

From: Kim Lahey [REDACTED]
Sent: Monday, 11 December 2023 2:37 PM
To: Kempsey Shire Council

From: [Edward Lahey](#) [REDACTED]
Date: 28 November 2023 at 9:44:00 am AEDT
To: ksc@kempsey.nsw.gov.au
Subject: SWR height amendments

Subject- SWR Building heights amendments.

Ref:PP2300005(PP-2023-2105

Attention General Manager

In accordance with your invitation please receive my objection to height amendments as proposed in the LEP 2013 Amendment Specifically, the changes pertaining to 19A Gregory Street, Lot 2331 DP 1196964.

This lot is Zoned C3 the lot has a long history and has been developed with council consultation over a long period of time to provide an amenity even though privately owned that is in keeping with the objectives of zone C3 Environmental Management

These objectives as follows

- To provide ,manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To conserve the scenic quality and natural characteristics of foreshore land.
- To conserve items and areas of historic significance

This lot has the historical Old School House Building, which was the main reason this land was rezoned to C3 to allow the retention of the history of the site and the building.

This Lot has an Aboriginal Midden that was a major influence on the C3 zoning, this midden has already been encroached by a structure built without council approval on the site. This Midden has cultural significance to the First Nations People within the local region, it is of major historical significance.

The lot is subject to a tree management plan, and has significant native trees growing within the site which were protected at DA and have the environmental, scenic qualities of visually significant land, these trees must be preserved and managed.

Any further development let alone one of 8.5 meters in height would have a drastic change in the character and the ability to maintain the C3 objectives of the lot.

This site has been developed with the visual and environmental benefit to the community, a priority and it should not be put at risk.

Regards,

Edward Lahey

Sent from my iPad

Ref: 16-33

15 December 2023

The General Manager
Kempsey Shire Council
PO Box 3078
KEMPSEY NSW 2440

Re: Submission to South West Rocks Building Heights amendment planning proposal PP-2023-2105

Reference is made to the draft South West Rocks Amendment of Building Heights Planning Proposal on public exhibition until 15 December 2023.

This submission is written on behalf of the South West Rocks Country Club, the owner of Lots 364 and 367 DP 754396 and Lots 4 to 7 DP 1032643 (***the subject land***) located at 2 Sportsmans Way South West Rocks. A map of the subject land is provided at Attachment A. In summary this submission:

1. Objects to the proposed application of an 8.5 m Height of Building development standard over the subject land.
2. Recommends that the Planning Proposal be amended to include a 13.5 m Height of Building Standard for the subject land.

Background:

The subject land is zoned RE2 Private Recreation with no applicable Height of Building, Floor Space Ratio or Minimum Lot Size LEP development standards.

The subject land is developed for private recreation purposes comprising the South West Rocks Country Club which is a modern club with upmarket facilities and amenities including:

- 150+ seat Restaurant
- 200+ seat Auditorium
- 300+ seat Bar and Lounge
- Ten Pin Bowling Alley, Bar & Diner
- 25 seat Cafe
- Gaming Room
- Tennis and Croquet Courts

Adjoining land is developed for an 18 hole golf course and the recently completed South West Rocks Sports High Performance Centre and Stadium located adjacent to main club house comprising two sporting fields and a 660-seat stadium.

The subject land is unconstrained (Attachment B), well located and is serviced with all necessary urban infrastructure.

South West Rocks Structure Plan:

As shown in the extracts below, the land is identified in the South West Rocks Structure Plan as a key site (D) for growth within an 'opportunity neighbourhood', nominated in the Structure Plan as **(4) Sports and Recreation Precinct**, whereby:

The sports and recreation precinct is a key hub for locals. There is currently a preliminary concept Master Plan in progress for the South West Rocks High Performance Centre which will contribute to the uplift of the precinct. The sports field project and others identified in the implementation programme aim to enhance this precinct and offer further recreational opportunities. A concept for this site has been detailed in the Structure Plan which would aim to optimise the variety of community uses in the area, improve wayfinding and overall improve the experience.

D. Key Site - the opportunity to expand sport and recreation facilities and create a connected hub for the differing uses.

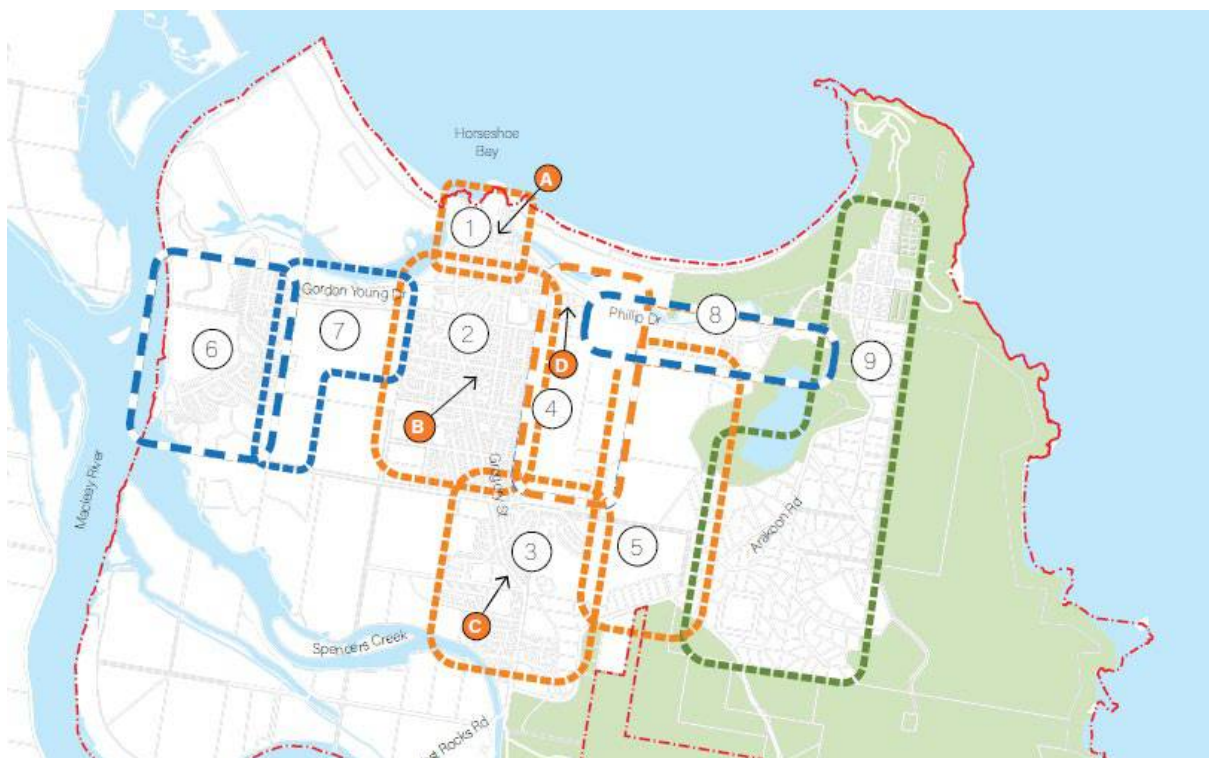


Figure 38: South West Rocks Neighbourhoods – possible future scenarios

The 'Implementation Programme' (Table 3, Page 46) describes the Sports and Recreation precinct as a medium-term project seeking:

- *improved connectivity between the range of buildings and functions within the precinct.*
- *Improved economic return on investment.*

The Structure Plan identifies future economic growth *by identifying suitable land and land-uses appropriate for residents (services), visitors (nature tourism, accommodation, activities) and business, with a vision to support tourism industry with increased accommodation choice & visitor experiences.*

New development within the Sports and Recreation Precinct for the future 'Bay Hotel' project cannot be delivered within the 8.5 m height limit recommended in the Planning Proposal. Environmental, social and economic benefits arising from the Bay Hotel project are detailed in the attached Business Plan (Attachment F) and summarised in the following section of this submission.

The Structure Plan also identifies that South West Rocks *is experiencing limited housing choice and affordability.*

Housing choice and affordability in South West Rocks is adversely impacted by the use of existing dwelling stock as short term holiday rentals (Airbnb and the like). This is an important observation in the context of this Planning Proposal as reducing the height of building control over the RE2 zoned land appurtenant to the Country Club will jeopardize future plans to deliver the Bay Hotel project, a purpose designed, fit for purpose, accessible *tourist and visitor accommodation* development.

The provision of modern hotel accommodation in South West Rocks may see the return of some rental accommodation to the housing market.

The Bay Hotel Project:

South West Rocks Country Club Hotel Project Business Case

A Business Case was prepared in September 2022 for *tourist and visitor accommodation (hotel or motel accommodation)* to be established within the land adjoining the South West Rocks Country Club and is attached to this submission. Key elements of the Business Case are summarised as follows:

Project Scope	<ul style="list-style-type: none">• <i>The Project comprises a 4-star quality, four storey – 54 room hotel including: 12 two-bedroom, 6 wheelchair accessible, 12 easy access, 24 standard suites (20 of which are interconnecting) and rooftop bar and lounge – the first of its kind for the region.</i>• <i>It will fill the market gap in the Kempsey LGA, by creating the first 4+star quality hotel in the region. Conservatively forecast to generate 60,000 visitor nights and \$28.8m in additional visitor spend over the first 5-years of operation whilst adding vital accessible accommodation product to the area.</i>
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	<ul style="list-style-type: none"> • <i>It will create 32 FTE new local jobs, add \$6.8m in output to the Australian economy and \$4.3m directly into the Kempsey LGA. Once operational it will generate \$2.8m in economic value annually in addition visitor spend.</i>
Purpose	<ul style="list-style-type: none"> • <i>Provide quality and accessible visitor and tourist accommodation Alternate income stream to transition away from gambling revenue.</i> • <i>Permanent local employment.</i> • <i>Enhance South Wests Rocks capability to attract state and regional scale events such as the Surf Life Savings Titles, triathlons, ironman, large scale golf tournaments, indoor events.</i>
Consultation	<ul style="list-style-type: none"> • <i>Community – height reduction from 7 stories to 4 stories supported.</i> • <i>Council – In principle support for reduced height and coastal aesthetic of the building design.</i>
Funding	<ul style="list-style-type: none"> • <i>The Country Club will continue to apply for grant funding through the Regional Tourism Activation Fund or similar state/commonwealth funding schemes.</i>

Architectural renders of the proposed “Bay Hotel” building are provided at Attachment C.

North Coast Regional Plan 2041

The North Coast Regional Plan aims to improve housing affordability:

The North Coast’s housing market remains popular for both residential and tourist accommodation. Finding homes to meet varying needs and budgets can be a challenge for households in the region.

The Bay Hotel project will deliver purpose designed, modern, fit for purpose, accessible *tourist and visitor accommodation* within a suitable location, within unconstrained land that is not identified as potential High Environmental Value (HEV) assets – refer Attachment C.

There is a well-documented conflict between housing supply and short-term visitor accommodation within popular tourist destinations. Planning controls that will enable purpose designed *tourist and visitor accommodation* will encourage new development that does not compete with the permanent housing market.

The future 54 room Bay Hotel project has the capacity to deliver *tourist and visitor accommodation* in the right location, however, such a building cannot be constructed within an 8.5 m height of building standard.

Macleay Valley Coast Destination Management Plan

The *Macleay Valley Coast Destination Management Plan, 2019-2029* has been prepared to complement Kempsey Shire Council's economic development efforts as articulated in *Horizon 2030*. By addressing the challenges and capitalising on the opportunities to grow the Macleay Valley Coast visitor economy, the Destination Management Plan provides the framework for action, to guide Kempsey Shire Council and its partner organisations in delivering actions to help fulfil the vision for the region's visitor economy.

The Destination Management Plan has identified that:

- Missing from the Macleay Valley Coast accommodation offer is **4+star accommodation** that would attract visitors to **meetings, conferences and events**.
- There is an over-reliance on the relatively 'low yield' camping and caravan holiday market pushing the environmental limit of the headland holiday park locations.
- As a corollary to the above, there is a shortage of **high-end accommodation** and specialist accommodation such as glamping facilities, eco-lodges and wellness centres.
- A **lack of quality accommodation** inhibits the capacity of the Macleay Valley Coast to host conferences and seminars.
- The built environment must be attractive and safe (i.e. liveable) and based on the principles of ecologically sustainable development.
- **Events**, which are the key to promoting any region and cultural diversity, attracting visitors who may not otherwise come to the Macleay Valley Coast.

The Destination Management Plan references the three-storey South West Rocks multi-sport high-performance centre as a project that will host a variety of national and state level matches and competitions, as well as high-performance training across cricket, netball, rugby union, Rugby League, Australian Rules football (AFL), soccer and lawn bowls.

The Bay Hotel project will adjoin the high performance centre and will have the capacity to accommodate national and state level events, meetings and conferences. The Bay Hotel cannot be constructed within an 8.5 m height of building standard.

NSW Coastal Design Guidelines 2023

Under Local Planning Direction 4.2 (Coastal Management), Planning Proposals that seek to amend a local environmental plan in the coastal zone must be consistent with the NSW Coastal Design Guidelines.

Outcome B.2 Ensure urban development complements coastal scenic values –

d. Ensure that building heights consider the effect on views from different vantage points.

The Planning Proposal does not assess or consider the key views and vistas within South West Rocks and as such has not provided any context or detail around why the height limits were selected for each land parcel.

Under Part 4.3.1, the Design Guidelines note that built form should reinforce the beauty and character of coastal places and ensure building types, scale, height and aspect integrates with coastal landforms and the environment, such as tree canopy and ridgelines.

The visual impact of the future Bay Hotel building was raised during pre-Development Application consultation with Council and community engagement in 2021 and is summarised below:

The preliminary hotel design published in 2021 raised concerns from some community members mainly due to the proposed height (7 stories) and front/eastern position on the South West Rocks Country Club site. The Club's CEO, David Cunningham met with the South West Rocks Citizen's Voice group to discuss the issues and concerns to gain invaluable feedback to guide the revised hotel design and to engage the group in the project moving forward.

As a result of the feedback gained, the revised hotel design, is positioned on the western side of the Club site and adjacent to the new Mid North Coast High Performance Sports Centre. It has also been reduced to four stories in height including the rooftop bar, without the loss of any rooms. It's a more streamlined design which compliments the main clubhouse and does not impact the views of South West Rocks from Trial Bay, which was a community concern. The new design has been met with endorsement and has not been subject to any negative feedback from the community. (The Bay Hotel Business Case – Attachment F)

Subject to grant funding, a future development application for the Bay Hotel will include the required environmental assessments, including a visual impact assessment. Positioning of the hotel building on the western side of the existing Country Club buildings will align with the Design Guidelines in terms of view impact and integration of the building with surrounding vegetation canopy height and nearby built form.

A Visual Impact Study for the Bay Hotel project clearing demonstrates that the proposed four storey hotel building will be below the coastal vegetation canopy line and will not be visible from either Horseshoe Bay beach or Trial Bay Headland. Refer Attachment G for images depicting visual impact from the future development, noting however that the siting of the hotel may vary upon final design.

Therefore, it is expected that the future Bay Hotel will meet the Design Guidelines, however the 8.5 m building height proposed for the subject land will not allow for the development and therefore future sustainable growth of the Country Club, a well supported local recreation facility, would be jeopardised.

Suitable Height of Buildings for the Land

The existing Country Club building has a building height of 12.2 metres above a natural ground level of RL 9.3 metres AHD. The Country Club premises and surrounding ancillary buildings and facilities sit “well” within the landscape, are legible buildings in terms of their purpose and have a high level of acceptance from the local community as evidenced by membership and usage.

The proposed maximum building height above natural ground level for the Bay Hotel building is assumed to be approximately 13.5 m based on at-grade construction, 4 m basement parking and 3 m floor to ceiling height per residential floor with roof terrace.

The application of a suitable height of building development standard for the subject land must consider the existing height of buildings within the site (12.2 m) and the proposed Bay Hotel building (13.5 m) to ensure that the private recreation use of the land can continue to grow and adapt to changing needs and requirements as planned and as presented in the Business Plan for the club.

Discussion

Council's proposal to limit building height within the RE2 zoned part of the sports and recreation precinct is not consistent with the strategic planning intentions of the South West Rocks Country Club for tourist and visitor accommodation as set out in the attached Business Case.

The South West Rocks Country Club remain committed to the project and understand that other key stakeholders in the future development, including Kempsey Shire Council, support the project.

The proposed four storey hotel building cannot be delivered within an 8.5 m Height of Building development standard. The Gateway Determination Report states that:

Furthermore, the planning proposal will not result in the prohibition of a certain land use. A development application that exceeds the prescribed height of buildings could still be lodged and approved subject to clause 4.6 of the Kempsey LEP 2013, providing that the application can demonstrate that the development standard is unreasonable or unnecessary in the circumstances of the case and that sufficient environmental grounds are maintained to justify the variation.

It is disingenuous for Council or the department to rely on Clause 4.6 variations to enable development that is (a) envisaged now, and (b), in the public interest. As the body of caselaw operates to diminish the efficacy of Clause 4.6 variations, there is no certainty that such a request would be approved for a development application for the planned Bay Hotel project.

The Clause 4.6 process is intended to be used in exceptional circumstances and should not have to be utilised for permissible development that is appropriate in the context. To justify any departure from a development standard is an onerous process and should not be relied

upon when this Planning Proposal process may readily map the appropriate building height limits.

Furthermore, State or Commonwealth funding opportunities for the project would be jeopardised if the building does not meet the primary development standards of the LEP.

The Planning Proposal in its current form fails to:

- Consider the site specific merit of the RE2 Private Recreation zoned land comprising the South West Rocks Country Club.
- Enable new development or re-development within the subject land that is of a similar height to the existing Country Club building.
- Reflect the themes and planning priorities of the Kempsey Local Strategic Planning Statement to enable the ***growth of tourism*** and the key site objectives of the South West Rocks Structure Plan, Sports and Recreation Precinct, as an ***opportunity neighbourhood***.

Conclusion

There is a considerable disparity between the Planning Proposal height of building limitations and the ability to deliver tourism assets, including the Bay Hotel project, as planned and supported by Council and the community.

It is therefore recommended that the Planning Proposal be amended to include an appropriate Height of Building standard of 13 metres for Lots 364 and 367 DP 754396 and Lots 4 to 7 DP 1032643. A map showing the recommended Height of Buildings standard for the subject land is provided at Attachment E.

If you require any further information, please contact Keiley Hunter on 0458 515963 or email keiley@keileyhunter.com.au.

Yours faithfully



Keiley Hunter
Keiley Hunter Urban Planner

Attachment A: The Subject Land
Attachment B: Constraints
Attachment C: Existing Country Club Building
Attachment D: Bay Hotel Project
Attachment E: Recommended Height of Buildings Map
Attachment F: Bay Hotel Business Plan
Attachment G: Visual Impact Study

Attachment A: The subject land



NSW Planning Portal Spatial Viewer, 2023

Attachment B: Constraints

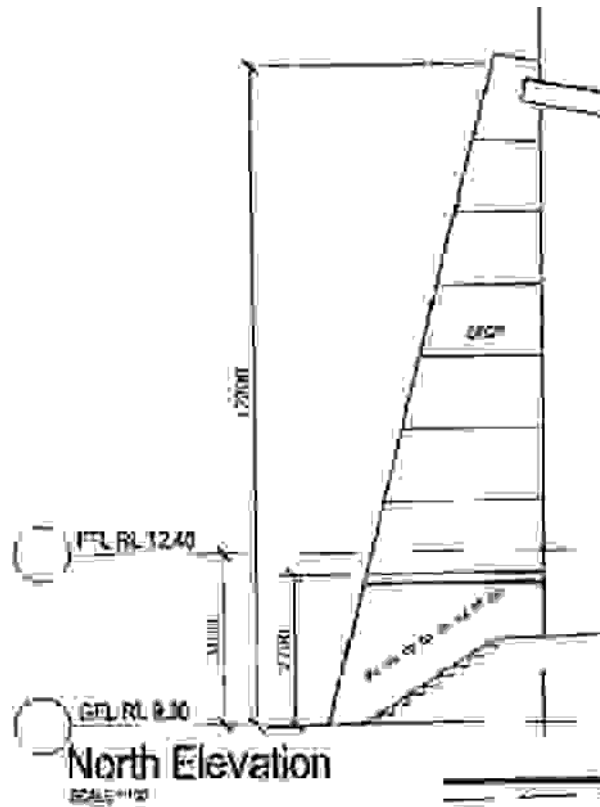
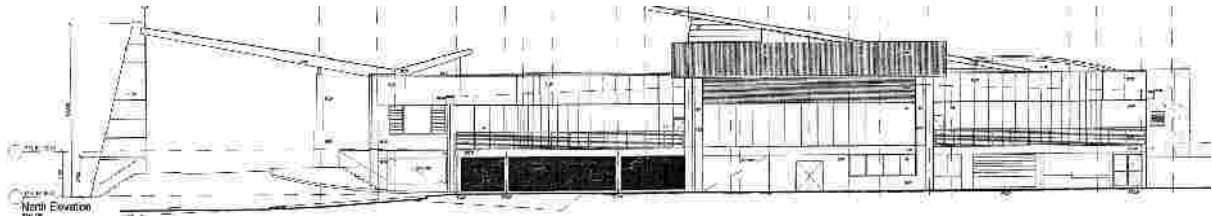


NSW Planning Portal Spatial Viewer – Biodiversity Values



NSW Planning Portal Spatial Viewer – Coastal Wetlands

Attachment C: Existing Country Club Building



Attachment D: Bay Hotel Project



Attachment E: Recommended Height of Buildings Map



Maximum Building Height (m)

I	8.5
L	11
O	15
N	13.5

Attachment F: Business Case

Regional Tourism Activation Fund Round 2

The Bay Hotel & Rooftop Bar: 4-star inclusive accommodation project



BUSINESS CASE

South West Rocks Country Club
September 2022

KEY PROPOSAL DETAILS

PROPOSAL INFORMATION	
Proposal name	The Bay Hotel & Rooftop Bar - Inclusive Accommodation at South West Rocks Country Club
Lead proponent (e.g. council)	South West Rocks Country Club
Lead proponent ABN	15 001 041 827
Proposal partners	
LEAD CONTACT	
Name	David Cunningham
Position	CEO
Phone	0403 191 618
Email	david@rockscountryclub.com.au
Fax	
Address	2 Sportmans Way, South West Rocks, NSW 2431
PROPOSAL SCOPE	
Proposal summary for publication <i>Please provide 150 words or less</i>	<p>The Project comprises a 4-star quality, four storey - 54 room hotel including: 12 two-bedroom, 6 wheelchair accessible, 12 easy access, 24 standard suites (20 of which are interconnecting) and rooftop bar and lounge – the first of its kind for the region.</p> <p>It will fill the market gap in the Kempsey LGA, by creating the first 4+star quality hotel in the region. Conservatively forecast to generate 60,000 visitor nights and \$28.8m in additional visitor spend over the first 5-years of operation whilst adding vital accessible accommodation product to the area.</p> <p>It will create 32 FTE new local jobs, add \$6.8m in output to the Australian economy and \$4.3m directly into the Kempsey LGA. Once operational it will generate \$2.8m in economic value annually in addition visitor spend.</p>
PROPOSAL LOCATION	
Proposal address	2 Sportmans Way, South West Rocks, NSW 2431
Local government area	Kempsey LGA
NSW electorate	Oxley
Federal electorate	Cowper
SUPPORTING INFORMATION	
Attachments <i>Please list out all supporting information provided</i>	<ol style="list-style-type: none"> 1. About South West Rocks 2. Project Hotel Design Concept 3. Id Australia Economic Impact Report 4. Hotel Project Plan 5. SWRCC Financial Statements 2021 6. SWRCC Social Inclusion & ESG Commitment

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1 EXECUTIVE SUMMARY

The Kempsey Shire, like all regional councils, is seeking to grow its tourism base, infrastructure, tourism appeal and the overall local economy. Currently, there is no 4-star Hotel in the Shire, and no Hotel of any medium or larger size.

