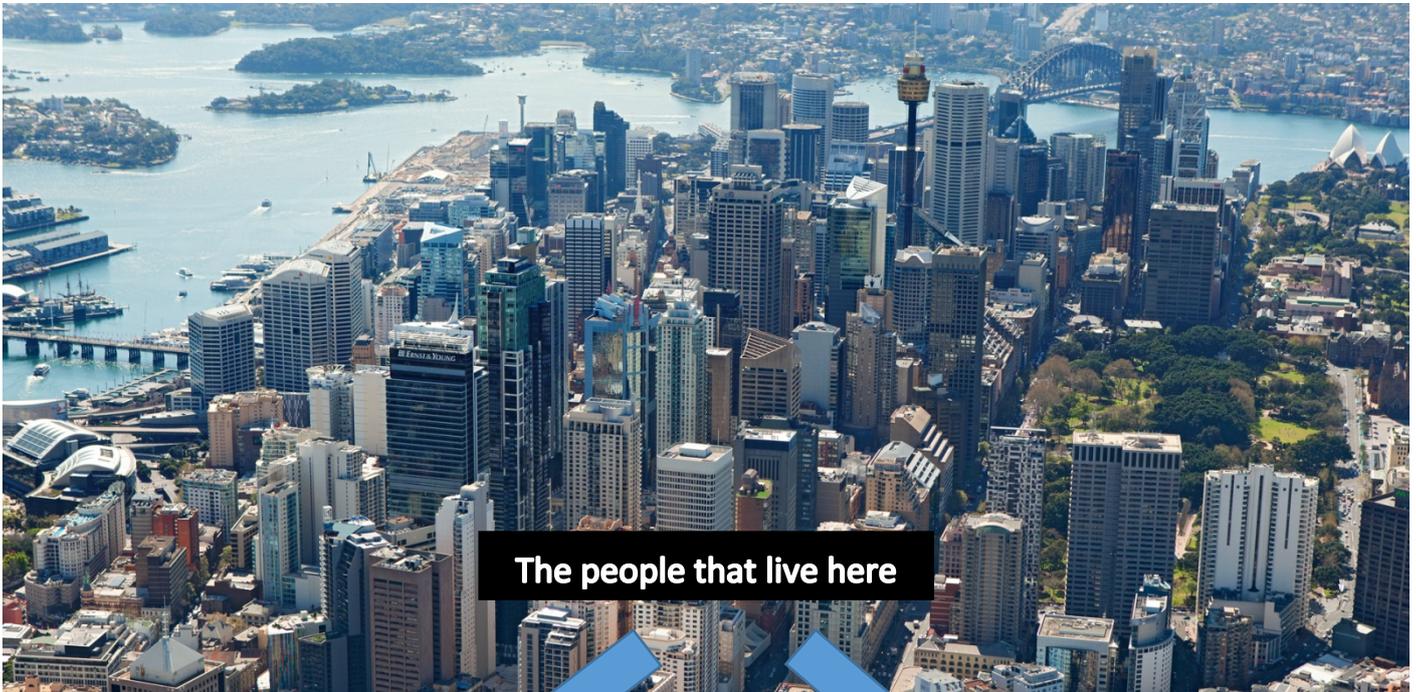


NSW Government Destroying Property Values!



South Coast Councillor Milton Leslight has reacted strongly to recent comments made by NSW Planning Minister Rob Stokes in relation to proposed coastal management reforms.

Cr. Leslight remains very concerned that:

- NSW Government policies will undermine the State Economy
- Rural land owners are constantly under attack with Overlays & E Zones
- Beachside, Coastal Lake & Estuary Property Owners face similar Overlay Devastation
- Property rights are consistently being stripped from landowners

“The Eurobodalla rural community has been fighting for years to stop the State Government from legislating the application of Environmental Zones and Overlays that will destroy the economics and rural value of their land. Now, on the back of this debacle, Rob Stokes and Office of Environment and Heritage bureaucrats have targeted New South Wales regional coastal residents near beaches and inland estuary systems for punitive “climate change” legislation.

Regional property owners in perceived coastal “hazard zones” are not necessarily the wealthy waterfront property owners that Rob Stokes has in his Sydney Pittwater electorate. They are mostly hard working retirees and young families who are watching the value of their only asset being decimated by ill-considered Council and State Government coastal policies related to sea level rise projections”.

Under the proposed Coastal Management Bill, NSW Regional Coastal Areas will get a restrictive 1 to 1.5 kilometre coastal zone, whereas Sydney’s coastal zone could be classified as little as 50 metres from tidal influence.

“Why the Hypocrisy”?

Eurobodalla property values plummeted in 2011/12 after the local Council introduced a unique sea level rise adaptation plan that placed all properties under 5 metres AHD, or within 100 metres of tidal water, in a **“coastal hazard investigation zone”**.

According to Cr. Leslight, this scenario will be repeated up and down the coast of NSW if the **“vulnerable area”** mapping overlays planned by the OEHL are introduced, without associated defensive adaptation plans.

And as a licenced real estate agent, Cr. Leslight says that “the loss in property values will not be confined to low lying properties or those near the water. When the value of prime property falls it has a ripple effect across the entire local property market, including the hinterland”.

According to Leslight, the new Coastal Management Bill is based on an ideological policy of **“planned retreat”** and ignores the property rights of affected owners. “The State Government doesn’t believe there is any cost with **“planned retreat”**. Just force people to demolish their homes with no compensation as the government has done at Old Bar on the mid-North Coast of NSW”!

Cr. Leslight is also highly critical of Rob Stokes proposals for property owners who dare to actually protect their homes in an emergency situation. “They can be fined up to \$1million plus \$10 000 per day for each day the offence continues” he said.

This is despite the fact that the NSW Government has budgeted for **‘\$1.7 billion in coal mining royalties’** for 2017 while also preaching about the future impact of climate change”.

“Will Minister Stokes next introduce a new **‘Ambulatory Boundaries Bill’** to allow people’s property to be taken from them as it is consumed by the sea and returned to the Government without compensation?”

Cr. Leslight acknowledges the effort local member Andrew Constance has made to support local Eurobodalla farmers and coastal dwellers but according to the councillor “his voice is not being heard by the environmental lobby within his own government”.

"We have not forgotten that it was Rob Stokes who in opposition made this statement in the NSW Parliament”:

“planned retreat without anywhere to go is surrender by another name”.

“WE ARE NOT HAPPY WITH THIS AT ALL !!! “

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