



20 January 2017

Our reference: 1396.1197

The Director
Environment & Building Policy
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Email: coastal@planning.nsw.gov.au

Dear Sir

RE: Submission to Draft Coastal Management State Environmental Planning Policy

PLANNERS NORTH has been engaged by the owners of land at [REDACTED], Byron Bay to prepare a submission to the draft Coastal Management State Environmental Planning Policy (draft Coastal SEPP).

The Coastal Vulnerability Area as it applies to Byron Shire is based on outdated mapping. The mapping is dated 1986 and is contained in Council's Development Control Plan 2010 Chapter 1 Part J. The mapping identified in Byron Shire Coastline Hazards Assessment Update Final Report, dated September 2013, prepared by BMT WBM Pty Ltd for Byron Shire Council includes mapping reflecting updated modelling. The updated mapping removes the subject site from the Coastal Hazard Precincts.

The draft Local Planning Direction in accordance with Section 117(2) of the EP&A Act 1979 should be amended to acknowledge the review of environmental zones on the Far North Coast.

During the preparation of the Standard Instrument Local Environmental Plans, the proposed environmental zones were deferred from the new instruments in several North Coast areas including Byron Shire Council. The Department of Planning & Environment subsequently released a report relating to North Coast Environmental Zone reforms and Council is required to prepare a Planning Proposals to implement the revised "E" Zones.

The Section 117 Direction as presently drafted states that a Planning Proposal must not rezone land which would enable increased development or more intensive land use on land within a Coastal Vulnerability Area or identified as land affected by a coastal hazard. The application of any zone other than an E zone will provide for an intensification of development on affected land.

It is requested that additional consistency provisions be added to the Direction to specifically recognise the "E" Zone review process.

In conclusion, it is submitted that it is essential that the correct mapping be adopted. It is also considered appropriate that the current draft of the Section 117 Direction be amended to specifically acknowledge and provide for the review of environmental zones presently being undertaken on the Far North Coast.

We thank you for your consideration of this submission and would be happy to discuss it in further detail should you wish.

Yours faithfully,

PLANNERS NORTH



Kate Singleton MPIA CPP

PARTNERSHIP PRINCIPAL



**PLANNERS
NORTH**

1396.1197