and vibration (including consideration of sensitive receptors); or light pollution)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m.	Any environmental problems associated with the disposal of waste? (Transportation, disposal and contamination)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n.	Any increased demands on resources (natural or otherwise) that are, or are likely to become in short supply? (Land, soil, water, air, minerals and energy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o.	Any cumulative environmental effect with other existing or likely future activities? (Existing activities and future activities)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p.	Any impact on coastal processes and coastal hazards, including those under projected climate change Existing activities and future activities conditions? (Coastal processes and hazards (impacts arising from the proposed activity on coastal processes and hazards and impacts on the proposed activity from coastal processes and hazards), climate scenarios)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q.	Any applicable local strategic planning statement, regional strategic plan or district strategic plan made under Division 3.1 of the Act? (Issues, objectives, policies and actions identified in local, district and regional plans)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r.	Any other relevant environmental factors? (Any other factors relevant in assessing impacts on the environment to the fullest extent)	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Notifications/Consultation Undertaken:

Contact	Interest in Project	Outcome
Various members of the community.	Local residents and business operators as well as tourists and members of the public that utilise the area for recreational purposes.	CMP, including the proposed Boardwalk Upgrade, was developed in consultation with the community through an initial scoping study, 2 community workshops, inviting comments on the plan, and multiple public exhibitions of the draft plan throughout the certification process.
Transport for NSW (TfNSW)	Section 2.15(2) of the T&I SEPP 2021 requires consultation with Transport for NSW for <i>development comprising a fixed or floating structure in or over navigable waters</i> .	Comments were therefore sought from Transport for NSW – Maritime on 10 December 2024 and a response received on 7 January 2025. TfNSW Maritime advised that the proposal <i>was assessed as having minimal impact on navigation</i> and raised no objections to the proposed works. No conditions were provided.
Aboriginal Community	Urunga wetland cultural significance	Consultation with the Aboriginal community is not required under point 5 (p.3) of the document <i>Due Diligence Code of practice for the protection of Aboriginal Objects 2010</i> . However, BSC has engaged with members of the Coffs Harbour & District Local Aboriginal Land Councils (LALC) from late 2023, with a site visit in January 2024. BSC will continue to consult and engage with them as the project progresses.
Reflections Holiday Park	Site compound and access on Crown Land managed by Reflections.	A short-term crown license has been obtained from Reflections for the works on this land. The license contains conditions which have been included as controls in this document.



Summary of Potential Impacts of Addendum Activity and required controls:

Aspect	Potential Impact	Required Controls
Biodiversity	<ul style="list-style-type: none">• Direct removal of up to 0.44 ha of native vegetation including mangroves protected under the Fishery Management Act.• Potential direct mortality or injury to fauna during vegetation clearing or by trampling and plant activity.• Terrestrial habitat degradation adjacent to the site from edge effects, soil compaction, accidental damage to surrounding vegetation during clearing, erosion and sedimentation, and potential water quality/ waste impacts.• Introduction or spread of weeds.• Introduction or spread of disease pathogens transported by plant, equipment, or materials (e.g. Phytophthora)• Anthropogenic disturbances during construction associated with noise and human presence during construction.• There are also potential indirect impacts to aquatic vegetation and fauna associated with increased suspended sediment concentrations from poorly timed or poorly executed works.• Direct impacts to attached and embedded fauna associated with the removal of old piers.• Indirect impacts to aquatic fauna from material shavings released during cutting operations.• Hydrocarbon pollution from spills of fuel and/ or hydraulic fluids from machinery.• Pollution associated with dust from cutting of the FRP materials used for construction, or shavings from the cutting of treated timbers during demolition of the existing structures.	2 - 38
Non-Aboriginal Heritage	<p>2 local heritage items have been identified on-site and one adjacent to the site. This includes:</p> <ul style="list-style-type: none">• The pedestrian boardwalk (on-site)• Urunga breakwater and training walls (on-site)• Cultural planting Morgo Street Reserve (adjacent to site) includes Morton Bay and Port Jackson figs and Norfolk island pines. <p>A Statement of Heritage Impact completed for the project found that the boardwalk replacement would not have a significant impact on the heritage values of the Kalang/ Bellinger River and would not impact on archaeological sites/ relics. Therefore, no additional approvals under the <i>Heritage Act (1977)</i> are required. To ensure that heritage values are not significantly impacted by the proposed Activity, standard unexpected finds procedures as well as mitigation measures relating to the former boardwalk pylons/ piers, crane wharf and interpretation opportunities are provided.</p>	39 - 43