South West Rocks Country Club has had two meetings regarding a DA Application to Kempsey Shire Council to develop a 54-room hotel including a roof top bar and vital accessible accommodation, that interconnects to the main club house, located at 2 Sportmans Way, South West Rocks.

We will be submitting a grant request under the Regional Tourism Activation Fund Round 2 in September 2022 with an aim to commence construction (pending DA approval) in 2023, with an anticipated opening in July 2024.

About South West Rocks Country Club

South West Rocks is located within the Kempsey Shire, and is a tourist destination with lovely beaches, a tranquil setting, a relatively small population of 4,500 (See annexure 1 – About South West Rocks). It boasts a huge potential to grow its tourism base, all year round and is earmarked in the 2030 NSW Visitor Economy Strategy as the next “hero destination”.

What’s missing in this region is an upmarket 4-star, larger style hotel, offering both short and longer stays and much needed accessible accommodation. There are also no rooftop bars in the region offering views over the picturesque Pacific Ocean, Trial Bay and hinterland. This project seeks to fill these three crucial gaps in the destination’s tourism offering.

The South West Rocks Country Club is a modern club with upmarket facilities and amenities including:

- 150+ seat Restaurant
- 200+ seat Auditorium
- 300+ seat Bar and Lounge
- Ten Pin Bowling Alley, Bar & Diner
- 25 seat Cafe
- Gaming Room
- Tennis and Croquet Courts
- 18 Hole Golf Course
- Sports High Performance Centre & Stadium located adjacent to main club house comprising two sporting fields and a 660-seat stadium.

All these facilities will be enhanced significantly by the addition of a 54-room Hotel with rooftop bar, the subject of this submission. Not only will the Hotel offer superb accommodation for holidaymakers but also for:

- Visiting sports people, sporting groups and enthusiasts – golfers, football, soccer etc.
- Accessible and wheelchair visitors
- Wedding Parties, Celebrations and Events
- People attending entertainment shows at the auditorium
- Day trippers to the region
- Conference and business events and travelling reps
- Sporting fixture attendees and participants – triathlons, etc.
- Grey Nomads and bus trip participants
- Locals to enjoy the rooftop bar and lounge facilities.

The Club has a longer-term goal of moving away from gambling revenue reliance and offering activities and services catered for locals and tourists wishing to enjoy the leisure, sporting and destination environs that this jewel of the Mid North Coast can provide.

2 CASE FOR CHANGE

2.1 BACKGROUND

PROJECT BACKGROUND

The Project's location is within the Kempsey Shire LGA, located on the Mid North Coast of New South Wales, about 400 kilometres north of Sydney CBD and 400 kilometres south of Brisbane CBD. South West Rocks is a 30-minute drive from Kempsey CBD, to the east. The area is known for its beautiful coastline, as well as Tourist attractions of Trial Bay Gaol and Smoky Cape Lighthouse.

The Project is located on land own by the South West Rocks Country Club (The Club) an incorporated not for profit organisation. The Club has been in operation since 1948 and operates profitably year on year. Its current facilities include a café, two restaurants, two bars, six lane bowling alley, function facilities, three bowling greens, 18-hole golf course, two tennis courts and a community swimming pool, plus, the management rights of the new Mid North Coast High Performance Sports Centre, due to be completed by Kempsey Shire Council in 2022.

The Club identified the need for the provision of accommodation during a strategic planning process, with a priority to diversify its income away from a reliance on gaming. The Kempsey Shire, like all regional councils, is seeking to grow its tourism base, infrastructure, appeal and local economy through job creation and investment. Currently, there is no 4-star Hotel in the Shire, and no medium or large size (60 single rooms +). This Hotel development seeks to close this gap in the market.

PROJECT ACTIVITIES

4-STAR HOTEL WITH ACCESSIBLE ACCOMMODATION

The hotel will boast a mix of room styles, including 12 two-bedroom, six wheelchair accessible, 12 easy access and 24 standard suites, 20 of which are interconnecting. Each suite will be designed with a modern coastal luxury aesthetic and high-quality finish, creating the ultimate sense of relaxation and enjoyment for guests to enjoy.

Wheelchair accessible and easy access suites are located on every floor, and each has interconnecting suite access for carers, family or travelling companions to stay alongside.

Carparking is located on the ground floor including six dedicated disabled parking bays and is accessible via a lift. The addition of this accessible accommodation to the local area will significantly improve the gap that exists in the region's inclusive tourism product.

The hotel will also provide an airlink to the main Club with lift access and new reception lobby which will provide guests with easy check-in whilst showcasing the Club's modern facilities for their stay.

UNIQUE ROOF TOP BAR WITH OCEAN VIEWS

The jewel of the hotel will be the rooftop bar facilities with coastline and hinterland views, something we believe visitors and locals will enjoy immensely. Predominantly offering the full bar experience this space will provide mixed use seating including bar, lounge and dining seating, all with the most picturesque outlook over the stunning South West Rocks coastline, hinterland and township. Creating a real draw card for all types of visitors including day trippers as there is no experience like this on the Mid North Coast.

2.2 RATIONALE FOR INVESTMENT

CLOSING THE ACCOMMODATION GAP

The vast majority of accommodation product in the Kempsey LGA is tired, micro to small in size (< 59 rooms) and in need of reinvestment. The Destination North Coast - Accommodation Reinvestment Project Report (DNC) identifies the gaps as: 4 to 5-star accommodation and attracting the conference market as no larger quality accommodation exists.

It also highlighted, “The evidence from the DNC region (encompassing South West Rocks) clearly illustrates that LGAs with a higher ratio of better-quality commercial accommodation properties have been able to attract higher-yielding visitor markets resulting in stronger local visitor economies”. Moreover, Kempsey’s LGA had only 4% of its accommodation product rated as quality, compared to other similar coastal destinations in the region, further highlighting the gap in the market.

As a key outcome of project, we will seek to close this gap, by adding the first medium sized 4-star accommodation facility of its kind in the Kempsey LGA.

INCREASED JOB PATHWAYS & SOCIAL INCLUSION

Being based in a small coastal town, the career prospects are limited for many residents. With an already high unemployment rate of 8.1% and a fall in the September quarter 2020 by -6.1% or 669 jobs (id.Australia Kempsey Macleay Covid-19 Economic Impacts), South West Rocks desperately needs job opportunities to address this hardship.

Providing for increased career pathways and skills development, particularly for the youth, NDIS candidates and the indigenous and CALD communities, this project will create 34 new local FTE jobs with an estimated 1.7 FTE indigenous (based on 5% population), 4 FTE Youth (12-24 years old) as traineeships and 1.7 Disability (5% estimate). During construction 108 FTE local jobs during construction with a 96.5% regional contractor engagement rate and an estimated 5.4 FTE will be indigenous employees (See RTAF Datasheet and Annexure 3).

As a long-term strategy of addressing this job crisis, we have partnered with ETC Kempsey to create a training hub at the Hotel, which will facilitate on the job training and traineeships for roles including cleaning, front office, kitchen duties and hotel management. This will act as a key driver for career pathways in hospitality and hotel management within the area, particularly for candidates under the National Disability Employment Scheme, Indigenous employment pathways and CALD community. This is directly supported by the Kempsey Shire Council’s Disability Inclusion Action Plan’s goal to create more liveable communities and to increase employment opportunities for those people with a disability.

The Club also maintains an Anti-Discrimination & Workplace Diversity Policy which underpins employment and the culture of the workplace to ensure that it fosters social inclusiveness and addresses disadvantage within the community.

LACK OF ACCESSIBLE TOURISM

Comprising 11% of the domestic tourism market and contributing to 15% of the overnight expenditure nationally the accessible tourism market is growing. In South West Rocks, currently there is minimal accessibly designed or wheelchair accessible accommodation available – a rather dire need to be addressed immediately. This need is strongly backed by Lisa Reed, Chairperson of Macleay Valley Disability Action Group, who says, “More accessible accommodation benefits society, it offers new job opportunities, more revenue, and an accessible environment inclusive to all people with any special needs or requirements that would like to visit our Valley. Above all, we must come to appreciate that accessible tourism does not only benefit persons with disabilities or special needs, it benefits us all. Good access means people with disability and their families can travel to visit and experience the Macleay Valley, when previously their options in our area were extremely limited” (Letter of Support).

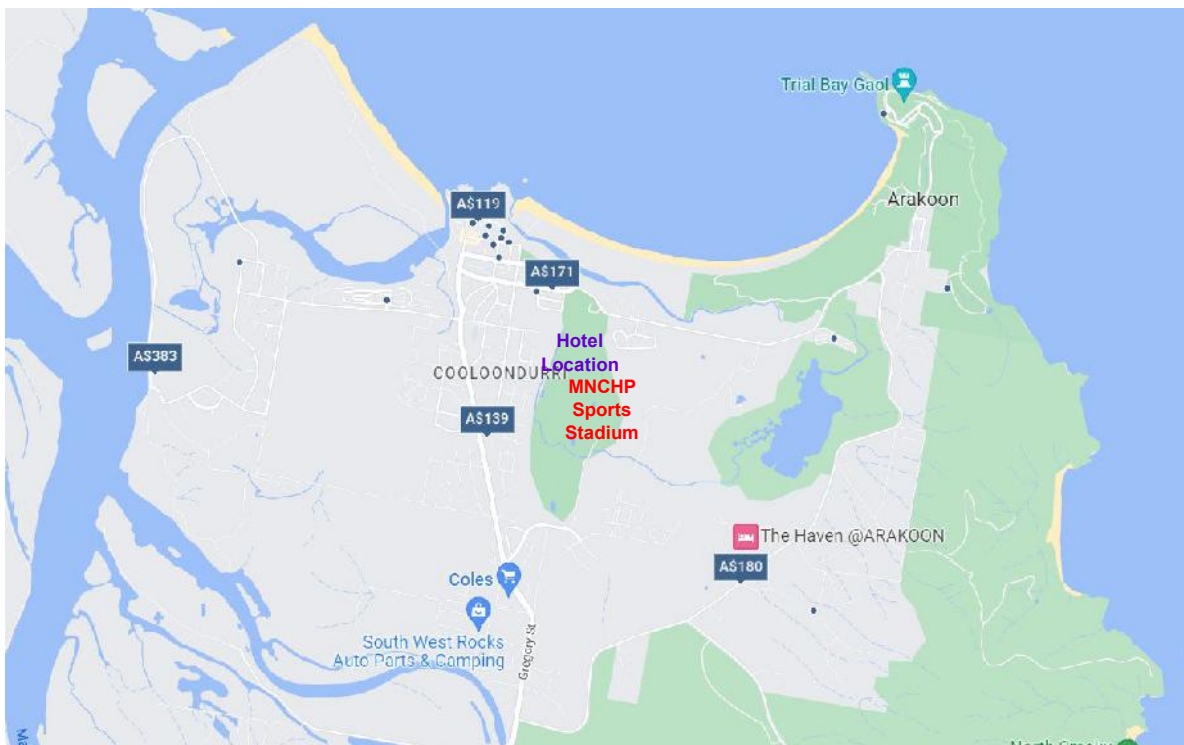
It is identified as a strategic priority in the Macleay Valley Horizon 2030: Economic Development and Tourism Plan and the Macleay Valley Coast Destination Management Plan 2019-2029. Both state that the need for 4-star quality and accessible accommodation is vital for the region.

Findings of a TRA commissioned Assessment on Accessible Accommodation in Australia by PWC in 2013, also found that the demand for accessible accommodation at 2.2% annually is outpacing the demand for all accommodation at 2.1% and in the medium term, which will create a gap between supply and demand of accessible accommodation product. This hotel seeks to bridge this gap through its dedicated accessible design and focus on inclusivity.

ATTRACTING NEW VISITOR TYPES

Of the 563,000 visitors to the Kempsey LGA based on 2019 data, only 6% are visiting for business (DNC Tourism Research Project 2020), indicating an opportunity for growth in the business market. This project seeks to build this market by adding a complimentary conference and accommodation package offering through the hotel being adjoined to the club's existing conferencing facilities. Such an offering is simply not available in the Kempsey LGA currently.

Additionally, the new Mid North Coast High Performance Sports Centre, located adjacent to the Hotel project and managed by the Club, will bring many new visitors to the region to participate in competitions or to spectate major sporting events and bolster appeal to bring larger events, and supporting the need for adequate quality accommodation in close proximity. The closest hotel being the Rockpool with 28 rooms, and second closest, The Costa Rica with 21 rooms, and combined providing only two wheelchair accessible rooms.



Similarly, overnight conferences are simply not held in South West Rocks due to there being no accommodation product large enough to host a group altogether. But with the existing Country Club's conference facilities adjoined to the Hotel it will appeal to the business market and satisfy this need.

As there hasn't been a 4-star larger hotel in this region before, this Hotel will appeal to untapped visitors who enjoy a more luxury and quality accommodation product. This combined with the connection to the existing Club facilities including an 18-hole golf course, tennis and croquet courts, fitness gym, lawn bowls, ten pin bowling alley and various restaurants, bars and entertainment options it will create a unique resort like experience. Attracting new visitors including international, day trippers and intrastate and interstate to enjoy the unique visitor experience now available in this region.

2.3 STRATEGIC ALIGNMENT

This project aligns with the State-wide Destination Management Plan backing South West Rocks to become the next 'Hero' destination with the first 4-star hotel and rooftop bar with ocean views in the region. Providing for increased tourism visitation by providing a truly unique visitor experience, this will strengthen the destination's accessible tourism appeal.

It also supports the NSW Visitor Economy Strategy 2030, specifically in economic and job growth and contributing to the regional target of growing overnight expenditure to \$25B by 2030. It also aligns with these key strategies:

- 0.03 – Drive alignment of funding and resources for the visitor economy to achieve economic growth and job creation
- 1.02 – Attract increased private sector investment in visitor economy infrastructure
- 3.10 – Develop and promote accessible tourism products, experiences and visitor precincts; and
- 5.06 – Ensure that visitor economy infrastructure needs are reflected in strategic land use plans and regional plans, for example, to ensure hotel supply meets future needs.

Key priorities of Destination North Coast (DNC) Management Plan for the region are to build new accommodation properties and support growth opportunities in accessible tourism. This project clearly supports the DNC Accommodation Reinvestment Report which highlights the provision of 4-star or above quality hotel/resort product as a market gap in the Kempsey LGA and is a strategic priority in attracting new markets including sporting and conferencing and increasing the destination appeal and overnight visitation.

The immediate requirement of a quality large hotel/resort and accessible accommodation venue is also a strategic infrastructure priority detailed in the Macleay Valley Horizon 2030: Economic Development and Tourism Plan and the Macleay Valley Coast Destination Management Plan 2019-2029.

This project also supports the North Coast Regional Plan 2036 under goal two - a thriving, interconnected economy, aligning with both Direction 7: to coordinate the growth of regional cities and Direction 8: Promote the growth of tourism. This project will create 32 FTE jobs at its completion, a significant job growth outcome. It will also generate 11,000 overnight visitors, 30,000 annual visitors and add critical accessible accommodation to the local area, stimulating the local tourism economy in South West Rocks.

This project also supports with the 20-year Economic Vision for Regional NSW by complimenting the key focus of investing in visitor economy infrastructure and also supporting economic recovery and growth in jobs opportunities regionally.

2.4 EXPECTED OUTCOMES

JOB GROWTH

The Club currently employs 23.6 FTE/ 81 employees in its operations.

Using economic modelling (Annexure 3) it is estimated that during the construction period 108 FTE jobs will be created, 54 direct and 54 indirect. At the project's completion it is estimated using the datasheet provided that 32 new FTE direct jobs will be created. Utilising the same economic modelling we can establish the indirect job growth due to industrial and consumption growth, with a 10 indirect FTE jobs created, totalling 42 new direct and indirect FTE jobs for this project once operational.

The local commercial laundromat alone will employ an additional 4 FTE staff and invest \$80,000 to upgrade equipment and supplies to support the Hotel's linen service requirements.

Furthermore, an estimated 95% of these jobs would be filled by residents. We can also approximate based on a 5% indigenous population within South West Rocks, that a minimum of 4.3 FTE jobs will be filled by

indigenous employees during and after project completion, as supported by our indigenous employment policy.

We trust that this project will not only significantly stimulate the local job market and positively contribute to reducing the existing local unemployment rate of 8.6% (ABS, 2016), but also to encourage future career opportunities and retain skilled professionals within the region.

ECONOMIC IMPACT

During the 15-month construction phase of the project it is estimated using economic impact modelling to generate \$35.4m in output and \$12.8m in value added, with a \$17.3m increase to the Gross Regional Product (GRP) during construction (Annexure 3).

Once operational the project will generate a direct output of \$4.3m and a further \$1.9m value added annually into the Kempsey Shire LGA. During the construction phase it will generate a total of \$35.4m in output over the 1.2 years construction period. Correspondingly, it would also increase the GRP by \$1.7m per annum, and with multiplier effect increase the Australian GDP by \$2.6m.

In 2019/20, the total tourism and hospitality sales in Kempsey Shire were \$87m, the total value added was \$43.0 million to the economy (id.Australia). The economic output once operational will increase this local sector by 7.8%.

TOURISM GROWTH – VISITATION & PRODUCT

South West Rocks has always experienced exceptional growth and demand for domestic overnight visitation. Prior to the impacts of Covid-19, domestic overnight visitation increased by 48% and visitor nights by 97% from the previous year (Destination North Coast). However, the Kempsey LGA suffered a decrease by 38% in 2020 and 16% in 2021 when compared to 2019 visitation due to Covid-19 (TRA NVS YE Sept 2021). These figures are not projected to get back to their pre-Covid levels for some years to come.

This is why a new and appealing accommodation and tourism infrastructure such as this project is crucial to injecting the much-needed growth in tourism visitation and the flow-on economic stimulus. This project is forecast to attract 30,000 additional visitors to South West Rocks annually. Based on overnight visitor numbers (excluding day trippers) of some 23,700 and the average daily spend of \$481 (TRA YE Dec 2019 NVS) results in \$11.4 in additional visitor spend annually.

Our projections estimate an additional 11,924 visitor nights generated for the first year and a combined 60,000 nights in the first 5 years of operation. We understand some of these nights may be gleaned from other local accommodation providers based on the Hotel's appeal and quality. But we also believe that all tourism, hospitality and retail businesses will benefit by the project's opportunity to attract new visitor markets and increase the overall destination appeal.

Furthermore, we established our estimates based off existing visitor type visitation averages outlined in TRA's NVS and IVS 2019/20. From our estimates outlined in the datasheet in year one, these visitors will comprise:

- 20.3% local from within 50km or day trippers
- 65% from intrastate
- 11% from interstate
- 3.7% international.

Supporting the fund's objectives to boost the visitor economy through increased visitation and enhanced visitor experiences.

This project will have a positive impact on the NSW Visitor Economy Strategy 2030's regional goal of growing overnight expenditure to \$25 billion by 2030. Contributing a combined \$11.4m annually in both accommodation revenue and additional visitor spend.

2.5 STAKEHOLDER & COMMUNITY SUPPORT

COMMUNITY ENGAGEMENT & CONSULTATION

The preliminary hotel design published in 2021 raised concerns from some community members mainly due to the proposed height (7 stories) and front/eastern position on the South West Rocks Country Club site. The Club's CEO, David Cunningham met with the South West Rocks Citizen's Voice group to discuss the issues and concerns to gain invaluable feedback to guide the revised hotel design and to engage the group in the project moving forward.

As a result of the feedback gained, the revised hotel design (Annexure 2), is positioned on the western side of the Club site and adjacent to the new Mid North Coast High Performance Sports Centre. It has also been reduced to four stories in height including the rooftop bar, without the loss of any rooms. It's a more streamlined design which compliments the main clubhouse and does not impact the views of South West Rocks from Trial Bay, which was a community concern. The new design has been met with endorsement and has not been subject to any negative feedback from the community.

The club's CEO has also had continued consultation with the planning department at Kempsey Shire Council to address the similar concerns raised on height, location and overall look and appeal. They have been informed of the new hotel design's new location to the western side of the clubhouse and the reduced height and updated coastal design aesthetic which they support in principle.

COMMUNITY STAKEHOLDER GROUP

As a part of our ongoing community consultation for this project, we also formed a Community Stakeholder Group comprising of key community stakeholders to provide input on topics such as: social inclusion, employment, accessibility, sporting connections, environmental sustainability, and tourism. This input has assisted us in the project planning to ensure that it meets the needs of the community and is well supported in its intention.

Many suggestions raised at these meetings have been actioned in our project planning such as training and recruitment. With a partnership proposed with ETC Kempsey, with the aim of establishing a training hub to facilitate on the job training for new recruits including NDIS, indigenous, CALD and traineeship candidate placements.

It is proposed that these meetings will continue on a biannual basis once the project's funding requirements are met as the project cannot progress without Government funding assistance. This group will be vital to ensuring that the hotel's operations benefit the community in the best possible ways.

KEY PROJECT STAKEHOLDERS

These stakeholders have been consulted with throughout the design and planning phase of the project and will continue to be should the project be successful under this grant request.

STAKEHOLDER	ROLE / INTEREST	TYPE
South West Rocks Country Club Board of Directors	Club Governance	Internal
SWRCC Club CEO	Grant Administrator	Internal
SWRCC Management Team	Staff and Operations	Internal
Regional Tourism Activation Fund	Grant Facilitator / Funding Partner	External
Lipman Construction	Construction Partner	External
Pat Conagan MP	Federal member for Cowper	External

STAKEHOLDER	ROLE / INTEREST	TYPE
Melinda Pavey MP	Local member for Oxley	External
South West Rocks Country Club Members	Key Users	External/ Internal
Kempsey Shire Council	Planning Authority	External
Project Superintendent	Independent Project Supervisor	External
South West Rocks Community	Community Support	External
Kempsey Disability Action Group	Community Accessibility	External
SWR Citizen's Voices Group	Local Community Group	External
ETC Kempsey	Recruitment & Training Partner	External
Inclusive Tourism Australia	Accessibility Design & Tourism	External
South West Rocks Chamber of Commerce	Business Community	External
Destination North Coast – CEO Michael Thurston	Destination Tourism	External
Kempsey Shire Council Economic Development Team	Tourism and Economic Development	External

LOCAL PROCUREMENT

As a key priority of this project, we will engage local or regional suppliers and subcontractors as much as possible, including the \$19.3m construction contract with Lipman who are regionally based. This will generate an economic output of \$34.5m and employ 108 local FTE jobs.

We also estimate \$669,000 to be spent purchasing goods to furnish the Hotel from local suppliers (Annexure 3.8). A total of 97% of project costs will be spent within the local area or Mid North Coast region.

DEVELOPMENT APPROVALS

As this project has undergone thorough community and stakeholder consultation, we do not envisage there being any issues or delays in the development approval. The application will be submitted in January 2023 and we have anticipated a 12–16-week approval process with Kempsey Shire Council, with approval granted in May 2023 to commence construction.

