

No. 50

Regional Projects

14 North Star Resort

Major Projects Assessment

Coast Road

Department of Planning

Hastings Point 2489

G.P.O. BOX 39 SYDNEY 2001

25th June 2010

Dear Sir/Madam,

SUBJECT LOT 156 CREEK ST

HASTINGS POINT 06.0153

I wish to submit the following points for consideration:

- * The level of fill proposed for the development and the emergency access road, will increase the flood hazard to an unacceptable level. In the 1950 flood the depth of water at the wall on the southern end, was over 1-2m. Climate change could make occurrence of such disasters more likely and more frequent.
- * Hired flood consultant stated that the proposed filling of portions of lot 156 will make the risk of flooding in North Star Resort greater.
- * The flood plain in lot 156 enables the water to drain away. 1.2m. to 1.5m. of fill will make draining slower and this will make flooding of North Star Resort and Creek Pt. more likely.

I wasn't living here in the 1950 flood, been here since 1991, so was here in the 2005 flood. Our home is three steps high and water was up to the third step. We are prisoners

(2)

and this is our home and we don't want to loose it
* The developer's flora and fauna reports are not
conducted by qualified experts, are not current
and are incorrect. Before areas of lot 156 was
denuded by the developer it was common to see
large Egret, Jabiru, Spoon Bill, Beach Stone
Beach Stone Curlew. Now they are rarely seen.

A Osprey has built a nest in one of the few
remaining trees, but its one of the few remaining
but the presence is threatened by the development.

There has been disastrous flooding in the
world as we have seen on T.V. and in the newspapers.
The O'Brien Pt D.A. plans to fill a flood plain and to
build houses there will be inviting a similar
disaster to happen here, putting hundreds of people at
risk. The State Government has the power to prevent
this from happening. They should reject this D.A.

A. Rickes

A. RICKS.

Tweed Shire
Murwillumbah
Reference 06-0153

No. 49 KAY DODD
22/2 CREEK ST.
HASTINGS POINT
2489

I Kay Dodd of the above address
Strenuously object to Lot 156
development. I have owned my
unit 10 yrs, the sewage has been
a smelly problem in the past, the
sewage infrastructure could not cope
with another 41 townhouses in Creek
St. Lot 156 has filled in Cudgera
Creek with rocks & fill has
destroyed Flora & Fauna. This
subdivision will only destroy more
of our environment.

Your Concerned Ratepayer
Kay Dodd

No. 48

Re: Lot 156, Creek St. - 06_0153

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney N.S.W. 2001

Regarding the proposed development
of Lot 156 on the south side of
Creek Street at Hastings Point.

I am a very elderly + frail + little
old lady who has a chronic ill health.
I fear for my safety, life and
ability to access safe refuge.

The level of proposed fill for this
development and the emergency access
road will increase flood hazard to
an unacceptable level.

Previous illegal filling of the Estuary
at 156 Creek St caused significant flood.

In 2005 flood waters were knee + waist high, these were very nerve related times, at that time I was caring for my very sick husband and those times for me were very tough, he has since been put into a nursing home, as I can no longer be his carer because of my illness + I live on my own and I get very terrified + fear that if this all goes ahead we will be flooded.

The extent of this development will place our lives at risk, and also our properties.

Lot 156 Creek St. sits on a wildlife corridor with endangered species including our very ^{loved} Burlews, Jaburus and others that visit + breed in the area.

Thank You Pl. 0266760449

Elaine Pattie at 289 Gardenia Ave.

North Star Holiday Resort - 1 Tweed Coast Road
Hastings Point 2499

No. 47

I am an eighty year old & I have been coming to Hastings Point since my children were tots and they are now in their thirties & forties. In that time I have seen the property in Creek St. (namely lot 156) rob us of a lot of bird & wild life. I am now a permanent resident, & have been for nine years, & fear for my safety when we get heavy rain, and while walking, which we do regularly. With heavy trucks regularly turning into Creek St our life will be in danger. Really you have to live here to understand what its all about.

Mrs. J. Gilbert

294 Gardenia Drive
North Star Resort
Hastings Pt. 2489.

28TH. JUNE 2010
318-1 COAST RD
HASTINGS POINT 2489

RE Lot 156 HASTINGS POINT. — 06 0153. No. 46

My name is BERNIE TIERS and I
am a very concerned resident of the
"North Star Holiday Resort" situated in
Hastings Point.

The proposed development
next door to us on lot 156 is in my
mind a "frightening proposal". To raise the
height of this flood plain and natural
water source has to be environmental
stupidity. It is common knowledge that
"Water will not flow uphill". This
action in time of heavy rain and high
tides can only cause us catastrophic
flood problems as we have seen

here previously. We should be trying to decrease problems - not increase them.

I am not against development of any kind but when it is going to have a huge effect on my life and well being I have to protest most vigorously.

Our properties have previously been knee deep and in some areas waist deep in flood waters. There are no emergency roads out of here and this ridiculous development can only cause us to be "trapped".

I am seventy years of age and do not need this trauma.

To change water height can only damage cultural habitat and effect WETLAND Ecosystems.

I remain (VERY CONCERNED)

Bernie Tier

BERNIE TIER

Reference - 06_0153

28-6-2010

No. 45

To Whom it May Concern,

My name is Lyn Young. I am a resident of 12/2 Creek St Hastings Point N.S.W 2489. I am writing in regard to a proposed development at Lot 156 Creek Street Hastings Point. There are numerous reasons this development should not be allowed to go ahead. Here are just a few of them.

* Flooding risks - 2005 flood we had waste and knee high water. More developing bigger and more severe danger and damage.

* This development places risk on human life with unsatisfactory traffic and pedestrian access. The much larger volume of traffic on road and to get the road situation fixed puts environment in even more danger which isn't an option.

Please look into this development as you will find many more problems that make this not a good development for anyone involved.

Yours Sincerely



Lyn Young

Reference - 06_0153

27-6-10

No. 44

To Whom it May Concern,

This letter is in protest of a development at Lot 156 Creek street Hastings Point and it affects me directly as my name is Joshua Dodd 22/2 Creek st Hastings point NSW 2489. This development puts my life and my property in danger as well as other local residents. With inadequate storm water, sewage and drainage solution. We already have a significant flooding problem. We wouldn't be the only things put at risk we are also going to see the environment damaged and wildlife dying if not becoming extinct as there is already endangered species that visit and breed in this natural wonder for them. There are many other issues that need to be looked into and hopefully if you do your job right you will see this development is not a good one at all for this area.

Yours Sincerely

Joshua Dodd

Joshua Dodd

Submissions RE: LOT 156, Creek St - 06_0153

No. 43

Regional Projects, Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39, Sydney NSW 2001

Dear Sir

I have an interest in a property at 2 Creek Street, Hastings Point.

I state, with much annoyance, that the advertised email link on the state website does not work and has precluded numbers of people from opposing this proposal.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1081

This proposal fails to take any care of consideration of the safety of life and property of any other property owner in the immediate area. I also note that the application fails to acknowledge any of this substantial history of this site and the fact that previous applications have failed to meet adequacy tests.

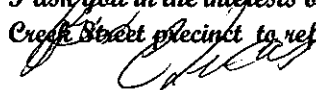
This property has a long history of abuse by owners and misleading information being provided to support their actions. I note that this application fails to acknowledge that the Cudgera and Christies Creek estuaries provide flood water egress from a very large catchment area.

I wish to strenuously object to the proposed development on several key grounds:

1. The proposal provides will endanger the lives and properties of all residents of Creek Street and Northstar Caravan Park in two key ways
 - The proposed flood mitigation strategies are unworkable and will exacerbate flooding in the local area. The proponents have failed, among other things to take into account that this area is a flood plain fed by a large catchment. There is nowhere for floodwater to escape- especially on an incoming tide.
2. The many blind, elderly and disabled residents in the immediate area will be put at threat by any change to the pedestrian refuge island on the corner of Creek St and Tweed Coast Rd. In recent years, traffic speed has been a major concern for local residents and pedestrians need more protection not less. The corner is also too small and narrow for construction trucks.
3. The proposal claims exemption on the grounds of sand mining. No sand mining has ever occurred on this lot. The reality is that the previous owner dredged the estuary and used the resultant material to illegally fill and extend Lot 156 by approximately 7ha of Crown Land, and also to artificially alter the mean high water mark.
4. The proposal will have a detrimental impact on my property at 2 Creek Street. This was originally part of Lot 156 but was sold off and developed. It took years for the properties to be sold. Any further tourism development in this area will adversely impact those properties at 2 Creek Street as well as endangering all properties in Creek Street, and endangering the life of local residents.
5. Tweed Council has objected to this proposal as unsuitable and failing tests of adequacy yet again. We understand this is the third failure of this test and also note that two previous attempts to develop this site as a tourist site have failed.
6. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PJN's.
7. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.

8. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures by this proposal. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
 - Hastings Point properties adjacent to this proposal are already pressured in heavy rain events.
 - This will decrease the value of Hastings Point properties and increase the cost of insurance.
 - Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.
 - I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
 - It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
 - Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
 - There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
 - The buffer to the estuary and wetlands should be 50-100m.
 - Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
 - This development will destroy the amenity of the area.
 - Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
 - The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
 - The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
 - The developer's flood models are flawed and should be dismissed.
 - The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
 - There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

I ask you in the interests of safety of my property and life, as well as those of all other residents in Creek Street precinct to refuse this application


C Lucas
1/55 Prospect Hill Rd
Narre Warren
Victoria

No. 42

Regional Projects

Major Projects Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001

Submission Re Lot 156, Creek St – 06_0153

My two small kids and I have lived in Hastings Point for nearly 4 years.

We enjoy the unique, natural environment and simple lifestyle.

I am opposed to the proposed Lot 156 development and very concerned about what could happen if it goes ahead.

1. We already get mild flooding and will require sandbagging from the council if it gets any worse because of the development. People and properties would be at risk.
2. I cannot afford to increase my insurance cover or replace my car.
3. We have already had problems with the inadequate sewerage station across the roadvery bad odor and raw sewerage in the creek. Our shower drains continue to smell and the kids have had ear infections.
4. An increase in traffic would destroy our peaceful village atmosphere and our easygoing street, and would be dangerous for the kids and animals. Just one big truck makes the whole house rattle and many would break up the bitumen
5. The suggested access road is totally inappropriate.
6. I live opposite the new building sites at Nos. 4 and 6 Creek St, and am shocked and appalled by this developer's lack of consideration for the environment. The level of clay fill is very high and will be impervious and most of the mature trees have been removed. We were not advised this was going to happen. The original plan was far more sensitive and responsible. I feel very sorry for my neighbor who adjoins this site as his property could easily be flooded.
7. Care for Lot156 has also had a bad track record

- Illegal clearing, slashing and poisoning of vegetation including mangroves where the fish breed
- building barbed wire fences to keep out the locals who have always had access to the creek from their backyards
- bringing truckloads of excess fill onto the site via Creek St –some of it had to be removed again
- building a house on top of an illegally filled estuary
- Mistakes have been made worse by the council's planning and building departments not talking with each other or warning that Hastings Point has become a an area needing careful attention.

It is obvious Lot 156 should be restored as an environmental zone. It is a floodplain for a large catchment area and a wildlife corridor. The natural flow to the estuary should be restored and the animals, mangroves and water quality protected.

 Narelle Murray

1/7 Creek St., 2489

0266761736

June 27, 2010.

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
No. 41 Sydney NSW 2001

Submission Re Lot 156, Creek St – 06_0153

I have been visiting my family in Hastings Point for over 14 years and would be devastated by the destruction the proposed Lot 156 development would impose on this serene and unique nature reserve.

Lot 156 is in a wildlife corridor where endangered species visit and breed throughout the year.....including the sea eagles and ospreys. School groups come here to study the Environment.

I don't think this area could sustain the excess traffic, noise, pollution and environmental damage without radically changing the character and health of the estuary system and village atmosphere.

Also, if the flood plain is filled all the surrounding houses will go under in bad weather, which is getting more erratic with climate change – there was a twister in Lennox Heads a couple of weeks ago.

During the bad flood in 2005, sewerage was washed into the flood waters. This is dangerous for property and the health of people and the environment. The older residents in North Star felt very scared and insecure.

Hastings Point is one of the few natural, noncommercial beach areas between Byron and Surfers and needs to be preserved as a low cost, natural sanctuary for everyone

Family Holiday Accommodation already caters for an influx of nature loving visitors who would not appreciate the destruction of the holiday parks and environment they love to visit.

 Sonia Skvor

3/12 Coachwood Close, Byron Bay 2481, Phone 0266808325

June 27, 2010

Submissions RE: LOT 156, Creek St – 06_0153

Regional Projects, Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39, Sydney NSW 2001

Dear Sir

I wish to strenuously object to the proposed development on several key grounds:

1. The proposal provides will endanger the lives and properties of all residents of Creek Street and Northstar Caravan Park in two key ways
 - The proposed flood mitigation strategies are unworkable and will exacerbate flooding in the local area. The proponents have failed, among other things to take into account that this area is a flood plain fed by a large catchment. There is nowhere for floodwater to escape- especially on an incoming tide.
 - The many elderly and disabled residents in the immediate area will be put at threat by any change to the pedestrian refuge island on the corner of Creek St and Tweed Coast Rd. In recent years, traffic speed has been a major concern for local residents and pedestrians need more protection not less. The corner is also too small and narrow for construction trucks,
2. Tweed Council has objected to this proposal as unsuitable and failing tests of adequacy yet again
3. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
4. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
5. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures by this proposal. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
 - Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
 - Hastings Point properties adjacent to this proposal are already pressured in heavy rain events.
 - This will decrease the value of Hastings Point properties and increase the cost of insurance.
 - Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.

- I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be dismissed.
- The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

Yours Sincerely
 Robyn & Trevor Granville
 Unit 15 - 2 Creek Street
 Hastings Point.

No. 19

Submissions RE: LOT 156, Creek St – 06_0153

Regional Projects, Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39, Sydney NSW 2001

Dear Sir

I state, with much annoyance, that the advertised email link on the state website does not work and has precluded numbers of people from opposing this proposal.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1081

This property has a long history of abuse by owners and misleading information being provided to support their actions. I note that this application fails to acknowledge that the Cudger and Christies Creek estuaries provide flood water egress from a very large catchment area.

I also note that the application fails to acknowledge any of this substantial history of this site and the fact that previous applications have failed to meet adequacy tests.

I wish to strenuously object to the proposed development on several key grounds:

1. The proposal provides will endanger the lives and properties of all residents of Creek Street and Northstar Caravan Park in two key ways
 - The proposed flood mitigation strategies are unworkable and will exacerbate flooding in the local area. The proponents have failed, among other things to take into account that this area is a flood plain fed by a large catchment. There is nowhere for floodwater to escape- especially on an incoming tide.
2. The many blind, elderly and disabled residents in the immediate area will be put at threat by any change to the pedestrian refuge island on the corner of Creek St and Tweed Coast Rd. In recent years, traffic speed has been a major concern for local residents and pedestrians need more protection not less. The corner is also too small and narrow for construction trucks.
3. The proposal claims exemption on the grounds of sand mining. No sand mining has ever occurred on this lot. The reality is that the previous owner dredged the estuary and used the resultant material to illegally fill and extend Lot 156 by approximately 7ha of Crown Land, and also to artificially alter the mean high water mark.
4. The proposal will have a detrimental impact on my property at 2 Creek Street. This was originally part of Lot 156 but was sold off and developed. It took years for the properties to be sold. Any further tourism development in this area will adversely impact those properties at 2 Creek Street as well as endangering all properties in Creek Street, and endangering the life of local residents.
5. Tweed Council has objected to this proposal as unsuitable and failing tests of adequacy yet again. We understand this is the third failure of this test and also note that two previous attempts to develop this site as a tourist site have failed.
6. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
7. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
8. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures by this proposal. The 2005 flood levels which

affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.

- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
- Hastings Point properties adjacent to this proposal are already pressured in heavy rain events.
- This will decrease the value of Hastings Point properties and increase the cost of insurance.
- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.
- I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be dismissed.
- The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

I ask you in the interests of safety of my property and life, as well as those of all other residents in Creek Street precinct to refuse this application

Melanie Boyd
150 Byrne Street
North Fitzroy
VIC



No. 38

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001
26/6/2010

Re Lot 156, Creek St – 06_0153

I have recently moved to North Star Resort, Hastings Point as an owner/resident.

I was shocked to learn of the ongoing problems with a proposed development on Lot 156 and the flooding and environmental issues it would and has created. I would be adversely affected and would not be able to move again as I have used the last of my finances.

For the record I am opposed to this development and agree it should be returned to its original condition and rezoned as an environmental protection zone.

It is amazing that a development could be considered on such a crucial floodplain,



Kaye Rohweder

Site 267

North Star Resort,

Hastings Point 2489

Phone: 0266764762

Dan Rippon wrote:

No. 37

Hello Julie,
I've just put together this submission for inclusion in your bundle;

Regional Projects

Major Projects Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001

Submission Re Lot 156, Creek St – 06_0153

I moved to Hastings Point with my young family just over 14 months ago. I believe the street we live in, and indeed the village itself, is unique in its sense of community and friendship between residents and neighbours. The abundance of the natural environment and the flawless beauty of the estuary should be protected, not exploited. Rubber-stamping the proposal you have before you without attempting to understand the culture we are lucky enough to have here will destroy it wholesale.

Unlike many of my fellow neighbours, I am not against development - I understand that we need more housing - as long as that development is sustainable, and is created in a manner that doesn't adversely impact upon the area, environmentally, physically and socially, that it is slated for. Unfortunately, the proposed development of LOT 156 fails on all 3 of these tenets.

To approve this development in its current guise is a gross injustice to the residents of Creek Street and the native wildlife of the surrounding area; and as the existing landowner has already proven in his questionable conduct of land maintenance, there is no interest on his part of protecting that environment - it's all about the money. This is a sad indictment on our 21st Century culture.

I am opposed to Lot 156 Creek St DA 06_0153 for many reasons:

1. Creek Street already faces issues with flooding. An increase in fill on LOT 156 will only exacerbate these issues - particularly considering the fill that exists currently was partly added in an illegal fashion.
2. An increase in traffic using the Creek Street / Tweed Coast Road junction will place an already dangerous intersection under more strain. Right turn access into Creek Street is already an accident in waiting, the 50km/h speed limit is routinely ignored by through traffic. Similarly, any increase in traffic along Creek Street will destroy our neighbourhood, where believe it or not, it's still safe for kids to play out the front of their house. Recently we have had examples of hoons using our street and ignoring speed limits, and given the physical nature of the road (straight, wide verges, clear line of sight from end to end - a hoons joy), increased traffic will only see those incidents increase.
3. The whole debacle of LOT 156's chequered history: The (retroactively legal) fence that restricts

public access enjoyed for decades by locals and visitors alike (ostensibly to protect residents from the caretaker's dog - which apart from being such a ridiculous argument begs the question - why does he feel the need to harbour a dangerous dog?), illegal reclamation of land, communication breakdowns allowing these actions, questionable house building (would you build your house on top of a filled in estuary in the middle of a floodplain? Didn't think so.), estuarine flooding in storm events. All of these things (and many more) should be raising BIG RED FLAGS in this decision.

Please do the right thing and help us maintain the environmental dominance of the area. We don't want another Gold Coast here. A sustainable, well thought out development that respects its environment has the potential to make just as much, if not more money for the developer than the current proposal (I direct you to the Currumbin Eco-Village as a reference point).

Many thanks

Dan Rippon

17 Creek Street,

Hastings Point, NSW, 2489

0266763040

Ph: 0410 633980

Slow Computer?

Book in for my PC Health Check!

<http://thatcomputerguy.net.au/pc-health-check>

Get Social...

Follow me on Facebook: <http://bit.ly/4AJHJA>

Follow me on Twitter: <http://bit.ly/bMpas>

77 Tweed Coast Road
Hastings Point
NSW 2489
28th June 2010

No. 38

Regional Projects, Major Projects Assessment
Department of Planning
GPO Box 39, Sydney NSW 2001
Attention: Marek Cholinski

Submissions RE: LOT 156, Creek St – 06_0153

Dear Sir

I wish to object to this proposed development.

This entire proposed development is totally inappropriate for this area.

The fact that they are seeking to build it on a flood plain will require fill and will result in flooding to other areas of Hastings Point, mainly the residents of Creek Street and North Star Holiday Resort who are mostly in their senior years.

I know the Tweed Shire Council has serious concerns for this proposed development on several points, including lot sizes, planning and engineering.
I support their points of concern.

I find it inconceivable that the NSW State Planning Department would even consider a development of this scale on this site and it should be rejected.

I give authorization to John O'Reilly of O'Reilly, Sever & Co. Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests.

Thanking you in anticipation.
Patrick Etheridge



77 Tweed Coast Road
Hastings Point
NSW 2489
Phone: 0266 764270

61 Coast Road
Hastings Point
NSW 2489
27th June 2010

Regional Projects, Major Projects Assessment
Department of Planning
GPO Box 39, Sydney NSW 2001
Attention: Marek Cholinski

Submission for LOT 156, Creek St – 06_0153

Dear Sir,

I am writing this submission objecting to this proposed development at Lot 156.

I support the report sent to you by the representative from Tweed Shire Council, Denise Galle detailing the reasons why this development should be refused.

Below are some points that I wish to bring to your attention :-

- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap the residents in, during flood times.
- In 2005, heavy rains caused huge flooding in Creek Street and North Star Resort and in many places, the water was up to waist level.
- The intersection from Creek Street to Tweed Coast Road, both for Traffic and Pedestrians, is already unsatisfactory and dangerous. If this development is approved, increased traffic in this area will cause huge problems.
- Lot 156 sits in a wildlife corridor with endangered species that graze and breed in this area. Some of these migratory birds include Glossy Ibis, Osprey, Spoonbills, Egrets, Curlews, Jabirus and many others. This proposed development, if approved, will destroy their habitat.
- The level of fill proposed for this development will increase flood hazards to an unacceptable level.

Other people have gone into more detail re the reasons why this development is detrimental to this area and I support each and every one of their concerns.

I give authorization to John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests.

With thanks,
Eileen Byrne

E. B. Byrne

61 Coast Road
Hastings Point NSW 2489
Phone:- 0266 761121

77 Tweed Coast Road
Hastings Point
NSW 2489
28th June 2010

No. 34

Regional Projects, Major Projects Assessment
Department of Planning
GPO Box 39, Sydney NSW 2001
Attention: Marek Cholinski

Submissions RE: LOT 156, Creek St – 06_0153

Dear Sir

I strongly object to the proposed development and below are my reasons for this objection:-

However, the first thing I want to say is, before any decision is made on this proposed development, the Officers from the Department of Planning should come to the area and speak to a number of Residents who have lived in this area either, all their lives, or for many, many years and have records, pictures and information of the history of the whole area as it used to be before developers started to do things that have already caused incredible distress to residents, wildlife and the environment.

The names of some of these people are:-

Mr Richard Gow
22 Creek Street
Hastings Point. NSW 2489 Phone 0266 762797

Mr. Ian Beadel,
Owner of North Star Holiday Resort,
Hastings Point. NSW 2489 Phone 0266 761234

Mr. Merv McFie
45 Tweed Coast Road,
Hastings Point. NSW 2489 Phone 0266 764424

Tess and Vic Brill
Residents of North Star Holiday Resort, Hastings Point NSW 2489 Phone 0266 760619.

These Officers should also speak to as many residents as possible who live in Creek Street, Hastings Point as these are the people whose lives are going to be adversely affected if this development is approved.

This area is a flood plain and of course, during heavy rains, serious flooding is already experienced by the residents of Creek Street and North Star Holiday Resort residents. The estuaries are also tidal so residents already have to take into consideration the effects and heights of the tide as well.

If this proposed development is approved on this Plain, it is naturally going to cause more flooding and stress to local residents.

Already over the past few years, the approval of inappropriate developments in our unique little village of Hastings Point and surrounding areas has caused extreme damage and pollution to our Estuary, causing loss of native habitat, mangroves and breeding grounds for the fish.

The original owner of Lot 156, way back in the 1980's, illegally excavated wetlands and used fill on the tributary of the Cudgera and Christies Creek's estuaries which caused the waters to flow in an abnormal manner and has now created a significant flood hazard.

This property owner was ordered by Tweed Shire Council to rectify this problem and put it back the way it had always been, but because of inaction by the then Officers of Tweed Shire Council, to see that he abided by this order, the residents now continually suffer the effects of flooding during heavy rains!!!!

In the 2005 flood, the streets and area around Creek Street and North Star Holiday Resort were knee and waist deep in water.

If this development is approved and if any fill is allowed at all, it will increase the flood hazard to an unacceptable level.

Also all properties in Creek Street and North Star Holiday Resort, Hastings Point will suffer flood damage and even risk to their lives. This of course, will cause incredible stress to these residents and will devalue their properties.

They will also suffer increased costs to their Insurance policies.

Many others have gone into more detail for the reasons to refuse this development and I support each of these people in their concerns.

I also support the objections from Tweed Shire Council to this development and the report written to you by Denise Galle.

Because of human intervention in the past, the change in water levels and the way the water now flows, has already caused damage to critical habitat and wetland ecosystems.

If further development, fill etc is approved, it is going to be catastrophic.

There is no satisfactory solution for this problem in Creek Street other than to stop this development and return the area to what was its natural state.

There is a wildlife corridor in this area where endangered species such as Beach-stone Curlews, Jabirus, Royal and Yellow-billed Spoonbills, Egreta Alba (Great white Egrets), Ospreys, Glossy Ibis, Buff Banded Rail and many other water birds who migrate and breed in this area will have their habitat destroyed if this development is approved. This is the only flat area of wetland in this proximity and the constant illegal mowing which takes place is already interfering with the migratory habits of these beautiful birds and if further development is approved in this area, it will totally destroy their habitat forever

In closing, I authorize John O'Reilly of O'Reilly, Sever & Co. Lawyers, the Hastings Point Progress Association, plus their Consultants and Experts to represent my interests.

Thanking you in anticipation.

Joan Etheridge



77 Tweed Coast Road, Hastings Point NSW 2489 ----- Phone 0266 764270

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Re. LOT 156 CREEK STREET – 06_0153

I am a resident and owner in Creek Street Hastings Point. I object to the Lot 156 Development Proposal on the following grounds:

1. The Draft Hastings Point Local Environment Plan 2010 (referred to in this submission as the "Draft LEP") requires the design of streets to provide for view corridors that terminate in natural areas rather than buildings. The current view to the west down Creek Street terminates in a view of mature trees with hills beyond.
 - In the Lot 156 Development Proposal, it is proposed to extend Creek Street and provide house lots along the extension. If the Proposal is approved, houses built on these lots will become the view when looking west down Creek Street in contravention of the above Draft LEP requirement.
 - This visual intrusion will be increased because sewer drainage invert levels will require the proposed house lots to be filled to 3.1m AHD, i.e. approximately 1.5m above existing natural ground level which will result in houses 9.5 metres high above street level if they are constructed to the 8.0 metres maximum permissible Draft LEP height.
2. The Draft LEP also sets visual height limits on new development when viewed from the Hastings Point Headland. Part 4.0 of the Draft LEP, *Precinct Creek Street*, has the following requirement regarding views from the headland:

This visual setting is taken looking north, south and east from the headland road. It is the most recognizable view of Hastings Point. It is enjoyed by many people throughout the year and on a daily basis. Structures on lots within the visual setting may be visible on the Mid layer, between the foreshore vegetation layer

 - Due to the depth of Lot 156 fill, buildings constructed to the maximum permissible 2-storey height of 8.0 metres above ground level, will be visible above the Mid Layer visual height limits allowed by the LEP - when viewed from the Headland.
3. Part 4.0, *Precinct Creek Street* of the Draft LEP calls for the following:

A riparian buffer along Christies Creek is to be achieved in accordance with the Tweed Coast Estuary Management Plan 2004-2008 and subject to merit-based assessment on a case by case basis.

Native vegetation is to be retained and restored to protect the Creek edge and ecology in accordance with the Tweed Coast Estuary Management Plan 2004-2008. Detailed landscape plans and management are to be undertaken in consultation with the community and stakeholders using this strategy as a guide.

- The Lot 156 Development proposes constructing a 7.0m wide x 0.5m high (not including steel crash rail fencing) emergency flood access road on the riparian buffer shown along the south side of Creek St.

3. Re. the Developer's Environmental Assessment, Page 15, *Cumulative Impacts*.

The proposal does not consider the cumulative impact of additional filling of Lot 156 re. flooding. Creek Street already floods as a result of being filled illegally in mid 1980's. The additional filling will increase flood levels.

5. Re. the Developer's Environmental Assessment, Pages 15 and 16. The proposal to regenerate previously disturbed lands is cynical as was the Developers who were originally responsible for the degradation and it therefore cannot be taken into account as an ESD impact credit.

6. The statement on page 29 of the Developer's Environmental Assessment that the site has been mined/dredged in the past is incorrect and misleading and could lead to the assumption by planning assessors that the site was resumed after sand mining. The site was never mined.

- The site was originally mangrove, salt marsh and natural bush which was illegally cleared and filled as a land grab with sand dredged from the creek bed.

7. The Developer has in the past shown disregard for the planning and building process and will probably continue to flaunt planning regulations which apply to Lot 156 to the ongoing detriment of the environment and neighbouring properties.

- He is currently developing 2 other residential Lots, currently under construction at Nos. 4 and 6 Creek Street, where he has circumvented the Development approval process.
- The 2 lots originally received planning approval for a raised suspended (hollow under) floor with only minimal impervious cover (32%). Approval was granted on the basis of minimal site disturbance, minimum filling and compliance with Tweed DCP.
- Once approval from the Council Planning Department was achieved, the Developer re-submitted the application to the Building Department which granted permission to fill the site as filling was considered a "minor amendment" to the DA which did not require re-submission to the Planning

Department. Filling the site in a flood area would have required consent from Council but this requirement was circumvented.

- The Developer has now filled both sites to approximately 80% of the site area with impervious fill to a depth of approximately 1.0m, has covered front and rear deep soil zones with impervious fill and has cleared the site of mature native trees in contravention of Tweed DCP.
- He has recently been fined for illegal clearing, poisoning and slashing of protected vegetation and riparian zones on Lot 156 site and constructed barbed wire fences to prevent access to the creek...without a DA, in a wildlife corridor.

8. The filling of the site in mid 1980's has caused significant flooding of the Creek Street area.

- The Developer's proposal acknowledges that there is an existing flooding problem but does not include measures to mitigate flooding caused by the original filling of the site.

9. The Developer's proposal claims that the increase in flood levels *has no practical significance as the area is already inundated by up to 1.0m of water irrespective of the development and consequently the development is unlikely to result in a measurable increase in damage or nuisance to adjacent properties.*

- In 2005 there was a "20 year" flood event. The levels in Creek Street were knee deep at the eastern end and waist deep at the western end. Most of North Star Resort was knee deep in flood water.
- Some of the houses in Creek Street were flooded, vehicles in driveways were marooned and flooded, emergency vehicle access was not possible due to flood levels, there was an enormous amount of damage and financial loss.
- The height of a "100 year" flood will be several hundred millimeters greater than the "20 year" flood and will place lives and properties at risk.
- Creek Street and North Star Resort have many elderly residents whose lives and wellbeing will be put at risk as a result of filling of Lot 156 and absence of flood mitigation measures.
- There are no emergency access roads for Creek Street and North Star Resort.
- As well as endangering lives, the development will decrease the value of properties and increase the cost of insurance.