Aspect	Potential Impact	Required Controls
Aboriginal Heritage	<p>A review of historical mapping and photographs indicated that it was reasonable to proceed with the assessment on the basis that the Activity site has been subject to “clear and observable” modification of the ground surface, which included:</p> <ul style="list-style-type: none">• The removal of original mangrove forest;• The construction of the breakwater;• Reclamation of sands for the foreshore reserve; and• Construction and subsequent upgrade of the boardwalk. <p>As such, the due diligence assessment concluded that aboriginal heritage artefacts are unlikely to be encountered in the area. Mitigation measures will be implemented to manage potential adverse impacts to any undiscovered items of Aboriginal heritage.</p>	44 - 47
Visual	<p>Potential temporary impacts include those associated with the presence of vehicles, plant and equipment associated with construction activities and the temporary compound area. The temporary compound will also be highly visible from the lagoon, adjoining reserves, carpark and playground area. Stockpiling would also be temporary, though it would be present on site in varying forms for some time whilst the project is progressed.</p>	48 - 50
Bushfire	<p>If any hot works are required, the NSW Rural Fire Services Fire Danger Ratings would be monitored by Council and works limited to occur outside of Total Fire Bans.</p>	51 -53
Soils, Erosion and Sedimentation	<p>Part of the Activity site is within, and in proximity to, a mapped Coastal Wetland and involves Urunga Lagoon. Construction works associated with the Activity poses a risk of erosion and sedimentation from excavation, vegetation removal and ground disturbance. Due to their proximity, the Activity also poses a potential risk to watercourses and coastal wetlands from erosion and sedimentation. Any excavation has the potential to disturb ASS and there is a subsequent risk to soil and water resources associated with low pH runoff as well as contamination of areas associated with inappropriate management of excavated acid sulfate material.</p> <p>Council has received historical complaints from the community relating to suspected asbestos contamination on the intertidal area near the beginning of the boardwalk. The source of this potential contamination has not been confirmed and there is potential for this contamination to be present within the soils in the area. It is also possible that the debris, which was removed, may have been deposited during flood events, in which case, further contamination at the site is unlikely. Disturbance of the potentially contaminated material may occur during plant movements through the area and installation of the headstock.</p>	54 - 63



Aspect	Potential Impact	Required Controls
Water Quality and Hydrology	<p>Construction activities that could present a risk to sensitive environments in the broader landscape include:</p> <ul style="list-style-type: none">• Erosion and sediment disturbance that could disperse from the site and impact local drainage lines and waterways.• Turbidity and sedimentation of local aquatic habitats and waterways.• Pollution of local water quality (both ground and surface water) from pollutants from machinery and construction materials and spills.• A variety of dispersible liquid materials would be used which pose a potential pollutant threat to local water quality. These liquids include but are not limited to, diesel, unleaded petrol, machinery oils and lubricants. The nature of these liquids and their ability to disperse away from the work site means that they could have a negative impact on ground or surface water on or adjacent to the site, especially during rain.• Periods of high rainfall or flood could exacerbate potential water quality impacts if works are in progress during such an event.• Impediment to the free flow and drainage of any overland flow paths around and through the site. <p>According to mapping associated with the Lower Bellinger and Kalang Rivers Floodplain Risk Management Study & Plan - Final Report (November 2021) the entire site is within the Flood Planning Area. The project area is therefore considered to be susceptible to flooding during the project.</p>	64 - 73
Noise and Vibration	<p>Noise from the Activity would be typical of that associated with construction and demolition work and would be generated by machinery and equipment, vehicles, and vegetation removal. It would also involve driven piles with the use of an excavator. These works would result in noise and possible vibration emissions within the immediate area and has potential to affect nearby sensitive receivers, particularly those located within approximately 10-20 m.</p>	74 - 79
Air Quality	<p>The Activity may temporarily affect air quality in a very minor way through exhaust emissions from machinery and associated transportation. There may also be minor dust generated during earthworks and the removal of sediments.</p>	80 - 82
Socio-Economic	<p>The works are anticipated to take approximately 12-18 months, weather permitting, and the boardwalk is expected to be closed to the public until the completion of works. This closure would result in temporary inconvenience and restricted access, therefore affecting a popular and valued recreational and environmental asset.</p>	83 - 85






