

25 February 2014

Department of Planning and Infrastructure
23 - 33 Bridge Street
Sydney NSW 2000

Dear Sir/ Madam

Subject: Submission - Coastal Hazard Notations on Section 149 Planning Certificates

Thank you for the opportunity to provide comments regarding the draft planning circular on coastal hazard notations for s149 planning certificates. Council officers have compiled the following comments for your consideration.

Council supports the accurate reporting of development controls applying to land, and endeavours to provide information as openly and transparently as possible, principally through our website. Planning certificates are important for providing independent advice at the time of the sale of land, on policies and planning controls that may impact on the development of land.

It is noted that the suggested wording for s149 planning certificates in the draft circular, seeks to identify if land is exposed to a current or future coastal hazard – i.e. a physical event or impact. The current wording in the *Environmental Planning and Assessment Regulation 2000*, clause 7 & 7A of Schedule 4, asks councils to nominate if the land is affected by a policy, to manage the impacts of a hazard, by restricting the development of the land, or subjecting new development to flood related development controls. We seek clarification on whether the wording of clause 7 and 7A of Schedule 4, is intended to be changed to require councils to provide advice on current and future hazards, as well as, or in place of advice on policies and development controls.

Clarification is required on the role of the Climate Change Adaptation Research Hub in providing technical advice to Local Government, as it was not their original purpose nor is it in their current research programs to provide such specific advice. Further information on the role of the Research Hub in providing technical advice would be useful, along with advice on the relative weight that should be given to this advice, as compared to advice received from other credible scientific sources, such as the CSIRO, OEH, and BoM.

There also appears to be an error in the FAQs provided to support the Planning Circular. The FAQs state the State Sea Level Rise benchmarks were withdrawn after a report by the NSW Chief Scientist was received. Based on documents that are publicly available, the benchmarks appear to have been withdrawn several months prior the report by the NSW Chief Scientist.

Should you require further information, please contact me on 4921 0498.

Yours faithfully



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Integrated Planning Department

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