3 ANALYSIS OF THE PROPOSAL

3.1 OBJECTIVES & INDICATORS

Table 3.1: Proposal objectives

Key problem/issue	Key proposal objective	Key success indicator
Lack of larger sized quality accommodation 4 star + in Kempsey LGA	<ul style="list-style-type: none"> 54 room, 4-star hotel infrastructure development 	<ul style="list-style-type: none"> Completion of the project Annual occupancy minimum rate of 65% 12,000 visitor nights annually 30,000 visitors annually
Lack of Accessible accommodation product in area	<ul style="list-style-type: none"> 6 wheelchair accessible rooms 12 accessible designed rooms 20 interconnecting rooms for carers/families to enjoy 	<ul style="list-style-type: none"> 80%+ occupancy rate for wheelchair accessible accommodation
No rooftop bar/lounge venues in the LGA with ocean views	<ul style="list-style-type: none"> The first of its kind in the region rooftop bar and lounge seating up to 70 people 	<ul style="list-style-type: none"> 20% day trippers High patronage by locals and visitors A new attraction/experience for South West Rocks
High unemployment rate	<ul style="list-style-type: none"> Create 32 FTE jobs 	<ul style="list-style-type: none"> Estimated 10 FT, 9 part time and 13 casual positions 1.7 FTE Indigenous and disability
Lack of career pathways	<ul style="list-style-type: none"> Set up Training Hub to drive hospitality and hotel management careers at the hotel 	<ul style="list-style-type: none"> 4 Traineeships in Hotel Management High skilled workforce Increased staff morale 90% Service satisfaction
Economic slowdown post Covid-19	<ul style="list-style-type: none"> Stimulate the local economy through job creation and increased visitation and spend 	<ul style="list-style-type: none"> 32 new FTE jobs once operational \$6.8m in output annually \$11m in additional visitor spend annually \$2.8m in value added
High gaming revenue reliance	<ul style="list-style-type: none"> Increase financial viability of the Club operations Diversify away from gaming revenue reliance 	<ul style="list-style-type: none"> Generate \$4.3m in additional revenue annually Represents 35% of total club revenue

3.2 THE BASE CASE

In considering the overall efficacy of the Project it is worth considering the Base Case which this current state of play or “do nothing” option.

- In this situation the Club would continue with its current marketing program and provision of existing services as it does currently.
- The new High-Performance Sports Centre and 660-seat stadium would more than likely be underutilised for its potential to attract large sporting spectator events as there is no adjoined accommodation available.
- There is a possibility that the revenues of the Club could gradually diminish based on members and the community engagement decreasing as the club that isn't offering anything new and exciting.
- The job market and our tourism economy would not be significantly stimulated.
- The club would need to seek alternative growth strategies to diversify income from gaming activities.
- The destination would have no new and unique tourism infrastructure to drive visitation or to support a high impact visitor experience.

3.3 OTHER OPTIONS CONSIDERED

Option 1 - Do Minimum: Build a smaller Hotel

This option has been considered and projections done based on costs and patronage. However, the National Australia Bank, and the Kempsey Shire Council have both recommended that the Board consider a 54 room Hotel in order to generate more business activity for the town and the shire, and to fill the gap that exists in the market for higher quality hotel style accommodation which would in turn lift the overall standard and tourism appeal of accommodation in the area. A medium/large scale quality hotel is also what is recommended by the North Coast Destination Management Plan and associated Accommodation Reinvestment Report.

Option 2 – ‘Do Later’: Provide an accommodation venue in 10 years

The project can be delayed in order to secure funding or to save adequate funding in order to secure bank funding. However, it is estimated that due to the size of the project and savings required to secure private bank funding it may take up to 10 years to accumulate this through existing club operations. This does not support the immediate need of the region to stimulate local tourism visitation through accommodation infrastructure development and increased destination appeal. It also does not support the growing accessible tourism market in providing vital accessible accommodation to the region in the short term.

3.4 INFORMATION ABOUT THE PROPOSAL

3.4.1 SCOPE OF WORKS

SCOPE OF WORKS

Comprising of 54 rooms specifically, 6 wheelchair accessible, 12 easy access, 24 standard and 12 two-bedroom suites. Please see the project design in Annexure 2.

The 4-star hotel has four storeys: three floors of accommodation, a roof top bar and one ground floor of carparking. This project will also see the club's reception and lobby area refurbished to include a hair salon and gift shop.

It will provide significant economic and social benefit to the local community of South West Rocks, the Kempsey Shire and beyond. The Roof Top Bar venue with coastline ocean views is also another first for the region.

The Hotel will be interconnected to the South West Rocks Country Club's main clubhouse and sporting facilities which incorporate a 18-hole golf course, tennis courts, croquet courts, ten pin bowling, restaurant and bars. Creating a guest experience alike larger resort style properties with dining, entertainment and sports at its doorstep. It is also positioned adjacent to the new Mid North Coast High Performance Sports Centre which will support hotel occupancy through sporting events.

The project is strongly supported in principle by Federal MP, Pat Conaghan who has visited the site on a number of occasions, and the local member for Oxley, The Hon Melinda Pavey MP has also provided her endorsement of the project.

PROJECT LOCATION

The project site is on land owned by South West Rocks Country Club at 2 Sportmans Way, South West Rocks. The hotel will be adjoined to the existing clubhouse premises by airway bridge and lift access and is located on the western side of the main clubhouse, adjacent to the High-Performance Sports Centre. Dedicated hotel carparking will be built as a part of the project including disabled carparking and a drop-off point.

PROJECT PLANNING

The project has undergone significant planning to date to ensure it is viable and needed in our community. Construction company, Lipman, were engaged to assist us in the budget preparation of this project plan and grant request to ensure that our estimates were properly founded.

The following has already been undertaken as a part of our project planning (Annexure 4) and readiness:

- Hotel Design Concept
- Quantity Surveyor Report & Construction Budget
- Project Plan with Construction Timeline
- Budget and Cashflow forecasts (see data sheet and Annexure 4)
- Interior design concept including soft fit-out budget and preliminary quotes obtained
- Partnership formed with ETC Kempsey to provide recruitment, training and foster career pathways
- Community Stakeholder Consultations and group formed
- Project Control Group formed – see 4.2.

It is our plan that if we are successful in this Grant request, that the Development Application will be applied for as a part of milestone one and as such a construction contract will be entered into with Lipman to commence the project. As we have undertaken community and stakeholder consultation to ensure that the project is well supported and needed by the local community, we do not foresee any issues with development approval by Kempsey Shire Council.

A Hotel Project Plan (Annexure 4) has been formalised based on the success of the grant which includes the project outline, budget, risk mitigation strategies and construction timelines.

HOTEL DESIGN CONCEPT





3.5 PROJECTED COSTS

3.5.1 PROJECTED CAPITAL COSTS

Table 3.2: Projected capital costs inclusive of contingency (\$000s)*

Stage	2022-23	2023-24	2024-25	Future Years	Total
Base cost estimate	5,354	8,031	669		14,054
Administration – <i>Project Management Fees</i>	85	127	11		223
Administration – <i>Consultant Fees</i>	211	0	0		211
Administration – <i>Costs for Measurement and Evidence of Outcomes</i>	0	0	0		0
Administration – <i>Tendering</i>	0	0	00		0
Administration – <i>Other Fees (Please specify) Detailed Design</i>	306	0	0		306
Contingency	668	1001	84		1,753
Construction – <i>Approvals</i>	624	0	0		624
Construction – <i>Management Plans</i>	0	0	0		0
Construction – <i>Site Works</i>	2,108	0	0		2,108
Other – <i>In-kind Support</i>	0	0	0		0
Furniture, etc.	0	600	140		740
Escalation	0	0	0		0
Nominal cost	9,356	9,759	904		20,019

*Please add additional lines as needed

The Margin on the project is 5% of costs, and has been included in the project costs. A figure for Escalation as such has not been shown, as the Contingency figure includes an Escalation component.

The costings have been supplied by Lipman and are detailed in their Cost Plan. Added to this has been an amount for furniture. The project Budget is covered in the Hotel Project Plan - Annexure 2.

3.5.2 PROJECTED ONGOING COSTS

The table below shows the budget for Capital Expenditure, and Repairs and Maintenance over a 10-year period. Year 1 is the start of trading, and in the 10 year cash flow prepared, 12 month financial years have been used.

It should be noted as well that the Club also has on-going costs that have not been included in this summary. As well, the Hotel has the capacity to receive bulk discounts because of the Club's activities. The Club also has maintenance personnel that can be used, thus potentially saving costs if needed.

South West Rocks Country Club - The Bay Hotel											
Capital Expenditure, and Repairs & Maintenance Budget - 10 Years											
Budgets	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Motel											
- Repairs & Maintenance	12,000	8,800	8,800	10,000	10,000	10,000	15,000	15,000	15,000	15,000	119,600
- Replacements	6,000	5,000	5,000	5,000	10,000	5,000	10,000	5,000	5,000	10,000	66,000
- Bedding etc.	2,280			2,000			3,000			5,000	12,280
Store	600	600	600	600	600	400	400	400	400	400	5,000
Salon	600	600	600	600	600	600	600	1,000	1,000	1,000	7,200
Roof Top Bar	6,000	1,200	1,200	1,200	1,200	1,200	1,200	1,500	1,500	1,500	17,700
Meals	600	600	600	600	600	600	600	600	600	600	6,000
Total	28,080	16,800	16,800	20,000	23,000	17,800	30,800	23,500	23,500	33,500	233,780
Item											
Air conditioning Service	2,200	2,200	2,200	2,500	2,500	2,500	2,800	2,800	2,800	3,100	25,600
Bedding, etc	2,280			2,000			3,000			5,000	12,280
Pest Control	2,100	2,100	2,100	2,300	2,300	2,300	2,600	2,600	2,600	2,600	23,600
Equipment Maintenance	5,000	2,000	2,000	2,000	5,000	3,000	3,000	3,000	3,000	3,500	31,500
Replacements	5,000	5,000	5,000	5,200	10,000	5,000	10,000	6,000	6,000	10,000	67,200
Stain removal	350	350	350	400	400	400	450	450	450	450	4,050
Carpet Cleaning	4,500	4,500	4,500	4,800	4,800	4,800	5,500	5,500	5,500	6,000	50,400
Curtain repair, steaming	600	600	600	700	700	700	800	800	800	1,000	7,300
Unspecified	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,850	11,850
	23,030	17,750	17,750	20,900	26,700	19,700	29,150	22,150	22,150	34,500	233,780

3.6 FINANCIAL APPRAISAL

Annexure 4 provides a series of projections constructed to evaluate the financial efficacy of the Project beginning with a projection of occupancy. This projection is based on the Marketing Plan for the Club which will be expanded to ensure the best possible occupancy levels for the Hotel.

Following this Occupancy Schedule is a listing of the assumptions used in the ten year financial year Cash Flow. Year 1 is the first year of trading. While we expect the first year to begin during the financial year, for initial planning purposes we have started the financial year in July.

3.7 PROPOSED FUNDING ARRANGEMENTS

Table 3.3: Proposed capital funding contributions (\$000s)

Stage	2022-23	2023-24	2024-25	Remaining Years	Total
Proposal capital costs	9,355	9,760	904	0	20,019
NSW Government (subject of this request)	6,081	6,344	588	0	13,012
Council contributions					
Industry contributions					
Community contributions					
Other government contributions					
Other funding sources (please detail) Bank	3,274	3416	316	0	7,007
Sub-total	9,355	9,760	904	0	20,019

Funding will be provided by the National Australia Bank for the 35% contribution required. The Club also has financial resources in-hand that can be used to supplement any unforeseen expenses.

3.8 FINANCIAL HEALTH & SUPPORT

In Annexure 4 the projected 10-year Cash Flow is shown. The projection is conservative and is based on the knowledge of the CEO who has many years of experience in the industry.

The Financial Statements of the Club are also appended in Annexure 5 showing the Assets and Liabilities of the Club. The Club has operated profitably year on year, with the exception of the last financial year where it made a small loss due to decrease in turnover, an impact of the pandemic closures and restrictions of travel and activities.

The club has undergone a full renovation of its premises over the past year, funded partly by a \$1m bank loan and the remaining solely from cashflow and savings. The renovation was warranted as the club had not been renovated since it was built some decades ago. The Board felt it was a necessity to have a modern club house as so to appeal to the quality expectation of hotel guests.

4 IMPLEMENTATION CASE

4.1 PROGRAM & MILESTONES

South West Rocks Country Club - The Bay Hotel

Project Milestones

Program Component - Summary	Time Line	Builder/Council Payments	Furniture	Mth	Total	M'stone No.	Grant	Bank	Club
	2022								
Design and Development	November	205,234							
Costings	December	95,645							
	2023								
DA Planning	January	90,380							
Engineering	February	93,975							
Finalisation and Approvals	March	39,798		MAR	525,032	1	262,516	262,516	
Trade Procurement	April	54,935							
Site Establishment	May	768,880							
Foundations & Ground Floor	June	1,482,256		JUN	2,306,071	2	1,153,036	1,153,036	
Level 1	July	2,105,101							
Level 2	August	2,426,105							
Level 3	September	2,396,631		SEP	6,927,837	3	3,463,919	3,463,919	
Level 4	October	2,307,499							
Stairs & Ancillaries	November	1,933,055							
Roof, etc	December	1,628,043		DEC	5,868,597	4	2,934,299	2,934,299	
	2024								
Link Bridge	January	1,262,469							
Façade	February	898,553		FEB	2,161,022	5	1,080,511	1,080,511	
Internals	March	728,390							
Practical Completion	July	802,156	700,000	APR	2,230,546	6	755,720	705,720	769,105
TOTALS		19,319,105	700,000		20,019,105		9,650,000	9,600,000	769,105

Please see the detailed project program detailed in the Hotel Project Plan – Annexure 4.

4.2 GOVERNANCE

PROJECT STAKEHOLDERS

The project has a number of key stakeholders who are involved directly in the approval/authority of the project:

- South West Rocks Country Club Board of Directors and CEO
- Kempsey Shire Council – Councillors and Planning Department
- Department of Regional NSW and Regional Tourism Activation Fund Grant Manager
- National Australia Bank – co-contribution funding
- Darren Ferguson – Lipman construction contractors.

The project also has a Community Engagement Stakeholder Group which has a non- authority function, established to provide advisory on key aspects of the Hotel project development and future operations to ensure its ultimate success and the greatest impact to the local community. Members comprise:

- Ian Doyle (SWR Sport & Recreation group)
- Lisa Reed (Kempsey Council Disability Steering committee)
- Melissa James (Inclusive Tourism Australia)
- Shane Gill (ETC Employment & Training)
- Kim Elmsley (HR & Functions Manager at SWR Country Club)
- James Crisp (Director of SWR Country Club Board)
- Representative from Kempsey Shire Council's Tourism & Economic Development team
- Representative of indigenous community.

PROJECT CONTROL GROUP

Due to the size of the project, we have established a Project Control Group who will be responsible for overseeing the project from commencement to completion. They will meet monthly (or as required) for the duration of the project. The control group are key decision makers and will provide increased transparency and governance to project management to ensure the project is delivered on time, on budget and to the required standards (Annexure 4).

Grant Administrator:

The Grant will be administered by David Cunningham, CEO of South West Rocks Country Club. He will oversee the project milestones, grant administration and reporting requirements, and will be the key contact for DRNSW and any Government agencies. Regular meetings will also be held with the Project Superintendent and Lipman project team to keep the project timeline on track and budget.

Project Superintendent:

The Project Superintendent, Phillipa Griffiths is independent to the construction contract, appointed to evaluate and certify payment claims, variation claims, and claims for extensions of time. As a highly qualified project engineer, Phillipa's extensive knowledge of large-scale construction projects will provide increased transparency and governance for the project and will regularly report to the Club CEO on construction, budget and milestone progress and any issues should they arise.

Construction Manager:

Darren Ferguson, the regional manager of Lipman, is the Construction Manager responsible for the overall supervision of the project and maintaining the integrity of the project to meet the quality and project outcomes.

Project Manager:

Luke Elwood is the Project Manager for Lipman and is responsible for the day to day running of the project and construction team. He has a hands-on approach and is heavily involved in the day to day 'on site' dealings whilst maintaining focus on the end project goals.

Design Manager:

Louise Thomson is the Design Manager for Lipman and is a qualified Architect. She oversees the project's design and architectural requirements and ensures that the overall project outcomes are met.

Project Financial Controller:

Brad Alfred is an independent specialist accountant with significant experience in government grant procurement and will oversee the project budget, milestones and progress payments alongside the Project Superintendent. He will also provide the project audit at completion. Brad has been involved in the financial forecasts, budgets, risk management and feasibility for the Project throughout the planning process.

Project Interior Designer:

Samantha Hinton, Sama Interiors will be responsible for the furniture and decor selections for the hotel rooms, accessways, reception area and roof top bar and lounge areas. She has been the club's interior designer for the past three years undertaking the staged refurbishment of the main club premises.

The Project Control Group provide enhanced governance to the project by overseeing all aspects of its planning and progress through to completion.

PROJECT REPORTING

As a part of the club's governance processes and ESG Commitment (Annexure 7), a comprehensive monthly project report will be presented to the Board by the CEO to ensure appropriate governance protocols are maintained. The report will include but is not limited to, financials including budget expenses to date, progress reports, milestone payments and government grant administration updates. The report will also include any WHS issues and risk management as required.

4.3 KEY RISKS

Table 4.1: Key proposal risks

KEY RISK	MITIGATION STRATEGY	RISK RATING AFTER MITIGATION		
		EFFECT	LIKELIHOOD	RESIDUAL RISK
Funding from Fed. Govt., and NAB Bank is not secured	<ul style="list-style-type: none"> Secure MOU's from NAB Bank Renegotiate with Bank if only partial Grant obtained Delay project until at least half the Grant amount can be saved, say 2030 	Severe	Likely	High
Building noise causes loss of profitability in Club because of lack of patronage	<ul style="list-style-type: none"> Location is currently in an unused parcel of land. Building will be away from all areas of entertainment. Gaming area is currently being moved to another area which will not be impacted by works Not near any eating or entertainment venues 	Low	Unlikely	Low
Insufficient power to site	<ul style="list-style-type: none"> Power authorities have indicated that current power supply is adequate Financial provision has been acknowledged that if sub-station costing \$100K is needed, Club can accommodate cost. 	Moderate	Unlikely	Low
Failure of Building Contractor	<ul style="list-style-type: none"> Financial capacity can resist any failure by builder NSW legislation on Builders' solvency adds weight to level of confidence Builders are enjoying buoyant financial conditions 	Moderate	Unlikely	Low
Poor Supervision of Project	<ul style="list-style-type: none"> Project Superintendent engaged to provide enhanced governance and transparency Project Control Group in place Usual retention policy will apply Club Manager will be onsite daily Architect will conduct regular inspections 	Low	Unlikely	Low
Failure to gain DA and other Approvals as needed	<ul style="list-style-type: none"> Head of Planning at Council has given approval in principle Any adjustments to plans can be quickly made by architect Position of building allows for adjustments as needed Ample land is available for any site amendments Community stakeholders have been adequately engaged through design process 	Severe	Unlikely	Low
Weather causing delays, supply chain delays	<ul style="list-style-type: none"> Club has sufficient cash reserves to cope with delays in construction Concrete slab design means less weather delays Gant chart roll-out can be amended to accommodate delays 	Moderate	Likely	Low

KEY RISK	MITIGATION STRATEGY	RISK RATING AFTER MITIGATION		
		EFFECT	LIKELIHOOD	RESIDUAL RISK
	<ul style="list-style-type: none"> Only a large building contractor will be used who has supply chain priorities that smaller builders do not have 			
Initial Occupancy lower than projected	<ul style="list-style-type: none"> Break Even occupancy is 7,030 rooms less than projected at 60.5% occupancy, which is a reasonable buffer Club's cash reserves can cope with a delay in occupancy Club will make additional GP on other services that can be used to buffer a lower occupancy 	Moderate	Unlikely	Low
Staff leaving employ and HR gaps hard to fill	<ul style="list-style-type: none"> ETC Training and Recruitment Hub partnership in place A structured staff matrix exists for management and office staff with upward mobility of staff able to fill gaps Many people seek these jobs from further afield, so problem is minimised 	Low	Unlikely	Low
Failure to meet acquittal requirements	<ul style="list-style-type: none"> Ongoing in-house financial supervision will ensure all rules are adhered to Qualified staff on site Accountant will monitor expenditures with Grant requirement Project Superintendent will oversee all milestone payment requests 5% contingency built into project budget for escalation 	Moderate	Unlikely	Low

4.4 LEGISLATIVE, REGULATORY ISSUES & APPROVALS

This project requires a Development Application to be made to Kempsey Shire Council. The DA application will be prepared by Lipman Construction and submitted in January 2023 with expected approval to be given by May 2023. As the project is on club owned land and has gone through thorough community consultation in the design concept and planning phase, we do not foresee any other regulatory, legislative or planning issues arising that would prevent a DA from being granted.

4.5 PROPOSED MANAGEMENT ACTIVITIES

4.5.1 RISK MANAGEMENT

Table 4.3: Risk Register – Project Construction

RISK REGISTER - PROJECT CONSTRUCTION

Risk	Responsibility	Proposed risk mitigation	Timing for closure	Status	Current risk rating	Close out date
Operational						
Maintaining access and service connection to the following amenities through the course of construction - Kitchen, Laundry, Dirty utility room, Nurses quarters, Reception, staff offices, Public toilets, entry drop off & car parks, walkway between kitchen laundry & all other areas, Dinning room, Coms room, Hot water plant, activity's room	Planix / RFBI / Lipman	Due diligence on staging & coordination of staging plans with operational staff. Committing to staging plans during user group meetings prior to starting work	Prior to construction	Pending	Low	
Maintaining accessible compliant entry & drop off zone during construction	Lipman / RFBI / Planix	Review of staging with user group and consultants including access, PCA & facility manager	Prior to construction	Pending	High	
Disruption to essential services	Lipman / RFBI / Plainx	Disruption notices when works outside of the site are occurring, Monthly commissioning meetings with operational staff. Critical review of survey information	Throughout construction	Pending	Medium	
Disruption to existing incoming service mains during construction	Lipman / ACOR	Completing a service diversion package prior to the project starting - critical review of existing survey	Throughout construction	Pending	Medium	
Compliance						
Compliance of existing building fabric	PCA / Architect	Critical review of all existing fire measures relevant to the areas impacted by construction	Prior to construction	Pending	High	

Risk	Responsibility	Proposed risk mitigation	Timing for closure	Status	Current risk rating	Close out date
Fire booster, Hydrant booster and water mains - clash with proposed building location	ACOR	Confirm depth of services & requirement to divert existing incoming mains	Prior to 60% tender	Pending	High	
Fire protection of existing windows	PCA / Architect	review with PCA & Fire engineer	Prior to 60% tender	Pending	Medium	
Construction of lift	PCA / Architect	Review Design with PCA	Prior to 60% tender	Pending	Medium	
Clear door openings & existing travel paths	Access consultant	Access consultant to issue report	Prior to 60% tender	Pending	Medium	
Electrical						
No Market coverage of service pricing	Lipman	Develop design and run tender	60% tender		High	
Upgrading existing Electrical boards & procedure for ensuring we are never working on live boards	ACOR	Confirm requirement to upgrade & work through proposed staging plan	Prior to 60% tender	Pending	Medium	
Existing Nurse call system obsolete	ACOR	Review existing system & confirm its fitness for purpose	Prior to 60% tender	Pending	Medium	
Existing security extent	ACOR	Review existing system and confirm scope requirements for the project	Prior to 60% tender	Pending	Medium	
Depth of sub mains from existing sub station & risk of mains being integrated into existing building fabric	ACOR / Lipman	Pot hole on site to determine depth & any requirements for diversion		Pending	High	
Reuse of existing hardware	ACOR / Lipman	Review of all reused items & confirm fitness for purposed, Clear communication regarding warranty exclusions via a warranty schedule, Commissioning plan	During construction	Pending	High	

Risk	Responsibility	Proposed risk mitigation	Timing for closure	Status	Current risk rating	Close out date
No NBN on site - review future proofing (GPON)	ACOR	Review existing system and confirm scope requirements for the project		Pending	Medium	
Capacity of incoming mains	ACOR	Review existing metering information			Medium	
Mechanical						
No Market coverage of service pricing	Lipman	Develop design and run tender	60% tender	Pending	High	
Existing constraints driving ceilings down	ACOR / Lipman	Site investigation and architectural coordination	60% tender	Pending	Medium	
Current systems non compliant	ACOR	Full audit of existing systems and report on fitness for purposed	60% tender	Pending	Medium	
Hydraulic						
No Market coverage of service pricing	Lipman	Develop design and run tender	60% tender	Pending	High	
Existing Hydrant service is within 10m of the building	ACOR / Lipman	review with PCA & Fire engineer	60% tender	Pending	High	
Isolation of water service for refurbishment works	ACOR	Work through proposed staging plan	Prior to 60% tender	Pending	Medium	
Capacity of incoming mains	ACOR	On site testing to confirm calculations	Prior to 60% tender	Pending	Medium	
Chasing existing slabs - reinstatement & existing building fabric	ACOR	Get hold of as built documents if possible, Slab scans and site investigations	Prior to construction	Pending	Medium	
State of existing sewer system	ACOR / Lipman	CCTV inspection of existing sewer service to confirm fitness for purpose	Prior to 60% tender	Pending	Low	

Risk	Responsibility	Proposed risk mitigation	Timing for closure	Status	Current risk rating	Close out date
Fire						
No Market coverage of service pricing	Lipman	Develop design and run tender	60% tender	Pending	High	
Capacity of incoming mains	ACOR	On site testing to confirm calculations	Prior to 60% tender	Pending	Medium	
Compliance of existing systems	ACOR	Review existing systems and confirm compliance	Prior to 60% tender	Pending	Medium	
Structural						
Structural concept required based on assumptions	Structural engineer	Confirm if piles are required - if so consider screw piles due to speed of construction and availability	Prior to 60% tender	Pending	Medium	
Configuration of existing steel & compatibility with proposed design	Structural engineer	Thorough destructive investigation	Prior to 60% tender	Pending	Medium	
Temporary propping requirements to achieve proposed design	Structural engineer / Lipman	Thorough destructive investigation	Prior to 60% tender	Pending	Low	
Lift pit undermining existing structure & waterproofing	Structural engineer / Lipman	Thorough destructive investigation	Prior to tender	Pending	High	
Lift shaft interface with existing structure	Structural engineer	Thorough destructive investigation		Pending	High	
Civil						
Stormwater detention requirements from council	Planix / RFBI / Lipman	Review of and response to council RFI	Prior to 60% tender	Pending	High	

Risk	Responsibility	Proposed risk mitigation	Timing for closure	Status	Current risk rating	Close out date
State of existing stormwater system	ACOR / Lipman	CCTV inspection of existing sewer service to confirm fitness for purpose	Prior to 60% tender	Pending	Medium	
WHS&E						
Operating in a live building	Lipman	Commissioning meetings with local staff, Strict isolation procedures, Review and adherence to d monition plans , Access and egress review prior to starting new stages, Interim occupation certificates		Pending	Medium	
Electrical risk working in a live building	Lipman / Plainx / RFBI	Strict adherence to Lipman electrical procedures at all times		Pending	Medium	
Structural demolition in an operational facility	Lipman / Structural engineer	Demolition plans & thorough isolation procedures		Pending	High	
Working under live overhead power lines	Lipman	SWMS & machine height limiters & spotters - compliance with Lipman systems		Pending	Medium	
Negative publicity due to incidents or complaints	Lipman / Planix	Consultation with residents and the community - Resident updates		Pending	Low	
Environmental						
Noise management during construction	Lipman / RFBI	Regular meetings between Lipman and operational management to review staging and communicate progress		Pending	Medium	
Dust management during construction	Lipman / Planix	Regular meetings between Lipman and operational management to review staging and communicate progress		Pending	Medium	

Risk	Responsibility	Proposed risk mitigation	Timing for closure	Status	Current risk rating	Close out date
Solar and grey water harvesting requirements to be confirmed	ACOR / Planix / Lipman	Review DA conditions		Pending	High	

4.5.2 ASSET MANAGEMENT & OPERATIONS

The South West Rocks Country Club will be responsible for the maintenance of the project ongoing.

