

19 January 2017

Our Ref: BYR 15/09 Pt 2

Secretary  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Madam

**Submission in Relation to Exhibited Draft State Environmental Planning Policy  
(Coastal Management) 2016**

We act for the owners of the West Byron Urban Release Area (West Byron). West Byron was rezoned for urban development by way of a State Environmental Planning Policy (Major Development) 2005 Amendment to Byron Local Environmental Plan (BLEP) 1988, which took effect from 14 November 2014.

In accordance with the requirements of the LEP, Byron Shire Council has prepared and exhibited a Development Control Plan for West Byron.

Subsequent to the LEP Amendment, DAC Planning Pty Ltd has commenced preparing a Development Application for West Byron comprising the following key elements:

**1.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

This application proposes Stage 1 of the development, incorporating the following key elements:

**1.1 Subdivision of the Land to Create 13 Master Lots as Described in the Application Plans (Chris Abbott Surveying, 2 Sheets, 8 September 2015) and in the Following Table**

Proposed Lot	Zone	Area
1 1.061ha	R2	3.04ha
	R3	1.47ha
	B1	2459m <sup>2</sup>
	IN2	1058m <sup>2</sup>
	E2	87m <sup>2</sup>
	E3	116m <sup>2</sup>
2 8647m <sup>2</sup>	RE1	8647m <sup>2</sup>
3 9298m <sup>2</sup>	RE1	9298m <sup>2</sup>
4 4.624ha	R2	1.665ha
	IN2	2.959ha

Proposed Lot	Zone	Area
5 4.973ha	R2	1.992ha
	IN2	2.981ha
6 11.23ha	R2	3.456ha
	IN2	1.38ha
	E2	1.241ha
	E3	6911m <sup>2</sup>
	7A	4.462ha
7 19.46ha	R2	14.28ha
	E2	5.18ha
8 18.27ha	R2	7.278ha
	R3	7.6ha
	B1	8336m <sup>2</sup>
	E3	2.5ha
9 20ha	R2	1.93ha
	E2	4.857ha
	1AH	1.212ha
	7A	12ha
10 676m <sup>2</sup>	R2	537m <sup>2</sup>
	E3	139m <sup>2</sup>
11 2.83ha	R2	1.245ha
	RE1	5018m <sup>2</sup>
	E3	1.083ha
12 20.95ha	R2	5.06ha
	E2	15.39ha
	7A	1802m <sup>2</sup>
	7B	3795m <sup>2</sup>
13 26.42ha	R2	2.24ha
	E2	5.96ha
	7A	15.2ha
	7B	3.02ha

## 1.2 Provision of the Following Shared Infrastructure

- ♦ Construction of the Spine Road and Associated Access Points on Ewingsdale Road
- ♦ Construction of the Cycleway
- ♦ Construction of Trunk Infrastructure for Water, Sewer, Electrical and Cabling
- ♦ Carrying Out of Bulk Earthworks Including Sound Bunds Adjacent to Ewingsdale Road
- ♦ Drainage and Filling of the Development Site
- ♦ Upgrading and Embellishment of the Existing Drainage Reserve Within the Site

## 1.3 Staging of the Development

The development proposal, which is the subject of this Development Application, will allow a landowner or the landowners collectively, to firstly construct the relevant shared infrastructure. This will enable each landowner to then proceed with their individual projects.

Future separate Development Applications will be lodged by each landowner for their landholding.

Given the multiple ownership of the land, it is important that staging of the development is flexible and Council is therefore requested to structure any Development Consent to enable the development to be carried out in stages, in any order, provided that such stages are carried out in a logical and functional arrangement and all conditions relevant to that stage are complied with prior to the appropriate event (ie. issue of a Construction Certificate or issue of a Subdivision Certificate, as the case may be).

During preparation of the Development Application, it became apparent that certain infrastructure was prohibited in the various zones. Accordingly, Byron Shire Council prepared a Planning Proposal (at the request of the landowners) and the Department of Planning and Environment issued a Gateway Determination on 22 January 2016 and subsequently amended the Determination on 15 April 2016, following which the Planning Proposal was publicly exhibited from 21 July 2016 to 19 August 2016.

As a result of the need to amend BLEP1988, finalisation and lodgement of the Development Application has been delayed for in excess of 12 months.

