

**NORTHERN JOINT REGIONAL PLANNING PANEL  
PUBLIC BRIEFING MEETING NOTES  
Saltwater residential subdivision  
(2015NTH002, T6-14-62)  
Thursday 17 September 2015**

**PANEL MEMBERS PRESENT:**

Garry West	Chair
Pamela Westing	Panel Member
John Griffin	Panel Member
Daniel Walsh	Panel Member

**COUNCIL OFFICERS IN ATTENDANCE:**

Erin Fuller	Kempsey Shire Council
Robert Pitt	Kempsey Shire Council
Peter Orr	Kempsey Shire Council

**APOLOGY:** CR RHONDA HOBAN

- 1 The meeting commenced at 12:30 am and closed at 2:15 pm. The meeting was held at Kempsey Shire Council.

**2. Declarations of Interest**

None

**3. Purpose of the Meeting**

The Chair, Garry West, advised that the meeting is a public briefing session only and that a determination will not be made. The purpose of the meeting is to provide an opportunity for the Panel to understand the key issues and community concerns regarding the proposal.

**4. Council Presentation**

Erin Fuller gave an overview of the application, the assessment process, and the submissions received to date.

**5. Public Presentations**

A number of people registered to speak to the Panel and presented their concerns regarding the application:

Allan Wilcox	addressed the panel <b>against</b>
On behalf of Fred and Lesleigh Altmann	addressed the panel <b>against</b>
Graham Kidd	addressed the panel <b>against</b>
On behalf of Primsiri Kidd	addressed the panel <b>against</b>

On behalf of Bill and Judith Toose	addressed the panel <b>against</b>
On behalf of Brenda & Allan McQuestin	addressed the panel <b>against</b>
On behalf of David and Meg Pamplin	addressed the panel <b>against</b>
On behalf of Mervyn and Cheryl Filby	addressed the panel <b>against</b>
Kay Robbins	addressed the panel <b>against</b>
Beverley Lamrock	addressed the panel <b>against</b>
On behalf of Bernadette Brooks & Don Stephens	addressed the panel <b>against</b>
Esther Margaret Langborne	addressed the panel <b>against</b>
Nanette Lamrock	addressed the panel <b>against</b>
Alan Yuille	addressed the panel <b>against</b>
Allan Hill	addressed the panel <b>against</b>
Damon Baker, on behalf of Friends of South West Rocks Assoc. Inc.	addressed the panel <b>against</b>
Ron Royle on behalf of South West Rocks Rate Payers and Citizens Association	addressed the panel <b>regarding concerns</b>
Peter Hull	addressed the panel <b>against</b>
Matthew Dewitt	addressed the panel <b>regarding traffic and access concerns</b>

## 6. Summary of Key Issues raised by Public Presentations

### Issues with application

- Insufficient research into aboriginal archeology on site
- Poor public consultation
- All the relevant studies should be completed before approval is granted
- Full concept plan not presented as part of application
- The development should comply with Kempsey Development Control Plan 2013
- Proximity to sewerage treatment plant inappropriate for residential development
- Proposed development takes advantage of infrastructure provided by previous developments
- Wetlands are not appropriate for residential development
- Insufficient/inappropriate road linkages
- Development of playing fields in environmental protection zone

### Issues affecting the environment

- Saltwater Lagoon is a unique and valuable ecological habitat used by a number of native species
- Hard surfaces in proposed development will mean more run-off going into lagoon
- Residential use will increase pollutants running into lagoon and water table, and fringe effects like bike trails, pet predation, introduction of weeds and non-native species from residential gardens and dumped garden waste, impacts from run-off, vehicular traffic, artificial lighting and rubbish dumping will have a cumulative impact
- Development of lagoon area as recreation area will cause damage (board walks, etc)
- Increased pressure to protect residents by preventative burning – will effect native species

### Issues affecting current residents

- Inappropriate increase in traffic on Phillip Drive and Waianbar Ave
- Impact on parking in Waianbar Ave
- Stress caused by construction vehicles and development may cause health issues
- Local residents had an expectation that the land would not be developed as Waianbar Ave is a cul-de-sac
- Proposed road associated with concept plan will affect public recreation land, including newly installed skatepark

**Issues affecting future residents:**

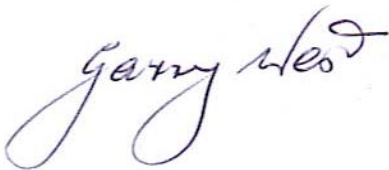
- Flooding issues - Extensive flooding on site previously
- Flood studies underestimate water table and height of berm
- Worst case scenario of combination of storm surge, high tide and sea level rise
- Emergency evacuations procedures and emergency vehicle access
- Future cost to ratepayers due to traffic and flooding issues, maintenance of drainage system, potential forced relocation costs for residents
- Impact of rising sea levels – computer modelling suggests that entire precinct will be under threat by 2100
- Predicted impact of rising sea levels is based on out-of-date information
- Impact on insurance premiums for future residents due to flooding issues
- Impact on tourism – current and future
- Lack of employment opportunities for new residents
- Proposed road access points insufficient
- No provision for the proposed link road

**7. Concluding Comments and Future Steps**

The Chair thanked the speakers for their comments on this complex matter.

The Chair asked speakers who address the panel again at the public determination meeting to focus their further comments on the assessment report.

Endorsed by

A handwritten signature in blue ink that reads "Garry West". The signature is written in a cursive, flowing style.

Garry West  
Chair, Northern Joint Regional Planning Panel  
17 September 2015