We have prepared a replacement and maintenance budget for the first 10-years of the project (Annexure 4). This is despite the fact that ongoing maintenance of this hotel and facilities in these initial years after completion will be minimal. The budget has been allocated to ensure all aspects of the Hotel's assets are kept up to a 4-star standard.

Once operating, the Hotel will be managed by a dedicated Hotel Manager and Assistant Manager along with a team of housekeeping and reception staff. Any maintenance issues reported will be managed under the Asset repair and replacement policy.

All maintenance activities will be included in the Hotel's monthly financial profit and loss report and compared to budget, which is presented to the Board of Directors at the monthly meeting.

Significant insurance cover will also be maintained to cover property damage of any type for any reason. The level of this cover will be reviewed annually and on the addition of any significant assets. Overall, these stringent measures will ensure that the Hotel will be properly maintained well into the future.

The Hotel Manager will be responsible for the day-to-day management of operations and maintenance. Any expenses outside the parameters of the budget will be referred to the Club CEO. The Club already has an efficient management system in operation, and the Hotel Manager will be incorporated within that system.

Variations from budget will be discussed and reviewed by the CEO and the Board, with final approval being given by the Board.

The Club is housed in modern up-to-date premises having been fully renovated in 2022. As a result the premises are of a high standard. These same management principles and systemic management practice will be part and parcel of the manner in which the Hotel is maintained and managed.

4.5.3 SOCIAL INCLUSION & ESG COMMITMENT

South West Rocks Country Club have implemented a Social Inclusion and ESG (Environmental, Social and Governance) Commitment (Annexure 5) into its operations. This outlines the Club's commitment to being a local leader in taking responsibility for positive social and community development and outcomes in the local South West Rocks area. It is the aim of The Bay Hotel to enhance the Club's ability to increase its social and community outcomes.

The Club adheres to the three pillars of the ESG pathway. ESG, being principles centred on the Environment Protection & Sustainability and Enhancement, Social & Community Welfare, and Business Governance, which represents a methodology of measuring sustainability in both a broad and specific sense. The addition of the Hotel allows the Club to broaden its ambitions and service delivery to a wider community for the benefit and betterment of the local community.

South West Rocks

A small coastal town at the mouth of the Macleay River, South West Rocks makes for an idyllic seaside escape. Flanked by sandy beaches and national parks, it's known for its picturesque Norfolk pines, family-friendly atmosphere, intriguing colonial heritage and exceptional diving.

Beaches and watersports

There are half a dozen pretty beaches to choose from around South West Rocks. Horseshoe Bay is the most popular. Right in the centre of town, it has a sheltered cove and a top right hand surf break. Front Beach stretches for 3.5km and is generally quiet, or get away from it all at the secluded Gap Beach, which is accessed by 4WD only.

Just offshore is Fish Rock Cave. With a 125m-long dive through cave, it's one of the world's best cave diving sites and also a breeding ground for rare grey nurse sharks. Join a dive tour with South West Rocks Dive Centre. The calm waters of Back Creek are popular for stand-up paddleboarding – hire the gear from SWR SUP.

Things to do

Explore the historic ruins of Trial Bay Gaol, perched on the cliffs above the sea. Taking 13 years to build, it opened in 1886. In the First World War it was an internment camp for people of German descent living in Australia. Explore the rest of the peninsula on the Powder Magazine and Monument Hill walking tracks.

Further south is the Smoky Cape Lighthouse. Dating back to 1891, it's one of the oldest lighthouses in Australia and was designed by architect James Barnet, who also designed the General Post Office in Martin Place. Take in the view from the top or follow the Smoky Cape Walking Track along the coastline.

Tee off at the 18-hole golf course, throw a line in to fish at the river estuary or browse the Beachside Markets on the second Saturday of the month. At the Boatman's Cottages you can pick up some local arts and crafts or catch a movie on the weekend at The Roxy Cinema, housed in the 1926 School of Arts Community Hall.

Yarriabini National Park

Northwest of South West Rocks is Yarriabini National Park. It's a place of dense rainforest, bubbling creeks, tranquil picnic areas and glossy black cockatoos. Climb to the top of the 498m Mount Yarrhapinni for views of almost the entire Macleay Valley Coast. The park is also great for mountain bike riding and scenic drives.

Getting there

South West Rocks is a five-hour drive from Sydney and just under six hours from Brisbane. You can also catch a train from Sydney to Kempsey, just 30min away, or fly into Port Macquarie Airport and hire a car for the one-hour drive north.

Source: VisitNSW.com



South West Rocks Country Club

The South West Rocks Country Club has been in operation since 1948. It is the heart of the community with a wide range of facilities for locals and visitors alike to enjoy. It is one of the largest employers in the town, with some 23.6 Full Time Equivalent staff working at the club.

The Club plays an active role in the community through in kind and financial support and has developed a partnership position with its sponsors, whereby the club provides support and sponsorship and in turn these sponsors are supported through club members using their club accrued points to purchase goods and services from the Rocks Rewards sponsors.

Facilities Include:

- 18-hole Golf Course
- 3 Lawn Bowls grounds
- 2 Tennis Courts
- Croquet Courts
- Social Alley - 6 lane ten pin bowling, diner & bar
- Season's Dining Restaurant
- Coffee Shop
- Bottle Shop
- Main Bar & Lounge
- 300 seat Auditorium
- Outdoor Deck
- Gaming Lounge
- Late 2021 - Full Gymnasium - accessed through High Performance Sports Centre

Regular Activities Include:

- Live Entertainment
- Raffles & promotions
- Ten Pin Bowling Competitions
- Golf Tournaments
- Trivia
- School Holiday Kids Program
- Barefoot Bowling





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REV | DATE | COMMENTS
A | 23.12.2021 | PRELIMINARY CONCEPT ISSUE TO CLIENT
B | 19.01.2022 | REVISED ISSUE TO CLIENT FOR REVIEW

PROJECT: PROPOSED MOTEL
SOUTH WEST ROCKS COUNTRY CLUB

CLIENT: LIPMAN

SITE: 2 SPORTSMANS WAY
SOUTH WEST ROCKS

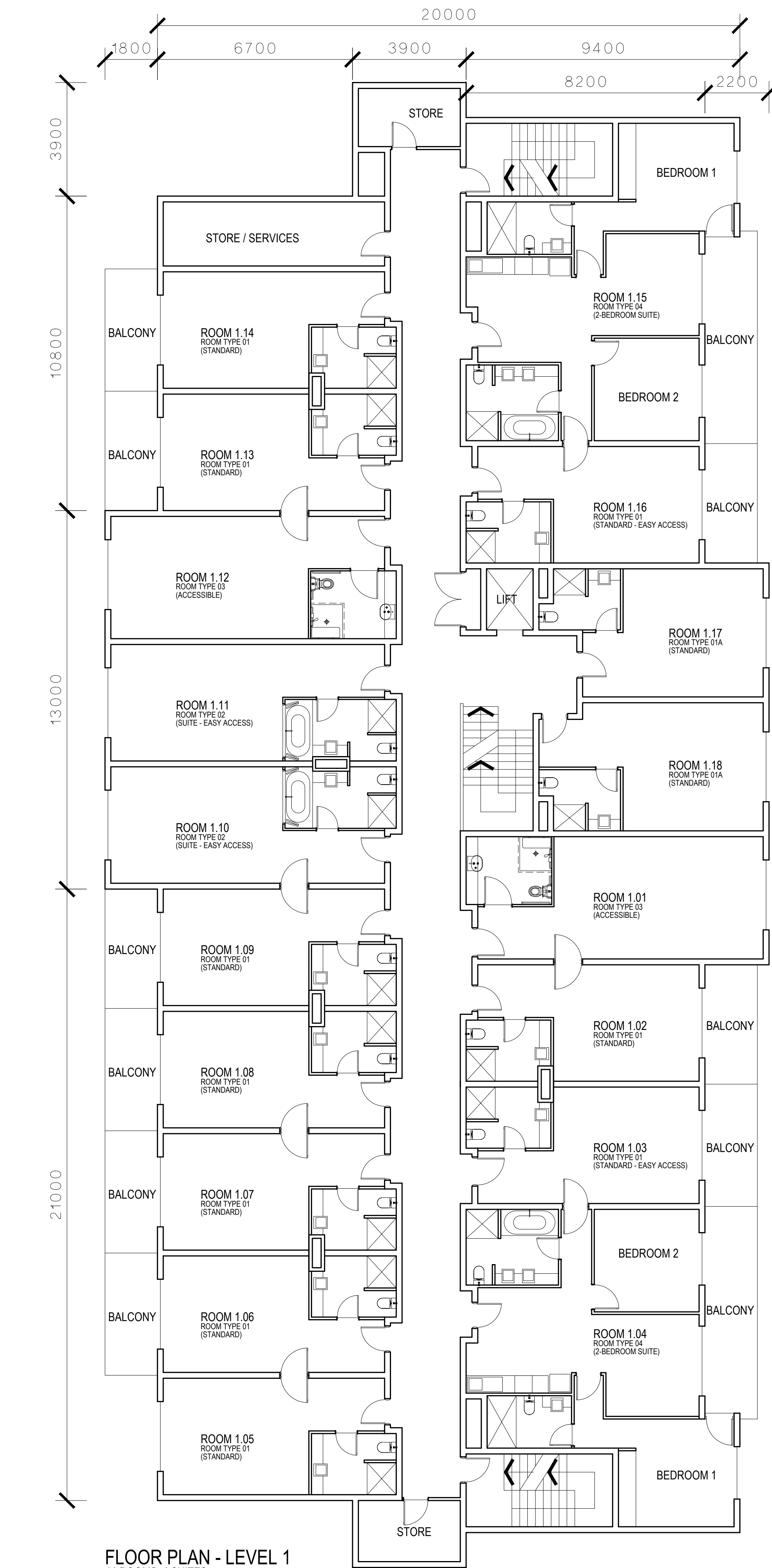
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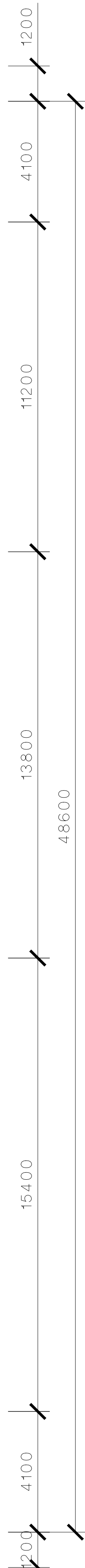
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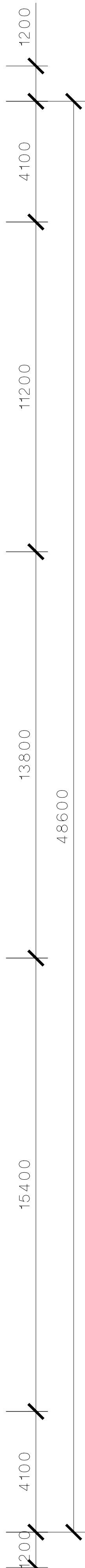
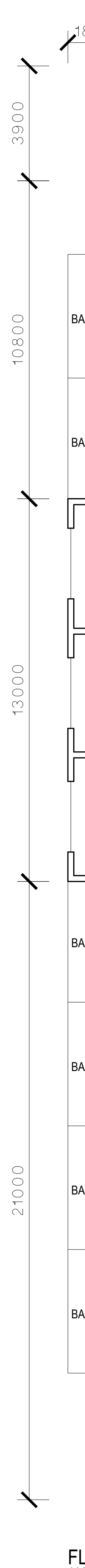


FLOOR PLAN - LEVEL 1
14 ROOMS, 4 SUITES

0 25mm 100mm 200mm ON ORIGINAL A1



FLOOR PLAN - LEVEL 2
14 ROOMS, 4 SUITES



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PROJECT: PROPOSED MOTEL
SOUTH WEST ROCKS COUNTRY CLUB

CLIENT: LIPMAN

SITE: 2 SPORTSMANS WAY
SOUTH WEST ROCKS

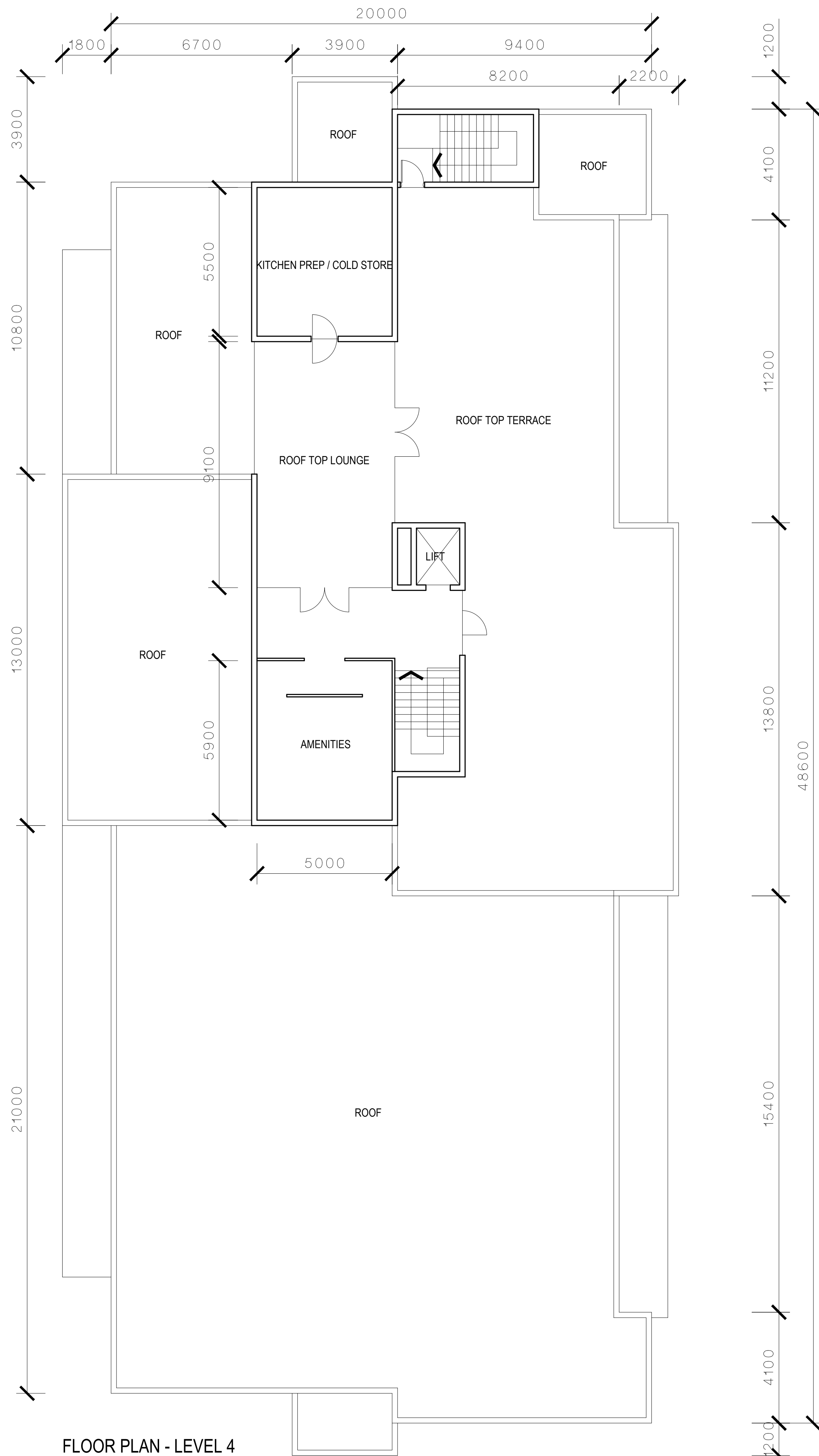
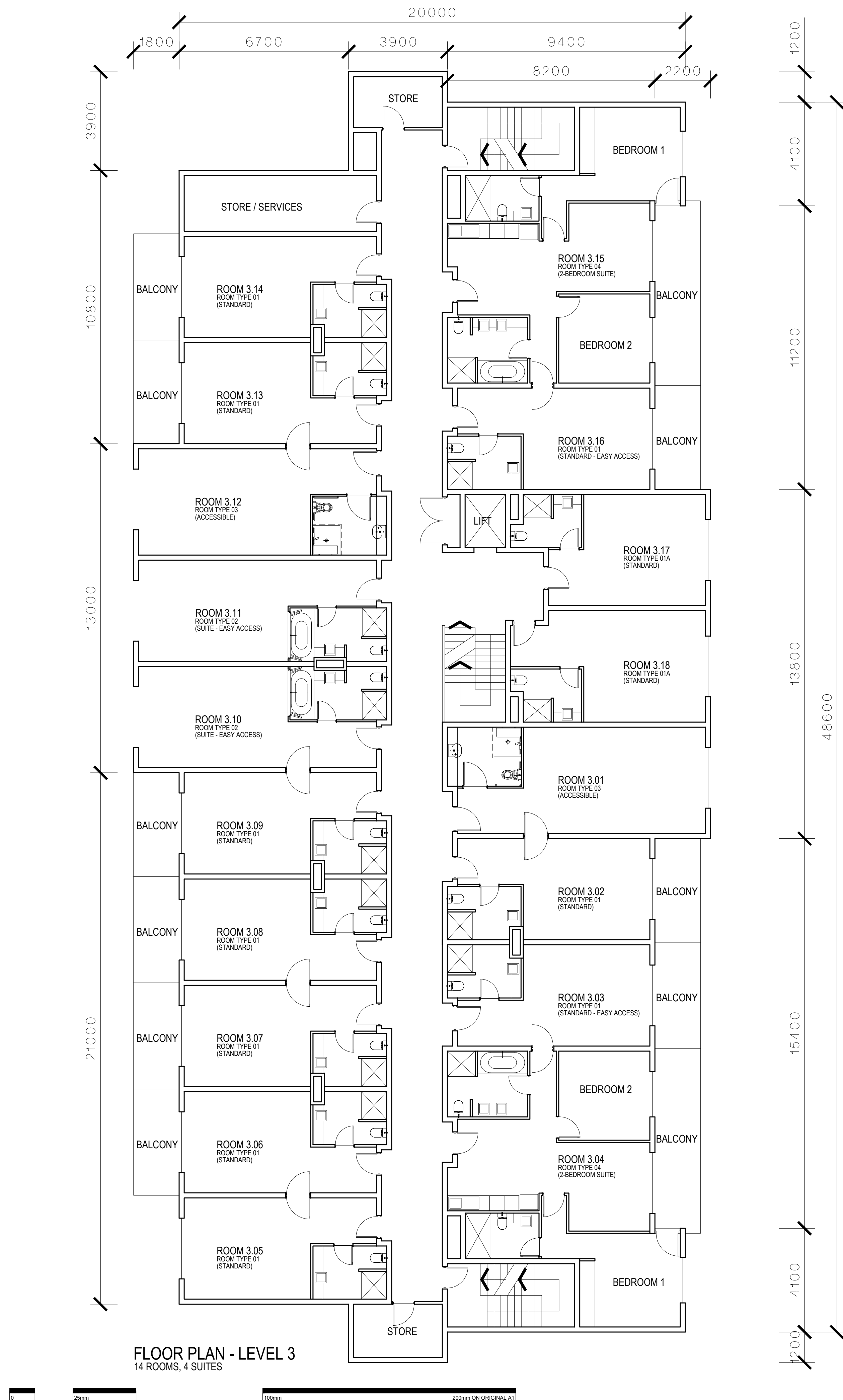
DRAWING: LEVEL 1 FLOOR PLAN
LEVEL 2 FLOOR PLAN

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PROJECT No: 14063 PHASE: SK DRAWING No: A110 REV: B