10. The Developer's flood studies are inadequate and not reliable.

There are 2 major omissions to the flood catchment areas included in their flood study which if included would change their flow calculations and result in much higher 100 year flood levels in the Creek Street area. The omissions are as follows:

- Fig 4 of the Flood Study (Opus International Consultants' flood study, Sect. 6 Flooding) shows the catchment areas used in their calculations.

They have excluded Catchment Area E1b (an additional 708.5 ha (7.08 sq m)). It is shown on Fig. 4 as "Christies Creek Catchment Flowing to Cudgen Creek." This is obviously incorrect as it flows through the site into Cudgera Creek.

- In Opus International Consultants' flood study, (see Sect. 6 Flooding), Opus states that the catchment "appears to be diverted at the Kanes Road directing flow to Cudgera Creek at this point."

The area has been investigated and their assumption is incorrect. A large area west of Kanes Road (several square kilometers in area) is not diverted as claimed and in fact flows into Christies Creek. This area was not included as a catchment area in the Developer's Flood Study which if included, would have lead to a substantial increase in predicted flood levels for Lot 156 and Creek Street.

Rob Bonar
Rob Bonar Architects Pty Ltd
15 Creek Street
Hastings Point

No. 32

Submissions RE: LOT 156, Creek St – 06_0153

Regional Projects, Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39, Sydney NSW 2001

Dear Sir

I own a property at 2 Creek Street, Hastings Point.

I state, with much annoyance, that the advertised email link on the state website does not work and has precluded numbers of people from opposing this proposal.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1081

This proposal fails to take any care of consideration of the safety of life and property of any other property owner in the immediate area.

This property has a long history of abuse by owners and misleading information being provided to support their actions. I note that this application fails to acknowledge that the Cudgera and Christies Creek estuaries provide flood water egress from a very large catchment area.

I also note that the application fails to acknowledge any of this substantial history of this site and the fact that previous applications have failed to meet adequacy tests.

I wish to strenuously object to the proposed development on several key grounds:

1. The proposal provides will endanger the lives and properties of all residents of Creek Street and Northstar Caravan Park in two key ways
 - The proposed flood mitigation strategies are unworkable and will exacerbate flooding in the local area. The proponents have failed, among other things to take into account that this area is a flood plain fed by a large catchment. There is nowhere for floodwater to escape- especially on an incoming tide.
2. The many blind, elderly and disabled residents in the immediate area will be put at threat by any change to the pedestrian refuge island on the corner of Creek St and Tweed Coast Rd. In recent years, traffic speed has been a major concern for local residents and pedestrians need more protection not less. The corner is also too small and narrow for construction trucks.
3. The proposal claims exemption on the grounds of sand mining. No sand mining has ever occurred on this lot. The reality is that the previous owner dredged the estuary and used the resultant material to illegally fill and extend Lot 156 by approximately 7ha of Crown Land, and also to artificially alter the mean high water mark.
4. The proposal will have a detrimental impact on my property at 2 Creek Street. This was originally part of Lot 156 but was sold off and developed. It took years for the properties to be sold. Any further tourism development in this area will adversely impact those properties at 2 Creek Street as well as endangering all properties in Creek Street, and endangering the life of local residents.
5. Tweed Council has objected to this proposal as unsuitable and failing tests of adequacy yet again. We understand this is the third failure of this test and also note that two previous attempts to develop this site as a tourist site have failed.
6. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
7. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
8. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures by this proposal. The 2005 flood levels which affected most properties in the area will be exceeded if

any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.

- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
- Hastings Point properties adjacent to this proposal are already pressured in heavy rain events.
- This will decrease the value of Hastings Point properties and increase the cost of insurance.
- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.
- I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be dismissed.
- The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

I ask you in the interests of safety of my property and life, as well as those of all other residents in Creek Street precinct to refuse this application

Edmond Molenaar
150 Byrne Street
North Fitzroy
VIC

No. 31

Regional Projects, Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39, Sydney NSW 2001

Submissions RE: LOT 156, Creek St – 06_0153

Dear Sir

I have an interest in a property at 2 Creek Street, Hastings Point.

I wish to strenuously object to the proposed development on several key grounds:

1. The proposal provides will endanger the lives and properties of all residents of Creek Street and Northstar Caravan Park in two key ways
 - The proposed flood mitigation strategies are unworkable and will exacerbate flooding in the local area. The proponents have failed, among other things to take into account that this area is a flood plain fed by a large catchment. There is nowhere for floodwater to escape- especially on an incoming tide.
2. The many blind, elderly and disabled residents in the immediate area will be put at threat by any change to the pedestrian refuge island on the corner of Creek St and Tweed Coast Rd. In recent years, traffic speed has been a major concern for local residents and pedestrians need more protection not less. The corner is also too small and narrow for construction trucks.
3. The proposal claims exemption on the grounds of sand mining. No sand mining has ever occurred on this lot. The reality is that the previous owner dredged the estuary and used the resultant material to illegally fill and extend Lot 156 by approximately 7ha of Crown Land, and also to artificially alter the mean high water mark.
4. The proposal will have a detrimental impact on my property at 2 Creek Street. This was originally part of Lot 156 but was sold off and developed. It took years for the properties to be sold. Any further tourism development in this area will adversely impact those properties at 2 Creek Street as well as endangering all properties in Creek Street, and endangering the life of local residents.
5. Tweed Council has objected to this proposal as unsuitable and failing tests of adequacy yet again. We understand this is the third failure of this test and also note that two previous attempts to develop this site as a tourist site have failed.
6. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
7. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
8. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures by this proposal. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.

I state, with much annoyance, that the advertised email link on the state website does not work and has precluded numbers of people from opposing this proposal.

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1081

This proposal fails to take any care of consideration of the safety of life and property of any other property owner in the immediate area. I also note that the application fails to acknowledge any of this substantial history of this site and the fact that previous applications have failed to meet adequacy tests.

This property has a long history of abuse by owners and misleading information being provided to support their actions. I note that this application fails to acknowledge that the Cudgera and Christies Creek estuaries provide flood water egress from a very large catchment area.

- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
- Hastings Point properties adjacent to this proposal are already pressured in heavy rain events.
- This will decrease the value of Hastings Point properties and increase the cost of insurance.
- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.
- I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be dismissed.
- The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

I ask you in the interests of safety of my property and life, as well as those of all other residents in Creek Street precinct to refuse this application

June Lucas
2/55 Prospect Hill Rd
Narre Warren
Victoria



RE LOT 156 Creek St. 06 0153

No. 30

REGIONAL PROJECTS
MAJOR PROJECTS ASSESSMENT
DEPARTMENT OF PLANNING
G.P.O Box 39
SYDNEY N.S.W 2001

WE Have Been a Resident of NORTH STAR RESORT For
The last 10 YEARS. We Were Here For The 2005 Flood and
we were Stranded For 2 DAYS with NO Development at
Above address so imagine with it how we would go.
Because of previous illegal Filling of The ESTUARY as we
do not Have Emergency Access Road From North STAR.
ANY increased Filling of above Development will only cause
more problems For all of us. Which we do not need at
This stage of our LIVES.

SO YOU SHOULD THINK VERY CAREFULLY WHAT THIS
PROPOSED DEVELOPMENT WILL NOT DO ONLY TO THE RESIDENT
OF THIS HASTINGS POINT. BUT TO ALL THE FAUNA, WILDLIFE
IN THIS HABITAT. WE ARE A SMALL COMMUNITY BUT WE ARE
ALL AGAINST THIS PROPOSAL.

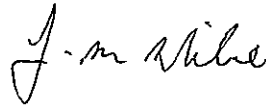
THERE HAS BEEN NO PROPER CONSIDERATION FOR CLIMATE
CHANGE, INCREASED RAINFALL STORM, SEA LEVEL RISE.
JUST CHECK THE VIDEO ON THE 2005 FLOOD

To regional projects
Major Projects Assessment
department of planning GPOBox 39
Sydney NSW 2001

I would like my following objections to the following development RE-
LOT 156, Creek ST, Hastings point -060153

to be considered, Previous illegal filling of the estuary and lot 156 caused
significant floods during the 2005 flood, this will decrease the value of
our properties and increase the cost of insurance, as a age pensioner I can
not afford that, During prolonged and heavy rain we already are under
pressure, Emergency access roads do not exist for the residents of North
Star Resort, as a aged disabled pensioner I fear for my safety, also I fear
the proposed development will destroy wildlife including, the already
endangered "Stone Curlew ETC", hoping these concerns will be taken
into consideration, ,,,

yours sincerely



Jean Milne 290, North Star Resort,
(02) 66760365

submission

Submission RE: LOT 156, Creek St - 06-0153

To Regional Projects
Major Projects Assessment
Department of Planning
GPO box39
SYDNEY NSW 2001

points of objection to the above are:-

Previous illegal filling of the estuary and Lot 156 causes current significant flood hazard. Our streets were knee and waste deep in the 2005 flood. I had only been in my home a short time and just had a knee replacement when my home was surrounded by flood waters. (see attached photos). I could not move out of my home and my family could not come in as any vehicular movement caused homes at the front of the park to flood more.

All our properties are when we have heavy rain. This development will place our lives and properties at risk. As an elderly person, I fear for my safety, life and ability to access safe refuge.

It is inappropriate to fill the only flood plain available to drain the surrounding catchments. Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.

There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.

Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area, including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.

2/

submission

2/

Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection.

The developer's flood models are flawed and should be investigated
Their flora and fauna reports are not conducted by qualified experts,
are not current and are incorrect.

There is no proper consideration for climate change, increased rainfall,
storms and sea level rise.

I authorise John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings
Point Progress Association and consultants and experts they retain to
represent my interests.

Valerie Hawkins *V. Hawkins*
Site 188 North Star C/V Rst
1 Tweed Coast Road,
HASTINGS POINT. NSW. 2489



Submissions RE: LOT 156, Creek St – 06_0153

Regional Projects, Major Projects Assessment

Attn: Marek Cholinski

Department of Planning

GPO Box 39, Sydney NSW 2001

Dear Minister and Director General

I am the Manager and an owner of the Tourist complex at 2 Creek Street, on the corner of Tweed Coast Rd and Creek St.

I know that residents of Hastings Point have been fighting the illegal actions and development proposals for Lot 156, Creek Street since 1980- with constant representations and submissions to Tweed Council and State Government Planning Ministers and departments.

This proposal impacts me and my business in the following ways.

1. Reduced numbers of tourists and visitors as a result of noise and impact of construction
2. A 'firebreak' road is to be constructed directly and immediately behind my property. This road will, by its very nature, become an access road and will directly impact our safety and amenity. This road is dependent on Council allowing use of Council property and also on more filling of an estuarine tributary.
3. This road will also form a flood barrier trapping flood waters which will then flow directly through my property as both Council engineers and the hydrologist commissioned by the Hastings Point Progress Association have stated that proposed flood mitigation measures are not only inappropriate but are in fact dangerous.
4. I note that this proposal does not take account of the fact that the Cudgera Creek estuary is the floodplain for an extensive catchment area and the 2005 floods showed clearly that the entire property of Lot 156 was under 1-2 metres of water during those floods.
5. The 'offset' offered by the proponent of restitution of land that was stolen from Crown Land is appalling and offensive to all local residents, particularly those who have lived here since 1950.
6. To enable trucks to get around the corner into Creek St they have asked that the pedestrian refuge island be removed which will make it incredibly dangerous for the oldies from Northstar, several blind residents in Creek St, not to mention our visitors, to get across Coast rd to the beach. This will also impact directly on myself and other residents who own property on the direct corner of Tweed Coast Rd and Creek St.
7. I also note that culverts on the property that I manage at 2 Creek St actually fill with water during incoming high and king tides- indicating clear sealevel water rise.

In the past 12 months my business as the complex manager has suffered considerably as a result of noise and speed of construction trucks passing along Tweed Coast Rd which is dangerous to cross for pedestrians, and most especially those who are aged and/or with any level of disability.

I am deeply concerned for personal safety of local residents

I am deeply concerned for the safety of my property and that of my neighbours in this complex and in Creek Street and Northstar caravan park

I am deeply concerned that this proposal will impact adversely on the value of my business, on the value of my property and on the health and wellbeing of the local environment.

As such, ' I as an owner of 2 Creek Street Hastings Point, strenuously object to this development. It will impact my property and the property and personal safety of all adjacent residents. I wish to support the extensive submissions made to this DA by the Hastings Point Progress Association and it's consultant experts, and I also support the Tweed Shire Council's submission in failing this DA on tests of adequacy. it is a totally inappropriate development for this area and environment and we ask the Minister to refuse the application.

Yours sincerely
Trevor Granville

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1081

No. 26

(note- this link does NOT work!)

Submissions RE: LOT 156, Creek St -- 06_0153

Regional Projects, Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39, Sydney NSW 2001

Dear Sir

I wish to strenuously object to the proposed development on several key grounds:

1. The proposal claims exemption on the grounds of sand mining. No sand mining has ever occurred on this lot. The reality is that the previous owner dredged the estuary and used the resultant material to illegally fill and extend Lot 156 by approximately 7ha of Crown Land, and also to artificially alter the mean high water mark.
2. The proposal will have a detrimental impact on my property at 2 Creek Street. This was originally part of Lot 156 but was sold off and developed. It took years for the properties to be sold and Mrs Wintour- widow of the Wintour who illegally filled and extended the property wrote to the State Govt and Ministers requesting that they DOWNGRADE the value of the property. Any further tourism development in this area will adversely impact those properties at 2 Creek Street as well as endangering all properties in Creek Street, and endangering the life of local residents.
3. The proposal provides will endanger the lives and properties of all residents of Creek Street and Northstar Caravan Park in two key ways
 - The proposed flood mitigation strategies are unworkable and will exacerbate flooding in the local area. The proponents have failed, among other things to take into account that this area is a flood plain fed by a large catchment. There is nowhere for floodwater to escape- especially on an incoming tide.
 - The many blind, elderly and disabled residents in the immediate area will be put at threat by any change to the pedestrian refuge island on the corner of Creek St and Tweed Coast Rd. In recent years, traffic speed has been a major concern for local residents and pedestrians need more protection not less. The corner is also too small and narrow for construction trucks. It can be clearly seen from the photo below that trucks from Lot 156 (that was the only construction activity in the street when this photo was taken) run not only over the refuge island but also across footpaths where young schoolchildren walk. The sign was knocked over by the truck in question at this time.



sign broken by truck,
Refuge Island
Clear truck tyre marks,

4. Tweed Council has objected to this proposal as unsuitable and failing tests of adequacy yet again. We understand this is the third failure of this test and also note that two previous attempts to develop this site as a tourist site have failed.
5. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
6. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
7. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures by this proposal. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
 - Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
 - Hastings Point properties adjacent to this proposal are already pressured in heavy rain events.
 - This will decrease the value of Hastings Point properties and increase the cost of insurance.
 - Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.
 - I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
 - It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
 - Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
 - There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
 - The buffer to the estuary and wetlands should be 50-100m.
 - Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
 - This development will destroy the amenity of the area.

- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be dismissed.
- The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.



Photo looking across wildlife corridor (just through fence) across Lot 156(beyond first trees), Creek Street during the 2005 flood to show that Lot 156 forms part of the Cudgera Creek estuary.

