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17 January 2017

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms McNally,

Draft Coastal Management SEPP

HIA is making this submission in relation to the public exhibition the draft *State Environmental Planning Policy (Coastal Management) 2016* (Coastal SEPP). We have many members located in the coastal regions of New South Wales that will be affected by the Government's coastal reforms.

The draft Coastal SEPP completes the Government's overhaul of coastal management policy framework which commenced with the exhibition of the Coastal Management Reform package in November 2015. HIA's position regarding the coastal management planning rules is that they need to be as practical as possible and provide the residential building sector with a level of certainty and predictability for considering new development. It is our view that the draft Coastal SEPP goes some way to achieving that outcome.

The State Government needs to maintain oversight over local government in the implementation of the Coastal Management Act and the Coastal Management SEPP to ensure that their objectives are being achieved and applied in a consistent manner.

To assist in this outcome, it is recommended that a planning circular be prepared to inform the public and industry when the Coastal Management SEPP is made and to provide clear information regarding its impact on the development process, in particular for new homes and residential developments in existing urban areas.

Should you require any further information from HIA, please contact Troy Loveday, Assistant Director, Residential Development and Planning, on (02) 9978 3342 or t.loveday@hia.com.au

Yours sincerely
HOUSING INDUSTRY ASSOCIATION

David Bare
Executive Director – NSW