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PROJECT: PROPOSED MOTEL
SOUTH WEST ROCKS COUNTRY CLUB

CLIENT: LIPMAN

SITE: 2 SPORTSMANS WAY
SOUTH WEST ROCKS

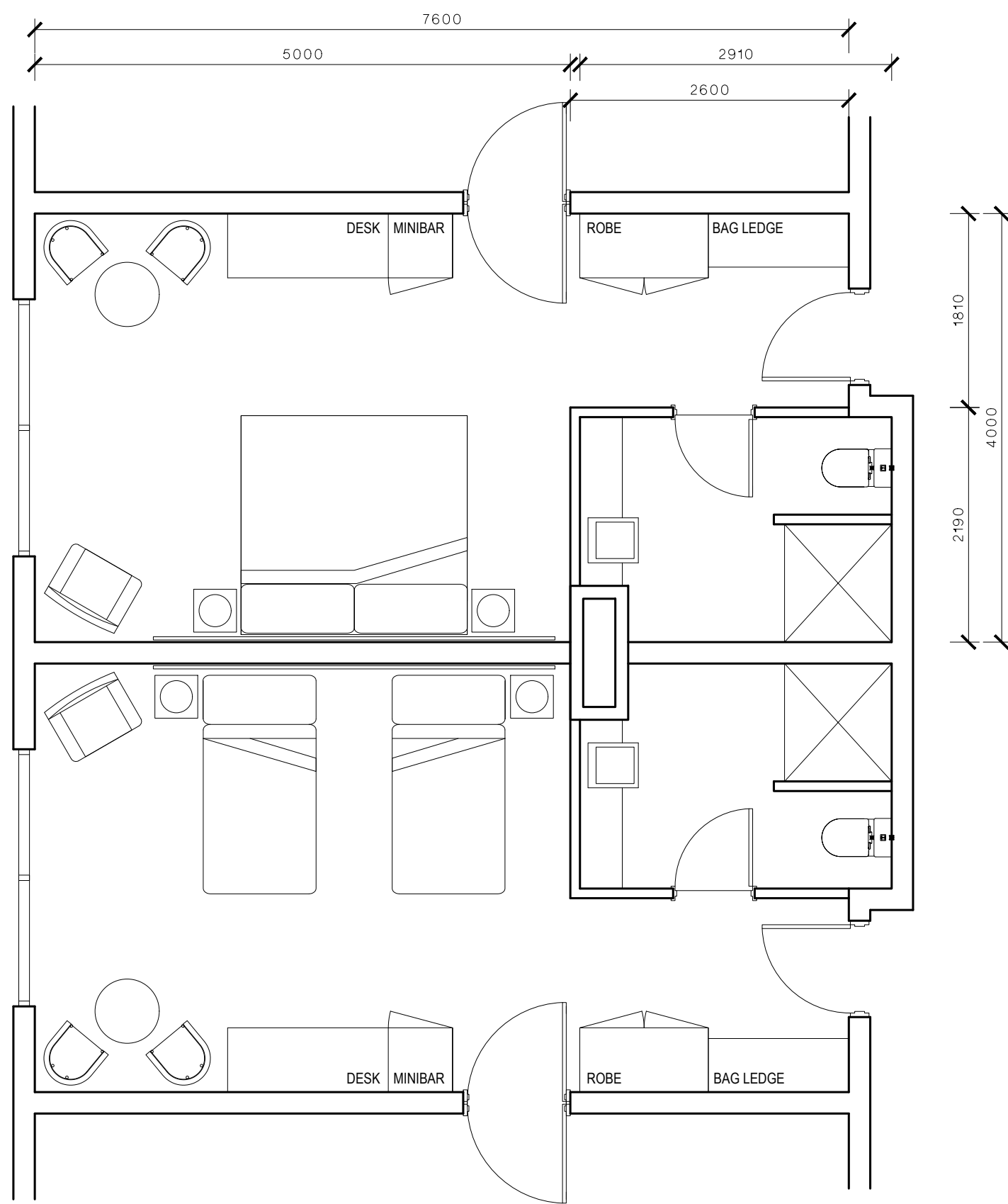
DRAWING: LEVEL 3 FLOOR PLAN
LEVEL 4 FLOOR PLAN

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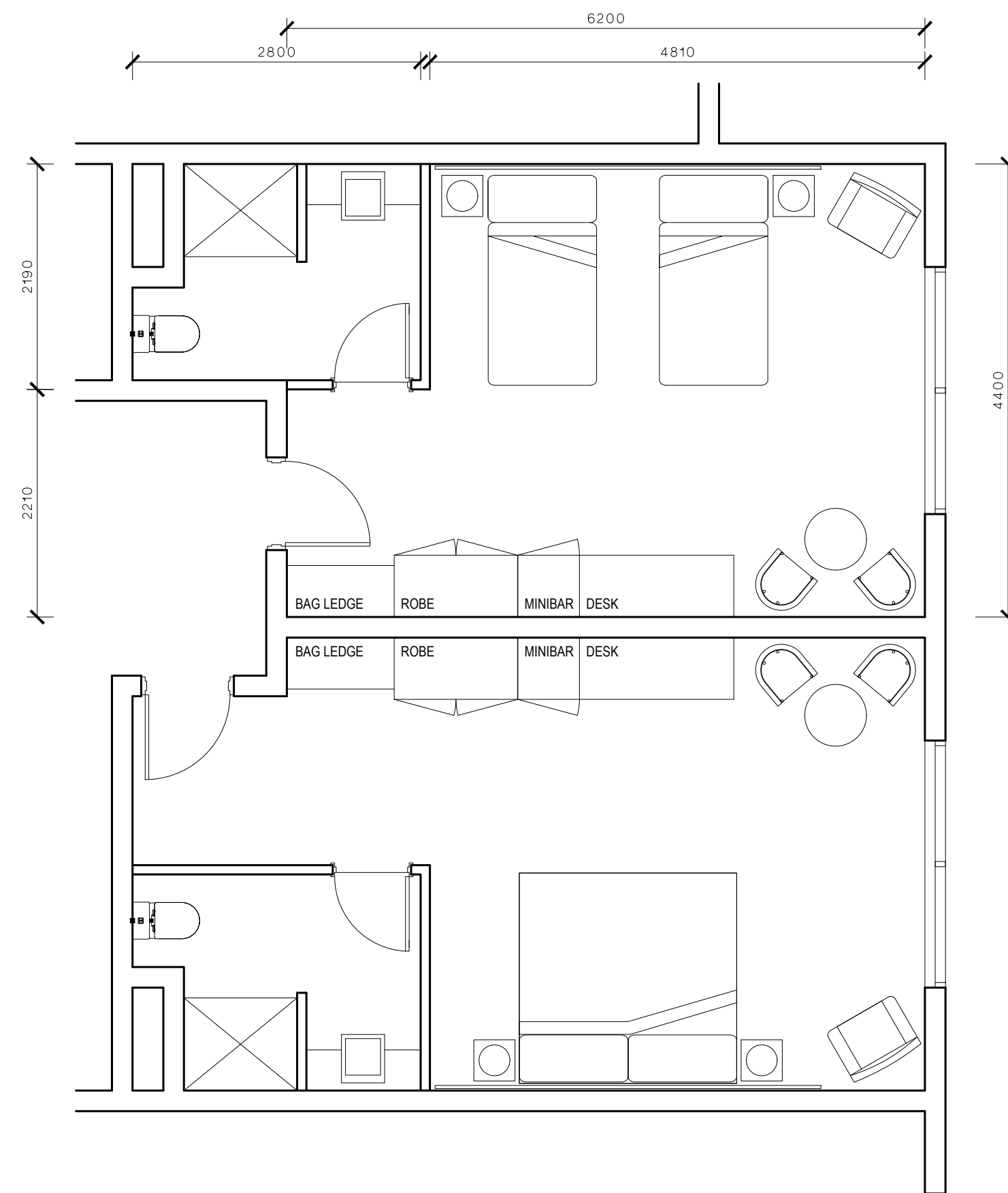
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PROJECT No: 14063 PHASE: SK DRAWING No: A120 REV: B

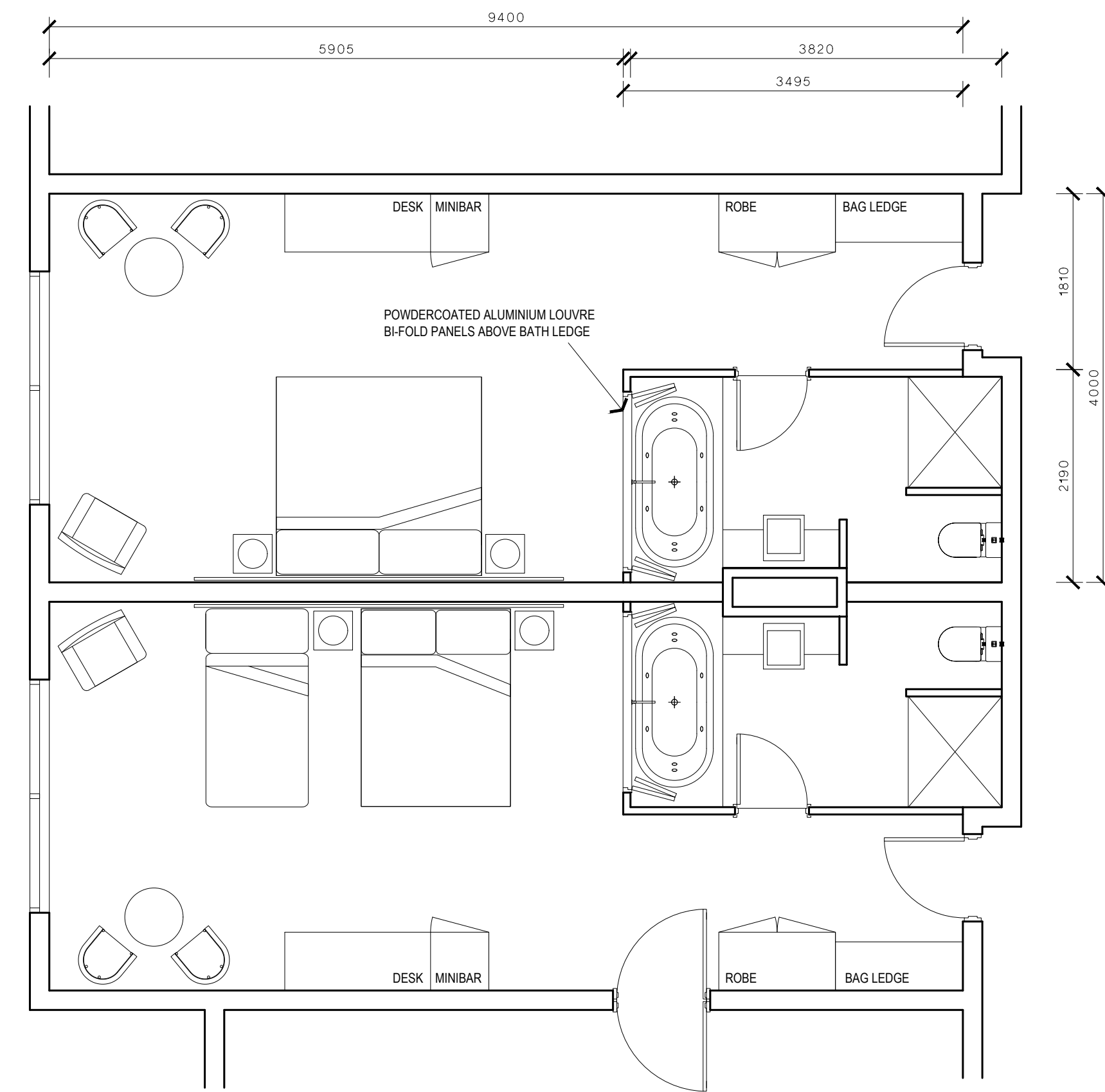




STANDARD ROOM - PLAN (ROOM TYPE 01)



STANDARD ROOM - PLAN (ROOM TYPE 01A)



SUITE - PLAN (ROOM TYPE 02)

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 SOUTH WEST ROCKS COUNTRY CLUB

CLIENT: LIPMAN

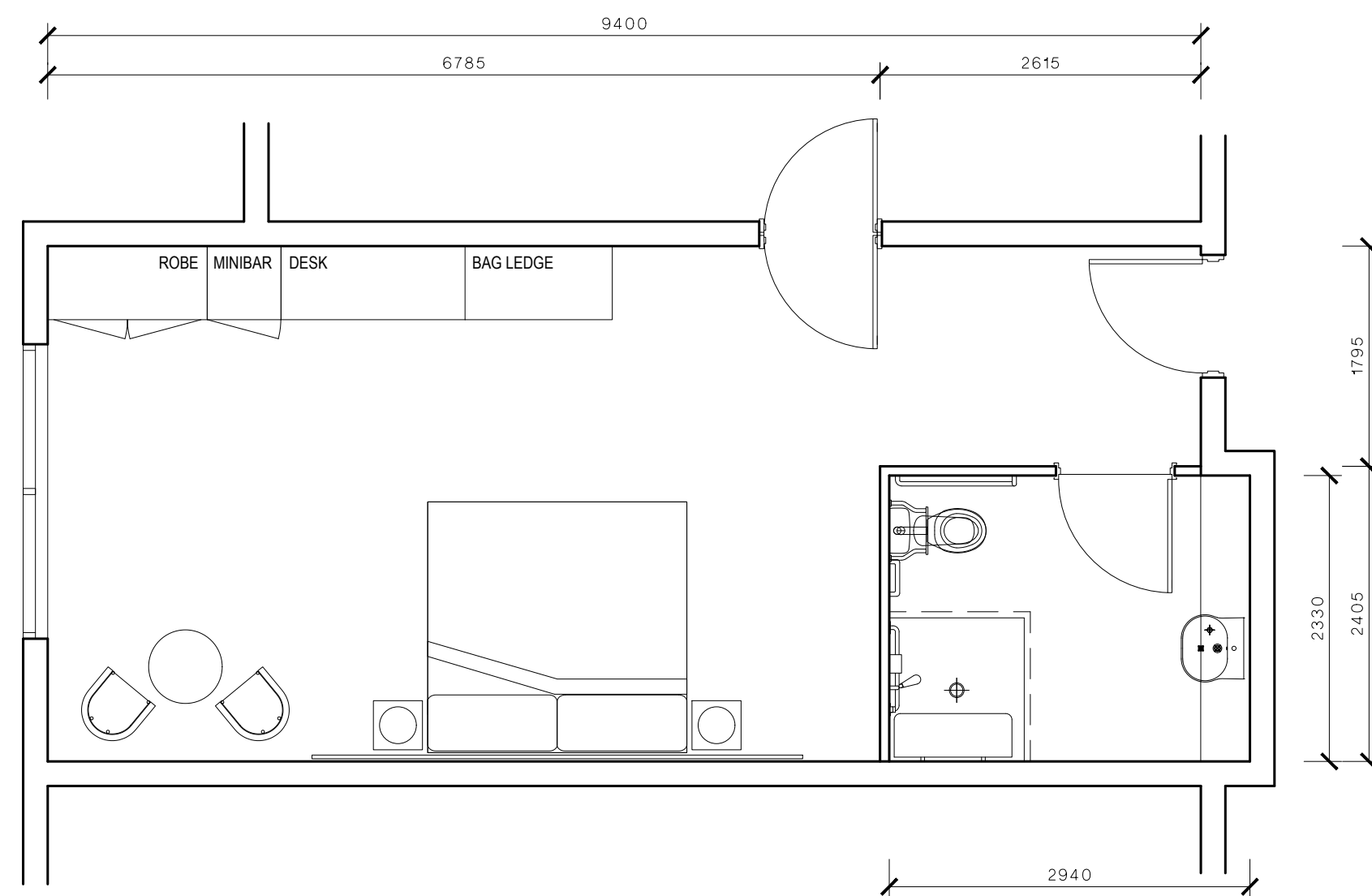
SITE: 2 SPORTSMANS WAY
 SOUTH WEST ROCKS

DRAWING: TYPICAL ROOM TYPES

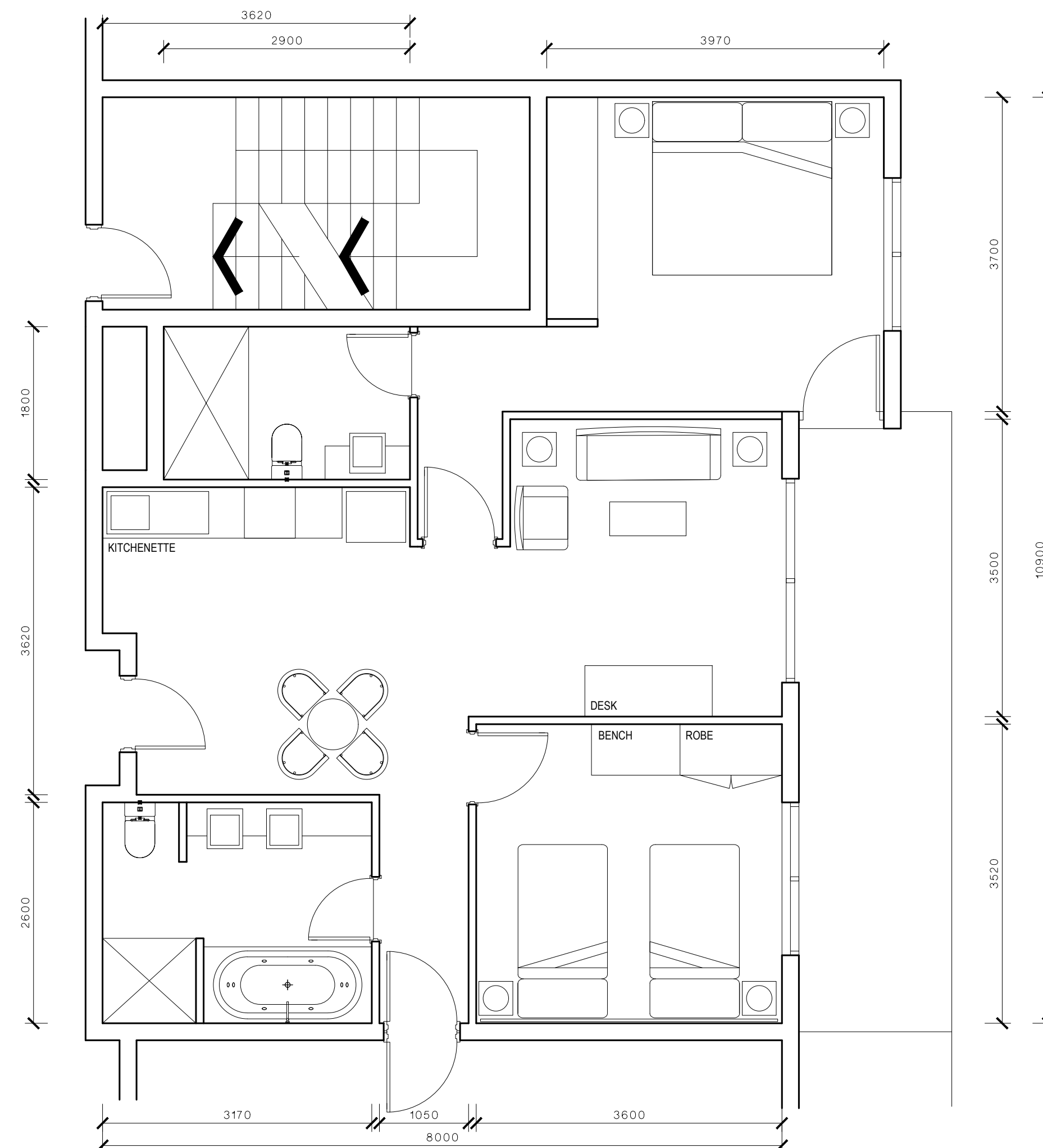
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DRAWN: DJR DATE: DEC 2021 SCALES: 1:50 @ A1

PROJECT No: 14063 PHASE: SK DRAWING No: A200 REV: B



ACCESSIBLE ROOM - PLAN (ROOM TYPE 03)



2-BEDROOM SUITE - PLAN (ROOM TYPE 04)



PROPOSED MOTEL DEVELOPMENT
SOUTH WEST ROCKS COUNTRY CLUB
EXTERIOR VIEW FROM EAST

03/02/22



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PROPOSED MOTEL DEVELOPMENT
SOUTH WEST ROCKS COUNTRY CLUB
EXTERIOR VIEW FROM SOUTH EAST

03/02/22



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PROPOSED MOTEL DEVELOPMENT
SOUTH WEST ROCKS COUNTRY CLUB
EXTERIOR VIEW FROM SOUTH WEST

03/02/22



EJE ARCHITECTURE
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PROPOSED MOTEL DEVELOPMENT
SOUTH WEST ROCKS COUNTRY CLUB
EXTERIOR VIEW FROM WEST

03/02/22



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PROPOSED MOTEL DEVELOPMENT
SOUTH WEST ROCKS COUNTRY CLUB
EXTERIOR VIEW FROM NORTH WEST

03/02/22



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Kempsey Shire

SWRCC Hotel & Rooftop Bar Project



economic profile

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Kempsey Shire

Economic Impact Model

Economic impact modelling enables Kempsey Shire to explore how changes in employment or output (sales) due to a new project, business or policy will impact on all other sectors of the economy. It does this by using an input-output model derived from the local economy microsimulation model by National Economics (NIEIR) to model the flow-on effects across different industries.

This provides Kempsey Shire with powerful evidence to advocate against industrial closures or strategically target new industry sectors which are likely to have the greatest positive economic impact.

Model input summary

Project: SWRCC Hotel & Rooftop Bar Project (Kempsey Shire)

Construction phase - modelling the impact of:

- adding \$21m in Construction over a 1.2 years period.

Operational phase - modelling the impact of:

- adding \$4.3m sales in Accommodation

Economic impact highlights

The economic impacts of SWRCC Hotel & Rooftop Bar Project are summarised in the infographic below

Construction Phase (over a 1.2 year period)



\$35.45m

Output

(\$21.00m direct
+ \$14.45m Indirect)



\$12.79m

Value added

(\$7.25m Direct
+ \$5.54m Indirect)



108

Local jobs
(per year)

(54 Direct
+ 54 Indirect)

Operational Phase (per year)



\$6.88m

Output

(\$4.30m Direct
+ \$2.58m Indirect)



\$2.82m

Value added

(\$1.90m Direct
+ \$0.92m Indirect)



48

Local jobs

(38 Direct
+ 10 Indirect)

Summary of impacts

Construction phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to inject \$21.00m of direct output into the local economy over 1.2 years. This would lead to an uplift of \$7.25m in direct value added and support 54 direct local jobs per annum during the construction phase of the project.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to generate an additional \$14.45m in output, \$5.54m in value added and support another 54 in direct local jobs per year during the construction phase of the project.

The total estimated construction phase local impact is \$35.45m in output, \$12.79m in value added and 108 local jobs per annum over 1.2 years.

Construction phase (1.2 year period)				
Kempsey Shire - Modelling the impact of: - adding \$21m in Construction				
Economic measure	Output (\$m)	Value-added (\$m)	Local Jobs (annual)	Residents jobs (annual)
Impacts on Kempsey Shire economy	--	--	--	--
Direct impact on selected sector(s)	21.00	7.25	54	--
Industrial impact	11.67	4.47	42	--
Consumption impact	2.78	1.07	12	--
Total impact on Kempsey Shire economy	35.45	12.79	108	90
Multipliers	--	--	--	--
Type 1 multiplier (direct and industrial)	1.56	1.62	1.79	--
Type 2 multiplier (direct, industrial and consumption)	1.69	1.76	2.01	--
Impact on New South Wales economy	--	--	--	--
Total impact - New South Wales outside Kempsey Shire	8.69	3.90	24	42
Total impact New South Wales economy	44.14	16.69	132	131
Impact on Australian economy	--	--	--	--
Total impact outside New South Wales economy	9.80	4.23	29	29
Total impact on Australian economy	53.95	20.91	161	160
Source: National Institute of Economic and Industry Research (NIEIR) ©2021. Compiled and presented in economy.id by .id (informed decisions). Note: All \$ values are expressed in 2019/20 base year dollar terms.				

Operational phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to support 38 direct local jobs per annum on an ongoing basis. This would generate \$4.30m in direct output per year and \$1.90m in industry value added per year.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to support another 10 indirect local jobs per year and generate \$0.92m in indirect industry value added per year off the back of \$2.58m in output.

The total estimated annual impact is 48 local jobs, \$6.88m in output and \$2.82m in value added.

