

FACT SHEET ON COASTAL ZONE REFORMS

- The NSW Government has extended the official coastal zone to cover another 13 local government areas – Newcastle, Lake Macquarie, Wyong, Gosford, Pittwater, Warringah, Manly, Woollahra, Waverley, Randwick, Sutherland, Wollongong and Shellharbour.
- This means the entire NSW coast has now been defined and mapped by a coastal zone.
- Over a third of the State's population, or nearly two and a half million people, live in local government areas with ocean and estuary frontage.
- The coastal zone amendment also impacts on planning issues and makes the Minister for Planning the consent authority for certain types of development.
- Inside the coastal zone, ministerial consent will be required for buildings taller than 13 metres in a “**sensitive coastal location**”.
- This includes land within 100m of the mean high water mark of the sea, bay, estuary or coastal lake, along with aquatic reserves and marine parks.
- In addition, in sensitive coastal locations from Lake Macquarie to Gosford, and Wollongong to Shellharbour, ministerial consent will be required for:
 - recreational or tourism facilities for more than 100 people
 - land subdivision of more than 25 lots
 - rural residential subdivision of more than five lots.
 - Unsewered subdivisions of more than five lots (within the wider, 1km coastal zone.)
- In the **Hunter, Central Coast and Wollongong/Shellharbour areas**, the coastal zone now generally extends 1km inwards from the coast, which is consistent with the coastal zone in regional NSW.
- These areas include lands with a relatively low level of development, including farming, vacant or environmental protection land, which may come under residential development pressure in the future.
- In **Sydney**, the coastal zone generally covers land one block back from the coast and includes foreshore public lands. The zone is much narrower because the metropolitan area is already well-developed, and there are unlikely to be any significant land use changes.
- In Sydney, the Government will focus on encouraging well-designed, environmentally-appropriate developments on land that could be subject to coastal processes and hazards, such as sand dunes, areas near beaches and cliff-edges.
- Previously, some inappropriate coastal developments have been approved, including housing blocks now under threat from beach erosion on the fore dune at Collaroy Beach, or other buildings on cliff-tops or potentially unstable cliff edges.