

# LAND VALUE CONSEQUENCES OF COASTAL HAZARDS AND ADAPTION. WHO PAYS?

Ballanda Sack, Special Counsel



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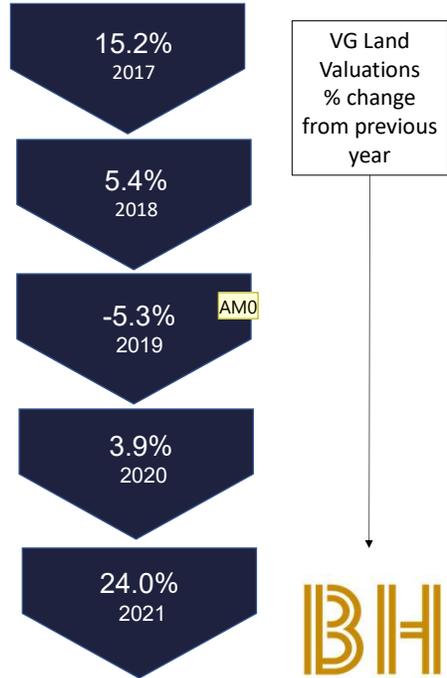
## Valuer General Land Values 2021

All regions across NSW experienced an increase in residential land values primarily driven by the continued record low interest rates. Changing perceptions and lifestyle factors, including more flexible working arrangements as a result of COVID-19, have also driven significant increases across regional and coastal markets, with high numbers of purchasers seeking more affordable regional lifestyle options over metropolitan living.

In the Sydney metropolitan area, the highest increases were in the Sydney Coast North region at 29.1% and Sydney Coast South region at 27.8%, whilst strong increases were also demonstrated in the Sydney Central region at 22.6%, Sydney North West region at 20.0%, Sydney City region at 18.4% and Sydney West region at 16.3%.

Very strong increases were experienced in regional areas with Hunter Coast showing the largest increase across the state at 38.1%, followed by Hunter at 32.9%, South Coast at 30.3% and North Coast at 27.9%.

Report on NSW land values at 1 July 2021



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## Slide 2

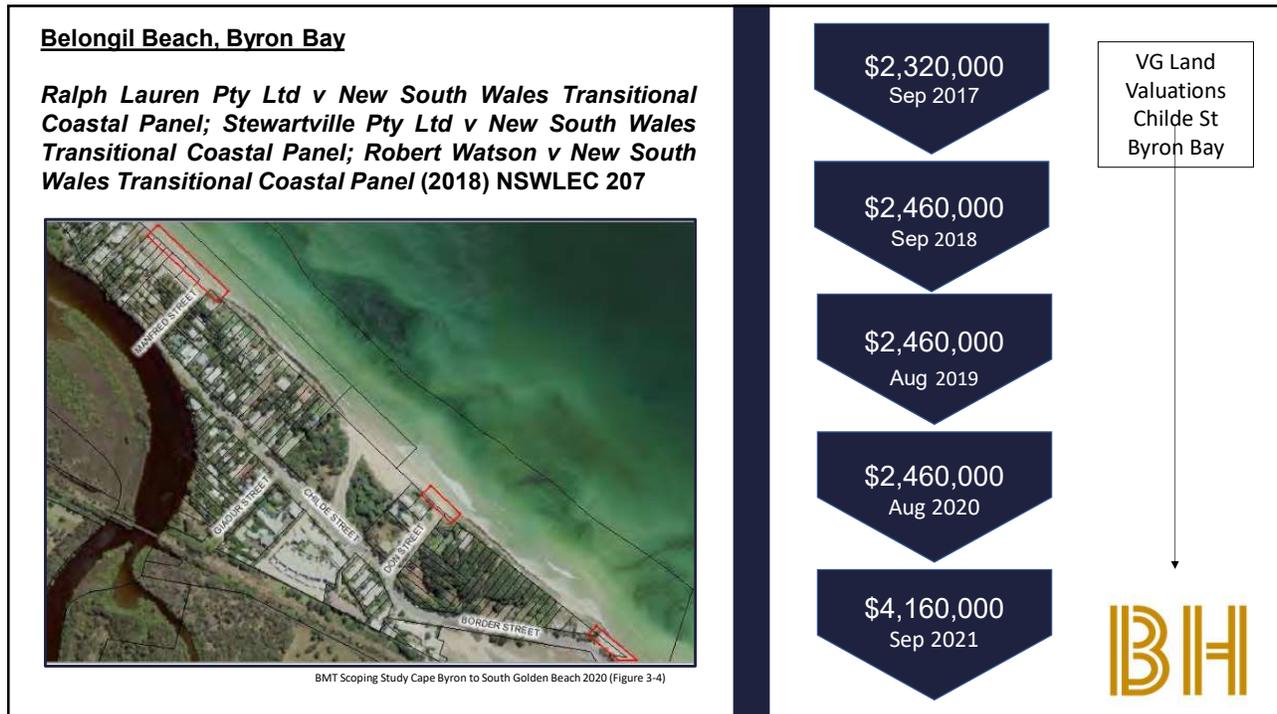
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### AM0 Missing a month

Aman Mohamed, 2022-05-26T00:22:14.343



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**Boomerang Beach**

**Boomerang & Blueys Residents Group Inc v New South Wales Minister for the Environment, Heritage and Local Government and MidCoast Council (No 2) [2019] NSWLEC 202**

LEGEND  
Management Option 3 Stages  
Stage 1 - Short Term  
Stage 2 - By 2060  
Stage 3 - By 2100  
Asset Relocation  
Coastal Erosion and Recession Hazard  
Immediate  
2060  
2100

Stage 1 - Immediate threat to foreshore properties requires action in short term. Purchase of "at-risk" properties at current market value before when erosion/escarpment trigger is reached.  
Return land to public open space so the beach can retreat naturally, thus maintaining beach amenity for public benefit over the long term.

