



15/8/11

Major Projects Assessment

Department of Planning & Infrastructure

GPO Box 39

Sydney. 2001.

RE. APPLICATION NO. 09 0019 Lot 4 DP 1022342 at New Entrance Road, South West Rocks.

Dear Sir / Madam,

Thank you for the opportunity of submitting a submission as an objection to the proposed development of 9 self contained assumed to be tourist cabins.

It appears that this proposal has been put forward to be built on flood prone land which at the present time is lovely open space wetlands occupied by many animals and birds and is a breathing space for the many tourists and fishers who enjoy the beautiful Macleay River and surroundings on the other side of New Entrance Road.

I enclose photographs of the subject land which clearly illustrates the flooding which occurred on 14/6/11 this year and the level of this flood level was not as high as in previous in years.

The proposal states that the land area is 22 ha most of which is wetlands and floodland. The developers have achieved a result of establishing a Tavern with all its associated traffic and tourism and it seems to be a good result for them. This is the third submission which I have made regarding the remainder of the land. The first was on the 14/8/04 and the second on 16/7/07. These were objecting to the establishment of a caravan park , associated buildings , a shop and office, barbecues just to name some of it. Both of these proposals failed and they were to be on the eastern side of the Tavern. It is hard to believe that the developers now want to cram all these stilted cabins into a smaller area on the western side of the Tavern creating more problems with this beautiful area

Department of Planning Received 15 AUG 2011 Scanning Room
--

The subject land is in an amphitheatre with the river at the front and wetlands surrounding at the rear. Noise is amplified in this situation because of all the water in the area and it would be uncontrollable coming from the proposed development.

When the Tavern was developed next door to this land there was controversy about the noise levels and certain conditions were required which included double glazing in the windows and doors. I doubt if these conditions would be included in the proposed development so as to overcome the problem of noise.

The open space of the land is a benefit to the area, and adds to the beauty of an already crowded space particularly in holiday and weekend times. The land is presently used by the children of patrons of the tavern for the playing of games and football occasionally and it is nice to see them enjoying the space. There are many tourist coaches which bring people along New Entrance Road to or past the Tavern so the people can enjoy the magic views.

There are many objections which could be made of this proposed development but to highlight four points of 1. Construction, 2 Parking 3 Sewerage, 4 Garbage. I put forward the following comments.

1. Construction. Looking at the plans of the cabins, it appears that the developers admit that land is flood prone by the fact that they want to raise all the buildings on hideous wooden posts and plant a fibro clad structure on top of them. This appears to be a step back in time and below what should be best practice in building today. They believe that the buildings would look out of place by their admission that they want to hide them from view of the public by the planting of trees and shrubs.
2. Parking. The details of the development states that they would be encouraging fishes and families to use the cabins when they come to South West Rocks . This would be because of the wonderful fishing in the area and the boat ramp is situated 200 meters away. This is why the area in the vicinity of the development gets so crowded with boats and trailers. My observation of the plans seem to show that there are nine cabins and nine carports on the site . There is NOT one visitor car parking space nor is there any areas set aside for the parking of cars with boat trailers or the washing of boats. This can only mean that the parking of these boats would have to be on the narrow New Entrance Road at the front.

As mentioned the proposed development is very close to the boat ramp and the parking at the ramp is inadequate for busy days and the overflow cars and trailers park along New Entrance Road towards the Tavern and around the corner of Marlin Drive up past the proposed entrance to the development. Of course this situation will deteriorate as time goes on. In addition , opposite the development there are three Charter Fishing Boats which are moored at a mini marina . These boats leave each morning at 6 am carrying up to ten paying passengers each and of course these people arrive in the early hours in individual cars . The total of all the cars from this alone plus the cars belonging to the

crews of each boat would generally be in the twenty to thirty five figure. Of course one should mention the cars belonging to crews of the two rescue service boats would be in addition to those mentioned as they are moored next door to the Charter boats.

Walking along the river road and wall is a great pastime for the residents of the town so they can enjoy the beautiful river and surrounds and these people generally park their cars in the same area.