Aspect	Potential Impact	Required Controls
Waste	<p>The Activity would be undertaken to ensure minimal impacts are generated from waste produced on site by ensuring that all waste is managed appropriately. Waste generated from the Activity may include, but is not limited to:</p> <ul style="list-style-type: none"> • Demolished boardwalk materials. • General construction material waste. • Packaging materials. • General site rubbish. • Oils and grease from machinery. • Spoil material from excavation. • Vegetation and green waste. <p>Waste has the potential to disperse into the surrounding environment and cause potential harm to stock and terrestrial and aquatic flora and fauna. Waste products may also transport contaminants that may degrade local water quality (e.g., fuels, lead-based paint and oils). This risk can be reduced and managed through the implementation of safeguards. Council has advised that while RFP decking is unlikely to be reused on the new structure, it is likely that some salvageable materials, especially timber, would be reused or and any excess sold for recycling.</p>	86 – 87
Traffic and Access	<p>Traffic increase will be associated with the arrival of work crews, delivery of materials and the transport of machinery and waste materials. These additional movements will contribute to some increased road traffic noise and potential minor disruption of existing traffic and pedestrian movements immediately around the site.</p> <p>In relation to pedestrian movements around the site and through the Reserve and Holiday Park during construction works, arrangements will be maintained to enable pedestrians and vehicles through the Holiday Park to continue to safely manoeuvre around the area and to maintain access through the Reserve, with temporary restrictions in place around the laydown/ compound area and temporary access. Access to the boardwalk and a small area adjoining the Reserve will be closed to public use during construction works.</p> <p>The site includes part of the Urunga Lagoon which is open to navigation by passive recreation craft which may be impacted during the construction phase of the works. The construction phase may also include the use of a construction barge and works will be undertaken within the waterway, potentially affecting the movement of recreational craft through the site temporarily.</p>	88 - 96
Climate change	<p>The Activity would contribute to carbon emissions and anthropogenic climate change to a minor extent via the production of greenhouse gas emissions by construction equipment and traffic as well as the consumption of materials requiring carbon emissions and the removal of vegetation that may otherwise act as a carbon sink.</p>	No additional controls required.



Certification and Determination:

	Yes	No
This REF complies with requirements under Division 5.1 and Part 8, Division 1 of the Environmental Planning and Assessment Regulation 2021	<input checked="" type="checkbox"/>	<input type="checkbox"/>
This REF complies with the Department of Planning and Environment 2022, Guidelines for Division 5.1 Assessments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
This REF contains all available information relevant to the assessment of the project and its environmental impacts to the fullest extent possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
This REF contains no false or misleading information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The REF contains sufficient information to determine whether the proposed activity should proceed	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The activity will proceed without modification. Where modification is required an addendum to the REF will be prepared.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed activity is unlikely to significantly affect the environment and as such an Environmental Impact Statement (EIS) is not required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is unlikely to significantly affect threatened species, populations, ecological communities, or their habitats and as such a Species Impact Statement (SIS) and/or Biodiversity Development Assessment Report (BDAR) is not required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The activity can proceed provided the following conditions are adhered to	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Publication of the REF Document is required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Being an employee or agent of the determining authority, I certify that I have reviewed and endorsed the contents of this REF document, and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 171 of the EP&A Regulation, and the information it contains is neither false nor misleading.

