



20 January 2017

Director Environment and Building Policy
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Sent by Email: coastal@planning.nsw.gov.au

RE: DRAFT COASTAL MANAGEMENT STATE ENVIRONMENTAL PLANNING POLICY

Dear Sir,

This submission relates to the Public Consultation Draft - State Environmental Planning Policy (Coastal Management) 2016 (SEPP) and is made on behalf of Paspaley Pearls Properties Pty Ltd who is the owner of Lot 11 DP 793101 which is known as, and occupied by Sandbar and Bushland Caravan Park.

Paspaley Pearls Properties Pty Ltd is a member of the Paspaley Pearls Group.

The specific concerns of the owners and occupiers relate to the proposed SEPP and certain of the applicable development controls, as detailed below.

Lot 11 DP 793101 comprises two separate parcels of land which are controlled by respective zones RU2 and E3. Each of these zone permits each respective land parcel with a number of particular uses on the land. In summary, permitted uses include the following:

Zone RU2 (Rural Landscape) Permitted uses include but are not limited to:

Caravan parks, camping grounds, hotel and motel accommodation, farm stay accommodation, Ecotourism facilities, attached dual occupancy, secondary dwellings, industries, recreation facilities, transport depots and hazardous storage establishments.

Zone E3 (Environmental Management) Permitted uses include but not limited to:

Caravan parks, camping grounds, backpackers accommodation, farm stay accommodation and Ecotourism facilities, community facilities and information/education facilities (including galleries and museums).

The SEPP provides an additional layer of controls required to be considered by the land owner and council. It is important that the zoning uses which the land owner presently enjoys are not diminished in any significant way and the value of the land is not reduced as a result of any additional controls.

We request that the SEPP expressly states that the permitted land use entitlements applicable to each zone are not varied in any way as a result of the introduction of the SEPP.



Lot 11 DP 793101 has been owned by the Paspaley Pearls Group for many years. The land was purchased for investment and future development. Relatively recent zoning changes have already reduced and restricted the development diversity and capacity of the land and undoubtedly diminished the value of the property. It is important that present zoning and existing use rights remain unchanged with the introduction of the proposed SEPP.

As a separate issue and for the purpose of clarification, it is noted that the SEPP refers to (item 6 (3), page 5) *coastal vulnerability area*. A map with that reference could not be found on the referenced website and my subsequent phone call to the department confirmed that this map does not exist as yet and is a work in progress. The only related information provided is the 'Local Government Coastal Hazard' map and items identified will ultimately be included on the 'Coastal Vulnerability Area Map'. This part of the policy requires correction/clarification so that its extent can be considered by affected parties.

Please do not hesitate to contact me regarding any of the matters raised.

Yours faithfully

PASPALEY PEARLS PROPERTIES PTY LTD



MARK JAGLA

General Manager - Properties