



NSW GOVERNMENT
Department of Planning

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Our ref: MP05_0083
File: 9040899

Mr Robert Power
Planning Workshop Australia
GPO Box 3275
SYDNEY NSW 2001

Dear Mr Power,

Major Project application MP05_0083 concept plan for 295 lot subdivision, Pacific Highway, Sandy Beach – impacts of climate change and predicted sea level rise.

I refer to the above project and concept plan application and the Director-General's requirements for the Environmental Assessment issued on 20 October 2006.

Potential climate change and sea level rise impacts are of critical importance to the assessment of this project and the concept plan. Since the Director-General's requirements were issued on 20 October 2006 further information has been released regarding climate change and its predicted impacts. Therefore an assessment of climate change impacts to the year 2100 is required in relation to this proposal using the latest available information, studies and guidelines from the International Panel on Climate Change, the Department of Environment and Climate Change and CSIRO.

To ensure that sufficient information is provided to enable an appropriate level of assessment of climate change risks and impacts, the Director-General has issued supplementary requirements for the Environmental Assessment under section 75F(3) of the *Environmental Planning and Assessment Act 1979*. A copy of the supplementary Director-General's requirements is attached.

You must ensure that the Environmental Assessment adequately addresses the Director-General's requirements issued on 20 October 2006, and the supplementary requirements attached to this letter.

Should you have any further enquiries please do not hesitate to contact Ray Lawlor on (02) 9228 6216.

Yours sincerely

28.2.08

Chris Wilson
Executive Director
Major Project Assessments
As delegate for the Director-General

cc: John Oliver, Sandy Shores Development Pty Ltd, PO Box J402, Coffs Harbour 2450



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Supplementary Director-General's Requirements

Section 75F(3) of the *Environmental Planning and Assessment Act 1979*

To ensure that sufficient information is provided to enable an appropriate level of assessment of climate change risks and impacts using the latest available information, the Director-General's requirements issued for this project on 20 October 2006 are supplemented with the following additional requirements.

7. Hazard Management and Mitigation

The following additional requirement is included:

- 7.7 A risk management assessment of climate change impacts to the year 2100, is to be undertaken using the latest available information from the International Panel on Climate change (IPCC), Department of Environment and Climate Change (DECC) and the CSIRO. This should include sensitivity analyses for low level, mid range and high level ocean impacts as set out in relevant DECC Guideline (*Floodplain Risk Management Guideline: Practical Consideration of Climate Change, 2007*).