

SOUTH WEST ROCKS

COMMUNITY CATCH UP

SUMMARY REPORT

2022

South West Rocks Community Catch Up

Date:	24 March 2022 5-7PM
Venue:	SWR Country Club
Materials provided:	Butchers paper, sticky notes, stationery, development zone mapping, fact sheets of major projects within SWR and the Shire.
Event description:	A structured workshop where participants will work in small table groups to consider localised issues and provide Council with their questions, concerns and expectations. The format allows everyone to have their say, Council to capture feedback and Council to report back to community about key issues.
Key themes we heard:	Potential location of the SWR Library and Community Hub; The significant amount of development occurring within SWR and concerns around the infrastructure to support the growing population; Development Application processes and lifecycle, including length of validity of the DA.
Feedback of the workshop:	A positive opportunity to meet and discuss the future of the community with Councillors and Community Members through an open discussion.

STRENGTHS OF OUR COMMUNITY

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We asked participants what they value as the strengths of their community. The top responses are below in order of popularity.

The top responses:

- Supportive and proud community
- Environmentally concerned and aware community
- Natural beauty of the area
- Diverse community
- Strong family ties and history to the area
- Indigenous cultural heritage
- Family friendly town and community



Priorities

We asked participants what their priorities are for South West Rocks. These are listed below, in order of popularity.

- More, and improved community infrastructure including: library; community and education centres; supermarkets and banks.
- Encourage General Practitioners (GP's) to South West Rocks and provide more medical facilities (Day surgery, emergency room, medical specialist services).
- Retain green spaces in future developments and town planning.
- Retain coastal heritage and village atmosphere of the town.
- Limit building height to 3 storeys across all of South West Rocks.
- New blocks should be a minimum of 700 square metres, with a focus on having a large yard space for planting trees.
- More carparking in high use areas such as the beach and town centre.
- Protect wildlife corridors and ensure there are green belts in future planning.
- A major access road into South West Rocks and between Arakoon Rd to Phillip Drive designed to cope with heavy rain events.
- No more high-density developments to be built.
- New developments to include tree planting along the streets to increase green spaces for community and improve the street aesthetics.
- Ongoing protection and maintenance of the health of Saltwater Creek and Lagoon.
- Protect the Indigenous character and cultural heritage and incorporate Indigenous art throughout town (and Shire) developments.
- Prevent anymore loss of our biodiversity.
- Attract new businesses and job opportunities to boost the local economy.
- An accessible dog park, especially suitable for the elderly population (not to be located at the beach or Matty's Flat).
- Expand access to Main Beach to take pressure of Horseshoe Bay through the installation of boardwalks and bridges.
- Improved town planning due to common flood occurrences and South West Rocks at risk of becoming isolated; further community connections to help the growing community during these natural disasters.
- Regular public transport (buses) into Kempsey that aligns with the train schedule.
- Solar heated public swimming pool
- Improve traffic flow management along key roads and widen residential streets, including upgrading kerbing and guttering.
- Emphasise decentralised development. Highlight Clybucca where areas have been cleared and are suitable for development.

- Remove Horseshoe Bay Caravan Park and turn the area (along with Horseshoe Bay Reserve) into green spaces and car parking.
- Upgrade and develop the river space (around Matty's Flat) into a space for leisure and relaxation by incorporating BBQ's and picnic tables etc).



Expectations

We asked participants what they expect from Council over the coming years. The responses are below, in order of popularity:

- Council to share more information regarding developments, control plans, LEP through improved consultations, including improved communications to adjoining properties.
- Improve maintenance standards on roads, bridges and water infrastructure (e.g., drains, sewers etc).
- Council to stop development until suitable infrastructure is in place (e.g., road networks, community infrastructure, water infrastructure).
- Enforce time limits (i.e., short timeframes) on Development Applications (DA's).
- Improve traffic flow management across South West Rocks, especially Arakoon Rd.
- Council to be transparent about the capacity of the water infrastructure (including Hat Head bore) and if the current infrastructure can sustain another 1500 dwellings.
- Establish a population limit for South West Rocks and ensure population numbers do not exceed this capacity.
- Investigate different communication methods to determine the best methods of communicating with the community regarding projects, major work updates and during emergencies.
- Rezone development zones as environmental zones and set aside a percentage of the annual budget to boost environmental protection in these zones.
- Ensure the Biodiversity Offset Scheme offset sites are located in or around South West Rocks and Hat Head.
- Increased transparency from Council regarding the land they are selling and buying and the reasons for these changes.
- Council to lead by example and for the State Government to respect Council's decisions.

**This data is the unedited responses from community and does not necessarily reflect Council's capacity or legislative requirements to meet these priorities.*

Quick Poll

We asked community, via Your Say Macleay, what they value the most about South West Rocks. We received 38 votes which are below:

What do you value the most about South West Rocks?