3. Sewerage. Clearly stated in the plans is the fact that the sewerage system in that area is totally inadequate with its capacity for the development and is below the sewerage line meaning the use of two large capacity pumps to raise the sewerage up to the main inadequate line. This has to be done in off peak hours with grinding and pumping from the two tanks being performed in the early hours of the morning. There are two items to mention with this regard and that is the noise being emitted from these pumps in the early hours and the possibility of sewerage escaping from these tanks in to the wetlands particularly during times of flood.
4. Garbage. There does not appear in the plans to be any facilities for the collection of garbage. It can be assumed that if these cabins are occupied eventually on a full time basis the nine garbage bins would be put out on to Marlin Drive for collection .

There are many objections which could be made about this proposal and I am sure that you will receive many more from concerned residents. As mentioned I have included some photographs of the area which would be self explanatory.

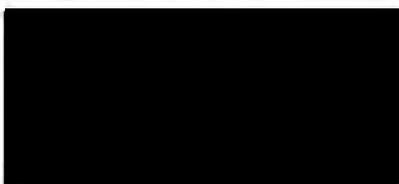
Your decision is very important to the people of South West Rocks and all the visitors who attend in their cars and by tour coaches. We love the scenic beauty of the River and surrounds and it does not deserve to have a proposal as set out to be thrust upon it. It is a not needed controversial development which I am sure could never meet the criteria of best practice. Please do not allow this to go ahead and leave this delightful area alone for all to enjoy.

I certainly do not have any political donations to declare.

As I reside and enjoy this beautiful area and am involved in many activities in the town I would appreciate if my name could be NOT made available to the proponent, authorities or the Departments website.

Thank you for the opportunity of being allowed to present this submission and I am sure it will be supported in other ways by other concerned residents, so that the proposal will hopefully be denied.

Yours faithfully



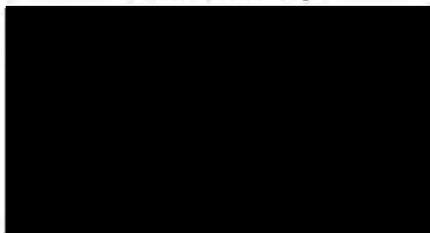
These photos were taken approximately 6 years ago and since then there has been additional development with housing in the adjacent streets but there are still quite a few vacant blocks for housing yet to be built.

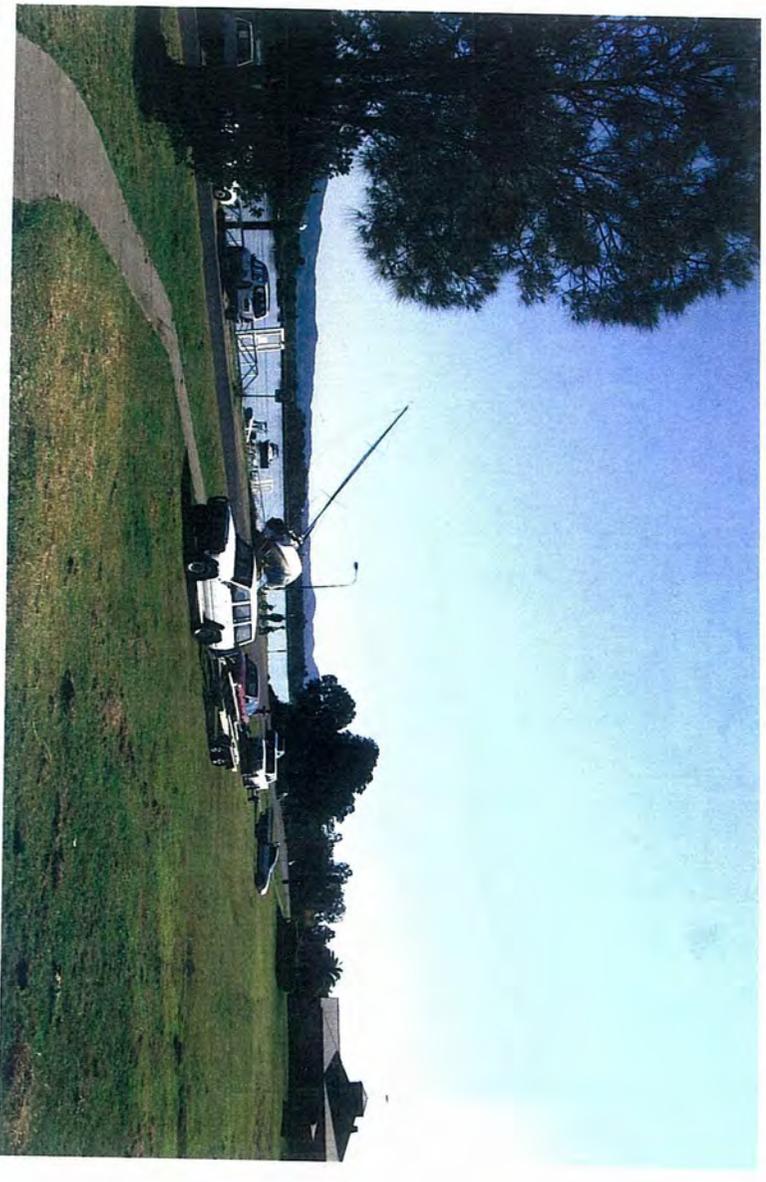
The photos are printed off a computer but are still clear enough to illustrate –