Stage 2 - Medium-term threat requires 2 foreshore properties to be purchased at current market values before when erosion/escarpment trigger is reached. Return land to public open space and allow beach to retreat naturally.

Stage 3 - Progressively shorten beach car park to accommodate receding shoreline over the medium term, then move car park immediately northward of current position when required in long term (noting that Boomerang Beach Road will not likely be functioning as a vehicular road by this time due to recession impacts on the road).

Stage 2 - Relocate ~100 m section of Boomerang Drive landward of the 2060 hazard line when the erosion/escarpment trigger is reached.  
Relocation works require land purchase of backing 4 residential blocks (approx) in the short - medium term.

Stage 1 - Retrofit / Redesign road between Red Gum Road and Carramatta Close as required to shorten the section of 2100 and beyond to allow continued road access to affected residents as long as safety possible.  
Motorists are advised to take an alternate route (via Carramatta Close and Boomerang Drive) to avoid the section of Boomerang Drive between the hazard line and Boomerang Beach Road. The section of Boomerang Drive between Carramatta Close and Boomerang Beach Road is not to be used if long term recession is predicted.

Return land to public open space so the beach can retreat naturally, thus maintaining beach amenity for public benefit over the long term.

https://www.midcoast.nsw.gov.au/files/assets/public/document-resources/environment-docs/coastal-management/great-lakes/czmp-options-study-report-apps-a-e.pdf/

\$1,100,000  
Aug 2017

\$1,100,000  
Sep 2018

\$1,170,000  
Aug 2019

\$1,170,000  
Aug 2020

\$1,800,000  
Aug 2021

VG Land Valuations  
Boomerang Drive  
Boomerang Beach

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**Wamberal**

**Marchese v Central Coast Council [2018] NSWLEC 1310 / Dunford v Gosford City Council [2015] NSWLEC 1016**

https://content.api.news/v3/images/bin/03c92284ee44b3e16bd540d10875015

\$1,960,000  
Aug 2017

\$2,160,000  
Aug 2018

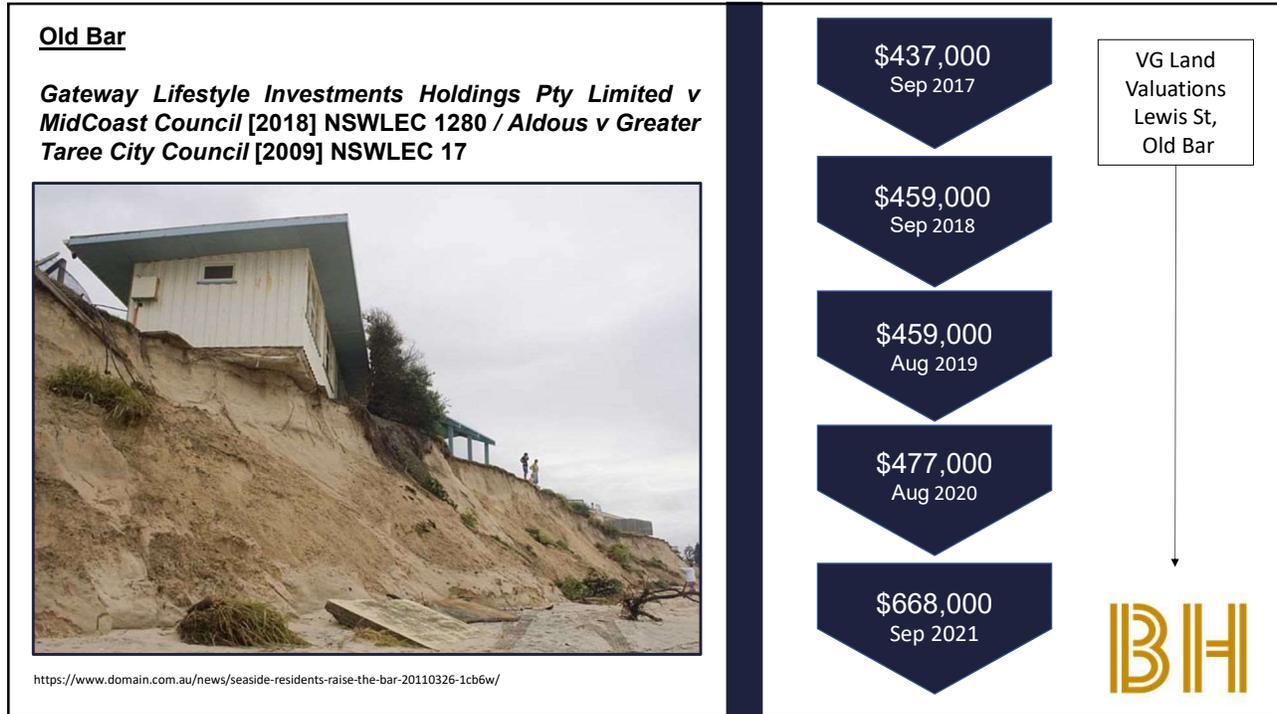
\$2,160,000  
Aug 2019

\$2,160,000  
Aug 2020

\$3,280,000  
Sep 2021

VG Land Valuations  
Pacific St,  
Wamberal

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## SOME CONCLUSIONS

- ❖ Complex
- ❖ Beneficiary pays difficult in practice
- ❖ Floodplain designation has a clear impact on pricing (primarily driven by insurers), SLR less so
- ❖ Perception of risk vs benefits of proximity to ocean