I ask you in the interests of safety of property and life to refuse this application

Julie Boyd
1,2 Creek Street
HASTINGS Point
NSW 2489

At: Marek Cholinsky

11/7/10 No. 25

Minister for Planning NSW,

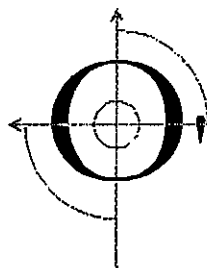
Re: Lot 156 Creek St Hastings Pt NSW 2489

With a long history of illegal activity and environmental abuse by developers the proposal for a large scale housing development on this flood prone land should be refused.

Any filling of this block will cause massive flooding problems for the neighbour houses including a mobile home park and caravan park housing a large number of elderly residents.

The majority of this estuary front land is zoned environment protection and the rest of it should be rezoned the same. The developer have been found guilty of environmental vandalism by the Land and Environment court and also by Tweed Shire Council (and fined by both). Their development application should be denied.

Gary Thorpe 25 Coast Rd Hastings Pt 2489

No. 24
O'REILLY SEVER & CO**LAWYERS****FACSIMILE TRANSMITTAL SHEET**

TO:	Marek Cholinski	FROM:	John O'Reilly
COMPANY:	NSW Department of Planning	DATE:	2 July 2010
FAX NUMBER:	9228 6540	TOTAL NO. OF PAGES INCLUDING COVER:	2 (including this page)
COPY TO:		SENDER'S REFERENCE NUMBER:	JOR/1109/7
RE:	Lot 156 DP628026 No 32 Creek St, Hastings Point Walter Elliot Holdings Pty Ltd	YOUR REFERENCE NUMBER:	06_0153

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Dear Sir

I refer to previous correspondence with you and Joanna Bakopanos of your office.

I note that I and various experts that I have retained on behalf of the community have been granted an extension up to and including 21 July 2010 subject to advising the grounds that will be covered in these submissions. They will include:

1. Flooding, stormwater and drainage.
2. Environment – marine and wetland ecology.
3. Flora and Fauna
4. Visual Impact Assessment & Amenity

This facsimile may contain confidential and privileged information and is intended for the addressee only. If you have received this facsimile in error, please contact us by collect telephone and shred this document. Any unauthorised disclosure, copying or use of the contents of this facsimile is strictly prohibited. Please advise if you have not received all pages.

8 Creek Street, Hastings Point, NSW, 2489 Australia
Tel (+61 2) 6676 4390 Fax (+61 2) 9383 8895
Website: www.oreilly.com.au Email info@oreilly.com.au

Liability limited by a scheme approved under the Professional Standards Legislation

NSW DEPARTMENT OF PLANNING

2 July 2010

5. Social Impact & Amenity
6. History/subject site/local surrounds
7. Roads & Access
8. Geotechnical & Engineering, earthworks and filling
9. Contamination & Remediation of Site including Acid Sulphate Soil issues
10. Legal Assessment – relevant statutory & factual considerations responding to proponents Environmental Assessment.

A neighbour in Creek Street is also currently over in Africa – Vince and Julie Dyck – and have been away during exhibition and notification.

I am well aware of their opposition to this development generally and seek on their behalf extension to provide their submissions on their return in a few weeks.

Yours faithfully

O'REILLY SEVER & CO



John O'Reilly

1109-7dptplann.fax1

No. 23

SUBMISSIONS RE: LOT 156, CREEK ST-06_0153

REGIONAL PROJECTS, MAJOR PROJECTS ASSESSMENT.

ATT: MAREK CHOLINSKI

DEPT. OF PLANNING.

GPO BOX 39, SYDNEY NSW 2001

As a resident of Hastings Cove Apartments, Unit 11/2 Creek s st. I have enclosed a list of reasons why we are very much opposed to the above mentioned development.

I would also like to make it clear that if this development is passed which if so will be due to corrupt greedy people, want it in writing that if the Unit complex is in anyway damaged due to floods, heavy machinery or the smell of the pump station that forever has a vile smell gets worse, that the Tweed Council and Walter Elliot P/L will be held accountable.

The council has already removed half the trees running alongside the complex, and now they want a larger access and more development. How greedy can these people be.

I have contacted a friend who is a well regarded Barrister in Sydney and he assures me that we have every legal right to have it in writing that whatever damage is caused to the complex the council and the developer are liable for.

Discussed resident.

G & S Kleinitz
Unit 11/ 2 Creek st,
Hastings Point, NSW

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1081

Submissions RE: LOT 156, Creek St – 06_0153

Regional Projects, Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39, Sydney NSW 2001

Dear Sir

I wish to strenuously object to the proposed development on several key grounds:

1. The proposal provided will endanger the lives and properties of all residents of Creek Street and Northstar Caravan Park in two key ways
 - The proposed flood mitigation strategies are unworkable and will exacerbate flooding in the local area. The proponents have failed, among other things to take into account that this area is a flood plain fed by a large catchment. There is nowhere for floodwater to escape- especially on an incoming tide.
 - The many elderly and disabled residents in the immediate area will be put at threat by any change to the pedestrian refuge island on the corner of Creek St and Tweed Coast Rd. In recent years, traffic speed has been a major concern for local residents and pedestrians need more protection not less. The corner is also too small and narrow for construction trucks,
2. Tweed Council has objected to this proposal as unsuitable and failing tests of adequacy yet again
3. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
4. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
5. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures by this proposal. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
 - Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
 - Hastings Point properties adjacent to this proposal are already pressured in heavy rain events.
 - This will decrease the value of Hastings Point properties and increase the cost of insurance.
 - Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.

- I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be dismissed.
- The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

Marek Cholinski - Online Submission from Dianne Young (object)

No. 22

From: Dianne Young <richarddiplus4@bigpond.com>
To: Marek Cholinski <marek.cholinski@planning.nsw.gov.au>
Date: 01/07/2010 08:26
Subject: Online Submission from Dianne Young (object)
CC: <assessments@planning.nsw.gov.au>

27 June 2010
Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

Re: Lot 156 Development Application Creek St Hastings Point 06_0153

We would like to make the following submission in regard to the abovementioned development application.

Firstly we believe it is unethical that this development application can be submitted concurrently with the Hastings Point Locality Plan which is presently exhibited with Tweed Shire Council, both having the same end date for submissions. It would be more appropriate for the Development Application for Lot 156 to be exhibited after the Hastings Point Locality Plan has been publicly exhibited and accepted.

With respect to the development application we would like to make the following submission.

Flooding and Storm Water Management

Lot 156 is below design flood level and as numerous past events, including 1974, 2005, 2007 and 2009 indicate, significant rain events impact substantially on this area as well as adjacent properties in Creek Street and North Star Caravan Park. There is also the potential for flooding on Lot 156 to create concerns for properties along the Christies Creek tributary including Round Mountain and Koala Beach residents. The development's EA states that Lot 10 in Creek Street is subject to flooding however no mention is made of the residual properties of Creek Street which are all flood prone. Current properties in Creek Street and North Star Caravan Park flood already as a result of the illegal filling of parts of the Christies Creek tributary in the 1980's.

DCP requirements to fill Lot 156 will intensify existing flooding issues. The planned fire/access road designed to run along the back of the southern Creek Street allotments has the potential to cause significant flooding to these properties. This access road will prevent water runoff from stormwater and floods exiting to the estuary at the back of these properties. There is the great possibility of legal appeals if flooding occurs as a result of this access road. Blockages of any culverts or drains in this access road will result in the flooding of Creek Street and North Star properties. To date flood and storm water runoff has made its way from North Star across the Creek Street road through the southern Creek Street Properties and into the estuary. Wire back fences on these properties facilitate this process.

Acid Sulphate Soils

The assessment of acid sulphate soil in this development application appears to be incomplete and insufficient to make a reasoned judgement. Intended earthworks on this site, which has a high water table level and acid sulphate soils, would have devastating effects on the environs of Christies and Cudgen Creek and the associated Cudgen Nature Reserve. No mention is made of the effect to ground water dependent ecological communities.

Privacy and Visual Amenity

Due to the necessary fill requirements it is clear that this development will negatively impact on view corridors identified in the Hastings Point Locality Plan. As well the access road behind Creek Street properties will create significant privacy and visual issues as this road is above the Creek Street property levels.

Traffic

The intersection of Creek Street and the Coast Road does not provide adequate road access to support the requirements of this development. Currently there are delays for vehicles entering the Coast Road from Creek Street as well as inadequate and dangerous access for right turning vehicles entering Creek Street from the Coast Road.

Riparian Buffer Zones

Riparian buffer zones appear to be inadequately addressed and not in accordance with the Tweed LEP 2010. A minimum 50 metre buffer zone should be observed along all riparian zones with an increase to 100m in areas of high significance and ecological sensitivity. It would appear that

No. 21

Marek Cholinski - Online Submission from Samantha Smith ()

From: Samantha Smith <samanthaok@bigpond.com.au>
To: Marek Cholinski <marek.cholinski@planning.nsw.gov.au>
Date: 30/06/2010 17:12
Subject: Online Submission from Samantha Smith ()
CC: <assessments@planning.nsw.gov.au>

28th June, 2010

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

To Dept. Of Planning,

Re: Submission for LOT 156, Creek St ? 06_0153

I am opposed to this development for the following listed reasons:

? Lot 156 is situated on a fragile ecosystem. This land should be protected and used to enhance our environment. Rejuvenation of the destruction that has occurred for decades to this piece of land should be priority. The owners, present and previous, of this land have had continued disrespect for the land, with continued abuse of this fragile ecosystem, and for the law, continued neglect and disrespect of regulations.

? The buffer to the estuary and wetlands should be 100m. - This allows for adequate protection.

? This land is a flood plain and has a purpose. If this purpose is destroyed it will cause major flooding issues, above and beyond what are already experienced ie. 2005 flood, to all residents in Creek Street and surrounding properties.

? The level of fill proposed for this development is only going to cause massive consequences to the already existing residents of this area. The flooding of this area would be greatly increased and the residents safety put at a increased risk. This area already floods to a dangerous level, with the proposed fill and the inappropriate water drainage this level is only set to increase.

? The emergency access road will further add to residents problems of flooding. Essentially, the filling of the emergency access road and Lot 156, encloses the existing residents with flood waters.

? The proposed emergency access road is situated on the wetlands and estuary we should be seeking to protect. A access road in this location, will only further destroy precious coastal land.

I authorise John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests.

Thank you for taking the time to read my objections to the Development of Lot 156.

Kind regards,

25 June 2010

Regional Projects
Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39
Sydney NSW 2001

Mick Byrne
5/73 Coast Rd
Hastings Point 2484
PH 0421164244

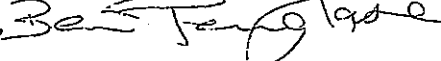
Submissions RE: LOT 156, Creek St – reference number 06_0153

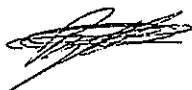
Dear Sir

I wish to strenuously object to the proposed development on several key grounds:

1. Tweed Council has objected to the proposal as unsuitable and failing tests of adequacy yet again.
2. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
3. Pedestrians, particularly those disabled and elderly local residents who depend on pedestrian refuge on the corner of Creek Street and Tweed Coast Rd will not be able to safely cross the road. Tweed Coast Rd has long been considered inadequate by Council for any increase in traffic, and the corner is too small for construction trucks.
4. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
5. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Our streets were knee and waste deep in the 2005 flood.
- Our properties are already pressured in heavy rain events.
- This development will place our lives and properties at risk.
- ~~This will decrease the value of our properties and increase the cost of insurance.~~
- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap us in flood times.
- ~~As an elderly person, I fear for my safety, life and ability to access safe refuge.~~
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be investigated.
- The developer's flora and fauna reports are not conducted by qualified experts, are not current and are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

I authorize John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests.

Yours sincerely, 



- I fear for the safety, life and ability to access safe refuge for all elderly and disabled residents of Hastings Point.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection which cannot be solved- council have been trying for years.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land was previously stolen and that that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be dismissed.
- The developer's flora and fauna reports are not conducted by qualified experts, are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

Yours Sincerely,

*Cheryl
Forrester*

Cheryl Forrester ..

14 Ewing St

Murwillumbah

25 June 2010

Regional Projects
Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39
Sydney NSW 2001

Cnd. Markwell
PO Box 72
Pottsville
2689

No 18.

Submissions RE: LOT 156, Creek St – reference number 06_0153

Dear Sir

I wish to strenuously object to the proposed development on several key grounds:

1. Tweed Council has objected to the proposal as unsuitable and failing tests of adequacy yet again.
2. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
3. Pedestrians, particularly those disabled and elderly local residents who depend on pedestrian refuge on the corner of Creek Street and Tweed Coast Rd will not be able to safely cross the road. Tweed Coast Rd has long been considered inadequate by Council for any increase in traffic, and the corner is too small for construction trucks.
4. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
5. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Our streets were knee and waste deep in the 2005 flood.
- Our properties are already pressured in heavy rain events.
- This development will place our lives and properties at risk.
- This will decrease the value of our properties and increase the cost of insurance.
- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap us in flood times.
- ~~As an elderly person, I fear for my safety, life and ability to access safe refuge.~~ need safe area for the kids to play.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be investigated.
- The developer's flora and fauna reports are not conducted by qualified experts, are not current and are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

The bridge needs to be widened to help with water flow
I authorize John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests.

Yours sincerely,

CJ Markwell

25 June 2010

Regional Projects
Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39
Sydney NSW 2001

Submissions RE: LOT 156, Creek St – reference number 06_0153


Dear Sir

I wish to strenuously object to the proposed development on several key grounds:

1. Tweed Council has objected to the proposal as unsuitable and failing tests of adequacy yet again.
2. This site has a long history of misuse by owners, environmental degradation, stealing of Crown Land, and has been subject to numerous and ongoing law suits and council PIN's.
3. Pedestrians, particularly those disabled and elderly local residents who depend on pedestrian refuge on the corner of Creek Street and Tweed Coast Rd will not be able to safely cross the road. Tweed Coast Rd has long been considered inadequate by Council for any increase in traffic, and the corner is too small for construction trucks.
4. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
5. All neighbouring properties including every property in Creek Street, Hastings Point and Northstar Park will be put in extreme danger of loss of life and property through inadequate flood mitigation measures. The 2005 flood levels which affected most properties in the area will be exceeded if any fill is allowed at all. The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Our streets were knee and waste deep in the 2005 flood.
- Our properties are already pressured in heavy rain events.
- This development will place our lives and properties at risk.
- This will decrease the value of our properties and increase the cost of insurance.
- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap us in flood times.
- As an elderly person, I fear for my safety, life and ability to access safe refuge.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be investigated.
- The developer's flora and fauna reports are not conducted by qualified experts, are not current and are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

I authorize John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests.

Yours sincerely,


Steven Hing
0411512500

From Steven Hing
0411512500
Pittsville
2489
No. 16



PCU007175

No. 14

Regional Projects
Major Projects Assessment
Department of Planning
G.P.O. Box 39
Sydney. N.S.W. 2001.

Department of Planning
Received
30 JUN 2010
Scanning Room

Emergency access roads do not exist for North Star Resort.
And increased flood hazard could trap us in flood times.

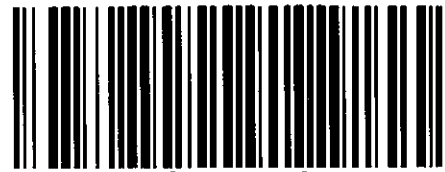
Storm Water drainage solutions are inadequate and adjoining
Properties including my own will be adversely affected.

The flood access road with cycle plan path proposed may
Diversly affect their environment and wild life which
Inhabit this area.

These are the issues I wish to point out.