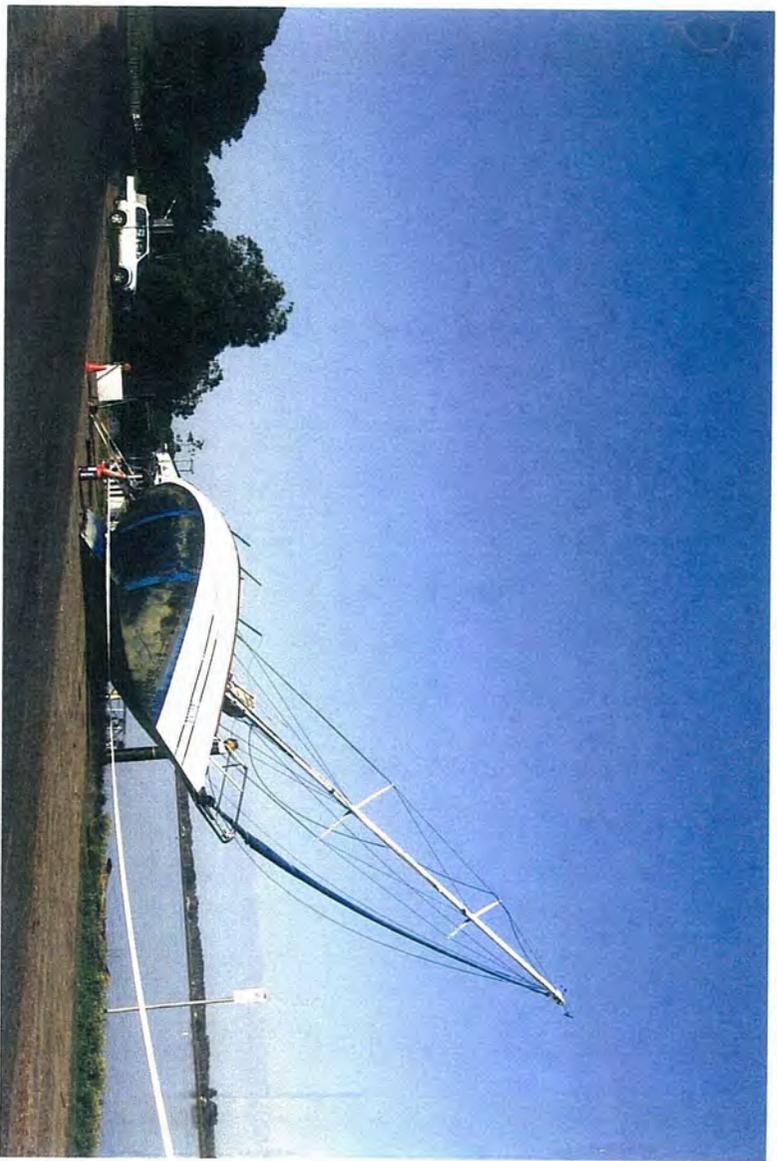
- 1 The closeness of the boat ramp which has insufficient parking for cars and trailers and over the years it will only get worse. Already the cars and trailers park along the narrow road towards the Tavern and up around the corner into Marlin Drive. The Australian Fishing Championships were held in South West Rocks this week and it was quite evident that the parking at the boat ramp is inadequate for such a purpose and even on busy weekends the parking lines up both roads and sometimes on to the subject land as well.
- 2 The photos illustrate the very narrow width of New Entrance Road. Since the shots were taken two additional wharfs have been built for the mooring of three charter fishing boats. These wharfs are used daily and the boats are licensed for ten fishes each. The wharfs are in New Entrance Road directly opposite the entrance to Marlin Drive and beside the Maritime Services boat mooring and the Rescue boat mooring.
- 3 The fact that the subject land is clearly floodland and wetlands and the devastating impact on the environment that such a development would ensure.
- 4 One cannot believe that such a proposal has been put forward for approval particularly as the proposed sewer line of the development is below the main line, which does not have enough capacity and the sewage from the development would have to be pumped in off peak hours. Hopefully there would be no spills into the wetlands if the tanks overflow.