Name	Position	Company	Signature	Date
Harry Chapman	Environmental Officer	Bellinghen Shire Council		12/06/2025
Marc Rouqueirol	Civil Project Engineer	Bellinghen Shire Council		12/06/2025
John Fyfe	Group Leader Infrastructure Services	Bellinghen Shire Council		12/06/2025



Conditions:

No.	Conditions
1	The REF must be published on the Councils website prior to commencing works. This Determination Form should be included.
2	Prior to works commencing the works footprint will be clearly delineated where it adjoins native vegetation to prevent unnecessary disturbance or accidental clearing (refer to Illustration 4.1 of the Biodiversity Assessment Report prepared by GeoLINK Consulting Pty Ltd dated 06/02/2025).
3	There is to be no disturbance beyond the marked limits without prior approval from the Council environmental representative.
4	Areas of mapped PCT 4026 (saltmarsh TEC) will be designated as an environmental no-go area. No construction personnel or machinery would be allowed within 25 meters of the TEC (refer to Illustration 4.1 of the Biodiversity Assessment Report prepared by GeoLINK Consulting Pty Ltd dated 06/02/2025).
5	Vegetation removal will be kept to the minimum extent required to undertake the works using powered or unpowered hand tools only and in accordance with Australian Standard 4373-2007.
6	All vegetation being removed will be inspected for fauna prior to clearing. If fauna are present, works will stop until the animal voluntarily vacates the site; or a licensed spotter-catcher or ecologist engaged to undertake fauna capture and relocation.
7	All vegetation removal must be undertaken by an approved vegetation clearing contractor or competent persons within a Council work crew.
8	Tree removal will be directionally felled away from adjacent intact vegetation to avoid unnecessary damage.
9	Vegetation removed from the site will either be mulched and reused on site for erosion and sediment control or beneficially reused in accordance with waste resource recovery orders and exemptions (as a priority); or taken off-site to an appropriately licenced waste facility.
10	If unexpected threatened species are detected within the Activity footprint, stop works immediately and notify the Project Manager who will then contact an ecologist to determine the most appropriate course of action.
11	Contact an animal rescue agency/ wildlife care group or vet if native fauna are injured. WIRES: 1300 094 737, Mid North Coast branch.
12	Plant, equipment, and personnel will be free of soil and potential weed propagules prior to being brought to the site or leaving the site.
13	Parking of vehicles and storage of plant/ equipment is to occur on elected ancillary areas. Where this is not possible, vehicles and plant/ equipment are to be kept away from environmentally sensitive areas and outside the dripline of trees.
14	Priority weeds within the study area would be managed in accordance with the Biosecurity Act 2015.
15	Disturbance to watercourses will be minimised as much as practicable and works will be scheduled to coincide with periods of low flow.
16	Environmental safeguards would be communicated to all construction personnel as part of an Environmental Site Induction and repeated where appropriate at Toolbox Sessions prior to the commencement of relevant work components.
17	Vehicular access via Urunga Beach, should be minimised, where possible, during shorebird breeding season (August to March). It is noted that the beach is a public 4WD accessible beach which is not managed by council. Council therefore does not have the authority to implement controls which would restrict access to areas of the beach.



No.	Conditions
18	Vehicular access via Urunga Beach will utilise existing tracks and occur above the high tide mark to avoid any disturbance to existing dune vegetation.
19	Works and ancillary features (e.g. laydown compound) earmarked in areas of suitable nesting habitat for Rainbow Bee-eater (refer to Illustration 4.1 of the Biodiversity Assessment Report prepared by GeoLINK Consulting Pty Ltd dated 06/02/2025), should be established outside of the Rainbow Bee-eater breeding period, which is August to January. Provided the works are established outside the breeding season period, works can continue throughout breeding season.
20	Suitable Rainbow Bee-eater habitat which adjoins laydown areas will be fenced off using temporary fencing and sign posting to ensure no workers or vehicles disturb nesting sites.
21	The site compound/ laydown area at the beach end of the boardwalk will be reinstated upon completion of works.
22	Works to be undertaken in accordance with the fisheries permit for the project (PN25-133)
23	Works to be undertaken in accordance with the adopted offset plan for the project (Aquatic Science and Management, (2025), Urunga Footbridge Replacement - Marine Vegetation Offset Plan. Version 1.1, dated 20 May 2025)
24	Minimise movements of tracked machinery.
25	Where possible, confine pedestrian traffic to the existing boardwalk and new structure.
26	A spill containment kit will be available at all times. All personnel will be made aware of the location of the kit and trained in its effective deployment.
27	Any fuels or chemicals to be stored in a bunded container at all times.
28	Fuelling and oiling of any machinery/ tools to be in a bunded area a minimum of 20 m from waterways.
29	Assess the condition of any machinery/ tools prior to works to ensure there are no visible fluid leaks and the item has been maintained in accordance with the manufacturers specifications.
30	Where possible, tracked machinery movements should be over intertidal materials on mud mats.
31	Pier installation and removal during stages 1 and 2 to be undertaken at low tides (unless from a barge) and during low flow conditions.
32	Foot traffic on the intertidal benthic surface to be minimised. Majority works to be undertaken from the existing boardwalk.
33	Foot traffic in the intertidal zone to be undertaken at low tides and low flow conditions to avoid sediment disturbance.
34	Motorised barge movements in sufficient water only. Avoid disturbing the benthic surface with the barge and motor.
35	Barge to be moored in sufficient water where possible to avoid contact with bed.
36	Minimise material shavings that enter the aquatic environment by undertaking cutting to be on land, where possible, and employing dust sleeves/vacuums where working over the waterway.
37	Cutting of existing timbers piles to be undertaken at low tide with a suitable sleeve to capture and remove shavings.
38	Prepare a detailed and site-specific Sediment and Erosion Control Plan in accordance with the Landcom/ Department of Housing Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book) and implement relevant controls on site before works commence.



