

## DPE PS coastal Mailbox

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**From:** Bob Hill <[REDACTED]>  
**Sent:** Thursday, 19 January 2017 1:26 PM  
**To:** DPE PS coastal Mailbox  
**Subject:** Coastal Management Act 2016

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Submission

I refer to the Public Consultation Draft Coastal Management State Environmental Planning Policy, accompanying maps and draft section 117 Ministerial direction.

I object to the proclamation of the Coastal Management Act 2016 on the following grounds:

1. The extended consultation period for the CM SEPP to 20 January, 2016 is inadequate.
2. There is no solution for the outstanding issues by the NSW State Government.
3. The legislation fails to distinguish between the treatment of undeveloped land and developed land within the coastal vulnerability zone, particularly existing land in highly developed areas such as Wamberal.
4. Coastal Mapping in the proposed legislation is deficient and inadequate leaving residents throughout the State in serious uncertainty as to how they are affected.
5. The NSW State Government by stealth has introduced an unstated policy of "planned retreat".
6. Going forward Councils are required to consider imposing time limited development consent when assessing development applications.
7. Individuals are no longer allowed to protect their land.
8. A new legal concept of ambulatory boundaries is being introduced for land with fixed line boundaries. As previously owned land is lost to the "ambulatory" beach it will become public land with no just terms of compensation and no rights to protect.

Accordingly I request a delay in in implementation of the legislation to provide more time for consultation on the issues.

Robert and Christine Hill  
[REDACTED] Wamberal.

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