

**Please Note** We provide our names and addresses as required, however, we would prefer them to be deleted before any publication begins.

To whom it may concern,

We write to lodge a complaint regarding the proposed modification to incorporate a seniors living development in South West Rocks, NSW 2431.

**The proposed application is numbered MP 08 0167 MOD 3**

**Location Belle O'Connor Street South West Rocks NSW 2431**

**Applicant Land Dynamics Australia**

**Council Area Kempsey Shire Council**

The above residents wish to lodge a submission regarding mainly the way in which the seniors living development will be constructed rather than the concept itself.

Over the past 5 or so years the land owner has tried many and various forms of land use from selected farming to various residential lots including a development incorporating a sub division of many small residential lots, all of which have never been completed.

However, **ALL** have created an enormous amount of dust/sediment being raised and moved along by our regular strong coastal on shore breezes, directly into the path of our established homes.

This amount of dust/topsoil included dirt waste created on site while crushing imported rock for a road development, again with no protection for the established residents. This process has taken place over a long period, at all times of the day.

At no time, were the existing residents alerted nor were they shown any consideration re the direction of the sea breeze and the large amount of dust and mess created.

This has been the way of it in Belle O'Connor Street for over many years.

We have never been approached regarding the many and various land schemes that have failed in adjacent/adjoining land parcels, nor were the complaints made to Kempsey Shire Council adequately investigated

Council has never made any comments, on the record, to the local residents relating to these many and various failed schemes.

Further, hundreds of various established trees and shrubs have been torn out with excavators, a grader and other associated machinery. These, have been moved to the back edge of the development, clearly in sight of our homes, and in our considered opinion have established a prominent bush fire hazard in the ever present fire conditions currently experienced in the current bush fire season.

Indeed, the local bush fire brigade was called recently to a fire which got out of control in an area left for the purpose of burning timber etc. not needed in the project. Several other small fires have been started to dispose of unwanted bush/trees etc. in this manner

Again, with no consultation with, nor care for the nearby neighbouring homes. This, of course, is away from our homes and across the adjoining site, however, again no consideration nor care given. These subject fires are often ignited and left to burn long after the developer has driven off the site.

So, in summary, we are concerned re the lack of information given, the degree of secrecy used throughout the all the many various preceding schemes and the overall, time and again proven, lack of consideration extended to existing neighbouring residents.

The size of this proposal shows some 200 odd homes to be imported in various types of construction by road through our local streets in trucks which will create a further problem for local quiet living residents.

As previously stated we remain highly concerned in regard to the amount of consideration and care given to the existing established residential homes.

The past years of secrecy, noise and above all dirt/dust and pollution previously generated shows a clear and proven disregard for those who live locally to the proposed construction.

We understand other neighbours have submitted similar claims.

We submit this as our complaint regarding the manner of construction, complete lack of communication with any adjoining neighbour and we remain of which we remain sceptical.

Thank you for reading this

PS. A set of photographs has been taken by a neighbour, which have been sent to Council, they remain available if you require this evidence to support our claims.

Additional concerns submitted by' \_\_\_\_\_

To be considered as part of the attached submission.

**Proposed application numbered MP 08 0167 MOD 3**

**Location Belle O'Connor Street South West Rocks NSW 2431**

**Applicant Land Dynamics Australia**

**Concil Area Kempsey Shire Council**

Addition to submission

We concur with the comments/concerns of the residents in Belle O'Connor, Street. We also would like to add our concerns re traffic flow to the site, not only during construction, but also on completion of the project. With 200 odd homes being built, this will impact significantly on the traffic flow along Belle O'Connor onto Gregory Street. Belle O'Connor will become a major thoroughfare, therefore residents on Belle O'Connor will lose the peaceful aspect of a residential street. To lessen the impact of high traffic flow on Belle O'Connor, it would make sense to have a second access point to the village, perhaps via Phillip Avenue.

Regarding the noise, dust and visual amenity of the current site. We live in a residential zone and have bought into an area which is very pleasing to live in. We are aware of the need for development, but not to the detriment of current home owners. The noise from the crunching of rocks to build the road, along with the constant hum of machinery and rising of dust, which is frequently blown by the sea breeze towards homes, is very disturbing and frustrating. It is a shame to see what was once lovely coastal bush land, stripped of growth and become a dust bowl in the dry weather and a swamp in the wet.

One further comment. Just a personal observation. Because the area is low lying, and in our experience is prone to considerable run off during periods of heavy rain, it defies logic why anyone would want to live in the proposed site anyway!

**Fax to**

**Planning services**

**Department of Planning and Environment**

**02 9228 6555**

**Attention: Director – Modification assessments**

\_\_\_\_\_

\_\_\_\_\_