Mr, Nat and Norma Allester
243 North Resort, Hastings Point. N.S.W. 2489.
Phone No. 0266762420.

28 June 2010



PCU007178

TO: Regional Projects
Major Projects Assessment
Attn: Marek Cholinski
Department of Planning
GPO Box 39
Sydney NSW 2001

No.13

Submission: RE:Lot 156, Creek St.-reference number 06 0153

FROM: Jacques Kieffer
18, Creek Street
Hastings Point 2489
NSW
Tel/Fax 02-66762109
jkieffer@bigpond.net.au

Department of Planning Received 30 JUN 2010 Scanning Room
--

Dear Sir,

I wish to urgently object to the proposed development of Lot 156. Living directly behind Lot 156, I have witnessed the environmental damage and illegal land grabbing over a number of years. None so more evident, than the last month, early June to be precise, when large work crews did a pre-emptive clearing, slashing and poisoning of large areas, especially in the 7A zoning.

Only when I reported the illegal activities and the council officers arrived did the "guns for hire", let off.

* Pls. find enclosed an article in the local paper.

As of lately, the 7A zoned land has been mowed weekly to make it resemble a golf course, which it clearly never was !

Seagrasses have been illegally slashed and poisoned right up to the mangroves.

* Pls. find enclosed an article in a weekly local magazine.

The mega project ~~project~~ proposed for Lot 156 has most serious flood issues for all residents in Creek St. and the North Star caravan park. It is unreasonable to fill a natural flood plain in an area that is highly flood prone.

Tweed Shire Council supports these views in their 2 submissions on adequacy tests.

Besides not fitting the coastal village locality plan, there are too many serious breaches, esp. regarding buffer zones.

Lot 156 should be rezoned environmental protection, as there is no technical solution to build without flooding the area.

In fact, Lot 156 should be remediated back to its previous state as a floodplain and wetland to both protect the community and environment.

Lot 156 sits in a wildlife corridor and is totally unsuitable for this large development, while destroying the amenity of the area.
The developer's offer to rejuvenate degraded land that it degraded, as an offset to degrade further endangered ecological communities is morally/legally repugnant ! Immediate investigation of the developer's flood models are required !

Walter Elliott Holdings has been nibbling away at Lot 156 for years, illegal landfill, cutting down, slashing, and poisoning parts of the littoral rainforest and wetlands. The locals have reported these illegal activities time and time again to the Tweed Shire Council, with mixed results.
*Pls find enclosed council report dated 20 November 2002.

Mr. W. Elliott had limited consultation with the local community, and merely considers the locals as an obstacle to his vision to develop, sell and get out !

This is an area rich in biodiversity and should be preserved for our kids and nature lovers to appreciate. Besides the high flooding factors, pls.also consider climate change, increased rainfall, proximity to the sea and king tides reaching close to our back fences.

Let us preserve/protect coastal village life in this unique and fragile environment now !

With thanks and regards,



Jacques Kieffer

TWEED SHIRE COUNCIL MEETING TASK SHEET

COUNCIL MEETING DATE:	WEDNESDAY 20 NOVEMBER 2002
FILE REFERENCE:	PF1431/190 Pt 4
AUTHOR:	Chris Larkin
UNIT & DIVISION:	Development Assessment/DEVELOPMENT
TASKED TO:	DDS

RESOLUTION:

2. Proposed Amendment to Tweed Local Environmental Plan 2000 – Lot 156 DP 628026 Creek Street, Hastings Point

PF1431/190 Pt 4

481

Cr Lawrie

Cr Davidson

RESOLVED that:-

1. Council informs the Director-General of Planning NSW pursuant to Section 54 of the Environmental Planning and Assessment Act that it intends to prepare a draft Local Environmental Plan to rezone parts of Lot 156 DP 628026 Creek Street, Hastings Point identified in Aerial photograph MapInfo 7 by J Batchelor marked "no. 1" and dated 12 November 2002 from 2(e) Residential Tourist Zone to 7(a) Environmental Protection (Wetland).
2. The Director-General of Planning NSW be advised that in Council's opinion an Environmental Study pursuant to Section 57 of the Environmental Planning and Assessment Act 1979 will be required.

2. ORIGIN: Development Assessment Unit

FILE REF: PF1431/190 Pt 4

REPORT TITLE:

Proposed Amendment to Tweed Local Environmental Plan 2000 – Lot 156 DP 628026 Creek Street, Hastings Point

SUMMARY OF REPORT:

The proposed amendment to Tweed Local Environmental Plan 2000 was reported to Council on 16 October, 2002, seeking a resolution to rezone part of Lot 156 DP 628026 Creek Street, Hastings Point from 2(e) Residential Tourist to 7(a) Environmental Protection (Wetlands). Of the land zoned 2(e) Residential Tourist, approximately 30% has characteristics of an estuarine wetland dominated by mangroves and salt marsh affected by tidal processes. The potential for developing this land is therefore highly restricted.

Council deferred the item to the meeting of 20 November 2002 to enable a full Council site Inspection be undertaken prior to making a decision. That site inspection was undertaken on

Wednesday 23 October 2002, whereby the Councillors and Council Staff met with the owners of the Property and to see the area of wetland.

The report is therefore presented to Council for determination in accordance with the Council resolution. This report sets out the justification to prepare a draft Local Environmental Plan to amend Tweed Local Environmental Plan 2000 to rezone parts of this property to 7(a) Environmental Protection (Wetland).

RECOMMENDATION:

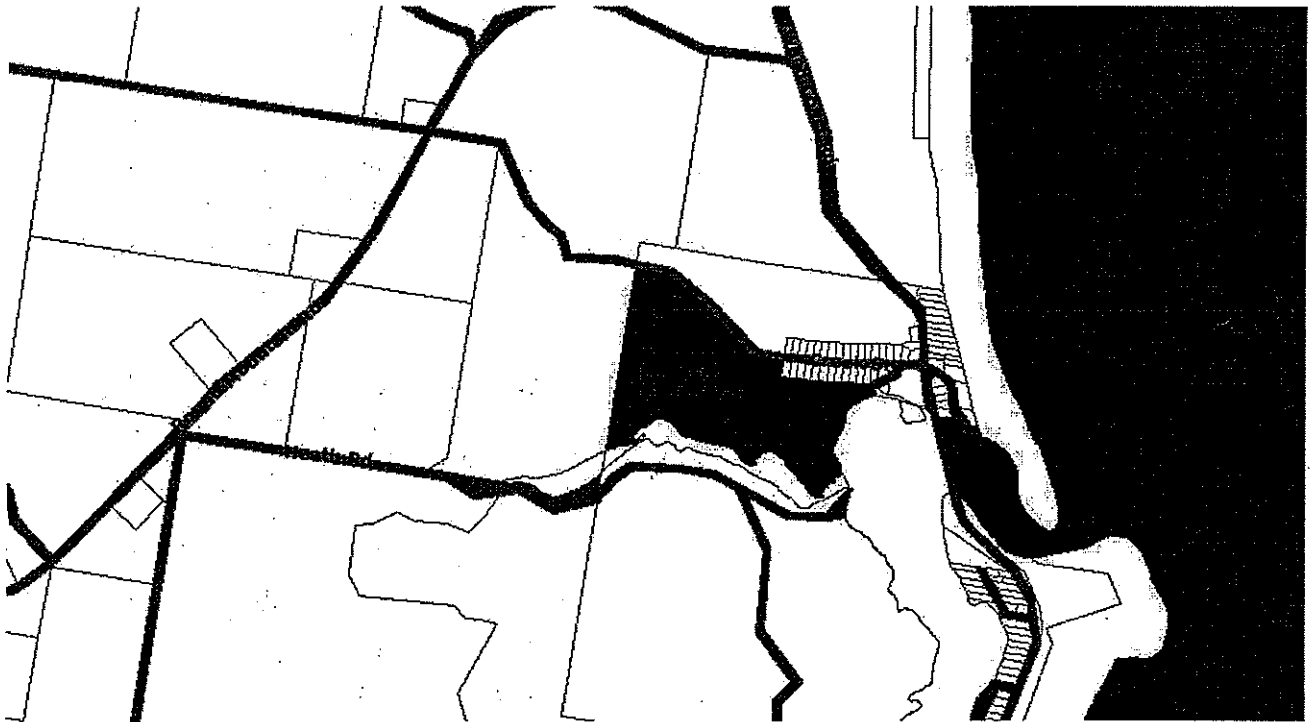
That:-

1. Council informs the Director-General of PlanningNSW, pursuant to Section 54 of the Environmental Planning and Assessment Act that it intends to prepare a draft Local Environmental Plan, to rezones parts of Lot 156 DP 628026, Creek Street, Hastings Point identified in Figure 3 from 2(e) Residential Tourist Zone to 7(a) Environmental Protection (Wetland).
2. The Director-General of PlanningNSW be advised that in Council's opinion an Environmental Study pursuant to Section 57 of the Environmental Planning and Assessment Act 1979 will be required.

REPORT:

The subject land, Lot 156 DP 628026, has an area of 17.7 hectares, is accessible by Creek Street, Hastings Point, and fronts Christies and Cudgera Creeks along its southern boundary. The land also contains a large tidal pond, which was constructed from previous dredging activities on the land during the 1980's. (See Figure 1 – Site Plan). Approximately 10.16 hectares of the site is zoned 2(e) Residential Tourist with the remaining 7.8 hectares Zoned 7(a) Environmental Protection (Wetlands and Littoral Rainforest). (Figure 2 – Extract from Tweed LEP 2000)

FIGURE 1 – SITE PLAN



A large portion of the property in the south east corner is zoned 2(e) Residential Tourism, but is an area dominated by mangroves, marshland, and tidal flats - likely to provide important habitat for estuarine flora and fauna. (See Figure 3 – Area of Investigation). The area is also congruous and contiguous to wetlands found within Cudgera and Christies Creek, some of which have been identified under State Environmental Planning Policy No. 14 Wetlands.

Part of the property, identified as the Area of Investigation in Figure 3, is not considered suitable for urban/tourist development because development would require removal and destruction of marine vegetation and fishery habitats. Any development of this part of the property would also require the acceptance of various government agencies including National Parks and Wildlife Service, NSW Fisheries and the Department of Land and Water Conservation. Approximately 3.5 hectares of land currently zoned 2(c) is inappropriately zoned. This area should be zoned Environmental Protection Zone

History

The subject property has had along history with the land being dredged and filled during the 1980's by previous owners. The evidence of these works are still present on the site a large pond in the

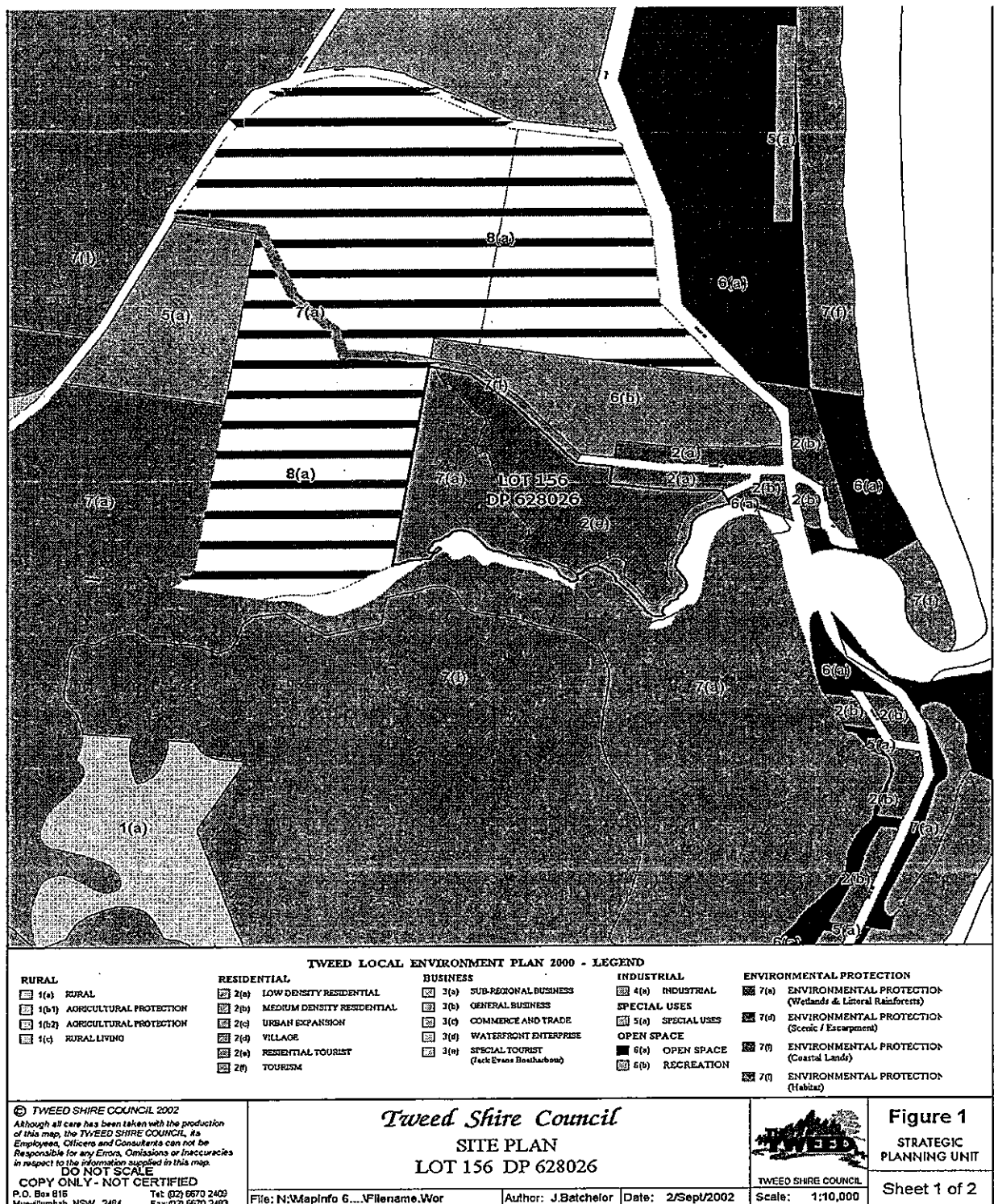
centre of the property, and minor canals and holes are evident in the south east corner of the property which are affected by the tidal movements of Christies and Cudgera Creek.

Under Tweed Local Environmental Plan 1987 the land was zoned part zoned 7(a) Environmental Protection (Wetlands), 7(l) Environmental Protection Habitat, 2(a) Residential "A" Zone and 6(b) Proposed Open Space. Under Tweed LEP 1987 Amendment No. 24 Council rezoned the land part 7(a) Environmental Protection (Wetlands) Zone and 2(e) Residential Tourist Zone. These zones have been carried through with the gazettal of Tweed Local Environmental Plan 2000

Over the past 12 months Council staff have had reason to inspect the subject land on at least five occasions following complaints from concerned residents in relation to clearing activities, earthworks and stocking the property with goats, including the clearing of a lightly timbered area in the north west corner of the property over the 2002 Australia Day Weekend, and more recently slashing of an area of wetland adjacent to the western boundary. During these inspections it has become apparent that part of the property and in particular the south east corner of the land has attributes of a coastal wetland and is affected by the tidal processes of the local waterways. The detailed planning history that follows:

1. The area was severely disturbed by previous landowners from dredging activities during the 1980's. Aerial photographs in Council's possession show the area as being near devoid of vegetation in 1984. A photograph taken three years later indicates the vegetation had started to return. The area has now been substantially rehabilitated with mangroves and other estuarine species.
2. The Local Environmental Study prepared by James Warren for Amendment No. 24 of Tweed LEP 1987 incorrectly mapped part of this area as Open Forest being "trees to 14 metres in height with a shrub understorey to 2 metres high and grasses and ferns as ground cover". It is considered this description is erroneous. Aerial photos in Council's records dated 31/8/84 show the area as disturbed by clearing activities. The aerial photo dated 6/8/87 show the area as starting to rehabilitate with natural regrowth of mangroves. Such a description would have given Council and the Minister for Planning in 1990 the wrong perception of the natural and physical attributes of the area. A more suitable description based on this aerial photo would have identified this area as Mangrove Re-growth, Rushlands and Sedgelands, making the area worthy of protection by way of an appropriate environmental protection zoning.
3. Further the LES conclusion identified this area as being highly disturbed and of low conservation value. This may have been a correct assumption considering the level of activity on the site during the 1980's, and as evidenced from the two aerial photos. However as the area began to regenerate, it is considered to have a much higher conservation value as habitat for fish stocks, bird life and other estuarine species of flora and fauna.

