

Robert Wolcott  
PO Box 454, South West Rocks NSW 2431  
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Re: Application No. 09 – 0019, Riverside Tourist Cabins at New Entrance Road, South West Rocks.  
Lot 4 DP 1022342.

By this submission I wish to object to the proposed development. Aside from financial gain to the developer, I can see no advantage to the community by the construction of cabins on this site. On the contrary there are a significant number of reasons why it should not go ahead. Further, it is to be noted that the points against the proposal have already been aired by members of the community when they objected to this developer's first attempt to create a caravan park on the site. When it was rejected by your department and that decision was upheld by the Land & Environment Court, we did not think we would have to be considering development on this inappropriate site yet again. Alas we are, our reasons to object remain precisely the same.

- The land is almost entirely SEPP 14 Wetland and is an Endangered Ecological Community.
- It is zoned 7d, Scenic Protection. I understand 7d land can be developed for tourism but would argue that it's basically inappropriate, especially as there are so many other reasons to leave it undeveloped.
- It's only 40 metres from the riverbank (which is, effectively, the ocean) and 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 1.7 m AHD. And according to Kempsey Shire Council the 1-100 year flood level is 2.54 m AHD. With the expectation that 1-in-100 year flood events are now deemed likely to occur much more often than that, it makes no sense to construct any more buildings on this flood prone site. Even now, major rain events leave the tavern an island surrounded by water.
- Much of the soil on the site contains Acid Sulphate. These soils should not be disturbed.
- There is a high risk of bush fire on the site.

In summary, this site is entirely inappropriate for development. Recent development approvals have already added considerably to the vulnerability of South West Rocks to flooding, storm surge and sea level rise. Please do not add another dangerous development to our growing list of potential problems.

Respectfully submitted,  
Robert Wolcott, Vice President  
Friends of South West Rocks