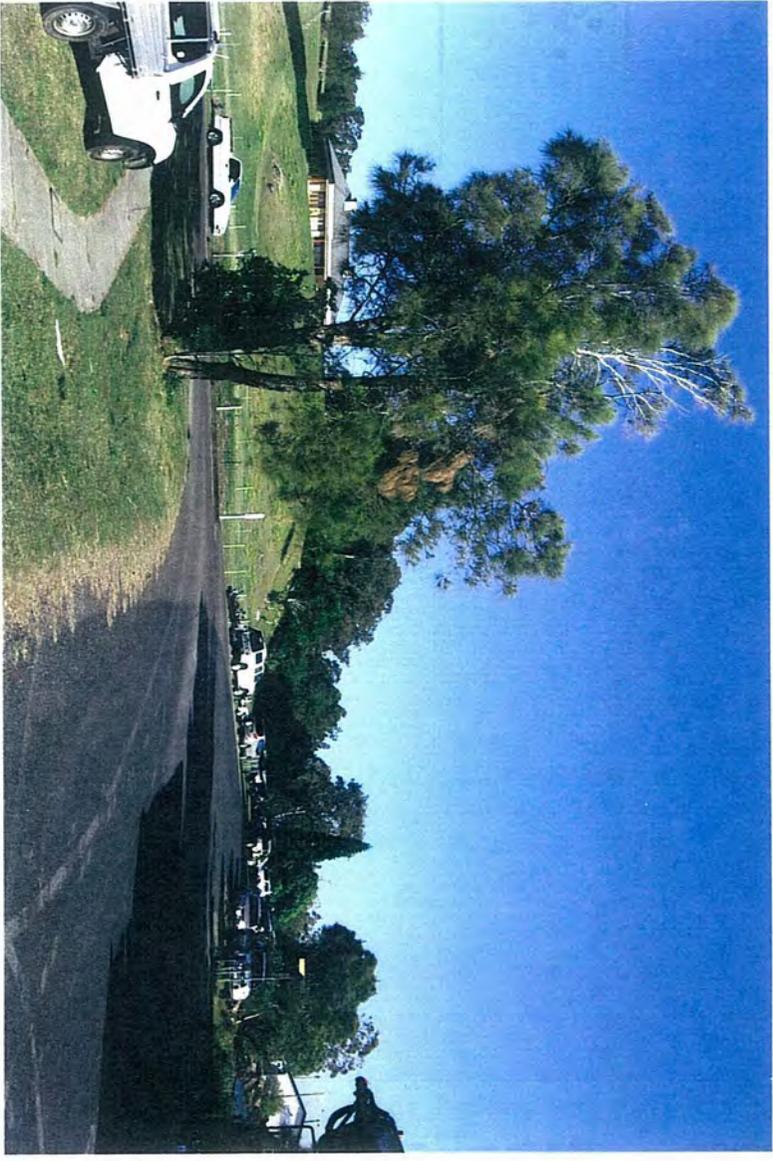
These three photos join together to illustrate the beautiful area in which the subject development is proposed and I add them to the submission which is enclosed for your consideration and hopefully your rejection of the development.