Natural beauty



Village atmosphere



Limited development



Parks and reserves



Beaches



The other residents



Holiday destination



Community Questions

Community Questions	Answer
Roads	
Have you considered widening Cardwell Road due to increased traffic, especially boats and caravans?	Cardwell Street between Phillip Drive and National Parks boundary is currently not scheduled for widening in Councils four (4) year delivery program, nor is an off-road footpath a high priority action in Councils adopted Pedestrian Access Mobility Plan (PAMP). Widening of Cardwell Street within the National Parks is currently being considered as part of the development of a fresh Management Plan for the park area. National Parks plans may see an escalation in the priority of the path for the section of Cardwell Street outside of the National Park.
When will footpath conditions improve on Phillip Drive, east of the Country Club? At present it is not paved and blocked with overgrown trees, it is not flat to walk on and therefore must walk on the road, the road edge is uneven and cracked along the gutter and there is little to no street lighting.	Upgrade of the shared walkway/cycleway in Phillip Drive is currently under review, however, is not scheduled for funding at this stage as part of Councils four (4) year delivery program. A request for maintenance of overhanging trees has been logged with Councils tree maintenance staff.
Does Council have a traffic flow management plan for Gregory Street?	A Transport and Movement report is being prepared to support the SWR Structure Plan. This includes a detailed study of the existing transport infrastructure, a review of existing plans and studies, identification of key improvement actions to service existing deficiencies and the forecasted growth in SWR. This report will provide Council with sufficient transport and traffic information to assist in its ongoing planning and management of the transport network within the SWR Structure Plan study area.
When will the road to the headland be fixed?	Improvements for Trial Bay Access Road are under review by the NSW Department of Environment (NPWS) as part of current master planning of the location.
Does Council have a traffic flow management plan for SWR during floods and in time of an emergency	A Transport and Movement report is being prepared to support the SWR Structure Plan. This includes a detailed study of the existing transport infrastructure, a review of existing plans and studies, identification of key improvement actions to service existing deficiencies and the forecasted growth in SWR. This report will provide Council with sufficient transport and traffic information to assist in its ongoing planning and management of the transport network within the SWR Structure Plan study area. It is noted that any consideration of alternative access or egress from SWR shall be impacted by flooding as the location is surrounded by the Lower Macleay floodplain.
Are anymore cycleways planned for SWR, mostly an extension to Trial Bay Gaol Access Rd?	Council's Bike Plan and Pedestrian Access Mobility Plan outline cycleway and path priorities across the Shire. Links to these documents are as follows: • Bike Plan • Pedestrian Access Mobility Plan Within these plans a number of locations are identified for shared paths or cycleways along key thoroughfares and connections. Identified projects are also prioritised across the Shire. Major works are currently not proposed within the term of Council's Four (4) year Delivery Plan for expansion of cycleway routes as there is no funding source. This is reviewed annually as part of Council's adoption of its annual budgets and Operational Plan, which includes a public exhibition of the program

	of Council proposed works for each financial year. Should external funding sources become available for cycleways and shared paths then Council looks to take advantage of such opportunities in line with the priorities established from the PAMP and Bike Plan. See further information above with regard to Cardwell Street.
Community Infrastructure	
What planned infrastructure will support the growth of the town? Library, community garden, community centre with indoor sport and activities space for all ages.	A library based multi-purpose community hub has been identified as a key goal for the South West Rocks community. Further engagement and planning sessions will be undertaken with the community to ensure the community hub meets community needs.
What is happening at Horseshoe Bay Reserve and how can we prevent over-development there?	Council is currently undertaking civil and landscape detail design of Stages 2; 3 and 4 of the Horseshoe Bay Master Plan. Detail design is consistent with the concepts adopted in the Master Plan and includes the design of new and upgraded car parking and access road from Livingstone Street entry to Headland car park. Work on key components of the Master Plan, including paths, access road and carpark construction, is planned to commence later in 2022.
Why is the new library and community centre located away from the SWR CBD?	No decision has been made on a location for the facility that is yet to be funded. Council is currently analysing possible site options before further engagement and development of detailed plans.
What is the plan for 355 developer contributions - is it to be spent in this community for community facilities eg sporting fields etc.	Local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. Contributions may only be charged where a demonstrated link exists between development and the infrastructure to be funded. Contributions charges are in accordance with the relevant plan, with South West Rocks having a specific plan in place under which contributions are collected from development. 355 Committees are in place for certain community facilities to coordinate and manage the facility. They are not related to developer contributions.
What needs to happen to see a high school in south west rocks to support the growing community, and to reduce the added pressure and safety related to our children having to travel so far for high school education.	Population thresholds would need to be met for the NSW Dept of Education to develop a High School within an area. Council has engaged GHD to assist in the preparation of the SWR Structure Plan and GHD are to meet with the Strategic Planning unit of NSW Education to discuss these thresholds as well as to provide input into the development of the SWR Structure Plan.
Development	
With all the proposed development and increase in population council has planned at SWR, what plans has the council proposed to get all these residents to high schools, work and medical appointments during flood times as well as getting all the extra required supplies into SWR during flood times?	During natural disasters an Emergency Operations Centre (EOC) shall be established to support the combat agency, which in the case of a flood is the NSW State Emergency Service. The EOC includes representatives of emergency and supporting agencies. The EOC has oversight of emergency management arrangements for isolated communities. During times of moderate or major flooding South West Rocks is isolated, resulting in loss of access to certain services by South West Rocks residents. Emergency needs, such as supplies and medical support, are coordinated through the EOC and the responsible agency as required and in accordance with emergency response plans.

