

To Emma Butcher – emma.butcher@planningnsw.gov.au

Subject : Sandy Beach North – Modification 7 (EA Exhibition)

## **I object to the proposal of Modification 7 to the Sandy Beach North concept plan.**

Sandy Beach has 3 new and established housing estates over the years and a forth is currently being built. We did not object to these developments as they were not established in a highly sensitive environmental area, but we do object strongly to the plans by Elite Constructions to destroy this area to simply make money for themselves and their shareholders. They don't live in the pristine environment but if they did they would also be fighting this development on so many levels as we are all doing to preserve this sensitive ecological area for future generations to come.

### **Just some of the reasons that we wish to object:-**

Any development at Sandy Beach North (Hearnes Lake) Requires another in depth Traffic assessments to be done. The Diamond Head Drive overpass bridge over the Pacific highway is the only way in and only way out in the event that we have a disaster like fires & flooding or any other emergency. How do emergency vehicles or residents escape if this bridge becomes unusable.

Previous applications for stages, 6, 2 and parts of stage 1 east of the extension of Ti-Tree Road were rejected – these are once again included in Mod 7 – increasing the size of the development from 179 houses to approx. 280...why is this allowed?? Elite Constructions seems to be going around in circles chasing the tails of previously rejected plans and picking them up on the next run through. Why is this allowed?? If it's been rejected previously it should not be put back up just by changing some of the wording and promising to do this or that, it's laughable and a slight on your huge organisation the Dept of Planning that it's been allowed to happen.

The current traffic assessment does not address the impact of possibly 1400 extra movements a day, plus the hundreds of heavy vehicle and truck movements when constructing the site. I believe that it would be essential to make another entrance and exit point onto the Pacific Highway from this Sandy Beach North proposed estate.

With all the new estates Hearnes Lake and the surrounding wetlands will be under further stress with trees and undergrowth removed to establish the other 4 estates and all of the run off from these will destroy and possibly kill some of the micro orgasams that exist at the present time at Hearnes Lake. This proposal does not do nearly enough to protect the existing threatened species and preserve the diverse eco systems. Any Biodiversity offsets will not prevent damage to this sensitive ecological area so should not be allowed at all let alone with even more houses.

This modification is a hurried attempt to avoid new, more stringent regulations and it also fails the test of Ecological Sustainable Development. There is also strong opposition to over development of this site Hearnes Lake and its surrounds is a significant wilderness area, why can't you see it, it's there in front of your face and is being ignored. The whole of Hearnes lake is greater than the sum of its parts so therefore I believe it must be preserved intact. What has happened to all of the

other older submissions objecting to a similar modification (mod. 1, 2013) they need to be pulled up and put on the table as well.

Where is the flood study???? There isn't one!!!!. We believe that there is significant risk of increased flooding for all the existing houses – particularly in Pine Crescent, Maple and Ti-Tree Roads. This proposal does not take into consideration the risks of projected sea level rises, coastal inundation and coastal erosion and it should be doing so as a high priority before it goes any further.

We believe that this is the only lake remaining in Coffs Harbour Shire that has not been completely developed around. Coffs Harbour City Council is currently spending a great deal of our rates building retention dams in Coffs Harbour after allowing other old developments that would not meet our current environmental rules and regulations if they were to be put up today. Yet another reason to get this development right.

Please stop this modification and another other that will no doubt come across for you to approve. Get it back to what is best for the environment, the current residents and for all future generations to come. Stop it in it's tracks forever.....

Regards Wendy & Alwyn Gardner

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