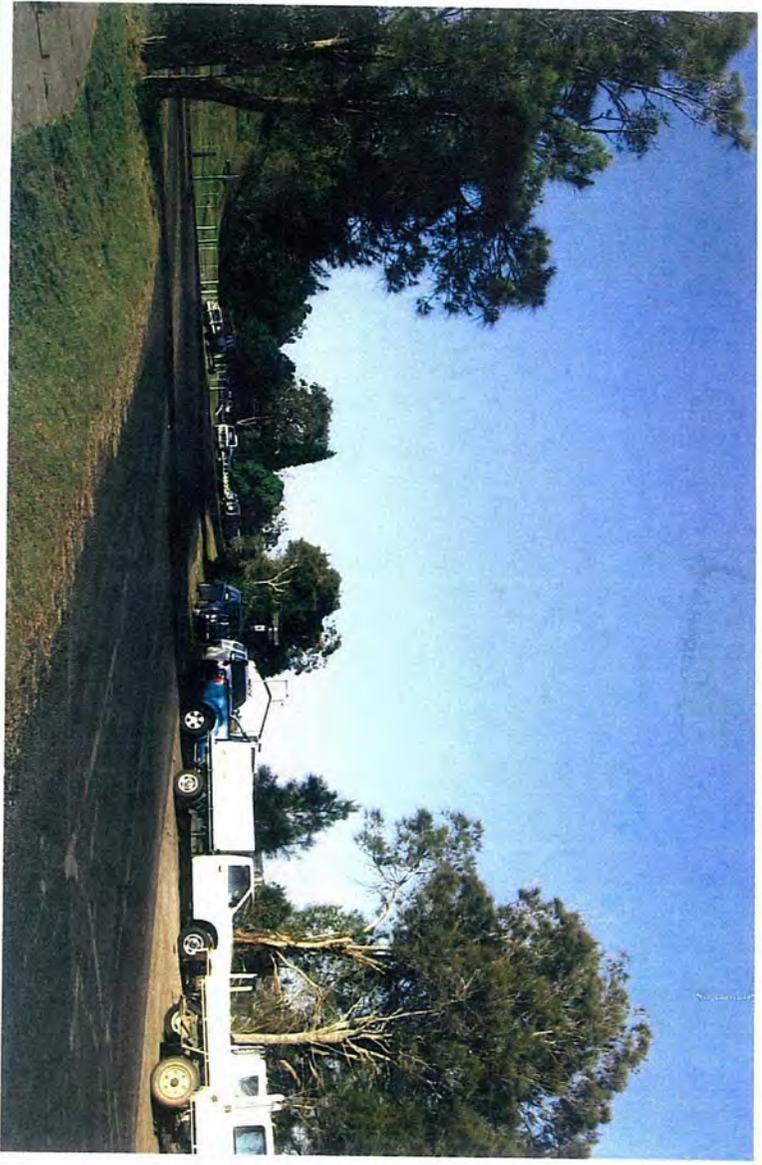
Yours faithfully.











Photos of general parking on an ordinary day of the week . The amount of traffic increases during weekends and special days.



Photos of the land on the eastern side of the Tavern which was the subject of two refused developments in 2004 and 2007. These were taken during the June 2011 flood.



Photos of the subject land during the recent June 2011 flood.