Operational phase				
Kempsey Shire - Modelling the annual effect (Inflation adjusted) of: - adding \$4.3m sales in Accommodation				
Economic measure	Output (\$m)	Value-added (\$m)	Local jobs	Residents jobs
Impacts on Kempsey Shire economy	--	--	--	--
Direct impact on selected sector(s)	4.30	1.90	38	--
Industrial impact	1.87	0.65	7	--
Consumption impact	0.70	0.27	4	--
Total impact on Kempsey Shire economy	6.88	2.82	48	46
Multipliers	--	--	--	--
Type 1 multiplier (direct and industrial)	1.44	1.34	1.17	--
Type 2 multiplier (direct, industrial and consumption)	1.60	1.48	1.27	--
Impact on New South Wales economy	--	--	--	--
Total impact - New South Wales outside Kempsey Shire	1.80	0.87	6	8
Total impact New South Wales economy	8.68	3.70	54	54
Impact on Australian economy	--	--	--	--
Total impact outside New South Wales economy	1.40	0.66	6	6
Total impact on Australian economy	10.08	4.35	60	60
Source: National Institute of Economic and Industry Research (NIEIR) ©2021. Compiled and presented in economy.id by .id (informed decisions). Note: All \$ values are expressed in 2019/20 base year dollar terms.				

Impacts on local jobs

Construction phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to support 53 direct local jobs per annum during the 1.2 years construction phase of the project.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to be support another 54 indirect local jobs per annum during the construction phase.

The total estimated impact is 108 local jobs per annum over 1.2 years.

This table and charts below show a detailed breakdown of how employment will be affected by industry during the construction phase.

Employment by industry sector - Construction Phase

Kempsey Shire - modeling the impact on local jobs, of:
- adding \$21m in Construction

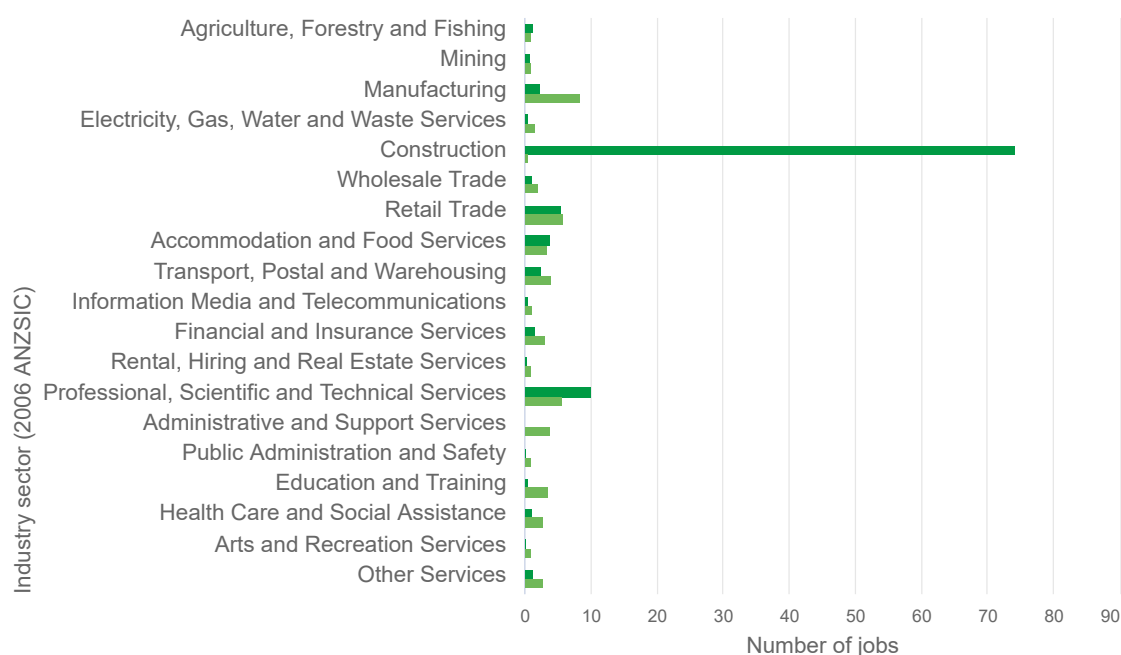
Industry sector (1-digit ANSIC)	Existing jobs in Kempsey Shire	Jobs created in Kempsey Shire (annual)	Jobs created outside of Kempsey Shire (annual)	Jobs created for Kempsey Shire residents (annual)
Agriculture, Forestry and Fishing	503	1.3	1.0	1.2
Mining	15	0.8	0.9	0.6
Manufacturing	625	2.2	8.3	2.1
Electricity, Gas, Water and Waste Services	79	0.5	1.5	0.5
Construction	1,265	74.3	0.6	59.5
Wholesale Trade	62	1.1	2.1	1.1
Retail Trade	1,087	5.6	5.9	5.2
Accommodation and Food Services	786	3.8	3.5	3.6
Transport, Postal and Warehousing	534	2.4	3.9	1.8
Information Media and Telecommunications	16	0.6	1.1	0.5
Financial and Insurance Services	108	1.5	3.1	1.5
Rental, Hiring and Real Estate Services	101	0.3	1.0	0.3
Professional, Scientific and Technical Services	305	10.0	5.6	8.9
Administrative and Support Services	351	0.1	3.8	0.1
Public Administration and Safety	728	0.2	1.0	0.2
Education and Training	1,076	0.5	3.5	0.4
Health Care and Social Assistance	2,050	1.1	2.8	0.9
Arts and Recreation Services	91	0.2	1.0	0.2
Other Services	459	1.3	2.8	1.2
Total industries	10,240	108	53	90

Source: National Institute of Economic and Industry Research (NIEIR) @2022. Compiled and presented in economy.id by .id (informed decisions).

Employment by industry sector - Construction Phase

Kempsey Shire - modeling the impact on local jobs, of:
- adding \$21m in Construction

■ Jobs created in Kempsey Shire (annual) ■ Jobs created outside Kempsey Shire (annual)



Source: National Institute of Economic and Industry Research (NIEIR) @2022.
Compiled and presented in economy.id by .id (informed decisions).



Operational phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to support 38 direct local jobs per annum on an ongoing basis.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to be support another 10 indirect local jobs per annum during the operational phase.

The total estimated impact is 48 local jobs per annum.

This table and charts below show a detailed breakdown of how employment will be affected by industry during the operational phase.

Employment by industry sector - Operational Phase

Kempsey Shire - modeling the impact on local jobs, of:
- adding \$4.3m sales in Accommodation

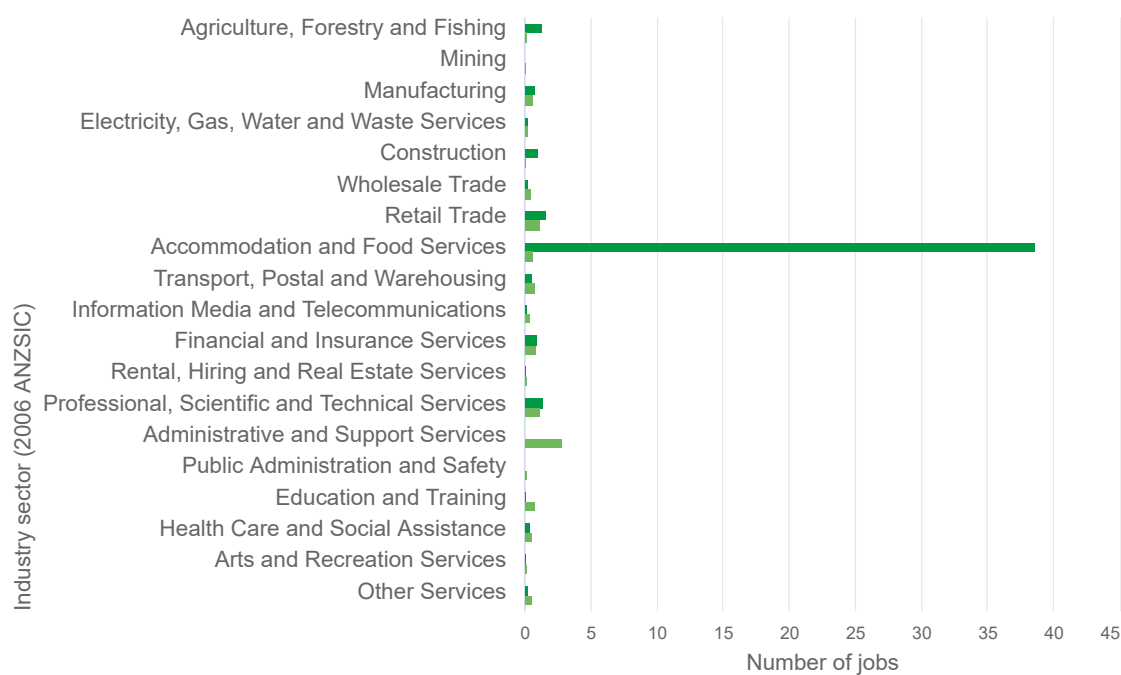
Industry sector (1-digit ANSIC)	Existing jobs in Kempsey Shire	Jobs created in Kempsey Shire	Jobs created outside of Kempsey Shire	Jobs created for Kempsey Shire residents
Agriculture, Forestry and Fishing	503	1.3	0.2	1.3
Mining	15	0.0	0.1	0.0
Manufacturing	625	0.7	0.7	0.7
Electricity, Gas, Water and Waste Services	79	0.3	0.3	0.3
Construction	1,265	1.0	0.1	0.9
Wholesale Trade	62	0.3	0.4	0.3
Retail Trade	1,087	1.6	1.2	1.5
Accommodation and Food Services	786	38.6	0.7	37.5
Transport, Postal and Warehousing	534	0.5	0.7	0.4
Information Media and Telecommunications	16	0.2	0.4	0.2
Financial and Insurance Services	108	0.9	0.9	0.9
Rental, Hiring and Real Estate Services	101	0.1	0.2	0.1
Professional, Scientific and Technical Services	305	1.4	1.1	1.3
Administrative and Support Services	351	0.0	2.9	0.0
Public Administration and Safety	728	0.0	0.2	0.0
Education and Training	1,076	0.1	0.8	0.1
Health Care and Social Assistance	2,050	0.3	0.6	0.3
Arts and Recreation Services	91	0.1	0.2	0.1
Other Services	459	0.3	0.5	0.3
Total industries	10,240	48	12	46

Source: National Institute of Economic and Industry Research (NIEIR) @2022. Compiled and presented in economy.id by .id (informed decisions).

Employment by industry sector - Operational Phase

Kempsey Shire - modeling the impact on local jobs, of:

■ Jobs created in Kempsey Shire ■ Jobs created outside Kempsey Shire



Source: National Institute of Economic and Industry Research (NIEIR) @2022.
Compiled and presented in economy.id by .id (informed decisions).



Impacts on value added

Construction phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to generate \$7.2m direct value added during the 1.2 years construction phase of the project.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to be another \$5.5m in value added during the construction phase.

The total estimated impact is \$12.8m in value added over 1.2 years.

This table and charts below show a detailed breakdown of value added by industry during the construction phase.

Value added by industry sector - Construction Phase

Kempsey Shire - modeling the impact on value added, of:
- adding \$21m in Construction

Industry sector (1-digit ANSIC)	Value Added \$m (2019/20)	Value added \$m to Kempsey Shire	Percentage change	Value added \$m to Australian economy
Agriculture, Forestry and Fishing	\$48.9	\$0.15	+0.30	\$0.31
Mining	\$1.3	\$0.08	+6.50	\$0.23
Manufacturing	\$56.1	\$0.17	+0.31	\$1.58
Electricity, Gas, Water and Waste Services	\$21.7	\$0.17	+0.77	\$0.45
Construction	\$142.5	\$9.72	+6.82	\$9.80
Wholesale Trade	\$9.5	\$0.19	+2.01	\$0.68
Retail Trade	\$58.8	\$0.36	+0.61	\$0.88
Accommodation and Food Services	\$31.9	\$0.19	+0.59	\$0.39
Transport, Postal and Warehousing	\$37.4	\$0.24	+0.65	\$0.79
Information Media and Telecommunications	\$1.2	\$0.06	+4.95	\$0.33
Financial and Insurance Services	\$23.5	\$0.25	+1.05	\$1.41
Rental, Hiring and Real Estate Services	\$21.1	\$0.08	+0.36	\$0.28
Professional, Scientific and Technical Services	\$22.3	\$0.88	+3.95	\$1.75
Administrative and Support Services	\$39.3	\$0.02	+0.04	\$0.69
Public Administration and Safety	\$84.9	\$0.02	+0.02	\$0.18
Education and Training	\$79.5	\$0.03	+0.04	\$0.37
Health Care and Social Assistance	\$148.1	\$0.09	+0.06	\$0.38
Arts and Recreation Services	\$4.8	\$0.01	+0.21	\$0.09
Other Services	\$24.9	\$0.08	+0.33	\$0.32
Total industries	\$857.8	\$12.79	+1.49	\$20.91

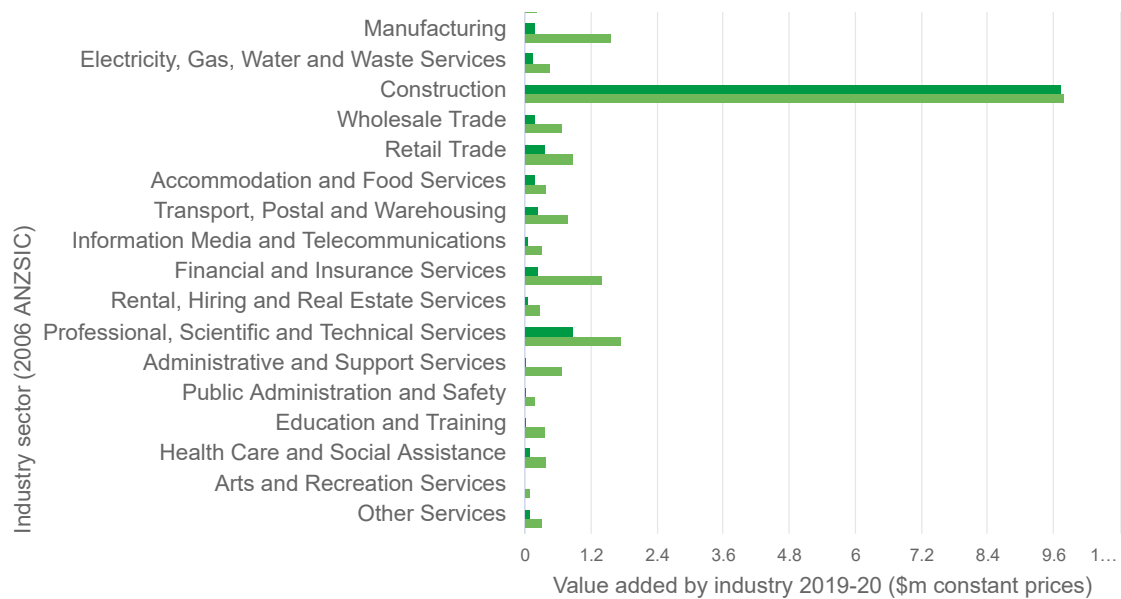
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Value added by industry sector - Construction Phase

Kempsey Shire - modeling the impact on value added, of:
- adding \$21m in Construction

■ Value added to local GRP (industry) ■ Value added to total Australian economy

Agriculture, Forestry and Fishing
Mining



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Operational phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to generate \$1.9m direct value added per annum on an going basis during the operational phase of the project.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to be another \$0.9m in value added per annum on an going basis during the operational phase.

The total estimated impact is \$2.8m in value added per annum during the operational phase of the project.

This table and charts below show a detailed breakdown of value added by industry during the operational phase of the project.

Value added by industry sector - Operational Phase

Kempsey Shire - modeling the impact on value added, of:
- adding \$4.3m sales in Accommodation

Industry sector (1-digit ANSIC)	Value Added \$m (2019/20)	Value added \$m to Kempsey Shire	Percentage change	Value added \$m to Australian economy
Agriculture, Forestry and Fishing	\$48.9	\$0.13	+0.26	\$0.15
Mining	\$1.3	\$0.00	+0.29	\$0.02
Manufacturing	\$56.1	\$0.07	+0.12	\$0.15
Electricity, Gas, Water and Waste Services	\$21.7	\$0.10	+0.46	\$0.15
Construction	\$142.5	\$0.10	+0.07	\$0.11
Wholesale Trade	\$9.5	\$0.04	+0.44	\$0.13
Retail Trade	\$58.8	\$0.09	+0.14	\$0.17
Accommodation and Food Services	\$31.9	\$1.93	+6.06	\$1.97
Transport, Postal and Warehousing	\$37.4	\$0.04	+0.11	\$0.13
Information Media and Telecommunications	\$1.2	\$0.02	+1.34	\$0.10
Financial and Insurance Services	\$23.5	\$0.12	+0.53	\$0.43
Rental, Hiring and Real Estate Services	\$21.1	\$0.02	+0.09	\$0.05
Professional, Scientific and Technical Services	\$22.3	\$0.10	+0.46	\$0.25
Administrative and Support Services	\$39.3	\$0.01	+0.02	\$0.30
Public Administration and Safety	\$84.9	\$0.00	+0.00	\$0.03
Education and Training	\$79.5	\$0.01	+0.01	\$0.07
Health Care and Social Assistance	\$148.1	\$0.02	+0.02	\$0.07
Arts and Recreation Services	\$4.8	\$0.00	+0.07	\$0.02
Other Services	\$24.9	\$0.02	+0.06	\$0.05
Total industries	\$857.8	\$2.82	+0.33	\$4.35

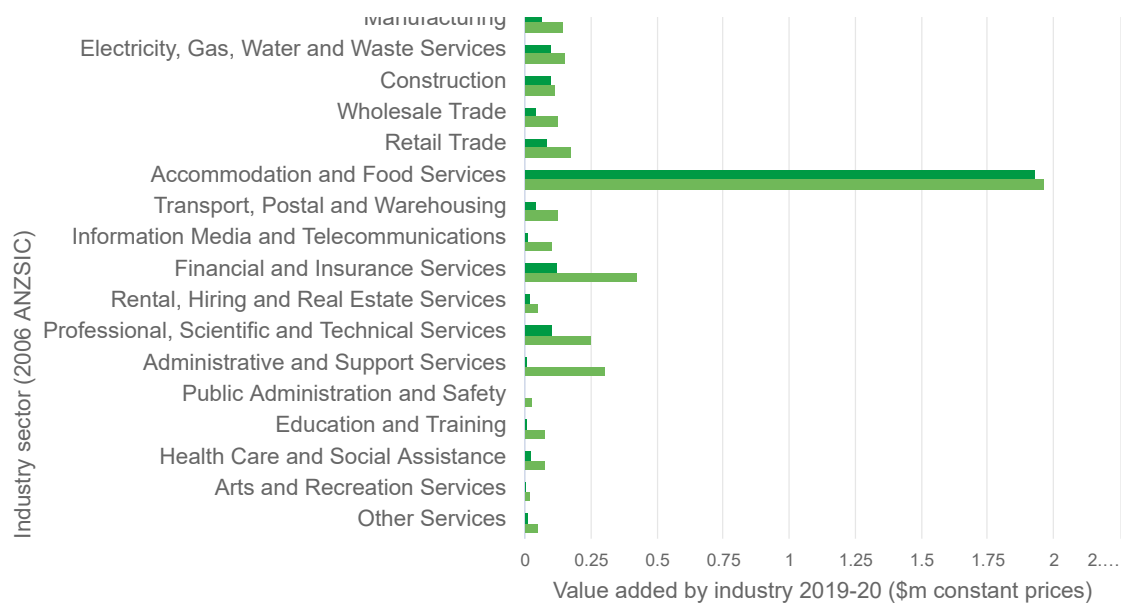
Source: National Institute of Economic and Industry Research (NIEIR) ©2022. Compiled and presented in economy.id by .id (informed decisions).

Value added by industry sector - Operational Phase

Kempsey Shire - modeling the impact on value added, of:

■ Value added to local GRP (industry) ■ Value added to total Australian economy





Source: National Institute of Economic and Industry Research (NIEIR) ©2022.
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Impacts on output

Construction phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to generate \$21.0m direct output during the 1.2 years construction phase of the project.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to be another \$14.4m in output during the construction phase.

The total estimated impact is \$35.4m in output over 1.2 years.

Operational phase

SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to generate \$4.3m direct output per annum on an on going basis during the operational phase of the project.

From this direct expansion in the economy, it is anticipated that there would be flow on effects into other related intermediate industries as well as increased new employee consumption expenditure. These combined flow-on effects are estimated to be another \$2.6m in output per annum on an on going basis during the operational phase.

The total estimated impact is \$6.9m in output per annum during the operational phase of the project.

Impacts on resident employment

Construction phase

The combination of all direct, industrial and consumption effects of the construction phase of the SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to support 108 jobs.

As some of Kempsey Shire's residents leave the area to work and residents of other areas enter Kempsey Shire to work, not all of these jobs will be filled by Kempsey Shire residents. It is estimated that of the 108 jobs created, 90 or 83.3% would be expected to be filled by Kempsey Shire residents.

Operational phase

The total direct, industrial and consumption effects of the operational phase of the SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to support 48 jobs located in Kempsey Shire.

As some of Kempsey Shire's residents leave the area to work and residents of other areas enter Kempsey Shire to work, not all of these jobs will be filled by Kempsey Shire's residents. It is estimated that of the 48 jobs created, 46 or 95.8% would be expected to be filled by Kempsey Shire's residents.

Impact on GRP

Value added by industry represents the industry component of Gross Regional Product (GRP).

The impact on Kempsey Shire's GRP as a result of the SWRCC Hotel & Rooftop Bar Project is directly equivalent to the change in value added outlined in the section above.

Construction phase

The construction of the SWRCC Hotel & Rooftop Bar Project in Kempsey Shire is estimated to increase GRP by \$12.8m. The effect of the construction of the SWRCC Hotel & Rooftop Bar Project in Kempsey Shire on the Australian economy (including Kempsey Shire) is estimated to be a growth in GDP of \$20.9m.

Operational phase

GRP in Kempsey Shire is estimated to increase by \$2.8m per annum during the operational phase of the project.

The effect on the Australian economy (including Kempsey Shire) is estimated to be a growth in Gross Domestic Product (GDP) of \$4.4m per annum during the operational phase of the project.

SOUTH WEST ROCKS COUNTRY CLUB LIMITED

Project Plan

Hotel Development – The Bay Hotel



Executive Summary

The Kempsey Shire, like all regional councils, is seeking to grow its tourism base, infrastructure, appeal and the overall local economy. Currently, there is no 4-star Hotel in the Shire, and no Hotel of any medium or larger size. This project seeks to close this market gap and add viable and necessary quality and accessible accommodation to the South West Rocks destination.

South West Rocks Country Club has met twice with the Kempsey Shire Council for discussions prior to submitting a Development Application to develop a 54-room hotel including a roof top bar, that interconnects to their main club house, located at 2 Sportmans Way, South West Rocks. The total project cost is \$20,019,105 with \$13,009,015 the grant request under Regional Tourism Activation Fund and remaining funding balance provided by the club through bank loan with NAB of \$7,010,000.

Project Scope

Project Location

The Hotel will be built on land within the club's current precinct at 2 Sportmans Way, South West Rocks NSW 2431, which means no additional cost for land.

Project Deliverables

The key deliverables for this project include the completion of:

- 4-star quality hotel comprising 42 suites (6 wheelchair accessible, 12 easy access designed) and 12 two-bedroom suites
- Roof top bar and lounge venue
- Interconnection airwalk between Hotel and South West Rocks Country Club
- Upgrade of existing club reception to incorporate a dedicated hotel reception, hair salon, gift store and lobby facility.

Project Control Group

Due to the size of the project, we have established a Project Control Group who will be responsible for overseeing the project from commencement to completion. They will meet monthly (or as frequently required) for the duration of the project. The control group are key decision makers and expert professionals who will provide increased transparency and governance to project management to ensure the project is delivered on time, on budget and to the required standards.

Grant Administrator:

The Grant will be administered by David Cunningham, CEO of South West Rocks Country Club. He will oversee the project milestones, grant administration and reporting requirements. David has managed various large scale Club Renovations in excess of \$50m in value and is experienced in managing Government grants, albeit on a smaller scale than this grant request. David will be supported by this expert Project Control Group, strengthening confidence in the administration of this Grant.