Following exhibition of the Draft LEP and Draft DCP, at its meeting on 27 October 2016 Council considered a Report in relation to both documents. Council Officers recommended that the exhibited Draft LEP and exhibited Draft DCP be approved, with some amendments.

Subsequently, Council resolved as follows:

**"16-551 Resolved** that Council:

1. Not amend the Byron LEP 1988-West Byron to allow prohibited uses, including infrastructure in environmental zones (E2 and E3) as:
  - a) the uses are incompatible with the objectives of the zoning as per the West Byron SEPP;
  - b) the proposed zone changes could set a negative precedent for management of Environmental zones throughout the Shire;
  - c) the area includes Class 1 and Class 2 koala habitat, identified in Council's Koala Plan of Management, that must be protected;
  - d) habitat has been identified for the state-vulnerable wallum froglet and potential habitat for the nationally vulnerable wallum sedge frog that needs to be considered, and
  - e) because of the potential for polluted water run off into the Belongil Special Purpose Zone of Cape Byron Marine Park
2. Make the following amendment to the planning proposal (Attachment 1):
  - a) Amend the proposed enabling clause on page 12 of the exhibited planning proposal to include the following suggested wording:
    - i. The objective of this clause is to enable development consent to be granted for lots in the E2 and E3 Zone which do not comply with the minimum lot size map if they are residual lots, or are adjusted with other E2 or E3 zoned land.
    - ii. Despite any other provisions of this Plan, development consent can be granted for the subdivision of land in the E2 and E3 Zone provided all land originally in the E2 or E3 Zone remains in one lot as a residue lot, or is adjusted with other E2 or E3 zoned land.
3. Forward the planning proposal (as amended) to the NSW Department of Planning & Environment requesting that a draft LEP instrument be prepared excluding the new clause in the Byron LEP 1988 to facilitate the installation of necessary urban infrastructure at West Byron. (Coorey/Ndiaye)

**16-554 Resolved** that Council defer consideration of the Byron Shire Development Control Plan 2014 until the next Ordinary Meeting of Council. (Coorey/Hackett)

AMENDMENT

Moved:

1. That Council approve the Byron Shire Development Control Plan 2014 - Chapter E8 West Byron Urban Release Area and associated amendments to Part A and Part D of the Byron Shire Development Control Plan 2014 in Attachments 1 and 2, and that notice of the decision be published in a local newspaper within 28 days of this decision being made.
2. Amend Section D1.4.1 Private Open Space (Secondary Dwellings) by inserting the following additional prescriptive measure as point 3:

*"3. Decks and verandahs for secondary dwellings not to exceed 20m2 in area except in the RU1, RU2 and R5 zones." (Spooner/Hunter)*

*The amendment was put to the vote and declared lost.*

*Crs Spooner and Hunter voted in favour of the amendment.*

*Crs Coorey, Martin, Lyon, Ndiaye, Richardson, Cameron and Hackett voted against the amendment.*

*The motion was put to the vote and declared carried.*

*Crs Coorey, Martin, Lyon, Ndiaye, Richardson, Cameron and Hackett voted in favour of the motion.*

*Crs Spooner and Hunter voted against the motion."*

As a result of Council's decision, the Department of Planning and Environment has been requested to call in the LEP and DCP and finalise them, as the West Byron Development Application cannot be finalised/lodged and approved in their absence.

At the date of preparing this submission, the status of these two Planning Instruments are pending the decision for the Department to make the LEP in accordance with the Gateway Determination and the decision for the Council to be directed to make the DCP is also imminent.

Subsequently, a further Report on the Draft DCP was considered at Council's meeting on 17 November 2016. The Report again recommended approval with some amendments. Following consideration of the Report Council resolved that:

*"RESOLVED:*

1. *THAT SUBJECT TO PEER REVIEWS OF FROG, KOALA, TRAFFIC, AND WATER AND FLOOD MANAGEMENT REPORTS, COUNCIL APPROVE THE BYRON SHIRE DEVELOPMENT CONTROL PLAN 2014 - CHAPTER E8 WEST BYRON URBAN RELEASE AREA AND ASSOCIATED AMENDMENTS TO PART A AND PART D OF THE BYRON SHIRE DEVELOPMENT CONTROL PLAN 2014 IN ATTACHMENTS 1 AND 2 AT THE FIRST ORDINARY MEETING AFTER COUNCIL'S SUMMER RECESS, AND THAT NOTICE OF THE DECISION BE PUBLISHED IN A LOCAL NEWSPAPER WITHIN 28 DAYS OF THIS DECISION BEING MADE.*
2. *CHAPTER E8 WEST BYRON URBAN RELEASE AREA ALSO TO INCORPORATE THE FOLLOWING ADDITIONAL AMENDMENTS:*
  - A) *AMEND THE CONCEPT PLAN AND STAGING PLANS AS SHOWN IN E2016/100741 TO IDENTIFY AREA OF WALLUM FROG HABITAT TO BE PROTECTED*
  - B) *UNDER E8.10.3 PRESCRIPTIVE MEASURE 2 AMEND THE WORDING TO STATE:*
    2. *THE STREET NETWORK LAYOUT AND ASSOCIATED INFRASTRUCTURE TO BE CAREFULLY SITED AND DESIGNED, HAVING REGARDS TO THE PROVISIONS CONTAINED UNDER E8.10.5.1 BIODIVERSITY AND VEGETATION MANAGEMENT AND IN PARTICULAR THREATENED SPECIES OF FLORA, FAUNA AND ENDANGERED ECOLOGICAL COMMUNITIES, HABITAT CORRIDORS AND LINKS. THE ROAD LAYOUT TO AVOID THE WALLUM FROG HABITAT AS INDICATED ON THE CONCEPT PLANS AND STAGING PLANS.*
  - C) *UNDER E8.10.5.1 AMEND PRESCRIPTIVE MEASURE 1(H)(I) TO STATE:*
    - I) *THREATENED SPECIES MANAGEMENT PLAN PROVIDING DETAILS ON ANY EXPECTED IMPACTS ON THREATENED SPECIES OR THEIR HABITAT, HOW SUCH IMPACTS WILL BE AVOIDED AS FAR AS PRACTICAL OR MITIGATED IF NECESSARY, AND HOW ANY IMPACTS WILL BE COMPENSATED THROUGH REHABILITATION AND REVEGETATION WORK. COUNCIL RECORDS INDICATE THE SITE PROVIDES HABITAT FOR WALLUM SEDGE FROG AND THE WALLUM TREE FROG.*

THE MANAGEMENT PLAN IS TO ADDRESS THE NATIONAL RECOVERY PLAN FOR WALLUM SEDGE FROGS AND OTHER WALLUM DEPENDANT FROG SPECIES. THE WALLUM FROG HABITAT AREA AS IDENTIFIED ON THE CONCEPT PLANS AND STAGING PLAN TO BE PROTECTED AND RETAINED AS A NATURAL FEATURE. NO URBAN STORMWATER TO FLOW INTO THE AREA.

D) AMEND E8.10.4 PRESCRIPTIVE MEASURE 1(Q) TO STATE:

Q) A MONITORING REGIME FOR BELONGIL CREEK TO ENSURE A NEUTRAL OR BENEFICIAL IMPACT (NORBE) IS BEING ACHIEVED FOR THE CREEK. TARGET CRITERIA FOR WATER QUALITY INCLUDING LITTER, COARSE SEDIMENTS, FINE PARTICLES, TOTAL PHOSPHORUS AND NITROGEN AND HYDROCARBONS TO BE NOMINATED CONSISTENT WITH THE NORTHERN RIVERS DEVELOPMENT LOCAL GOVERNMENT DESIGN MANUAL. THE MONITORING REGIME TO BE APPLIED TO ASSESS IMPACTS AS THE DEVELOPMENT PROCEEDS FROM THE START OF CONSTRUCTION FOR A MINIMUM PERIOD OF 10 YEARS, OR UNTIL THE RELEASE OF THE LAST STAGE OF RESIDENTIAL LOTS.

E) AMEND E8.10.5.1 BY ADDING THE FOLLOWING TO PRESCRIPTIVE MEASURE 1.:

J) THE BIODIVERSITY CONSERVATION MANAGEMENT PLAN TO HAVE REGARD TO ANY ADOPTED COASTAL ZONE MANAGEMENT PLAN OR ESTUARY MANAGEMENT PLAN FOR THE BELONGIL CREEK.

