

Dear Sir/Ms,

I am the owner of a property at [REDACTED] Callaly Bay that could be affected by proposed coastal reforms. I have major concerns about a number of the proposed reforms. These are:

1. The reforms are a threat to all coastal regional communities and the infrastructure of the State. Particular areas at risk include the Central Coast, Wollongong, Shoalhaven, Newcastle, North Coast and Rockdale.
2. The National Assessment prepared for the Australian Government assessed that :
 - (a) between 40,000 and 60,000 residential buildings may be at risk from sea level rise in NSW with a replacement value of \$14- \$20 million
 - (b) light industrial buildings with a replacement value of \$0.8 to \$1.16 billion were also at risk in NSW
 - (c) there are a large number of infrastructure facilities including ports, road and rail potentially at risk under a changing climate in NSW.
3. The State Government has rejected Commonwealth Minister Hunt's call for a national approach and done the opposite- proposing to leave all key decisions to local councils and empowering them to change their approach whenever they feel like it. The NSW Government seems to have elected to "leapfrog" the Federal Government initiative, of which they must be aware, instead of consulting, liaising and working on a collaborative approach for the Nation.
4. The State Government has also rejected the recommendations from the Productivity Commission to ensure robust plans for an emergency are in place. Again, the reforms take the opposite approach – abolishing entirely the provisions from emergency actions which this State Government previously said were necessary. Other recommendations about building resilience have also been ignored.
5. The reforms make no attempt at all to build resilience into our coastal communities – again contrary to various recommendations and contrary to what many communities are doing around the world. Again the opposite approach is taken – the aim seems to be to increase the vulnerability of every area facing any sort of coastal erosion problem and whatever the cause, historical, man- made, new or old. All must grass over the dune and see how that goes. Too bad if infrastructure or property is lost whilst the grassed over dune is the only protection. No responsible government at a Federal, State & Local level can afford the totally unnecessary hits to assets and infrastructure on their balance sheets that that these reforms will bring. Nor can the rank and file private property owners in very affected areas, which will effectively bankrupt entire communities. Totally lacking is a modern, flexible approach aimed at building resilience in our existing built communities.
6. As such the legislation creates a new threat to the economic well-being of all NSW coastal communities and the infrastructure of NSW. It also applies in Sydney to coastal Sydney suburbs and Sydney Harbour up to 200 metre from the high tide mark.
7. It is also an attack on all property owners – with investors and those with weekend properties particularly targeted. Their properties are not even taken into account under the proposed reforms – except to note that they will save land tax if their properties fall into the sea. The loss of the properties