FIGURE 2 – ZONING EXTRACT TWEED LOCAL ENVIRONMENTAL PLAN 2000



PLANNING MATTERS

North Coast Regional Environmental Plan 1988

Under Clause 14 of the REP wetlands, fishery habitats and sufficient land to act as a buffer to separate adjoining land uses, should be included in an environment protection zone. Such a zone would also include provisions requiring consent for development such as agricultural uses, the clearance of vegetation, the filling or draining of land. The 7(a) Environmental Protection (Wetlands and Littoral Rainforest) Zone under Tweed LEP 2000 includes such provision.

A 2(a) zone would also provide a suitable buffer between Christies and Cudgera Creeks to the existing residential development along Creek Streets and any future residential development of the remainder of the land.

Clause 29 Plan preparation—natural areas and water catchments

Under Clause 29 of the REP significant areas of natural vegetation including wetlands and potential wildlife corridors should be included in environmental protection zones. The subject land includes a significant area of natural vegetation being a wetland in an environmental protection zone, and is consistent with Clause 29 of the REP.

Tweed LEP 2000

The exact location of the new zone boundaries would need to be confirmed by way of Local Environmental Study, which would include as minimum a flora and fauna analysis of the area and survey of the high water mark on the property. The rezoning of the land would then provide the necessary statutory protection under Tweed Local Environmental Plan 2000.

STRATEGIC PLANNING UNIT WORK PROGRAM

Vegetation Management Plan – Tweed LEP 2000 (Amendment No. 21)

No provision has been made in the current work program adopted by Council for the review of the zoning arrangements for the subject land. The decision to review rezoning for this land has resulted from a number of complaints from adjoining residents about clearing activities and the like occurring on the land over the past 12 months, and subsequent site inspections carried out by Council Officers, which has resulted in this irregularity being discovered.

CONCLUSION

Current zoning under the TLEP 2000 over subject land does not reflect the environmental constraints for the land (wetlands). The wetland areas within the subject site currently zoned 2(c) Residential/Tourist should be amended to 7(a) Environmental Protection (Wetland/Littoral Rainforest) zone.

FIGURE 3 – AREA OF INVESTIGATION (HATCHED)



© TWEED SHIRE COUNCIL, 2002
 Although all care has been taken with the production
 of this map, the TWEED SHIRE COUNCIL, its
 employees, officers and contractors do not
 accept liability for any errors, omissions or inaccuracies
 in respect to the information supplied in this map.
 DO NOT SCALE
 COPY ONLY - NOT CERTIFIED
 P.O. Box 516
 Murwillumbah, NSW, 2484
 Tel: (02) 6610 2429
 Fax: (02) 6610 2433

TWEED SHIRE COUNCIL
 LOT 156 DP 628026
 AREA OF INVESTIGATION
 File: N:\MapInfo 6....\Site Plan.Wor Author: J. Batchelor Date: 5/Sept/02

STRATEGIC
 PLANNING UNIT

 TWEED SHIRE COUNCIL

Figure 3
 Sheet 1 of 1
 Revision

Environmental Study

It is considered an environmental study is required in accordance with State Government Policy. The exact siting of the future 7(a) Environmental Protection (Wetlands and Littoral Rainforest) Zone boundaries needs to be properly surveyed and this would be achieved by way of a flora and fauna analysis, a survey of the high water mark within the south-east corner of the property, and the provision of appropriate buffer zones. The area of investigation is indicated as the hatched area in Figure 3 (approximately 3.5 hectares in size). The zone boundary between the 7(a) Environmental Protection (Wetlands and Littoral Rainforest) Zone and the 2(e) Residential Tourist Zone would be amended in accordance with the recommendations with the Environmental Study.

CONCLUSION

A proposed LEP amendment is recommended to zone those areas of this property which have wetlands and are unsuitable for urban/tourist development from 2(e) Residential Tourist to 7(a) Environmental Protection (Wetlands and Littoral Rainforest). It is recommended Council proceeds with the preparation of a draft LEP and Environmental Study.



PCU007136

Major Projects Assessment,
Department of Planning,
Marek Cholinski.
P O Box 39
Sydney N S W 2001.

Department of Planning
Received

29 JUN 2010

Scanning Room

25-6-2010

No.12

Dear Sir.

Subject:- Residential and Tourist Development Subdivision
Hastings Point. Reference No: 06_0153.

It is our belief that this type of development is not suitable for this low lying flood plain area, as it has a major drainage and sewerage problem. During heavy rain water flows from the existing caravan and holiday park over Creek's street through properties over the proposed development and into the estuary of Cudgera and Christies creeks, a natural water course.

The developer has added fill on lot 156 to be able to build a dwelling and a road for access because of the water problem.

This land was filled years ago with sand dredged from the creeks narrowing the natural flow of water from properties. The Tweed council at the time would of allowed this to happen, as nothing was done about the filling.

To raise the land level any further, would cause a damming effect and add to the flooding problem, as the water can not easily escape. Pipes slow the flow of volumes of water and are unable to cope. All other properties will have to add fill.

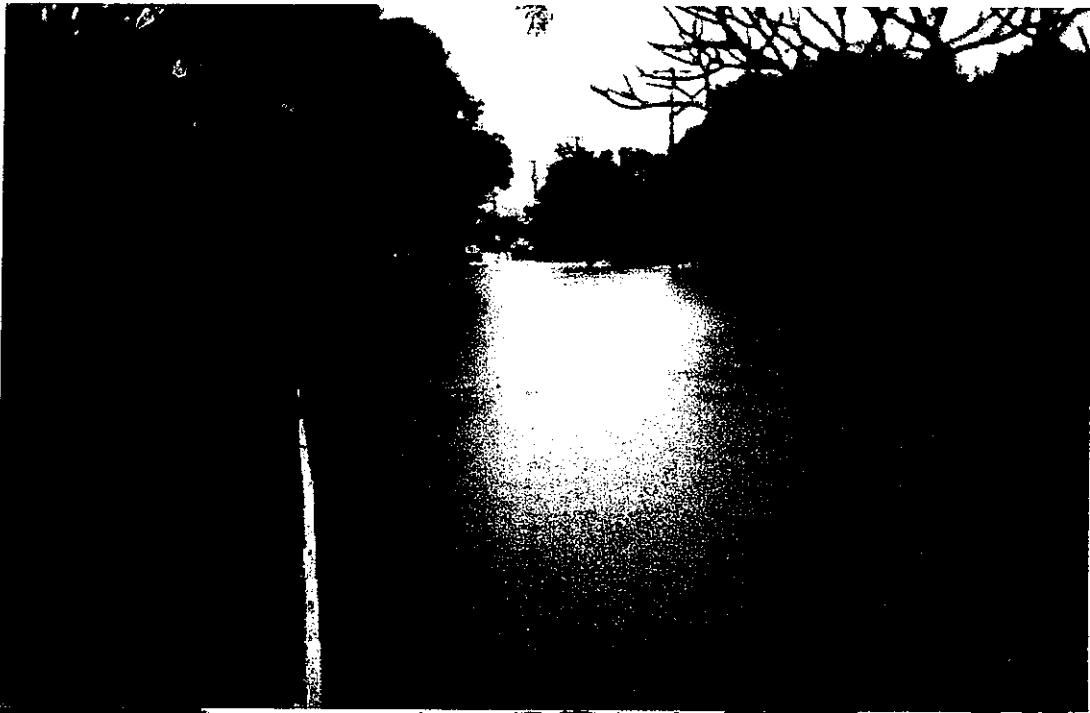
We do not believe the existing sewerage plant will be able to cope with these extra houses, as the council have had problems with this plant. It will have to be upgraded, and should not be paid for by other property owners in the shire.

Creek Street is a dead end street, and with the in flux of extra cars and people in the area it would become a concern for existing residents.

Holiday accommodation in the area has increased with new buildings on the Tweed Coast road. The existing holiday park is over the road from lot 156.
Creek Street has holiday units at the opposite end of the proposed development.

Cuddgera and Christies Creeks that lead out into the ocean, being tidal, have mangroves growing along the bank and are a haven for marine and wild life, and should be protected for this reason.

With the influx of people and vehicles this type of development will no longer be a unique area.





No. 61

G. WITHE RIDGE
20 CREEK STREET
HASTINGS POINT NSW 2489
12/6/2010

RE: MP06-053

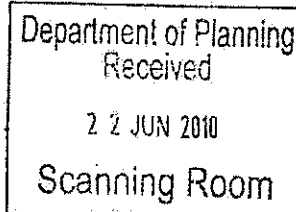
To Marek Bholinski

This proposal for LOT 156 CREEK ST. HASTINGS PT. is wrong on many points, the foremost of course being drainage, i.e. flooding. You must be aware that this area is a flood plain.

(1) You understand that water falls out of the sky (sometimes very much of it), at such times from the North Star Karavan Park and flows through the properties of Creek Street to the creek. These days it would be foolish not to expect increase in severe weather events, so to propose to build up with large amounts of fill to create a "fire trail/bike path with guard rails" (read DAM) and elevated building blocks between our properties and the creek I suggest would be more than negligent, it would be, dare I say, criminal.

(1) It is plain to see the tragic consequences in the oil spill in America when love of money overrides the common good.

PIC (2) I would like to point out that a large area marked "vegetation" on the Elliott plan is actually a tidal water way,







Nº 10.
BIG4
HOLIDAY PARKS
Supreme Award
for Excellence

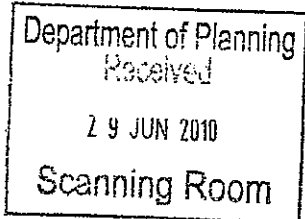
WINNER
AUSTRALIAN
TOURISM AWARDS
FOR EXCELLENCE



AAAT ★★★★★

June 22, 2010

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Dear Sir/Madam,

Re: LOT 156, Creek Street – 06 0153

As owners, developers and hands on operators of the above-named property we appreciate your invitation to provide a written submission regarding the impact of the proposed development regarding Lot 156 on our facility which has a land area of 24.5 acres on the North side of Creek street. The resort has 250 units of accommodation together with 86 Caravan sites and provides employment for some 50 very dedicated and loyal workers.

We are very proud of the property which is now fully developed and accommodates 280 elderly residents in a retirement village covering over 14 acres of the Western portion with the balance of 10.5 acres being a quality tourism facility.

It is one of only 6 holiday parks out of 2685 in Australia to have attained a 5 star rating and is also home to a marine environmental education facility providing around 4,500 secondary students education as they attend a 2 days and 2 nights course to carry out Marine biology as a subject of their school curriculum.

Additionally we have a licensed restaurant, convenience shop and large service station together with Hairdressing, Massage, Gymnasium and fitness facilities where during peak periods there are approximately 1,400 people in total accommodated at the property.

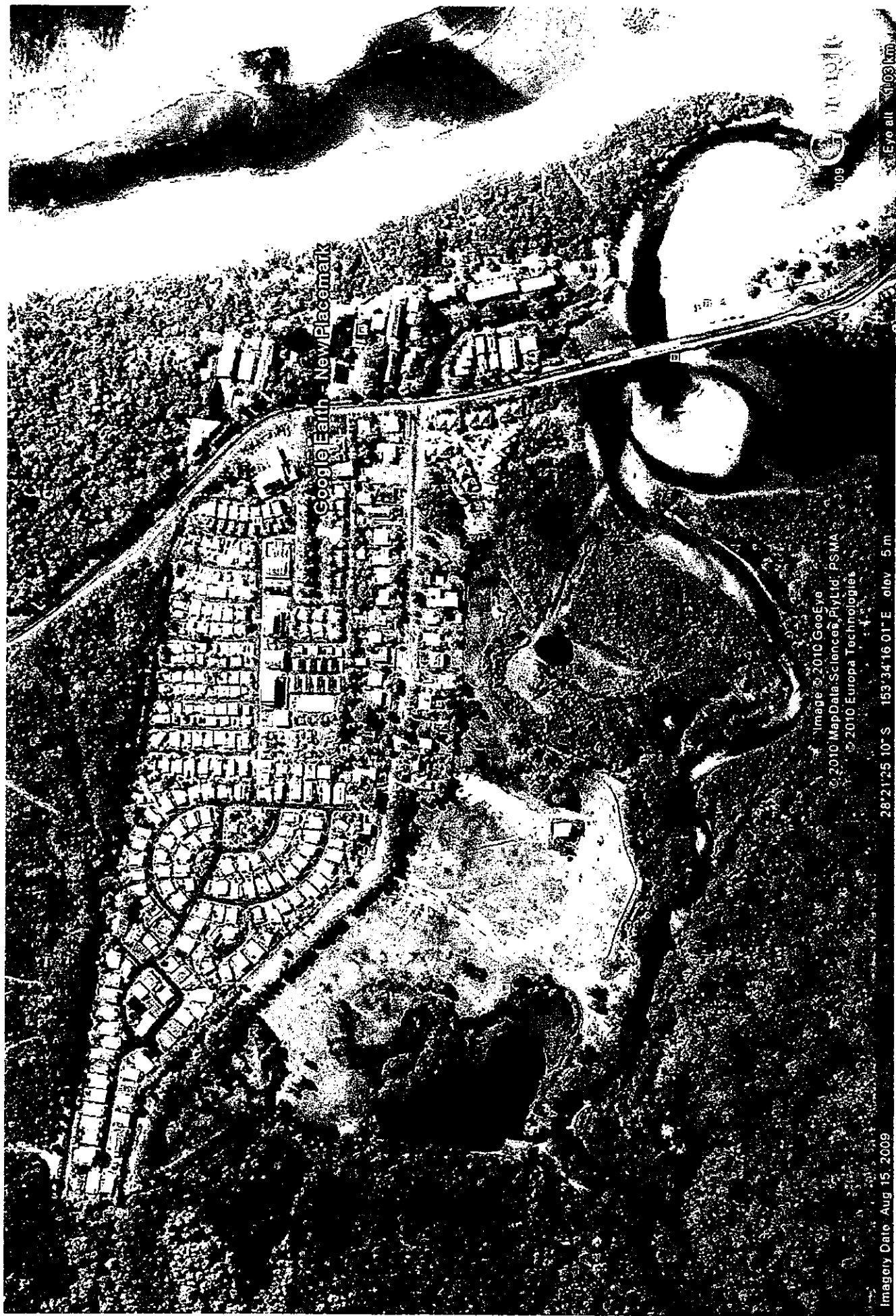
Our concerns regarding the proposed development are many however embrace three major aspects:

1. Flooding (see enclosed photos) Having owned and operated the property since early 1981 we have experienced first hand the frightening consequences of flooding caused by continuous heavy rain where water from the huge catchment area to the North and North West – in excess of 1,000 acres travels South to Christies and Cudgera Creek.