F) AMEND E8.10.4 BY ADDING THE FOLLOWING ADDITIONAL PRESCRIPTIVE MEASURES:

5. DRIVEWAYS AND OTHER IMPERVIOUS SURFACES ARE TO INCORPORATE WATER SENSITIVE URBAN DESIGN TO ALLOW INFILTRATION AT GROUND LEVEL. RESIDENTIAL DEVELOPMENT TO BE BASED PRIMARILY ON PIERS, BEARERS AND JOISTS TO PROVIDE FOR A GREATER AREA FOR THE INFILTRATION OF STORMWATER AND TO REFLECT THE HISTORICAL CHARACTER OF RESIDENTIAL DEVELOPMENT ELSEWHERE IN BYRON SHIRE.

G) AMEND E8.1 INTRODUCTION TO STATE:

THE SUBJECT LAND KNOWN AS WEST BYRON WAS REZONED UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 ON THE 14TH NOVEMBER 2014. THE ZONING AND ASSOCIATED CONTROLS SIT WITHIN PART 4 OF BYRON LEP 1988 UNDER CLAUSES 65 – 101. WEST BYRON IS BROKEN UP INTO THE FOLLOWING ZONES.

ZONES	AREA (HECTARES)
R2 LOW DENSITY RESIDENTIAL	44.3
R3 MEDIUM DENSITY RESIDENTIAL	11.0
B1 NEIGHBOURHOOD CENTRE	1.1
IN2 LIGHT INDUSTRIAL	7.5
RE1 PUBLIC RECREATION	2.2
E2 ENVIRONMENTAL CONSERVATION	35.6
E3 ENVIRONMENTAL MANAGEMENT	6.8
TOTAL	108.5 HA

THE SUBJECT LAND IN ITS WIDER CONTEXT IS LOCATED TO THE WEST OF THE BYRON BAY TOWNSHIP AND SITS OPPOSITE THE EXISTING ARTS AND INDUSTRIAL ESTATE. IT ALSO ADJOINS SEPP 14 WETLANDS TO THE SOUTH, A CLOSED CHICKEN PROCESSING PLANT TO THE WEST AND THE BELONGIL CREEK TO THE EAST. THE LAND IN PART IS CLEAR OF VEGETATION, BUT STILL RETAINS REMNANT VEGETATION AND HABITAT OF SIGNIFICANCE FOR WALLUM DEPENDANT FROG SPECIES, KOALAS AND OTHER SPECIES OF FLORA AND FAUNA. ALTHOUGH USED FOR GRAZING OF LIVESTOCK, A CARAVAN PARK/ CAMPING GROUND AND AS FESTIVAL SITE, WEST BYRON SITS WITHIN AN ENVIRONMENTALLY SIGNIFICANT AREA.

FLOODING, ACID SULPHATE SOILS, AND BUSHFIRE AFFECT WEST BYRON, WHILST A NUMBER OF DRAINS TAKE STORMWATER FROM EWINGSDALE ROAD AND THE ARTS AND INDUSTRIAL ESTATE THROUGH TO THE WETLANDS AND BELONGIL CREEK. WEST BYRON MAY ALSO BE OF SIGNIFICANCE TO THE TRADITIONAL OWNERS OF THE LAND AND THIS WILL NEED TO BE FULLY INVESTIGATED AT THE DEVELOPMENT APPLICATION STAGE WITH CONSULTATION WITH THE BYRON BAY BUNDJALUNG PEOPLE AND OTHER KEY STAKEHOLDERS.

ACCESS TO THE SITE IS FROM EWINGSDALE ROAD WHICH IS THE MAIN THOROUGHFARE INTO AND OUT OF BYRON BAY FROM THE PACIFIC HIGHWAY. MANAGING TRAFFIC IMPACTS THROUGH THE CONSTRUCTION PHASE AND POST SUBDIVISION WILL BE MATTERS FOR CONSIDERATION TO MINIMISE TRAFFIC CONFLICTS ON EWINGSDALE ROAD.

THE DEVELOPMENT OF THE SITE WILL PROVIDE ADDITIONAL HOUSING STOCK FOR THE SHIRE WHICH WILL CONTRIBUTE TO HOUSING TARGETS SET BY THE DEPARTMENT OF PLANNING AND ENVIRONMENT UNDER THE NORTH COAST REGIONAL PLAN.

THIS DEVELOPMENT CONTROL PLAN (DCP) CHAPTER PROVIDES A FRAMEWORK TO GUIDE THE FUTURE DEVELOPMENT OF WEST BYRON. THE DOCUMENT SPECIFIES SUBDIVISION, BUILT FORM, ENVIRONMENTAL PROTECTION MEASURES AND OTHER CONTROLS TO ACHIEVE THE VISION FOR WEST BYRON BAY.