No.	Conditions
39	Former Boardwalk Pylons/ Piers: The remains of the former c1940's boardwalk, being the concrete and hardwood pier footings visible on the creek bed (as identified in the SOHI dated November 2024) will be identified and avoided during construction works. Any accidental damage to the footings will be noted on project incident reports and notified to a heritage advisor/ representative of Bellingen Shire Council.
40	Crane Wharf: The foundations and footings at the 'Crane Wharf' (as identified in the SOHI dated November 2024) will be retained. The viewing platform will not provide pedestrian access, in the form of stairs or ramp, to this feature.
41	Interpretation strategy: The existing boardwalk includes interpretive panels which provides users with information on the historical significance of the Kalang/ Belinger River to the Urunga community. These panels will be retained, or updated, to ensure that the current level of interpretation is maintained as a minimum.
42	Should non-Aboriginal heritage items be uncovered during works, all works in the vicinity of the find would cease and the Council and NSW Heritage would be contacted. Works would not re-commence until appropriate clearance had been received.
43	If any items defined as relics under the <i>NSW Heritage Act 1977</i> are uncovered during the works, all works would cease in the vicinity of the find and the Council's Project Manager would be contacted immediately. Works would not re-commence until appropriate clearance had been received.
44	<p>If it is suspected that Aboriginal objects have been uncovered as a result of works during thereplacement of the Urunga Boardwalk:</p> <ul style="list-style-type: none">a) work in the surrounding area is to stop immediately, and records made of the finds via project incident reporting procedures;b) a temporary fence is to be erected around the site and appropriate controls put in place to ensure that no additional ground disturbance happens in the vicinity of the find;c) an appropriately qualified archaeological consultant and a representative of the Coffs Harbour and District Local Aboriginal Land Council are to be engaged to identify the material and provide an initial assessment of the significance of the object and the likely nature and extent of any associated archaeological sites;d) if the material is found to be of Aboriginal origin, the find must be reported on the AHIMS database;e) in the event that the Aboriginal objects are considered to have been damaged or disturbed, the incident must be reported through the NSW Enviro Hotline; andf) works may only recommence after advice from Heritage NSW on the requirement for an AHIP or where design, engineer or construction measures are identified to mitigate further damage to the Aboriginal site.
45	<p>Although it is unlikely that human remains will be located within the site, should this event arise it is required that all works must halt in the immediate area to prevent any further impacts to the remains. The site should be cordoned off and the remains themselves should be left untouched. The nearest Police Local Area Command (Urunga), Coffs Harbour and District Local Aboriginal Land Council and the Heritage NSW (Parramatta) are all to be notified as soon as possible.</p> <p>If the remains are found to be of Aboriginal origin and the police do not wish to investigate the site for criminal activities, the Aboriginal community and the Heritage NSW should be consulted as to how the remains should be dealt with. Work may only resume after agreement is reached between all parties, provided it is in accordance with all parties' statutory obligations.</p>
46	All personnel working on site would be inducted and receive information on the required process, should a potential heritage item be found.



