

ATTENTION : DIRECTOR – MODIFICATION ASSESSMENTS

APPLICATION No – MP 08_0167 MOD 3

LOCATION – Belle O'Connor Street, South West Rocks

APPLICANT/PROPONENT – Land Dynamics Australia

COUNCIL AREA –Kempsey Shire Council

I strongly OBJECT to this proposal.

This development is decidedly wrong for this area of land, in which it is proposed, for a number of reasons.

1. The land is situated on a low lying area, close to the Salt Water Lagoon. During times of rain, the area is a natural overflow for the lagoon, and the buildup of rain water in this area. Both meeting in this area. The water can remain over a large area of this land for many months, until either the lagoons ocean access (via front creek) opens naturally, or the water is dried up by the sun. The proposed housing could be sitting in water for months, and if draining of this area occurs for this development, it will most likely be drained into the lagoon which is a delicate natural wetland. This would create problems for not only the wildlife and all the flora of this lagoon, but also for our tourist trade, as any fowling of the lagoon will spill into the ocean right at our town beaches where all our visitors, and locals swim. Without the natural slow process of water dispersion, through marsh and wetland, many issues could arise, apart from the added urban runoff from so many houses and gardens.
2. As this area is already so low, the impacts of climate change and rising sea levels will directly and severely affect this development in a critical way. To propose to allow so many houses into this area will put our council, and the state government at huge risk of a mass litigation from all the people that may buy into this development. By all climate calculations, if this development is passed, it will not be a matter of if, but when. And as climate change is accelerating at an unprecedented rate, it may only be a matter of years before this area is under water even more than it is now.
3. The development has NO regard, or natural preserved area in its proposal. Apart from what seems a very small portion that has been set aside on the lagoon side, that will most likely be so wet that it would have been unusable anyway. The Christmas Bell flowers, or any of the vast array of flora that has grows on this land will be completely wiped out. Environmental impacts from this density of housing would wipe out a vast resource for the local and migratory birds, let alone habitat for many other animals, that rely on this area. And the introduction of exotics, and domestic animals, will have a vast impact to the whole of the Arakoon area.

4. The proposed eventually linking of my street, Arakoon Rd to Belle O'Connor, would produces a massive influx of cars and caravans using Arakoon Rd to access this site to avoid having to drive through town to get to Belle O'Connor Street. Our road is wholly unsuitable for this volume of traffic.

IT IS A TOTAL UNSUITABLE DEVELOPMENT, IN A TOTALLY UNSUITABLE AREA. Please reject this proposal, so that as rate payers, and NSW tax payers, we don't have to end up with such a liability in our town.