

G.R. & S.M. JONES

██████████ Bluey's Beach NSW 2428

DRAFTSEPP SUBMISSION

Coastal Zone Management Planning

SYDNEY NSW 2000

17th January 2017

Dear Sir/Madam;

We reside at the above address, permanently since October 2009, and previously as our holiday home from the late 60's, about fifty years. We have never been concerned about our safety.

I am a member of the Boomerang & Bluey's Beach Resident Group Inc. and support their proposals:-

- . amend draft SEPP clause 4 (2)
- .delete B & B map from the vulnerability area
- .add coastal risk hierarchy
- . amend clause 3.2 and 3.3

Their reasons have been expressed to the Minister, Great Lakes Council on many occasions, the Mid Coast Council since the merger.

I would like to add the following comments:-

1. At some time in 2009 or 2010, the Great Lakes Council and its Executives commissioned Worley Parsons Ltd to produce a low cost Report on Boomerang and Bluey's beaches alone, out of all the beaches in our Shire.. Acting on the Report GLC embarked on a course of action, resulting in the 75 beach front property owners losing \$100 million net worth. For example, our Land Valuation over four or five years (see below)fell 55% from \$2.3 million to \$1.03 million.
2. No other beaches in the 100 km GLC ocean exposure were targeted at that time. The discrimination was pathetic. Why would GLC do this? Our two beaches appear to be accreting. They are protected by large headlands, Boomerang being 1.5 km in length and Bluey's 1 km. Jimmy's Beach near Port Stephens was a known hot spot, yet not listed until later. Old Bar, since the merger, is still not listed yet has been a known hot spot for years. I attended a Meeting on their problems, two years ago.! According to the Worley Report B & B dunes were formed 120,000 years ago in the Pleistocene Era, when Sea Levels were several metres higher than today. Our house is at least 10 m (1000 cm) above High Water Mark. With Sea Levels at Fort Denison, Sydney Harbour, rising 17 cm in the 20th Century and expected to rise about the same this century, why would GLC use IPCC expectations of SLR of 90cm?
3. Others have also been inconvenienced:-

(a) NSW State Government has lost many millions of Land Tax Revenue, if we assume half the homes are owned by absentee owners. Our Land Tax Assessment for 2010 was almost \$30,000..

(b) All Ratepayers of the GLC, we presume, have had their Rates doubled over the period, as did we (see below). I doubt if they are aware of Council's destructive actions as one tends to accept annual increases , without question. With Council and State Elections coming up, the political ramifications could become an issue.

(c) Businesspeople in the Shire, particularly those in Taree and Gloucester, would not be aware of the disgraceful way a section of the community has been treated. If Boomerang and Bluey's are a problem then MidCoast Council has a bigger one at Forster Keys and Tuncurry CBD area only 3 or 4 metres above Sea Level, maybe less.

(d) Tourism should continue to boom with our low dollar and proximity to two of Australia's major cities. Pacific Palms is part of that and we wish to participate.

4. Council's planned Building Restrictions will kill present land values if proceeded with. Nobody in their right mind would pay \$1 million for a beach block ,on which to put a Mobile Home or Caravan. It is quite inconceivable that you could consider such radical regulations.

5. The World struggles with the Climate the Change issue. Climate always has changed and always will. The issues are the causes, the degree of change and timing. In my view the B & B problem is centuries away not years. I also note that beach frontages and harbour frontages in Sydney are on the same ocean , yet exempted from this affront to the NSW regional dwellers.

LAND VALUATION AND RATE STUDY-- 56 NEWMAN AVE BLUEY'S BEACH NSW 2428

DATE	LAND VALUATION	COUNCIL	RATE-PACIFIC PALMS	RATES PAYABLE
31/8/2010	\$2.3 MILLION	GLC	.00162500	\$5311.00
31/8/2011	\$2.3 MILLION	GLC	.00174660	\$4853.08
31/8/2012	\$1.7 MILLION	GLC	.00222400	\$4667.80
31/8/2013	\$1.7 MILLION	GLC	.00240200	\$5022.90
31/8/2014	\$1.7 MILLION	GLC	.00245800	\$5163.10
31/8/15	\$1.03 MILLION	GLC	.00318700	\$4282.11
31/8/16	\$1.03 MILLION	MCC	.00324000	\$4350.35

Observations :- Land Value down 55%- Rate denominator up 100%- There is a simple way to fix this problem.-We don't want litigation . Just use common sense. Please acknowledge receipt

Yours faithfully;

George R Jones

Phone:-



Email:-