No.	Conditions
47	Notifying Heritage NSW – it is a legislative requirement that cultural heritage materials uncovered as a result of the Activity are registered as Aboriginal sites on the AHIMS database within the required timeframe.
48	Working areas will be maintained, kept free of rubbish, and cleaned up at the end of each day.
49	All vehicles carrying waste would be covered sufficiently so as to prevent the waste from entering the road reserve.
50	Upon completion of the works, any works areas would be restored to a similar or better condition to that of the area prior to commencement of works.
51	Works that are likely to cause a fire, such as general purpose hot works (welding, grinding or gas cutting), or any activity that is likely to produce a spark or flame, are not to be carried out on days with an elevated fire danger or a total fire ban in effect.
52	Suitable fire suppression equipment will be available on machinery for quick response if ignition occurs. The type should be selected to minimise potential pollution risk to the environment should it need to be deployed. All personnel will be made aware of the location of the equipment and trained in its effective deployment, including environmental considerations.
53	The contractor/ site manager is to maintain awareness of bushfire emergency information, in particular during a bushfire danger period, and be aware of all current bushfire alerts in the wider vicinity of the Activity area.
54	The replacement boardwalk will be designed in accordance with the recommendations provided in the Preliminary Geotechnical Assessment for the Proposed Boardwalk Replacement – Urunga (23 August 2023) prepared by Regional Geotechnical Solutions.
55	The replacement boardwalk will be undertaken in accordance with the recommendations provided in the Acid Sulfate Soils Management Plan – Urunga Boardwalk Upgrade (12 July 2025) prepared by ENV Solutions.
56	If contaminated land is encountered during the works, works will stop immediately, and relevant procedures outlined in a CEMP will be followed. The EPA will be notified immediately in response to incidents causing or threatening actual or potential harm to the environment in accordance with section 148 of the PoEO Act (via EPA Environment Line on 131 555).
57	All erosion and sedimentation controls will be undertaken and maintained in accordance with the Landcom/ Department of Housing Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book).
58	Implement and maintain appropriate control measures such as catch drains and sediment fences to prevent ponding of stormwater or discharge of stormwater from the site to adjacent properties.
59	Works would only commence once all erosion and sediment controls have been established for that phase. The controls would be maintained in place until the works are complete, and all exposed erodible materials are stabilised.
60	Material must not be reused on any other site unless it has been assessed and deemed to comply with an order or exemption issued by the NSW EPA (e.g. A site specific exemption, excavated natural material, etc.).
61	If the excess imported or generated material cannot be reused on or off-site, it will be classified in accordance with the NSW EPA (2014) Waste Classification Guidelines and disposed off-site at a facility lawfully licensed to accept the waste.



No.	Conditions
62	Due to the long duration of the project and the dynamic nature of the project environment (tides, floods, etc), an EWMS will be implemented for the project to record and facilitate modification of controls where conditions change, and existing controls become insufficient.
63	An unexpected finds procedure for suspected asbestos containing material to be implemented for the project.
64	A detailed Construction Environmental Management Plan (CEMP) should be developed and approved prior to the commencement work that suitably addresses all required environmental risks associated with the proposed works and how the impacts of these risks will be mitigated or managed during construction. The CEMP should include a flood risk and response management plan/ emergency event contingency plan, an Acid Sulfate Soils Management Plan (ASSMP) if excavation or exposure of material is required, and Erosion and Sediment Control Plan, as appendices.
65	The final design would ensure there are no changes to hydrology that would result in negative impacts to the waterway (e.g., flooding, restriction of flow, scouring).
66	Site compound and laydown areas are to be established in the designated area shown on the design plans and within already cleared areas of the reserve requiring no additional vegetation removal.
67	Works will avoid forecast high rainfall events and works will be planned to occur during periods of no or low flow to reduce risk of erosion and mobilisation of sediments or other potential pollutants (fuels or lubricants) into adjacent wetlands or the mapped Coastal wetland.
68	Cleaning or washing must not occur where runoff water may enter waterways or drainage lines that discharge uncontrolled to the environment.
69	Visual monitoring of local water quality (i.e., turbidity, hydrocarbon spills/ slicks) within construction site and adjacent area is to be undertaken on a regular basis to identify any potential spills or deficient erosion and sediment controls during construction.
70	Council and EPA will be notified immediately in response to incidents causing or threatening actual or potential harm to the environment in accordance with section 148 of the PoEO Act (via EPA Environment Line on 131 555).
71	Minimise mixing excess concrete (e.g. by hand mixing required quantities). Where required, any concrete washout area and facilities will be located within designated compound areas as far from drainage lines as practical and wash down water is to be contained within a designated impervious bund. Excess concrete and wash water controls/ removal protocols are to be developed and implemented as part of the CEMP.
72	Ensure workers are aware of the flood risk, for example through site inductions and by using signage.
73	Prepare a flood management plan for the works as part of the CEMP. The plan should address, but not be limited to, flood risk response and closure of the worksite, including securing all materials and equipment and relocation of pollution risk materials/ chemicals, if there is a risk of riverine or flash flooding, on receipt of advice from the Bureau of Meteorology (BoM), or when other evidence leads to an expectation of flooding. During site works, check the BoM website prior to start of the workday for any Flood Warnings.
74	Construction activities will be undertaken in accordance with EPA recommended standard construction hours: a) Monday to Friday: 7:00 am to 6:00 pm. b) Saturday: 8:00 am to 1:00 pm. c) Sundays or public holidays: No work.
75	Prior to commencement of works the Chief Executive Officer (CEO) of Reflections Holiday Park, will be notified and consulted regarding the upcoming works.