Is it possible to change the amount of proposed development in SWR? Is Council considering rejecting this huge increase in development and population? If not, why not?	Development Services are a core business function of Council that must be maintained for the public. Council Officer's must consider every 'properly made' development application and issue a recommendation or consent/refusal based on planning merit. Planning performance is closely monitored by the State government and where a Council's Development Services are not meeting standards, the State may intervene and take the function off of the Council. Within South West Rocks there are a number of historical development applications that have been approved that are currently been acted upon in light of the demand for housing across the North Coast. Most of these developments are major projects approvals via the NSW Government under former planning legislation or determinations of the Land and Environment Court. Information on development in South West Rocks is available here.
Why is there no height limit on land zoned as recreation in South West Rocks? This anomaly should be closed to protect the town's "Village feel" which attracts the tourist dollars. High rise developments such as that recently proposed by the Country Club and the requested rezoning by the developer of "Saltwater" will eventually cost us jobs. Why is there not a maximum blanket height limit for the entire town?	There are no building height limits on land zoned RE1 Public Recreation or RE2 Private Recreation within the Kempsey Shire. Generally building height limits are increased around commercial activity areas to enable the provision of commercial type development, eg. recreation facilities, function centres, shop-top housing. Whilst some land within SWR does not have a building height limit under the provisions of KLEP 2013, height limits of 8.5m and 11m are identified within the area. The 11m height limit is concentrated around commercial activity centres, such as: • SWR CBD bounded by Gregory St/Livingstone St/Memorial Ave/Landsborough St • Gregory St IGA and adjoining Aged Care Facility Applications within land zoned as recreation are assessed based on planning merit, as is the case with any development application lodged.
How will Council manage future developments built on floodplains and flood prone land? Will Council be held to account for reimbursement if properties are damaged?	Development on flood prone land must be in accordance with Council's provisions for development on Flood Liable land, such as Clause 5.21 of KLEP 2013 and KDCP 2013 Chapter B7 – Flood Hazard Area Management. Council's planning instruments consider modelling available and are updated when required as new modelling is undertaken and risks are better understood. The Lower Macleay Flood Risk Assessment & Management Plan is currently under development and shall inform review of the KLEP and KDCP. Until such time as that occurs, the existing provisions of KLEP and KDCP remain in place. Provided Council has assessed development in line with the provisions of the planning instruments and legislation in place then Council is not responsible for reimbursement.
With things such as no GPs presently with open books in SWR, how do you justify the	The SWR Structure Plan will outline priorities and develop actions to enable Council to achieve the best outcomes for the community, including provisions

ongoing growth of population without investing properly in SWR infrastructure?	for infrastructure. It will also ensure that the best use of Council resources and focus Council investments to best serve the community.
How does council intend to impose environmental protections on new DAs particularly for sub-developments?	The Council administers planning matters in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act). This is the primary land use planning statute in NSW. The objectives of the Act are principles to guide planning authorities in making decisions. The objectives relevant to environmental protection include: • to promote the social and economic welfare of the community and a better environment via the proper management, development and conservation of the State's natural and other resources; • to facilitate ecologically sustainable development by considering economic, environmental and social factors in planning decisions; • to promote the best use of land; • to protect threatened and other species of plants and animals, and habitats; • to promote sustainable management of heritage sites; • to promote the good design and amenity of the built environment; "Development" includes the use of land, the subdivision of land, and the erection or demolition of a building. Within South West Rocks there are a number of historical development applications that have been approved that are currently being acted upon in light of the demand for housing across the North Coast. Most of these developments are major projects approvals via the NSW Government under former planning legislation or determinations of the Land and Environment Court. The conditions of those consents apply to the development.
Will a strategy be developed in response to all these new developments to ensure habitat and environmental preservation?	Council has no plans to develop a new strategy in response to the development occurring. Actions from the recently adopted Biodiversity Strategy are being implemented across the Shire.
What provision is council making for extra services and utilities to accommodate projected increase in population of South West Rocks	The SWR Structure Plan will outline priorities and develop actions to enable Council to achieve the best outcomes for the community, including provisions for infrastructure. Council is also completing an Integrated Water Cycle Management Strategy which provides for longer term planning for water and sewer infrastructure.
What level of Government needs to monitor the decline of water quality in Saltwater Creek and Lagoon due to all the approved developments? What is currently being done about this?	KSC is currently reviewing its water quality monitoring program.
Are developers being held accountable for damage to roads due to multiple truck movements during the site construction?	Yes. Developers are conditioned to utilise nominated truck haulage routes to and from their sites. Dilapidation reports are done prior to any truck movements and then again at specific milestones in the development process. Damage to the road network is apportioned to the developer to rectify based on the truck movements and the state of the road.