- H) AMEND E8.10.2 BY ADDING THE FOLLOWING PRESCRIPTIVE MEASURE:
- 8) DETAILS TO BE SUBMITTED WITH THE DEVELOPMENT APPLICATIONS FOR SUBDIVISIONS OF COVENANTS AND OTHER INSTRUMENTS WITH THE AIM OF ZERO EMISSIONS HOUSING AND OTHER SUSTAINABILITY INITIATIVES. DETAILS TO BE PROVIDED:
- ON LIGHTING, DRAUGHT PROOFING, INSULATION, APPLIANCES AND COOKING, HEATING AND COOLING, HOT WATER, ENERGY MONITORING AND CONTROL, SOLAR PANELS (PHOTOVOLTAIC) TO ACHIEVE ZERO EMISSIONS FOR RESIDENTIAL DEVELOPMENT;
  - NATIVE LANDSCAPING MEASURES FOR RESIDENTIAL LOTS AND LAND TO BE DEDICATED TO COUNCIL;
  - RECYCLING MEASURES;
  - WATER TANKS FOR GARDEN AND DOMESTIC USE IN EXCESS OF BASIX REQUIREMENTS; AND
  - HOW SUCH COVENANTS WILL BE MANAGED AND ENFORCED BY THE DEVELOPER.
3. THAT THESE PEER REVIEWS ARE TO CONSIDER THE FOLLOWING:
- A) KOALA MANAGEMENT
- I) THE BYRON COAST COMPREHENSIVE KOALA PLAN OF MANAGEMENT,
  - II) MAINTAINING AND ENHANCING EXISTING KOALA HABITAT ON THE SITE,
  - III) MINIMISING IMPACTS OF ROADS AND RESIDENTIAL DEVELOPMENT ON KOALAS,
  - IV) FACILITATING MOVEMENT OF KOALAS ONTO AND THROUGH THE SITE (TO NEARBY HABITAT), AND
  - V) PROVISION, SITING AND TIMING OF COMPENSATORY KOALA HABITAT.
- B) FROG MANAGEMENT
- I) REQUIREMENTS OF THE NATIONAL RECOVERY PLAN FOR THE WALLUM SEDGEFROG AND OTHER WALLUM-DEPENDENT FROG SPECIES,
  - II) MAINTAINING AND ENHANCING HABITAT FOR WALLUM-DEPENDENT FROG SPECIES ON AND ADJACENT TO THE SITE,
  - III) MAINTAINING AND ENHANCING GROUND AND SURFACE WATERS FOR WALLUM-DEPENDENT FROG SPECIES,
  - IV) MITIGATING THE IMPACT OF FILL AND DRAINAGE WORKS ON WALLUM-DEPENDENT FROG SPECIES,
  - V) FACILITATING THE MOVEMENT OF WALLUM-DEPENDENT FROG SPECIES THROUGH THE SITE, AND
  - VI) MINIMISING IMPACTS OF ROADS AND RESIDENTIAL DEVELOPMENT ON WALLUM-DEPENDENT FROG SPECIES.

- C) TRAFFIC MANAGEMENT
  - I) COMMERCIAL AND RESIDENTIAL TRAFFIC GENERATION MODELLING,
  - II) THE REQUIREMENT OF PROVISION OF ON STREET AND OFF STREET CARPARKING WITHIN THE DEVELOPMENT, AND,
  - III) TRAFFIC MODELLING DURING CONSTRUCTION.

- D) WATER AND FLOOD MANAGEMENT
  - I) PROPER MANAGEMENT OF WATER ACROSS THE SITE
  - II) POTENTIAL FLOOD MANAGEMENT ISSUES
  - III) WATER QUALITY ISSUES; AND,
  - IV) POTENTIAL IMPACTS ON BELONGIL SPECIAL PURPOSE ZONE OF THE CAPE BYRON MARINE PARK AND TO CONSIDER POTENTIAL IMPACTS ON THE BELONGIL ESTUARY AND MARINE PARK.
  - V) IMPACTS OF ACID SULPHATE SOILS ON III) AND IV) ABOVE.