No.	Conditions
76	Any noise complaints will be recorded and include suitable identification/ description of the noise source (e.g., continual/ impulsive) and general location of the complaint. Any noise complaints will be investigated and actioned as required.
77	The most appropriately sized tool for the respective job would be used, keeping in mind that the smaller the tool, the less potential noise generated.
78	All vehicles and equipment will be turned off and not left idling when not required for work uses.
79	All plant will be fitted with appropriate exhaust systems to ensure compliance with pollution and noise emission standards.
80	No waste is permitted to be burnt.
81	Dust suppression will be implemented for stockpiles and disturbed construction areas.
82	Construction works will not be carried out during strong winds or in weather conditions where high levels of dust or air borne particulates are likely.
83	Any potentially impacted parties or landholders will be consulted prior to construction with a goal of minimising or eliminating any adverse impacts.
84	Prior to undertaking any excavation works all underground services will need to be clearly located. Any potential service interruptions shall be communicated to the relevant services authorities to enable flow on notifications to any affected services customers.
85	Advanced public notice of the works and closure of public areas, including the boardwalk, would be given via various methods.
86	Resource management hierarchy principles are to be followed: <ul style="list-style-type: none">• Avoid unnecessary resource consumption as a priority.• Avoidance is followed by resource recovery (including reuse of materials, reprocessing, recycling, and energy recovery).• Disposal is undertaken as a last resort.
87	Waste material will not be left on-site once the works have been completed.
88	A Traffic Guidance Scheme (TGS) is required to be implemented for the works in accordance with the requirements of the relevant edition of Transport for NSW Traffic Control at Worksites Manual and AS1742. Licensed traffic controllers will be engaged to traffic control during the project. The Traffic Guidance Scheme is to address the provision and maintaining of safe pedestrian movements around the project site during construction works.
89	Work vessels and crew must comply with the <i>Marine Safety (Domestic Commercial Vessels) National Law Act 2012</i> and any relevant provisions of the <i>Marine Safety Act 1998</i> and Marine Safety Regulation 2016.
90	Any activity requiring the landing or launching of a helicopter would be undertaken in accordance with the relevant requirements of the Civil Aviation Safety Authority, the <i>Civil Aviation Act 1988</i> , <i>Airspace Act 2007</i> and any associated regulations.
91	Where possible, usual traffic movements would be maintained during the works.
92	Temporary fencing will be erected around the temporary site compound/s to delineate the area from the public use areas.
93	Regard to public safety would be maintained and prioritised at all times.
94	Appropriate signage will be erected, and details will be confirmed by appropriate Project personnel responsible for site safety during the development.



No.	Conditions
95	In the event of a requirement to close a road or alter access during works, sufficient and appropriate notification will be provided.
96	Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like.