* LADEHAI P/L (inc in Qld)
ACN 010 181 861
1 Tweed Coast Road,
Hastings Point NSW 2489

BIG4
HOLIDAY PARKS
AN INDEPENDENT MEMBER OF
BIG4 HOLIDAY PARKS OF AUSTRALIA PTY LTD

Phone (02) 6676 1234
Fax (02) 6676 2217
Toll FREE 1800 645 790
Email: northstar@northstar.com.au
Website: www.northstar.com.au



NORTH STAR HOLIDAY RESORT - CREEK ST RESIDENCES - LOT 156 - CHRISTNER + CURRAN CREATIONS

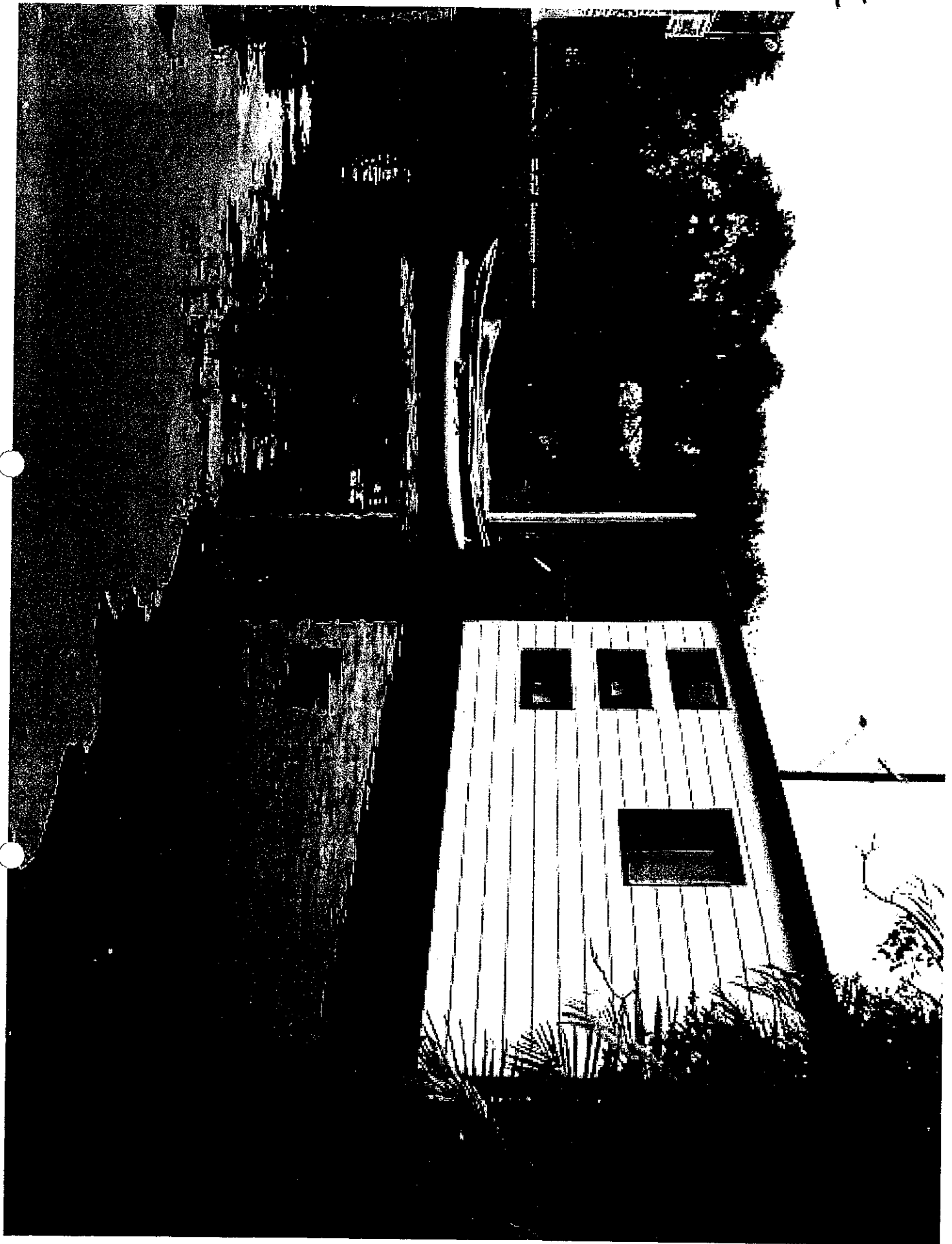
CENTRAL AVENUE

30/6/05



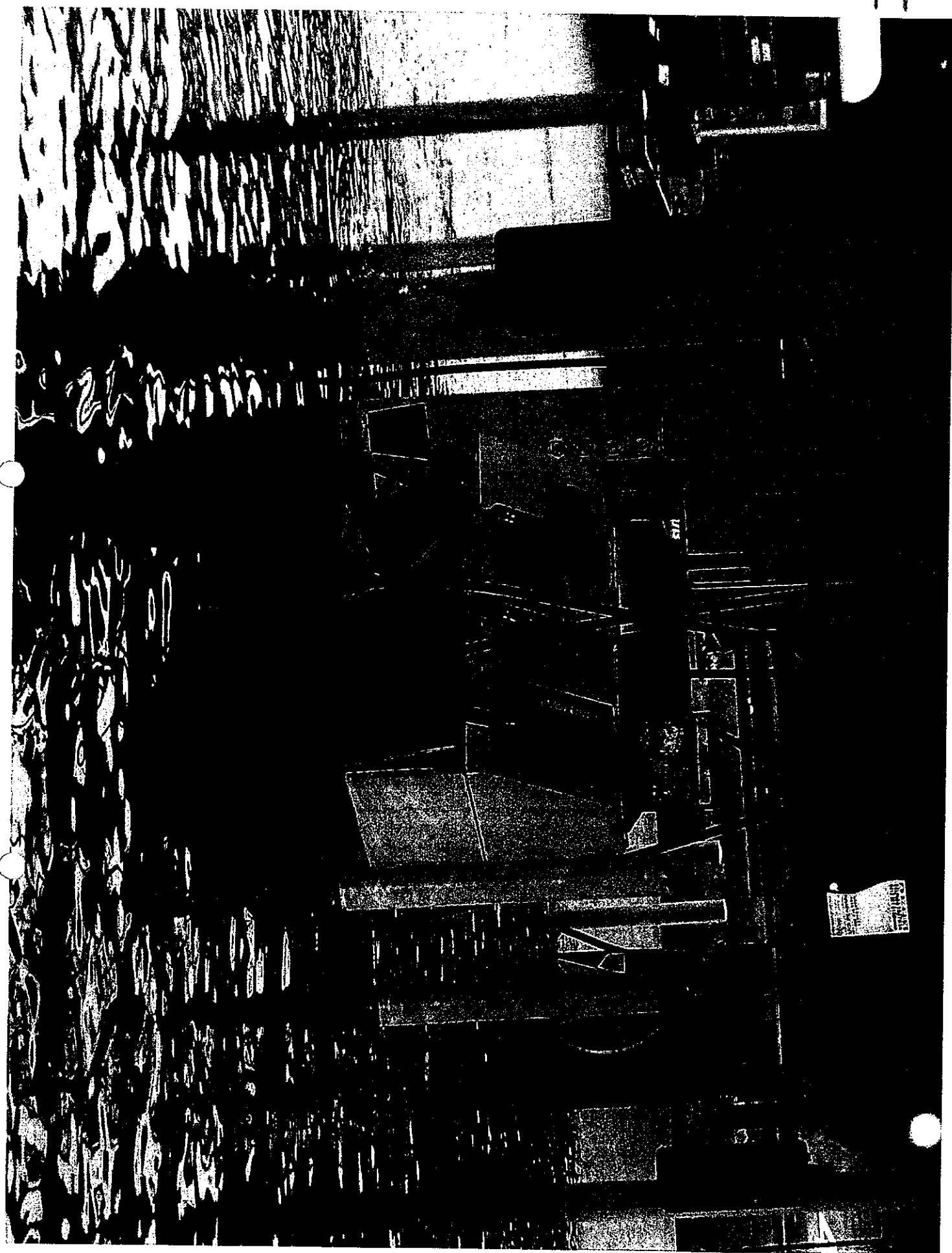
CENTRAL AVENUE

30/6/05



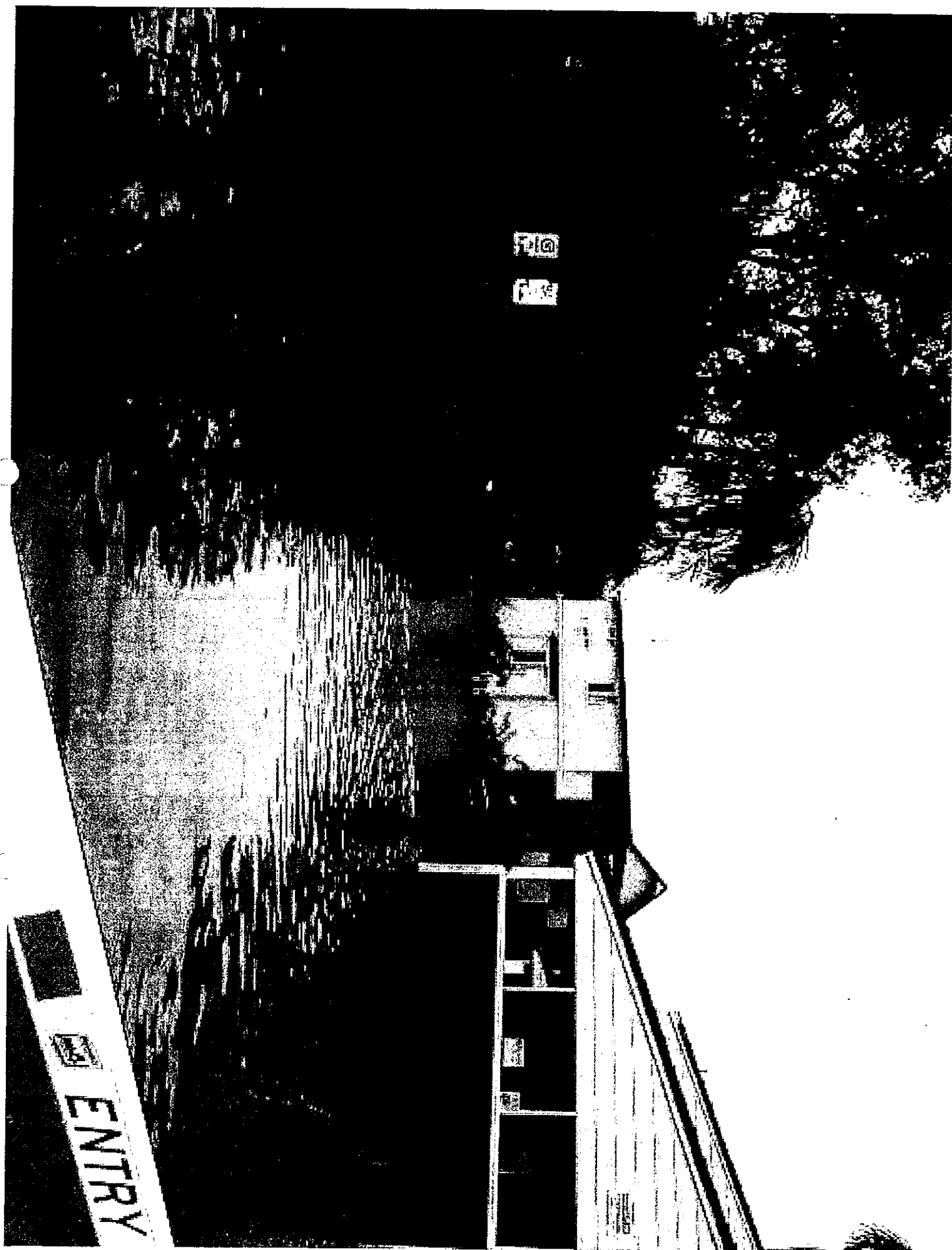
SERVICE STATION

30/6/05



ENTRANCE TO RESORT

30/6/05

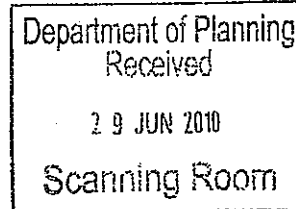




Site 265
North Star Holiday Resort
1 Tweed Coast Road,
HASTINGS POINT NSW 2489

22 June 2010

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001



RE: Lot 156 Creek Street Hastings Point – 06_0153

To Whom It May Concern

No 4 on the Plan is a choked up table drain on the south side of Creek Street, Hastings Point, from the last current house to the end of Creek Street. This drain is 3 metres wide and was 2 metres deep. All roads in Australia have drainage ("table drains").

The Plan lists No.4 as "existing native vegetation, to be retained as a buffer". This growth is all a self-sown mixture of large trees to 6m now, dense shrubs and ferns. For years, this must have been the drainage for Creek Street and Lot 156.

In heavy rain I have seen the water running over this drain from Lot 156 and across into the front yards of houses on the north side, leaving 50cm of water from carports to the centre of Creek Street.

I do not see any provision on the Plan for the management of storm water. As the creek is the only natural path for run-off to reach the sea, this old drain could be the only way to it. Of course, if the sealed streets eventuate for the 41 house blocks, NSW state laws will have to apply regarding storm water, but I see nothing on the Plan.

I have been a resident of the North Star Resort for 17 years. I know that the storm water from houses and roads is dealt with efficiently by underground pipes into two large storm waters drains, one each side of the Park. These meet at the creek by a pipe under the end of Creek Street.

During the six-day rains of June 2005, these two drains started to run uphill and I, along with many other residents, was concerned. I later discovered that the then owner of Lot 156 had blocked the creek with a truckload of soil. This was to make a crossing to the lower end paddock. He then proceeded to knock down 90% of the trees which were later piled up and burnt. This crossing was later piped. With no stormwater plan, the proposed development would be "up the creek without a paddle."

I noted that the sewerage pipes have already been extended to the end of Creek Street. This is the kind of work usually covered by "developer contribution"?

Apart from any other objections, and there are many, stormwater management must be seen to be missing from the proposal.

A B CAMPBELL

Submissions

RE: LOT 156, Creek St - 06_0153 addressed to:

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

22-6-10.

Points of Objection that you might consider

- 1 • The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level. ✓
- 2 • Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Our streets were knee and waste deep in the 2005 flood. ✓
- 3 • Our properties are already pressured in heavy rain events. ✓
- 4 • This development will place our lives and properties at risk. ✓
- 5 • This will decrease the value of our properties and increase the cost of insurance. ✓
- 6 • Emergency access roads do not exist for North Star Resort and increased flood hazard will trap us in flood times. ✓
- 7 • As an elderly person, I fear for my safety, life and ability to access safe refuge. ✓
- 8 • It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose. ✓
- 9 • Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected. ✓
- 10 • There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems. ✓
- 11 • The buffer to the estuary and wetlands should be 50-100m. ✓
- 12 • Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat. ✓
- 13 • This development will destroy the amenity of the area. ✓
- 14 • Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection. ✓
- 15 • The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents. ✓
- 16 • The developer's offer to rejuvenate degraded land that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant. ✓
- 17 • The developer's flood models are flawed and should be investigated. ✓
- 18 • The developer's flora and fauna reports are not conducted by qualified experts, are not current and are incorrect. ✓
- 19 • There is no proper consideration for climate change, increased rainfall, storms and sea level rise. ✓

I authorise John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests. ✓ MJC

NAME: ALAN B. (Bruce) Campbell

ADDRESS: 265 NORTH STAR RESORT

1 COAST RD.

TEL: 0266761992

HASTINGS POINT

N. S.W. 2489

Submissions RE: LOT 156, Creek St – 06_0153

Regional Projects, Major Projects Assessment

Attn: Marek Cholinski

Department of Planning

GPO Box 39, Sydney NSW 2001

No. 8

Dear Sir

I am totally against this development for the reasons set down below and this DA go's against the "Provisions under the EP&A Act require consent authorities to consider coastal and flooding hazards in their planning and development approval decisions. The NSW Coastal Policy and coastal regional strategies also require consideration of sea level rise, as does the Standard Instrument for Local Environmental Plans where relevant"

NSW Sea level rise Policy Statement

1. The Cudgera and Christies Creek estuaries have already had their flow path changed by the actions of the previous owner who stole fill from the estuary and used it to illegally extend the property.
2. Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Hastings Point streets were knee and waist deep in the 2005 flood.
3. Emergency access roads do not exist for North Star Resort and increased flood hazard will trap residents in flood times.
4. This accumulative effect of water with the other DA's that Council has on its books for the upper reaches of this water course, will only increase the amount of flooding to the whole watershed area.
5. This involves farm land, existing housing developments, etc; you have a duty of care to make sure you do not exacerbate the problems of the existing residents.