4. THAT IF THE DEPARTMENT IS NOT SUPPORTIVE OF THE TIMELINE OUTLINED IN 1, COUNCIL ENDORSE THE DCP WITHOUT THE PEER REVIEWS AND THAT THESE REVIEWS BE COMPLETED AFTER THE DCP HAS BEEN APPROVED. (RICHARDSON/NDIAYE)

THE AMENDMENT WAS PUT TO THE VOTE AND DECLARED CARRIED.

CRS COOREY, MARTIN, LYON, NDIAYE, RICHARDSON, HACKETT, SPOONER AND HUNTER VOTED IN FAVOUR OF THE AMENDMENT.

NO COUNCILLORS VOTED AGAINST THE MOTION.

THE AMENDMENT UPON BECOMING THE SUBSTANTIVE MOTION WAS PUT TO THE VOTE AND DECLARED CARRIED.

CRS COOREY, MARTIN, LYON, NDIAYE, RICHARDSON, HACKETT, SPOONER AND HUNTER VOTED IN FAVOUR OF THE MOTION.

NO COUNCILLORS VOTED AGAINST THE MOTION."

As a result of the delays in finalising the LEP Amendment and West Byron DCP, the design of the West Byron Development may be adversely affected by the Draft State Environmental Planning Policy, particularly in relation to Clause 12.

Clause 12 relates to development on land in proximity to coastal wetlands or littoral rainforests. "In proximity" means within 100m. The "in proximity" area is shown hatched blue on the **attached** Aerial Photograph of the West Byron site. The dark blue area is the mapped wetlands. Clause 12 is in the following terms:

**"12 Development on land in proximity to coastal wetlands or littoral rainforest land**

**Note.** The Coastal Wetlands and Littoral Rainforests Area Map identifies certain land that is inside the coastal wetlands and littoral rainforests area as "proximity area for coastal wetlands" or "proximity area for littoral rainforest" or both.

- (1) Development consent must not be granted to development on land wholly or partly identified as "proximity area for coastal wetlands" or "proximity area for littoral rainforest" on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on:
  - (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or
  - (b) the quantity and quality of surface and ground water flows to the adjacent coastal wetland or littoral rainforest if the development is on land within the catchment of the coastal wetland or littoral rainforest.
- (2) This clause does not apply to:
  - (a) land within Zone R1, R2, R3, R4, RS or RUS under an environmental planning instrument or in a land use zone that is equivalent to any of those zones, or

**Note.** See clause 20 for other land use zones that are equivalent to named land use zones.

*(b) land that is identified as "coastal wetlands" or "littoral rainforest" on the Coastal Wetlands and Littoral Rainforests Area Map."*

In particular, the mapped 100m proximity area extends into the West Byron site, as indicated on the **attached** Aerial Photograph.

While the Clause does not apply to land zoned residential, it does apply to the IN2 zoned land and may preclude the efficient use and disposition of that land based on the work undertaken to date in the preparation of the Development Control Plan and the Development Application.

There is no reasonable environmental planning basis for precluding residential land and not urban land generally from the operation of Clause 12.

Accordingly, the Department of Planning and Environment is requested to amend Clause 12(2) to provide that the Clause does not apply to all lands zoned for urban purposes.

This amendment would not result in a lack of Heads of Consideration for developments within the 100m proximity area as adequate provisions are already contained at Clause 88 – Development Within the Coastal Zone, of Byron LEP 1988 (as amended) and within the Draft Development Control Plan.

Given the history of West Byron and delays which have occurred in obtaining development approvals, it is submitted that the requested amendment is reasonable in the circumstances.

Please contact Darryl Anderson should you require any further information in relation to this matter.

Yours faithfully  
DAC Planning Pty Ltd

  
Darryl Anderson  
Director

Encl.

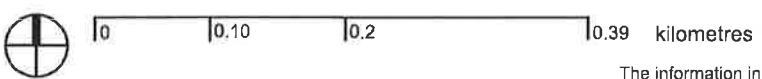




**Draft Coastal Management SEPP**

- Legend
- Local Government Area
  - Coastal Wetlands
  - Proximity Area for Coastal Wetlands
  - Littoral Rainforests
  - Proximity Area for Littoral Rainforests

Notes:



The information in this map is correct to the best of our knowledge. No warranty or guarantee is provided and no liability is accepted for any loss or damage resulting from any person relying upon or using the information contained in the map.