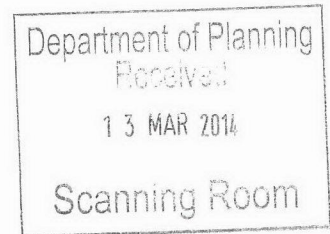


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3rd March, 2014.

Santina Camroux
Department of Planning & Infrastructure
Coastal & Natural Resources Policy Branch
GPO Box 39
SYDNEY NSW 2001



Dear Madam,

RE: COASTAL HAZARD NOTATIONS ON SECTION 149 PLANNING CERTIFICATES

It is a "truism" that people under the age of about 45 years of age are somewhat indoctrinated to believe and accept that "if a computer says it then it must be right".

A common fallacy which permitted incorrect information (having been computer generated and contained within Section 149 Certificates in the Gosford LGA) to cause significant detrimental impact with respect to landowners and insurance arrangements for properties being identified as being potentially affected by inundation attributed to theorised global warming and sea level rise.

In the Gosford LGA, the Council had "within its corporate knowledge" information which confirmed flood levels were significantly less than that which led to the adopted minimum floor level of 2.45AHD as applied generally to the Brisbane Water Estuaries.

It is an established fact that there is about 1 metre "freeboard" within that minimum floor level which had its genesis in the major flood event recorded on 6th May, 1974 – an event which coincided with a perigee syzygy when tidal forces are stronger.

To couple that flood event, together with the 1 metre freeboard, then add the theorised requirement of 900mm, caused significant impact in overstating flooding impacts.

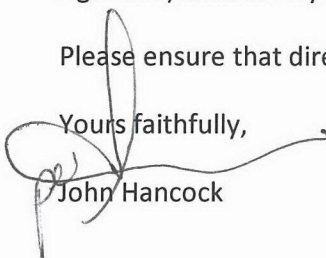
To have the misinformation published on maps and Section 149 Certificates resulted in unnecessary but significant impact on property values and the ability of landowners to finance/refinance and dispose of their properties.

It is vital that Councils, and in particular Gosford City Council, relate facts when providing information on Section 149 Certificates. If (Council) is of a mind to speak to potential impacts attributed to theorised global warming and sea level rise contemplations, then it might include advice which is typically included in reports in relation to developments of land that might be so exposed.

To do otherwise is to provide misleading and incorrect advice in a "computer generated" document that others (particularly remote individuals and institutions such as Banks, Valuers and Insurance Agencies) seek to rely on.

Please ensure that directives are given to Councils to "stick to the facts".

Yours faithfully,



John Hancock