

<b>Survey Name:</b>	Coastal reforms online submission webpages
<b>Submitted On:</b>	29/02/2016 3:04:02 PM
<b>Q 1: Title:</b>	
	Mr
<b>Q 2: First name:</b>	
	Joel
<b>Q 3: Last name:</b>	
	Donaghey
<b>Q 4: Email:</b>	
<b>Q 5: Phone:</b>	
<b>Q 6: Organisation:</b>	
	N/A
<b>Q 7: Comments or questions:</b>	
	<p>To Whom is concerned,</p> <p>The new legislation that has been recently announced is convoluted, overly complex and essentially impossible to interpret. The legislation proposes to strip away any inherent land rights of residents living close to waterways along the coast and take away title from them.</p> <p>There has been little to no consultation and the legislation reads more like an ambit claim than a genuine attempt at effective policy.</p> <p>The proposed coastal management act has been designed to remove, prohibit and constrain the rights normally available to landowners and coastal communities in regional areas. Some of these proposals include;</p> <ul style="list-style-type: none"> <li>• Massive increases in fins from 250 thousand to 5 Million, which were previously said to be too high.</li> <li>• Coastal zones will increase by 500-1500m inland from the high water mark.</li> <li>• New mapping will be introduced with four new coastal management plans, these management plans are going to be able to be modified and extended through local environmental plan. No mapping has been produced for perusal in the consultation period.</li> <li>• There will also be a minimum 500m landward extension of the coastal environment zone.</li> </ul> <p>These reforms are not fit for the future and will not build resilience for existing coastal settlements against the projected threats of climate change and rising sea levels and do nothing for those same threats faced today.</p> <p>The New South Wales Coastal Alliance noted “Every home owner in NSW regional coastal communities has a lot to fear from the coastal management reforms promised by NSW Minister for planning Rob Stokes. His reforms are calculated to smash the value of your home and take away your rights.”</p> <p>“That should put concern into the minds of every single house owner living in coastal areas affected by these reforms. If you are sitting now in your home with a mortgage and you have got some equity between the value and of the home and the mortgage, minister stokes reforms are going to gnaw away at that equity. Minister Stokes’ proposed reforms will make your home worth less.”</p> <p>I am of the opinion that the location, timing (just before Christmas) with very little advertising was designed in order to have the legislation fly under the radar and slip through unnoticed. This is worrying considering the drastic level of change this legislation would bring. Only six people turned up for the first session held at Manly of all places, in November and just nine for the session at Newcastle on Friday the 4th of December. Many of these were from government agencies or local councils and would not be affected personally.</p> <p>This legislation needs to be readdressed to help ensure the safety of residential and commercial property from Byron to the south coast. New South Wales cannot afford the cost of the loss of these assets.</p>
<b>Q 8: Please indicate if you do not want your submission or any part/s of it published</b>	
	N/A