Project Superintendent:

The Project Superintendent, Phillipa Griffiths is independent to the construction contract, appointed to evaluate and certify payment claims, variation claims, and claims for extensions of time. As a highly qualified project engineer, Phillipa's extensive knowledge and experience in large-scale and multi-million-dollar value construction projects with Lendlease and Leighton's Contractors will provide enhanced transparency and governance to the project. She will regularly meet with Lipman on site to independently oversee the project and report to the Club CEO on construction, budget and milestone progress, including issue rectifications and variation requests.

Construction Manager:

Darren Ferguson from Lipman, is the Construction Manager responsible for the overall supervision of the project and maintaining the integrity of the project to meet the quality and project outcomes. He has over 15 years' experience on large scale commercial construction projects of up to \$100m in value.

Project Manager:

Luke Elwood is the Project Manager for Lipman and is responsible for the day to day running of the project and construction team. He has a hands-on approach and is heavily involved in the day to day 'on site' dealings whilst maintaining focus on the end project goals. He is experienced in managing commercial projects with \$20m budgets.

Design Manager:

Louise Thomson is the Design Manager for Lipman and is a qualified Architect with over 20 years commercial experience. She oversees the project's design and architectural requirements and ensures that the overall project outcomes are met.

Project Financial Controller:

Brad Alfred is an independent specialist accountant with significant experience in government grant procurement and will oversee the project budget, milestones and progress payments alongside the Project Superintendent. He will also provide the project audit at completion. Brad has been involved in the financial forecasts, budgets, risk management and feasibility for the Project throughout the planning process.

Project Interior Designer:

Samantha Hinton, Sama Interiors will be responsible for the furniture and decor selections for the hotel rooms, accessways, reception area and roof top bar and lounge areas. She has three years' experience in commercial interior design and is highly experienced in branding, marketing, grant submissions.

Annexed is Lipman's Capability statement and Project Control Group CVs.

From: President SWRSLSC [REDACTED]
Sent: Friday, 15 December 2023 4:25 PM
To: Kempsey Shire Council
Subject: Fwd: Submission South West Rocks Structure Plan Height limits-SWR SLSC.
Attachments: SWR SLSC - MFA schematics 6 - 101123.pdf; Letter of Support - South West Rocks Surf Lifesaving Club 17112023.pdf; letter KSC re Height amendment 15.12.23.pdf

Categories: SWR Height

Good Afternoon

Please find attached letter regarding SWR Structure Plan Height limits and relevant documentation

Regards

Rod McDonagh

President

Life Member

Surf Life Saving Mid North Coast



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President: Rod McDonagh

Secretary: Vicki Thomas

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15 December 2023

Craig Milburn General Manager

Kempsey Shire Council

PO Box 3078

WEST KEMPSEY 2440

Via email: ksc@kempsey.nsw.gov.au

Dear Craig

RE: NOTIFICATION OF PLANNING PROPOSAL – DRAFT KEMPSEY LEP 2013 -AMENDMENT – VARIOUS LOTS IN SOUTH WEST ROCKS – HEIGHT OF BUILDING

Property: Lot 337 DP754396, Livingstone Street, South West Rocks-
South West Rocks Surf Life Saving Club

Application number: PP2300005 (PP-2023-2105)

South West Rocks SLSC was recently contacted regarding the above-mentioned building height amendments for Lot 337 Livingstone St South West Rocks. The Club has advised Kempsey Shire Council in previous correspondence, that they have been undertaking investigations for a new premises which would provide broad community benefits. The existing building is no longer sustainable and requires an urgent upgrade.

SWR SLSC has engaged architects to pursue options and provide preliminary concepts. The favoured concept proposal is to provide a 4 level building, with 2 levels above lower ground and 2 levels above upper ground, with a proposed sloping height line. The Council letter refers to -10.2 Planning Proposal PP2300005 - SWR Structure Plan Building Heights – SLSC Lot 337 DP754396 – new maximum building height 8.5m. The KSC proposed Structure Plan states 11m for business & commercial as per the following extract from page 12 of the Structure Plan.

Building heights

Building heights are measured in metres (m) vertically from ground level to the highest point of the building

Key observations are:

Building height limit of 8.5m should apply generally across all residential areas.

- ***Building height of 11m should generally be applied to business and commercial areas***
- *A limited area to the south of the existing town centre's commercial area could accommodate a sensitive height increase.*

I have attached a schematic drawing of the SWR SLSC proposal which indicates that the approximate height projections at this stage. We would request that Kempsey Shire Council consider our situation and that the height of the existing and proposed premises does not adversely affect the environmental, aesthetic, or social aspects of the South West Rocks CBD precinct.

ESTABLISHED 1919

President: Rod McDonagh

Secretary: Vicki Thomas

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The proposed SLSC building height facilitates safe observation and management of both Horseshoe Bay and Main beaches and will enhance the overall panorama of the foreshore area. The premises will provide modern facilities for members, the public and opportunities for community groups to utilise the amenities. Most importantly the top level will accommodate an emergency response hub which will provide greater capability for all sectors of the emergency management network.

The Club provides a vital community service that supports tourism, the local economy and aquatic safety. The Club has strived to become self-sufficient which has in effect reduced any impact on ratepayers throughout its history.

As such I seek a meeting to be convened to discuss our proposal pertaining to SWR Structure Plan Building Heights, and future advancement of our endeavours.

Please feel free to contact me at anytime on [REDACTED] or via the email address listed above.

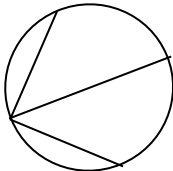
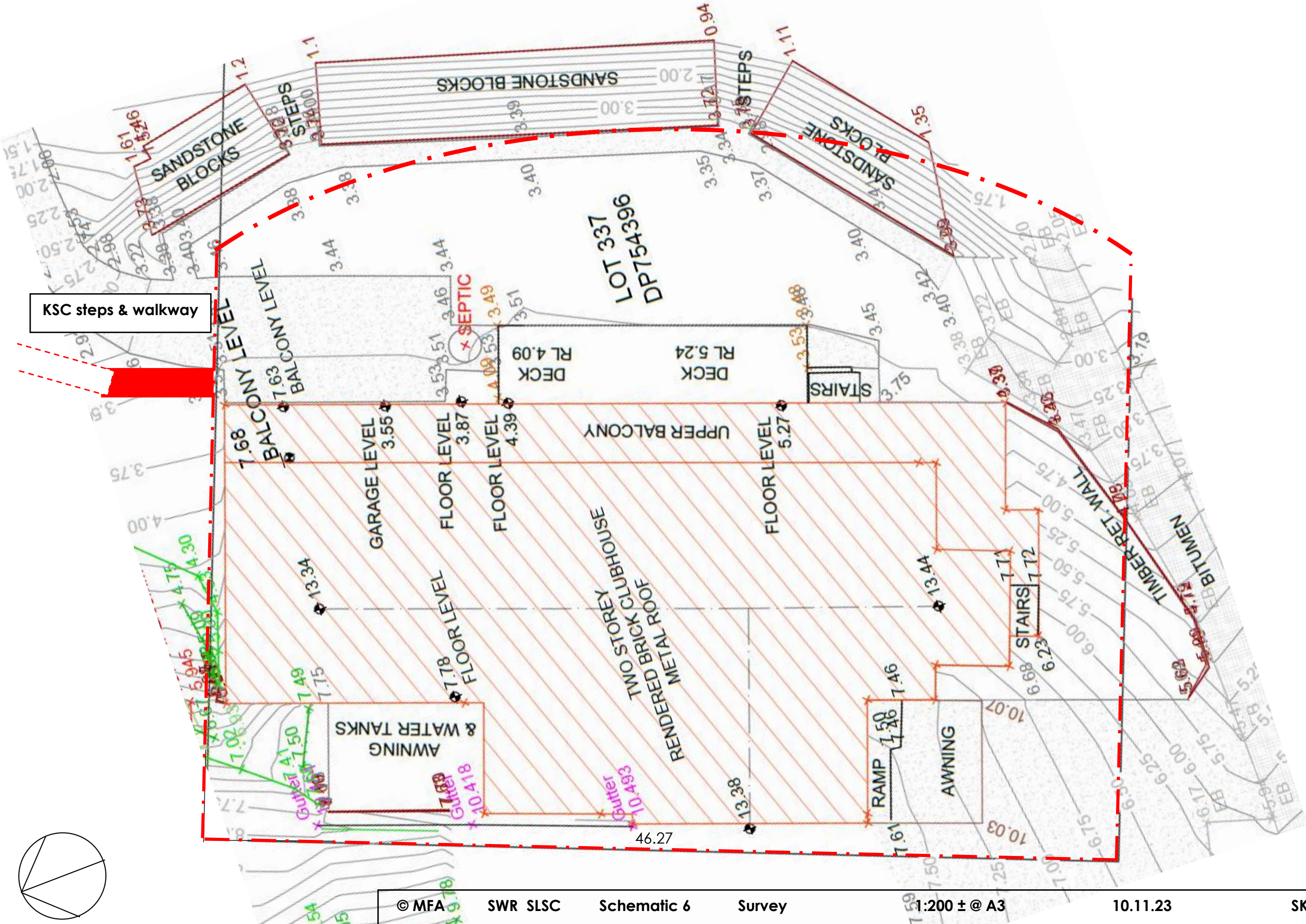
Yours Sincerely,

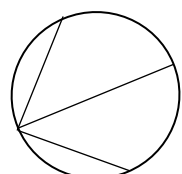
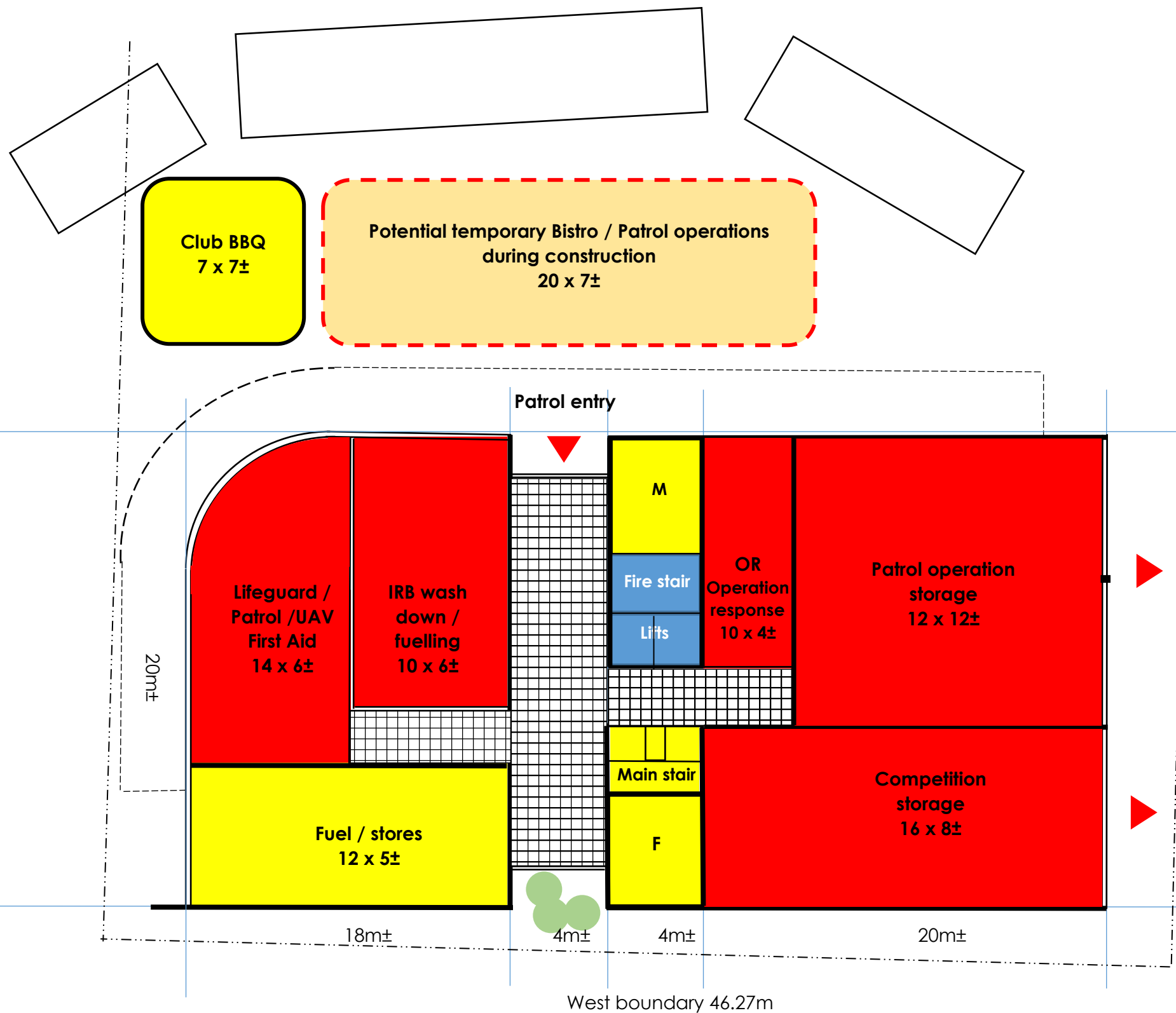
[REDACTED]
Rod McDonagh
President
Life Member
South West Rocks Surf Life Saving Club

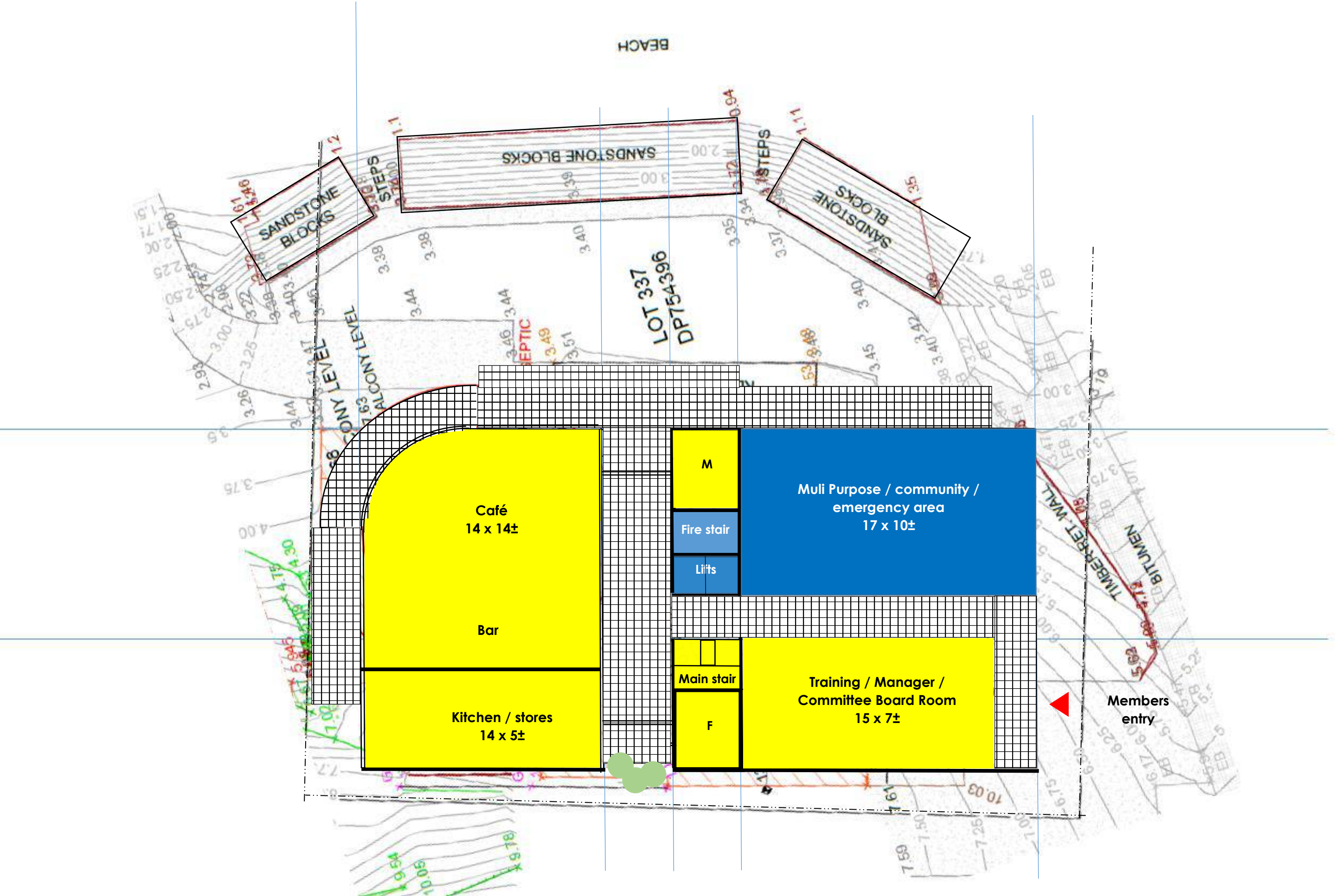


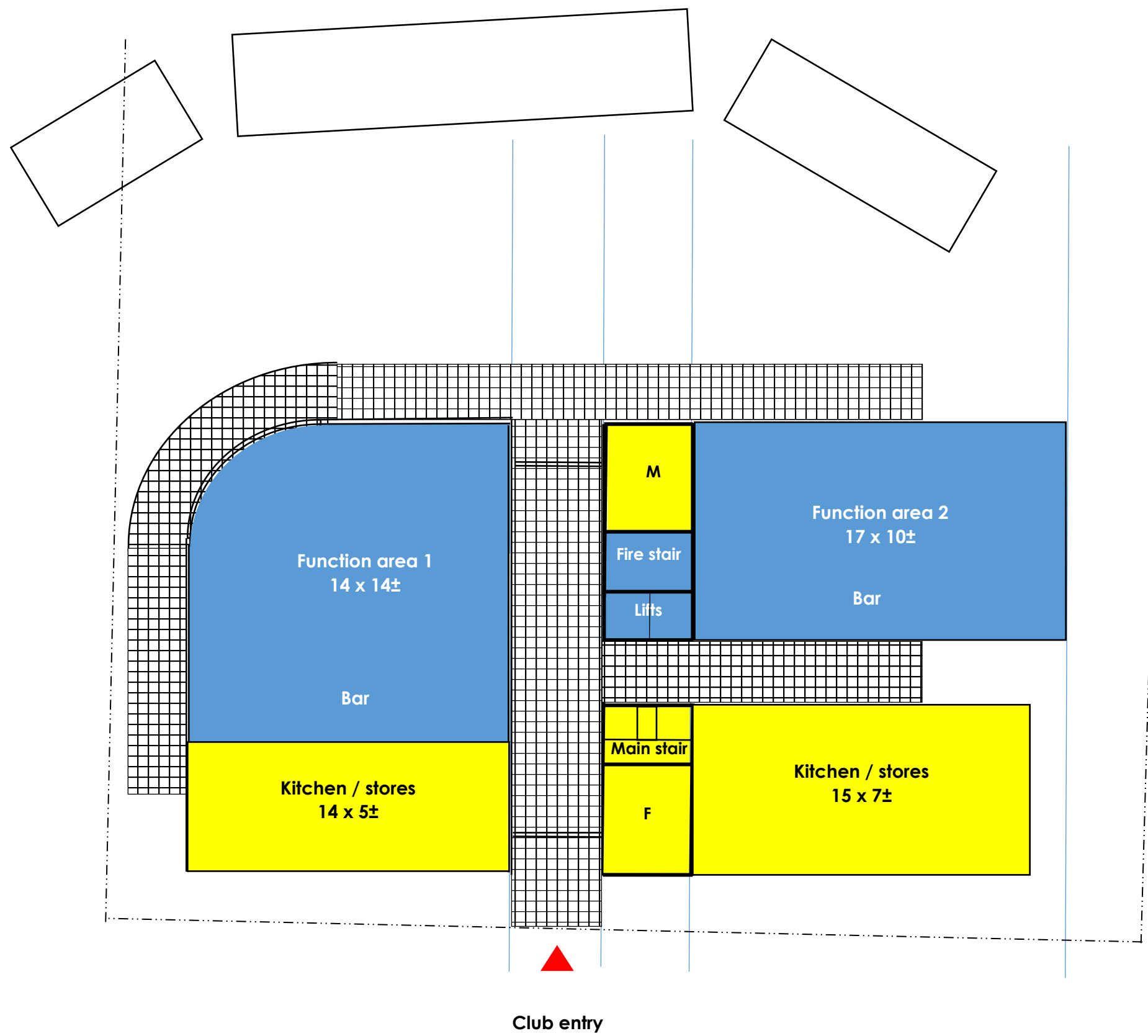
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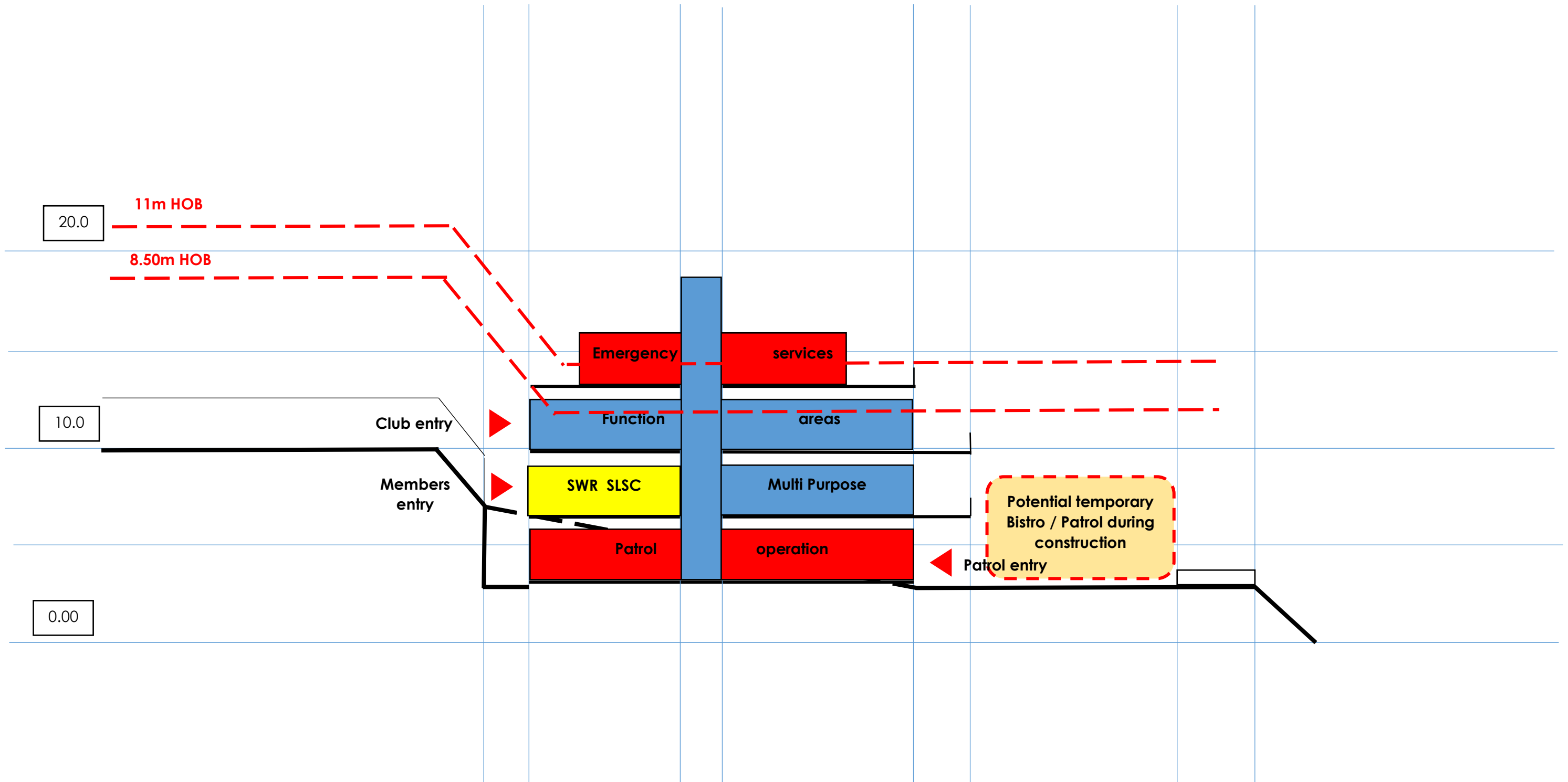
Main beach











17 November 2023



Rod McDonagh
President
South West Rocks Surf Life Saving Club
PO Box 100
South West Rocks NSW 2431

Email: [REDACTED]

Civic Centre
22 Tozer Street
PO Box 3078
West Kempsey
NSW 2440

Customer Service
P. 02 6566 3200
ksc@kempsey.nsw.gov.au

ABN
70 705 618 663

To Whom It May Concern

Please accept this letter as Kempsey Shire Council's strong support for South West Rock Surf Lifesaving Club's application for grant funding to upgrade clubhouse facilities to provide a community hub for South West Rocks and the wider region. A vital component of the facilities upgrade project is to improve capability within the Kempsey Shire for better emergency response management for the local community in times of emergency and disaster.

