

Objection to State Significant Development SSD-82066472

Development Type: HAD Housing

Proposed Development – Sanderling Avenue Hawks Nest Residential Flat Buildings

I am writing to formally object to the above-mentioned Development Application. While I acknowledge this project was declared a State Significant Development (SSD), **it fails to meet the core economic, social, or environmental benchmarks required for such a designation.**

The proposal threatens the unique character, safety, and environment of Hawks Nest. My specific grounds for objection are detailed below:

1. Failure to Provide Genuine Affordable Housing

- **Unrealistic Valuations:** Hawks Nest and Winda Woppa beachfront property values are among the highest in the region.
- **Market Realities:** High land values guarantee these units will market at premium prices.
- **Exclusion of First Home Buyers:** High price points exclude the very first-home buyers affordable housing policies aim to help.
- **Holiday Rental Market:** Local data shows most buyers seek holiday homes or Airbnb investments.
- **High Vacancy Rates:** Similar properties remain vacant up to 60% of the year, failing to solve any local housing crisis.

2. Loss of Public Beach Access and Amenities

- **Fencing Public Land:** The proposal incorrectly absorbs and fences off current public parking spaces.
- **Restricted Access:** Non-4WD drivers rely entirely on this specific area to park and walk to the beach for fishing.
- **Loss of Public Amenity:** Privatising this access point degrades the lifestyle of long-term residents and visitors.

3. Excessive Height and Negative Visual Precedent

- **Visual Pollution:** The proposed building height will be clearly visible from Bennetts Beach.
- **Precedent Risk:** Approving this height sets a dangerous precedent for multi-storey buildings along the pristine coastline.
- **Overdevelopment:** Residents moved here specifically to escape the overdeveloped, high-rise environment of Forster-Tuncurry.

4. Severe Environmental Risks and Coastal Erosion

- **Ecological Sensitivity:** The development footprint is adjacent to pristine marine environments and National Park land. High-density construction poses a severe threat to local biodiversity and water quality.
- **Pristine Waters Threatened:** The scale of construction poses major runoff and pollution risks to the Myall Coast ecosystem.
- **Severe Beach Erosion:** Recent storm surges have caused metre-high drop-offs and significant sandbank erosion at Bennetts Beach and Winda Woppa.
- **Structural Integrity Concerns:** Extreme coastal sand movement threatens the long-term structural integrity of a large building in this zone.

5. Bushfire, Flooding, and Emergency Management

- **Single Access Point Risks:** The site is situated in a high-risk bushfire and flood zone. Relying on a single point of access creates an unacceptable safety risk for residents during emergency evacuations.
- **Coastal Erosion and Structural Integrity:** Recent severe weather events have caused extreme beach erosion and metre-high sandbank drop-offs at Bennetts Beach, alongside documented road erosion at Winda Woppa. The impact of these volatile sand movements on the structural integrity of the proposed buildings requires rigorous independent assessment
- **National Park Border:** The site is enclosed by high-risk bushfire vegetation and prone to coastal flooding.

6. Inadequate Infrastructure and Financial Burden on Ratepayers

- **Sewerage Failures:** The current MidCoast Council wastewater system is already operating at maximum capacity.
- **Unfair Costs:** Upgrading infrastructure for 104 new units should not be funded by local ratepayers via spiralling council costs.
- **Road Impact:** Local roads lack the design capacity to handle the heavy traffic increase this density creates.

7. Neglect of Ageing Community Demographics

- **Oldest Demographic:** ABS statistics confirm the Hawks Nest and Tea Gardens area has one of the oldest populations in NSW.
- **Restricted Mobility:** Many elderly residents hold restricted driver licences and cannot travel far for essential health services.
- **Community Benefit Demand:**
- Local health infrastructure is currently deficient, requiring elderly residents to travel a 100km round trip for hydrotherapy. Given the scale of this project, developers should be required to include a hydrotherapy pool accessible to the public as a community infrastructure contribution.

Thank you for considering this submission. I urge the Department to reject the proposal in its current form and mandate significant design modifications.

Sincerely,
KERRIE CROAKER