

# **Minutes of Meeting No.2 - Point Plomer Road, South Crescent Head Community Reference Committee**

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**Meeting held:** Thursday, 5 February 2004 at 5pm - Kempsey High School

**In Attendance:** Cr John Bowell, Cr Terry Hunt, Mr John Kelly, Ms Madeleine Mainey, Mr Gary Hamill, Ms Margo Johnston, Mr Chris Dockrill, Mr Roger Fergusson, Ms Michelle Chapman.

**Apologies:** Ms Polly Thomson, Ms Mary-Lou Buck

## **Proceedings:**

### **1. Welcome and Adoption of Minutes of Meeting #1**

The minutes were adopted without modification.

### **2. Group Work**

Michelle Chapman facilitated two groups, comprising four members each, who worked on refining key issues and objectives for the study area. The following matters were resolved:

#### **What parts or components of the study area are of key value and significance?**

- Relative lack of development, generally free of man made structures, only minor human impact
- Unique and unspoiled – relatively untouched
- Significant scenic beauty
- Significant Aboriginal heritage/a place of Aboriginal cultural and family history, including sacred sites, trading lines and ‘spiritual’ songs.
- Flora and fauna, a diverse and wonderful environment – threatened species, regional wildlife corridor, fluvial estuarine floodplains, dunes, wetlands, lakes, low lying coastal swamps, floodplain vegetation, littoral rainforests
- Primitive camping opportunities, people from the outside the area can experience a wild and free holiday, people can have a traditional bush/beach experience
- Pristine water
- Serenity
- Gravel Road
- No development on headlands
- The study area connects the coast and the hinterland forests, an area where the bush meets the sea in a unique sense
- It’s what the area doesn’t have that makes it unique and special.

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### **What are the main threats to these values?**

- Inappropriate development such as multiple storey and high rise buildings, high impact tourism, large scale physical development, any commercial activity that significantly comprises the existing environment, incompatible industry
- Population and tourist pressures, increasing population density – Problems occur where there are large concentrations of human population, the area becomes over extended. Excessive numbers of visitors is an issue caused primarily from places of accommodation taking on more visitors than permitted under their approval and a lack of camping area controls. Surf tours in the area should be capped.
- Unregistered/uncontrolled trail bike riders, quad bikes, jet skis and associated intrusive noise
- Mass clearing of natural flora, legal and illegal land clearing (Clause 19 of Kempsey LEP)
- The existing multiple zonings of Goolawah camping grounds does not protect this important place – limit buildings to amenities blocks only – eg. no cabins
- Cattle everywhere
- Exotic species eg. Bitou Bush
- Advertising signs causing visual pollution
- Tarring of Point Plomer Road
- Monopoly of land uses
- Bushfire
- The changing philosophy of new land owners who may not share established community values
- Inappropriate and unauthorized access to wetlands and the beach. Access to the beach using private property should not be a foregone conclusion.
- Inadequate setbacks from Point Plomer Road for new developments

### **What are the key planning issues for the study area?**

The following are considered to be inappropriate land uses: Aquaculture, helipads/heliports, hotels, motels, certain types of recreation establishments, certain types of tourist facilities, hazardous and offensive industry.

The current objectives for each of the planning zones needs to be changed. The objectives should better reflect the need for protection of the unique qualities of the area. The desired future character for the area should reflect the principles of environmental sustainability.

The current zones are not appropriate and controls are not protective enough of the area. Locality specific amendments are required and/or a new conservation zone should be considered. The land tax implications of zoning changes should be investigated.

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Eg. Goolawah is under multiple zonings – need a zone which prohibits dwellings in this significant place.

A 7(d) Protection for Headlands is appropriate - headlands must be protected to ensure minimal development.

Inappropriate development and excessive scale of development should be prohibited. An inventory of the existing number of cabins needs to be undertaken. Cabin development should be restricted to perhaps 2 per hectare and only low key single storey developments approved.

Areas or relics of Aboriginal significance could be documented and protected in the LEP and/or alternatively at the Development Application Stage through appropriate conditions of consent.

The committee should consider whether land owners could be allowed some small additional number of dwellings to that currently permissible under the LEP, as an alternative to a tourist facility use. The committee should consider whether a cap on the total number of holiday dwellings for the area would be appropriate.

There are a number of management and compliance issues relating to the operation of camping areas, protection of significant flora and fauna, identification of significant Aboriginal heritage sites and development conditions that need to be resolved. A NPWS and Aboriginal community partnership will be required to resolve some issues.

A DCP which contains specific development assessment criteria such as height restrictions for development and minimum landscaping specifications should be prepared.

**What words would you use to describe the desired future character of the study area as a whole and of each of the current land use zones?**

- Relatively undeveloped and uninhabited
- Rustic
- Uncrowded beaches
- Environmental quality
- Scenic beauty of headlands and beaches
- Accessible to all socio-economic groups
- Low density
- To remain aesthetically as a rural land.
- High level of amenity

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### **3. Future meeting dates**

The committee agreed that the next meeting would be held at Kempsey District Hospital on Thursday, 19 February 2004, from 5pm to 7pm. Margo Johnson will arrange and provide details to Michelle for inclusion on next agenda.

### **3. Identifying particular sites for inspection within the study area**

This matter was deferred until the next meeting.

### **5. Matters arising**

#### **Community Communication during the life of the Committee**

The Committee resolved to distribute copies of the Minutes of all Committee Meetings to everyone that tendered written submissions for Committee membership to Council. Council is also requested to make copies of all Committee Minutes available for public viewing at the Crescent Head Country Club and Kempsey Council Libraries. This is to ensure that interested community members are kept informed about the deliberations of the Committee.

#### **Sealing of Point Plomer Road**

Committee members sought confirmation that they were able to make recommendations to Council on the sealing of Point Plomer Road. Michelle confirmed that this matter was dealt with at the first Committee meeting with Council agreeing that the committee could make recommendations concerning the road, provided it was done within the terms of reference of the committee. The proposed sealing of two sections of Point Plomer Road will be discussed at a future meeting.

#### **Draft Events Management Policy**

A copy of the Council's draft Events Management Policy is to be distributed with the next Committee Agenda and draft Minutes.

#### **Homework Distributed**

Homework was distributed to each committee member.

### **6. Meeting Concluded**

The meeting concluded at approximately 7.30pm.