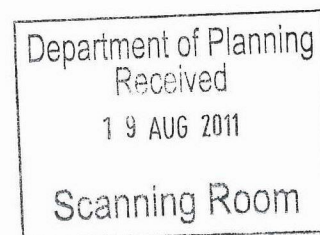


16 August 2011



Karen Gribbin
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Major Projects Assessment
Department of Planning & Infrastructure
GPO Box 39
Sydney 2001



**RE: Shannon Pacific Pty Ltd
Application No 09-0019
Lot 4 DP1022342 at New Entrance Road, South West Rocks**

Dear Sir/Madam,

I wish to object to the above proposed development. There will be no advantage to the community by the construction of cabins on this site. On the contrary, there are a significant number of reasons why this development should not go ahead, most of which I outlined in my objection to Shannon Pacific's previous application for a Tourist Park in this area. Consent for this previous development was refused by the Department in 2006.

When Shannon Pacific's Tourist Park was rejected by your department, and then that decision was upheld by the Land and Environment Court, the community of South West Rocks did not think we would be considering development on this inappropriate site yet again.

My reasons to object remain as follows:

- The land is almost entirely SEPP14 Wetland and is an Endangered Ecological Community.
- It is zoned 7d Scenic Protection. While I understand land zoned 7d can be developed for tourism, I would argue that this parcel is basically inappropriate for development, especially as there are so many other advantages of leaving it undeveloped.
- The development area is fronted by the Macleay River and is only 40 metres from the river bank. The Macleay River in this area is open to the ocean, and is entirely within the Macleay Floodplain.
- Sea Level rise has not even been considered in the Environmental Assessment.
- The elevation of the land, according to the proponent is 1.58 to 1.7m AHD. According to Kempsey Shire Council the 1-100 year flood level is 2.54m AHD. With the expectation that 1-100 year flood events are now deemed likely to occur much more often, it makes no sense to construct any more buildings on this flood prone site.

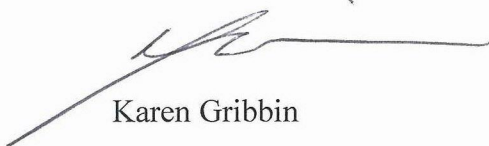
- The area designation has already been in flood on two occasions in the last three years. Once in 2009 and again in 2011 (photographs supplied), and this was without inundation from the Macleay River. If we were to consider the natural wetland aspect of this area, combined with inundation from a flooded Macleay River, sea level rise, and king tides, it would seem unpractical to development the New Entrance area any more than has already been allowed.
- Much of the soil on the site contains Acid Sulphate. These soils should not be disturbed for environmental reasons.
- There is still the high risk of bush fire on the site, another reason that Shannon Pacific's last application was refused, and has still not been address adequately in this present proposal.
- There is also the reduced natural amenity of the area to consider. This is prime river frontage. The Riverside Tavern is already a blot on the aspect of the area, especially from the river itself.
- The proposal area is the habit for a large population of Eastern Grey Kangaroo, and other small mammals, not to mention bird life. South West Rocks is one of the largest migratory destinations for birds in NSW, of which this parcel of land is a part of.
- Any flora or fauna study conducted on this site will be flawed in its findings, as Shannon Pacific constantly has the area slashed.
- You can see from my photographs, the body of water this area collects due to flooding. Any development will create considerable risk of contamination to the adjoining wetlands and mangroves; this is not to mention the likelihood of inundation from a flooded Macleay River.
- A severe environmental disaster in this area due to contamination could sound the death knell for an already struggling environmentally significant area as New Entrance.

In summary, this site is, as inappropriate for an eight cabin development, as it was for a Tourist Park.

Already recent development approvals have added considerably to the vulnerability of South West Rocks to flooding, storm surge and sea level rise. Please do not further endanger our environment with another inadequate development to our growing list of potential problems.

Please do not hesitate to contact me on the numbers above is you need further information.

Kind regards,



Karen Gribbin



17/02/2009



17/02/2009



17/02/2009



17/02/2009



14/06/2011



14/06/2011





14/06/2011