Finally this is an inappropriate Development in an inappropriate area where the Developer has been allowed to illegally reclaim land through rezoning of crown land.

Sincerely

V. Norley

0429803561

Frank Skinner JP

306/1 Coast Road

Hastings Point NSW

2489

Regional Projects

Major Projects Assessment

Department of Planning

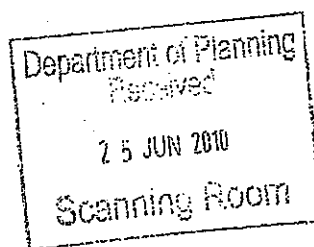
GPO Box 39

Sydney NSW 2001

Reference LOT 156, CREEK STREET, -06_0153



No. 7



Dear Sir/Madam, I would like to list below my objections to any development on the above location

1. that any form of filling will create additional flooding hazards to what already exist as illegal filling of the estuary has already taken place which caused significant flooding in 2005 at the rear of our home with Creek St., a raging torrent at times.
2. At present when heavy rains occur in conjunction with a high tide our properties are put under pressure by rising waters.
3. This development is taking place without regard for our lives and safety and for that of our property.
4. The cost of insurance will skyrocket as a result.
5. our properties will decrease in value
6. An emergency road exit does not exist for North Star and increased flooding would/will trap us in flood times.
7. as a person over 60 I now fear for me and my wife's safety, life and ability to exit this area in time of an emergency which will be hampered by flooding if this development proceeds

SOUTH GOLDEN BEACH PROGRESS ASSOCIATION INC.

4 Gloria Street, South Golden Beach NSW 2483 Ph: 66803561
email: sgbpa@bigpond.com



No. 6

26 June 2010

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney, NSW 2001

Attn: Marek Cholinski

Dear Major Projects Assessment:

We are writing on behalf of the membership of our community association to oppose the proposed development for Lot 156, Creek Street (06_0153) in Tweed Shire.

As an organisation committed to sustainable small coastal villages, we are against this development on a number of grounds. First, the flood risk in this area is extremely high, and the plans for this development have inadequate flood mitigation strategies. Also, the increased traffic will present problems to the many elderly residents in the vicinity and to the many endangered species who inhabit the wildlife corridor surrounding the property. Biodiversity will not be protected by this development; in fact, the wildlife corridor will be severely affected if not totally destroyed. In addition, the developer has not presented reports by qualified experts as to the effect to plant and animal life that this development will bring.

We fully support the objections of the Hastings Point Progress Association to this development and also point out that Tweed Shire Council declared this development unsuitable and indicated that it had failed tests of adequacy.

We urge you to reject this proposal!

Sincerely,

Kathy Norley, President
South Golden Beach Progress Association

Denise Nessel, Vice President
South Golden Beach Progress Association

Marek Cholinski - Online Submission from Ford Newbold ()

From: Ford Newbold <fordnewbold@hotmail.com>
To: Marek Cholinski <marek.cholinski@planning.nsw.gov.au>
Date: 26/06/2010 13:53
Subject: Online Submission from Ford Newbold ()
CC: <assessments@planning.nsw.gov.au>

No. 5

I want to register my objection to this proposal. In particular, I am concerned about the flood risks, the increased traffic, the threat to the amenity of the current residents, and the lack of reports by qualified experts as to the effects on local wildlife and plant life.

I agree with the perspective of the Hastings Point Progress Association, which objects to the proposal, and Tweed Shire Council, which has pointed out that the proposal fails tests of adequacy. This proposal should be rejected!

Name: Ford Newbold

Address:

37 Rangal Road
North Ocean Shores, NSW 2483

IP Address: - 124.149.76.126

Submission for Job: #1081 Residential Subdivision & Tourist Facility
https://majorprojects.onhlive.com/index.pl?action=view_job&id=1081

Site: #682 06_0153 Creek Street, Hastings Point
https://majorprojects.onhlive.com/index.pl?action=view_site&id=682

Marek Cholinski

P: 02 9228 6284

E: marek.cholinski@planning.nsw.gov.au

Powered by Internetix Affinity

Marek Cholinski - Online Submission from Denise Nessel (object)

From: Denise Nessel <ddnessel@westnet.com.au>
To: Marek Cholinski <marek.cholinski@planning.nsw.gov.au>
Date: 26/06/2010 13:43
Subject: Online Submission from Denise Nessel (object)
CC: <assessments@planning.nsw.gov.au>

No. 4

I am writing to object to this proposal and to support the submission of the Hastings Point Progress Association and also Tweed Shire Council's response to the "test of adequacy" with regard to this project. The proposed development is unsuitable for a number of reasons, including inadequate flood mitigation strategies, the consequence of increased traffic that will threaten pedestrians in the immediate area, and the overall disregard of the history of problems with the site that this proposal does not address. I urge you to reject this proposal!

Name: Denise Nessel

Address:
37 Rangal Road
North Ocean Shores, NSW 2483

IP Address: - 124.149.76.126

Submission for Job: #1081 Residential Subdivision & Tourist Facility
https://majorprojects.onhiive.com/index.pl?action=view_job&id=1081

Site: #682 06_0153 Creek Street, Hastings Point
https://majorprojects.onhiive.com/index.pl?action=view_site&id=682

Marek Cholinski

P: 02 9228 6284
E: marek.cholinski@planning.nsw.gov.au

Powered by Internetix Affinity

Marek Cholinski - Online Submission from Nicolas Monniot (object)

From: Nicolas Monniot <nicolasmonniot@optusnet.com.au>
To: Marek Cholinski <marek.cholinski@planning.nsw.gov.au>
Date: 18/06/2010 09:36
Subject: Online Submission from Nicolas Monniot (object)
CC: <assessments@planning.nsw.gov.au>

No. 3

Attention NSW Department of Planning

Dear Sir/ Madam,

I am writing regarding application 06_0153, a residential and tourist development subdivision at Lot 156 Creek Street, Hastings Point in the Tweed Shire and would like to object to the proposal.

The development that Walter Elliot Holdings is seeking is pure folly. This flood plain should not be built on. It makes no sense at all. For people who live here and holiday here, it would be a terrible blow. We cannot imagine crossing the little bridge above the creek and staring at a sea of roofs in the background. Every single dwelling adjacent to Cudgera and Christies creeks will endanger the fragile environment here and if approved, it will only be a matter of time until the creeks are polluted and slowly dying.

I know there is a need for land release around the Tweed, because of the strong population demand. It is after all, an awesome part of NSW. But Cudgera Creek cannot survive 41 allotments. Lot 156 Creek Street is not suited for development.

Make the sensible decision and refuse this proposal.

Yours sincerely,

Nicolas Monniot

Name: Nicolas Monniot

Address:

274 Marine Parade, Kingscliff, 2487 NSW

IP Address: dub2-56k-089.tpgi.com.au - 203.29.139.89

Submission for Job: #1081 Residential Subdivision & Tourist Facility
https://majorprojects.onhivve.com/index.pl?action=view_job&id=1081

Site: #682 06_0153 Creek Street, Hastings Point
https://majorprojects.onhivve.com/index.pl?action=view_site&id=682

Marek Cholinski

P: 02 9228 6284

E: marek.cholinski@planning.nsw.gov.au

Powered by Internetix Affinity

Marek Cholinski - Online Submission from Lilas Monniot (object)

From: Lilas Monniot <lilas@exemail.com.au>
To: Marek Cholinski <marek.cholinski@planning.nsw.gov.au>
Date: 17/06/2010 14:43
Subject: Online Submission from Lilas Monniot (object)
CC: <assessments@planning.nsw.gov.au>

No. 2

Dear Sir/ Madam,

I am writing regarding application 06_0153, a residential and tourist development subdivision at Lot 156 Creek Street, Hastings Point in the Tweed Shire and would like to object to the proposal.

I would like to begin by positioning myself as a reasonable person. I am a well-travelled person (having both French and Australian nationalities), a high school teacher by profession and a mother of 2 young children. I am not a radical greenie or an anti-development lobbyist. I have lived around the Tweed coast for more than fifteen years and am smitten by the beauty of this place and its great biodiversity. Once again, I am no greenie but I strongly believe that BIODIVERSITY is the key to our survival.

The development that Walter Elliot Holdings is seeking is pure folly. This flood plain should not be built on. It makes no sense at all. For people who live here and holiday here, it would be a terrible blow. We cannot imagine crossing the little bridge above the creek and staring at a sea of roofs in the background. Every single dwelling adjacent to Cudgera and Christies creeks will endanger the fragile environment here and if approved, it will only be a matter of time until the creeks are polluted and slowly dying.

I know there is a need for land release around the Tweed, because of the strong population demand. It is after all, an awesome part of NSW. But Cudgera Creek cannot survive 41 allotments. Lot 156 Creek Street is not suited for development.

Make the sensible decision and refuse this proposal.

Yours sincerely,
Lilas Monniot

Name: Lilas Monniot

Address:
4 Elfran Avenue, Pottsville 2489 NSW

IP Address: 89.14.233.220.static.exetel.com.au - 220.233.14.89

Submission for Job: #1081 Residential Subdivision & Tourist Facility
https://majorprojects.onhiive.com/index.pl?action=view_job&id=1081

Site: #682 06_0153 Creek Street, Hastings Point
https://majorprojects.onhiive.com/index.pl?action=view_site&id=682

Marek Cholinski

P: 02 9228 6284
E: marek.cholinski@planning.nsw.gov.au

Powered by Internetix Affinity

Marek Cholinski - Online Submission from Lorraine Skvor of Local Rates Payer (object)

From: Lorraine Skvor <oz-van@hotmail.com>
To: Marek Cholinski <marek.cholinski@planning.nsw.gov.au>
Date: 02/06/2010 11:44
Subject: Online Submission from Lorraine Skvor of Local Rates Payer (object)
CC: <assessments@planning.nsw.gov.au>

No. 1-a.

This is ridiculous, you cant build on flood plain and on environmentally protected land.

Name: Lorraine Skvor
Organisation: Local Rates Payer

Address:
1/13 Creek St
Hastings point NSW 2489

IP Address: ppp121-150.static.internode.on.net - 150.101.121.150

Submission for Job: #1081 Residential Subdivision & Tourist Facility
https://majorprojects.onhive.com/index.pl?action=view_job&id=1081

Site: #682 06_0153 Creek Street, Hastings Point
https://majorprojects.onhive.com/index.pl?action=view_site&id=682

Marek Cholinski

P: 02 9228 6284
E: marek.cholinski@planning.nsw.gov.au

Powered by Internetix Affinity

No 1. 6)

Submissions should be RE: LOT 156, Creek St – 06_0153 addressed to:

Regional Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Points of Objection that you might consider in your letters:

- The level of fill proposed for the development and the emergency access road will increase flood hazard to an unacceptable level.
- Previous illegal filling of the estuary and LOT 156 causes current significant flood hazard. Our streets were knee and waste deep in the 2005 flood.
- Our properties are already pressured in heavy rain events.
- This development will place our lives and properties at risk.
- This will decrease the value of our properties and increase the cost of insurance.
- Emergency access roads do not exist for North Star Resort and increased flood hazard will trap us in flood times.
- As an elderly person, I fear for my safety, life and ability to access safe refuge.
- It is inappropriate to fill the only flood plain available to drain the surrounding catchments. It exists for a purpose.
- Storm water and drainage solutions are inadequate and adjoining properties including my own will be adversely affected.
- There is no satisfactory solution for the redirection of water flow. The change in water levels/flows will damage critical habitat and wetland ecosystems.
- The buffer to the estuary and wetlands should be 50-100m.
- Lot 156 sits in a wildlife corridor with endangered species that visit and breed in the area including the bush and beach stone curlews, jabirus and others. The extent of the development proposed in this area will destroy this habitat.
- This development will destroy the amenity of the area.
- Unsatisfactory traffic/pedestrian access for Creek Street/Coast Road intersection.
- The flood access road with cycle path proposed will adversely affect the environment and wildlife which inhabits this area. The volume of human traffic using this area and the construction of such a road requires an environmental impact statement. Destroys the safety and amenity of adjacent residents.
- The developer's offer to rejuvenate degraded land that it degraded as an offset to degrade further endangered ecological communities is morally/legally repugnant.
- The developer's flood models are flawed and should be investigated.
- The developer's flora and fauna reports are not conducted by qualified experts, are not current and are incorrect.
- There is no proper consideration for climate change, increased rainfall, storms and sea level rise.

I authorise John O'Reilly of O'Reilly Sever & Co Lawyers, the Hastings Point Progress Association and the consultants and experts they retain to represent my interests.

NAME: *Horzaine Skvor*

ADDRESS: *1/13 Creek St*

TEL: *66 642 96*

Regional Projects

Major Projects Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001

Submission Re Lot 156, Creek St – 06_0153

I have lived in Hastings Point for about 14 years – enjoying the virtually untouched beauty of the beach and estuary and quiet village atmosphere.

I am opposed to Lot 156 Creek St DA 06_0153 for many reasons.

1. Overall unsuitability of building on a floodplain in an environmentally sensitive area under threat of global warming.
2. There is already a problem with flooding.
 - an unacceptable increase in fill will increase the flooding risk.
 - a change in water level will affect the wetlands and ecosystem
 - flooding will put lives and properties at risk.
 - it will create emotional stress and insecurity
 - it will devalue property and increase insurance.
3. Size of development is too big...and height limits too high. The developer could make just as much money with fewer quality homes on 1 acre blocks - with less overcrowding.
4. Traffic impact on Creek St – a small unmarked street — would be overwhelming due to thousands of trucks. Dust, noise road destruction and danger to kids and animals have already been a problem during the construction of just one house.
5. The design and placement of proposed access road is outrageous - between existing houses and creek on a riparian zone.
6. There is already a lack of access to creek for both local residents and visiting public.
7. The current fencing debacle on Lot 156 continues to divide and separate the community.

8. The history of Lot 156 has shown complete disregard and contempt for the owner's stewardship of the creek and environment.

- I have no confidence the developer will be responsible and protect the environment or community in any way if his current development at Nos. 4 and 6 Creek St is any indication e.g. devious DA variation, inappropriate fill and site coverage and destruction and poisoning of mature trees.
- I am completely disillusioned with the current 6A environmental protection on the site as the environment has been severely decimated by an illegal land grab, fill and estuary dredging, clearing and poisoning protected species, water pollution, bullying, and lack of accountability - and now double fencing impacting safety and access.
- I have no confidence any accountability will be enforced.

9. Preferably the site should be brought back to its original condition for the benefit of the whole community and visitors – many of them on school excursions



Lorraine Skvor

13 Creek St

Hastings Point 2489

0266764296

27/6/2010