The South West Rocks area is a popular tourism and family holiday destination and is increasingly experiencing higher numbers of people visiting the area, and records indicate that responses to emergency incidents have increased markedly in recent years.

The Surf Club is listed as an Evacuation Centre in the Local Emergency Management Plan, and the proposed building and facility improvements at the club would provide a centre for emergency management agencies to utilise a modern premises for evacuation and recovery operations for the community during times of natural disaster such as flood, fire, and extreme conditions. Additional benefits for the community would be having an updated facility for those who require it in times of evacuation, providing a safe and sustainable area for displaced people.

Similar to what has occurred in the past, the premises could also be used as a command post, if required, for Marine Rescue or surf-related incidents. Training and meeting facilities for local volunteer response groups such as SES, RFS, Marine Rescue and other agencies would also be made available, which at present are lacking in the lower Macleay area.

Kempsey Shire Council strongly supports the South West Rock Surf Lifesaving Club in seeking government funding for this project, and welcomes the opportunity to secure vital emergency management and community facilities that would greatly benefit the Macleay Valley community.

For further information, please do not hesitate to contact me directly on [REDACTED]

Yours sincerely

[REDACTED]

Craig Milburn
General Manager



15 December 2023

REF: WTJ23-159

Department of Planning

Via email: kate.campbell@planning.nsw.gov.au

**RE: PLANNING PROPOSAL – SOUTH WEST ROCKS HOUSEKEEPING AMENDMENT BUILDING HEIGHTS
AMENDMENT TO KEMPSEY LOCAL ENVIRONMENTAL PLAN 2013 – PP-2023-2105**

Attention: Kate Campbell

Dear Kate,

Willowtree Planning have prepared this submission on behalf of Rise Projects, in response to the Planning Proposal (PP) ref: **PP-2023-2105**, which is on exhibition until the 15 December 2023. The South West Rocks Housekeeping Amendment (PP) has been prepared by Kempsey Shire Council (Council) to amend Clause 4.3 Maximum Height of Building under the *Kempsey Local Environmental Plan 2013* (KLEP2013) across 32 lots in South West Rocks. This submission has been prepared to consider the implications this PP would have in relation to Lot 2 DP1091323, located at Phillip Drive, South West Rocks (SW Rocks) (the Site). The PP as exhibited does not satisfactorily address all relevant matters or provide sufficient information as to why the departure from key State and Local strategic and statutory matters are acceptable. The PP fails to:

- Demonstrate there is sufficient strategic merit for the changes;
- Consider the site specific merits of the proposed changes;
- Provide sufficient justification as to the significant inconsistency with the Ministerial Directions; and
- Provide sufficient evidence that the amendment would not result in detrimental social, environmental and economic impacts to South West Rocks.

The following documents are also enclosed which provides further detailed information to support this submission:

- Visual Assessment – **Appendix 1**
- Feasibility Analysis – **Appendix 2**
- Cost Opinion Letter – **Appendix 3**
- Alternative Building Height Plan – **Appendix 4**

While this submission firmly opposes the proposed building height amendments, particularly on the Site, an alternative maximum height of building has been nominated in this submission, based detailed review of the site context, visual impacts and character, and feasibility, to present an appropriate site-specific maximum height limit development standard.

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Suite 1, Level 10, 56 Berry Street
North Sydney, NSW 2060

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02 9929 6974



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1.0 SITE INTRODUCTION

The Site is located within South West Rocks, on the key road connection between South West Rocks town centre and Arakoon township and the Trial Bay Gaol. The Site is one of very few large and undeveloped, cleared sites within South West Rocks, which is appropriately zoned for residential development (R3 medium density residential pursuant to KLEP2013). Along Phillip Drive, there is a mix of low to medium density residential dwellings and facilities such as sports clubs and the NRMA South West Rocks Holiday Park. The Site is south of the existing coastal dune landforms, which sit at a significantly higher level, and are densely vegetated with established trees. The Site context is shown in **Figure 1**.



Figure 1. Site Context Map (Source: Rise Projects, 2023)

1.1 Site History

The Site gained development approval for a 180 dwelling resort, with associated retail and function centre, for buildings up to four storeys across the Site in 1993 (ref: **T4-91-195**). The project was paused in 1995 after it was substantially commenced and is still an active consent. The Site was then managed through regular clearing and slashing from 2001 due to the high bushfire risks to adjoining dwellings. In 2008, Rise Projects met with Council to discuss potential redevelopment of the Site for a mix of units and townhouses and began forming a masterplan with Council's Senior Staff and General Manager. The key goal of Council was to ensure that the visual impacts from development were minimal from the town, foreshore or nearby Trial Bay Gaol and to provide diverse housing options. In 2022, a development





application was lodged and subsequently approved in 2023 for Stage 1 of the masterplan being 18 townhouses, 6 shop tenancies and 12 units in a two storey multi dwelling building (ref: **DA2200404**). In early 2023, the original 1993 consent was found to still be valid by the Land and Environment Court, due to being substantially commenced and as such would afford a minimum 4 storey development across the entirety of the Site. A formal pre-lodgement meeting was held with Council in September 2022 to discuss the remainder Stages 2 and 3 of the masterplan. A concept development application was formally lodged with Council on the 14 November 2023, prior to the commencement of the PP exhibition on the 16 November 2023.

1.2 Concept Proposal

The Concept development application (ref: **DA2300926**), is regionally significant development and seeks to provide a mix of affordable dwellings, serviced apartments, mixed residential apartment sizes and some cafes. Specifically, the proposal seeks:

- Stage 2 - four Residential Flat Buildings;
 - Providing 10% affordable units by GFA (approximately 1,150m² GFA)
 - Approximately 108 units, with a mix of 1 to 4 bedroom typologies
 - Driveways and basement car parking
 - Maximum buildings heights ranging from 16.5m to a maximum RL of 24.95m
 - Approximately 5 storeys
- Stage 3 - 5 buildings of a mix of Residential, Serviced Apartments, shops and food and drink premises;
 - Provision of approximately 175 units, with a mix of 1 to 3 bedroom typologies
 - Driveways and basement car parking
 - Maximum buildings heights ranging from 19m to a maximum RL of 27.7m
 - Approximately 6 storeys
- Associated landscaping; and
- Basement carparking.

The Concept application seeks to secure the following elements:

- Building envelopes for Stages 2 and 3
- Maximum Building Heights for Stage 2 of RL 24.95m
- Maximum Building Heights for Stage 3 of RL 27.7m
- Maximum GFA for Stage 2 of 12,000m²
- Maximum GFA for Stage 3 of 21,000m² for residential purposes
- Minimum non-residential Gross Floor Area (GFA) of 3,000m²
- Minimum 50% open space/ landscaping provision, including minimum deep soil planting of 20% of site area.
- Minimum tree planting of 40 trees across Stages 2 & 3
- Car parking rates as follows:
 - 205 parking spaces for Stage 2 (maximum)
 - 386 parking spaces for Stage 3 (maximum)

The proposed Stages are shown in **Figure 2**, with Stage 1 already approved, and the indicative 3D massing in **Figure 3**.



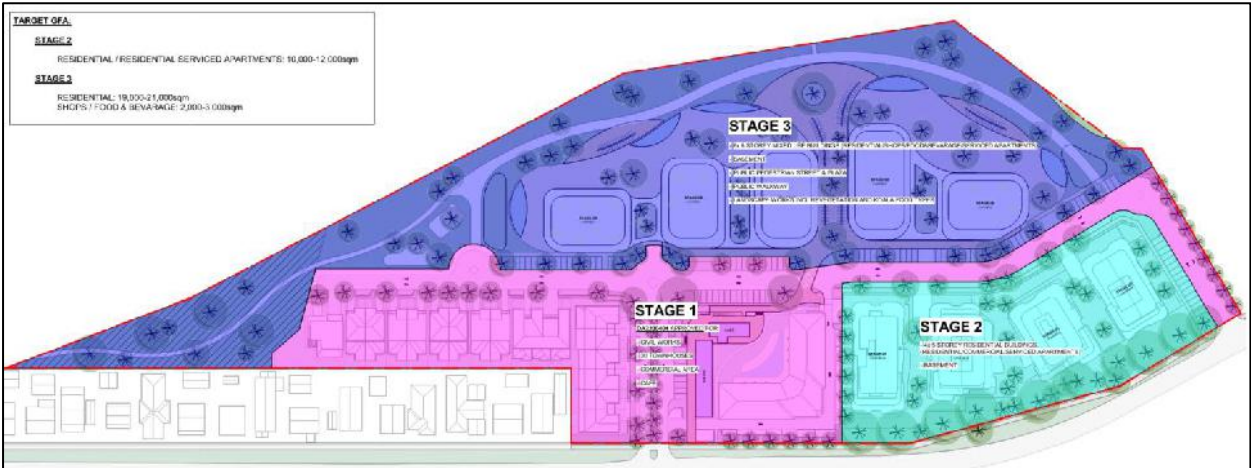


Figure 2. Proposed Staging Plan (Source: Rise Projects, 2023)



Figure 3. 3D Concept Proposal (Source: Rise Projects, 2023)



2.0 STRATEGIC PLANNING ASSESSMENT

The strategic planning assessment undertaken and presented in the PP is significantly lacking in strategic planning justification that there is merit in the proposal. This is further considered in the ensuring sections.

2.1 Categorisation of PP

Council have prepared the PP to amend building heights on 32 lots in South West Rocks, including Lot 2 DP1091323, Phillip Drive (Site), to which this submission relates. The PP has been considered as a housekeeping amendment by Council, and the indicative timeline would allow for a gazettal of the KLEP2013 amendment by April 2024, which is approximately 6 months. It is considered that the PP is not a basic amendment, due to the considerable implications it could have on housing supply and impacts on existing land holdings. This was reaffirmed by the Department of Planning and Environment (DPE), notice detailed that the PP should be a Standard. There are serious concerns that this categorisation by Council demonstrates that due process has not been followed. It appears Council has tried to fast track the PP process without due consideration of the considerable environmental, social and economic implications of the building height restriction imposed across all sites. Furthermore, it is understood that Council is currently undergoing a comprehensive review of the KLEP2013, to make a number of more wholesale changes, including to zoning. It has not been articulated in the documentation why this PP, relating only to building heights, has been expedited ahead of the comprehensive review, when the issues and potential impacts should be considered alongside other zoning and land availability considerations, as a whole. The early lodgement of this PP is an attempt to curtail existing development rights for some of the specific sites, to restrict development. To proceed with this PP as a 'Housekeeping' Amendment is a disingenuous attempt by Council to introduce development standards to impede current ongoing planning applications and fails to ensure a comprehensive assessment and review of the KLEP2013 as a whole is undertaken.

2.2 Discrepancy With KLEP2013

The current zoning of the Site is R3 medium density pursuant to the KLEP 2013. The objectives of the R3 zone are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage urban infill and redevelopment in areas that surround existing or proposed facilities and services.*

The PP would preclude the construction of many of the housing typologies which are permissible with consent in the R3 zone and therefore does not meet the objective to allow a diverse array of housing to be provided in a medium density environment. The height limit would restrict future development to a style compatible with a low density residential environment on the Site, being an 8.5m height limit, which would only allow townhouses or manor houses. The restriction to the height would limit the ability to provide services and facilities to serve the community and seeks to discourage urban infill development of an appropriately zoned site.

The following development is permitted with consent within the R3 zone:





Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

Furthermore, Schedule 1, Clause 10 allows additional permitted uses on the Site including:

(2) Development for the purposes of food and drink premises, residential accommodation, shops and tourist and visitor accommodation is permitted with development consent.

The following key uses would be permissible with consent on the Site, as defined under the KLEP2013:

Residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—

- (a) attached dwellings,*
- (b) boarding houses,*
- (baa) co-living housing,*
- (c) dual occupancies,*
- (d) dwelling houses,*
- (e) group homes,*
- (f) hostels,*
- (faa) (Repealed)*
- (g) multi dwelling housing, (**multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.)*
- (h) residential flat buildings, (**residential flat building** means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.)*
- (i) rural workers' dwellings,*
- (j) secondary dwellings,*
- (k) semi-detached dwellings,*
- (l) seniors housing,*
- (m) shop top housing, (**shop top housing** means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.)*

but does not include tourist and visitor accommodation or caravan parks.

Tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers' accommodation,*
- (b) bed and breakfast accommodation,*
- (c) farm stay accommodation,*
- (d) hotel or motel accommodation,*
- (e) serviced apartments,*

but does not include—

- (f) camping grounds, or*
- (g) caravan parks, or*
- (h) eco-tourist facilities.*





It is considered that these types of diverse uses, would be significantly restricted in delivery with an 8.5m height limit. A Residential Flat Building or mixed use building with tourist and visitor accommodation and any food and drink premises at ground floor would be unviable at two storeys. This is further supported by the Cost Opinion Letter which considers that two storey buildings are generally far greater in cost than terraces or other single dwelling houses (**Appendix 3**).

The PP is not compatible with and does not take into consideration the permissible uses in the R3 zone, and specifically on the Site. The proposed 8.5m height limit is more akin to development heights expected in an R2 Low Density Residential zone. Of particular note, the Ministerial Government recently released plans to fast track delivery of medium density diverse housing including 3-6 storey terraces, townhouses and residential flat buildings in Greater Sydney, through provisions to be implemented in the *State Environmental Planning Policy (Housing) 2021*, as to ensure Councils do not impede medium density development. While this is a direct intervention for Greater Sydney, the importance of diverse housing is prevalent throughout all of NSW and this PP seeks to minimise the opportunity for supply of diverse housing in South West Rocks.

It is noted within the PP that a Clause 4.6 variation may be considered to deliver higher density development based on site specific merits, however the Clause 4.6 process is intended to be used in exceptional circumstances and should not have to be utilised for permissible development that is appropriate in the context. To justify any departure from a development standard is an onerous process and should not be relied upon when this PP process may easily take into consideration appropriate building height limits. There is significant caselaw that diminishes the effectiveness of Clause 4.6 variations, and as such does not provide any certainty that such a request would be supported for any future development application. As a general rule of thumb, exceedances up to 20% may be considered by Councils, but where variations proposed are significantly in excess of a development standard, a Planning Proposal would usually be requested to be undertaken. It would also be considered illogical for a building height limit to be imposed and soon after varied by way of a Clause 4.6 variation.

2.3 Strategic Merit

A review of the relevant Strategic Plans and State Environmental Planning Policies (SEPPs) has been undertaken to consider if the PP has strategic merit and can justify substantial departures from the strategic planning framework. Commentary is included within **TABLE 1**.

TABLE 1. STRATEGIC PLANS		
Plan		Comment
Strategic Plans	Objective/ Priority	
North Coast Regional Plan 2041 (NCRP)	Objective 1: Provide well located homes to meet demand	The PP would not support provision of housing to meet the rising demand, as it would limit the amount of housing and especially medium density housing opportunities across South West Rocks. The PP would be seen to reduce the potential yield of the Site from some 180 units to approximately 85 dwellings likely to either be single dwelling houses or townhouses. The NCRP aims to target 40% of new





		housing to be apartments to which this PP would directly contradict.
	Objective 2: Provide for more affordable and low cost housing	Height restrictions would result in affordable and low cost housing being difficult to achieve as part of any large scale development, as it relies on the viability and allowance for additional low cost housing to be developed alongside market housing.
	Objective 3: Protect regional biodiversity and areas of high environmental value	Height restrictions would result in increased sprawl and may require development of uncleared land previously not been identified for development to meet the demand. Council has failed to nominate as part of this PP additional land parcels which would cater to increased housing supply. In isolation this PP would result in a significant undersupply of housing. Insufficient information and evidence that there is available land supply has been provided with this PP.
	Objective 5: Manage and improve resilience to shocks and stresses, natural hazards and climate change	Height restrictions limit the opportunity for different building typologies and future housing products which may be better placed to be resilient to natural hazards and climate change.
	Objective 6: Create a circular economy	Height restrictions would result in any potential shop top housing opportunities, and tourist accommodation being viable and as such would hinder the economic development of South West Rocks. The PP would essentially limit development opportunity and reduce construction opportunities and local jobs within South West Rocks.
	Objective 12: Create a diverse visitor economy	The height restrictions would limit the opportunity for tourist and visitor accommodation to support and improve visitor economies as there is likely a need for all land to be utilised for housing, where mixed use development is unviable or unachievable.
	Objective 20: Celebrate local character	Local character should be enhanced and improved with the opportunity for compatible development to occur. The PP relies on existing nearby height limits as the foundation for imposing restrictive height limits across South West Rocks. The local character does not rely on a buildings height.
	Kempsey Narrative: <ul style="list-style-type: none"> Deliver housing at South West Rocks, in addition to West and South Kempsey. 	The PP does not foster delivery of housing or housing diversity and does not present any evidence that as to how diverse housing could still be achieved. In isolation the PP lacks detailed justification and information





	<ul style="list-style-type: none"> Maintain the unique character of the area's towns and villages. Develop opportunities to achieve a diverse range of housing products across multiple towns that are fit for purpose. 	to be able to adequately consider the impacts on Kempsey and South West Rocks.
	Housing density can be low (<15dw/ha), medium (16-60 dw/ha) or high (>60dw/ha).	The PP would restrict the density for the Site to a low density number of <15 dwelling per hectare which is not compatible with the R3 zoning.
2042 Your Future Community Strategic Plan 2022 (CSP)	Enhancing and protecting our natural and built environment	Height restrictions would result in increased sprawl and building footprints, reduce overall landscaping and opportunities to retain the natural environment.
	Boosting and evolving Kempsey shire's prosperous economy	Height restrictions would largely damper any potential shop top housing opportunities, tourist accommodation and as such would hinder the economic development of South West Rocks.
	Creating and celebrating a supportive, connected community	Restrictions to heights promotes sprawl and does not promote connected communities. The Site is within the active transport corridor between South West Rocks and Arakoon which could assist in providing better connections and routes between the two towns.
	Valuing, informed leadership that engages and inspires the community	Further restrictions within the KLEP 2013 does not promote change or inspire community cohesion.
Future Macleay, Growth & Character - Local Strategic Planning Statement 2020 (LSPS)	Planning priority H1: Deliver growth that does not compromise the Shire's rich biodiversity	Height restrictions would result in increased sprawl and building footprints and would result in reduced biodiversity.
	Planning priority W2: Enable the growth of tourism	Height restrictions limit the ability to provide ample tourist accommodation to support the growth in tourism.
	Planning priority C2: Provide great places to live and work	The PP would limit the availability of housing and does not support growth in the population to support existing businesses.
	Planning priority C6: Maintain the Shire's distinctive built character	The character of South West Rocks can be maintained without strict height limits being imposed.
	Planning priority S1: Plan for housing demand	The PP directly impacts the ability to provide sufficient housing for the area.
	Planning priority S2: Increase housing diversity and choice	The height restriction directly reduces the opportunity for diverse housing typologies and choice.
	Planning priority S3: Deliver more opportunities for affordable housing	Height restrictions would result in affordable and low cost housing being harder to achieve as part of any large scale development.





Kempsey Local Growth Management Strategy 2023 (KLGMS)	<p>South West Rocks:</p> <ul style="list-style-type: none">▪ maintains its picturesque coastal setting through the management of development height, scale and density and protection of significant vegetation and key scenic view corridors;▪ is the key coastal lifestyle and tourism township for Kempsey Shire, providing a range of housing densities and types, supported by commercial, retail and industrial development appropriate for the scale of the township;▪ SW Rocks Structure Plan will address the ability to accommodate an additional 1,580 dwellings to 2041 including 200 semi detached and 360 flats/apartments.	<p>The PP is overly restrictive in managing density and does not ensure that South West Rocks provides a range of housing densities and types. Commercial, retail or industrial opportunities would not be supported by adequate housing or visitor accommodation to make them viable.</p> <p>The proposed amendment would not allow the delivery of the 360 apartments targeted, as the reduced heights would result in an oversupply of detached housing typologies only.</p>
South West Rocks Structure Plan 2023 (SWRSP)	<p>The picturesque coastal setting of South West Rocks is maintained through the management of development height, scale and density, and the protection of significant vegetation and key scenic views corridors. In addition to its distinctive natural setting and coastal landforms, the character of the town is also strongly influenced by it's Aboriginal cultural and maritime heritage. The vision also seeks to continue to improve the quality of the public realm and deliver street tree planting throughout residential areas to improve the pedestrian amenity of the whole town.</p>	<p>The overly restrictive height controls do not consider how the character and scenic views can be maintained while improving residential areas and amenity across the South West Rocks.</p>
SEPPs		
State Environmental Planning Policy (Housing) 2021 (Housing SEPP)	<p>The Building Height Amendment is inconsistent with a number of the provisions under the Housing SEPP for various housing typologies. While the Housing SEPP would prevail to the extent of inconsistencies, it is not considered that the PP supports the intent of the Housing SEPP to deliver housing diversity.</p>	



SUBMISSION

Building Height Amendment PP-2023-2105



State Environmental Planning Policy 65 – Design Quality of Residential Apartment Development (SEPP 65)	The PP would restrict development that would be considered under SEPP 65, being residential development greater than 3 storeys and greater than 4 dwellings. An 8.5m restriction would not allow for 3 or more storeys and as such no development would be required to meet the SEPP 65 provisions.
State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP)	The PP would likely result in greater impacts on the Coastal environment within which South West Rocks sits due to increased footprints of development. A height restriction does not limit impacts on the coastal environment, coastal wetlands or the coastal zone.

2.4 Ministerial Directions (Section 9.1 Directions)

The PP addresses the Ministerial Directions as required, however there is insufficient information provided to detail as to why the inconsistency with this Direction is acceptable.

The PP is inconsistent with Direction 6.1, as it does not meet the objectives:

(a) encourage a variety and choice of housing types to provide for existing and future housing needs,

Restricting building heights would limit development typologies and feasible delivery of affordable housing and diverse housing products.

(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and

Restricting building heights would limit the development potential on existing appropriately zoned sites, which could make use of existing infrastructure and services.

(c) minimise the impact of residential development on the environment and resource lands.

Restricting buildings heights may result in detrimental impacts on the environment and other lands, through promoting greater urban sprawl and higher site coverage.

As detailed under Direction 6.1, a planning proposal must include provisions that encourage the provision of housing that will;

- (a) broaden the choice of building types and locations available in the housing market, and*
- (b) make more efficient use of existing infrastructure and services, and*
- (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and*
- (d) be of good design.*





The PP does not allow for greater building types and would not result in efficient use of existing infrastructure and services on land parcels which could already cater to increased densities. The PP would increase the consumption of land for housing and urban development.

Furthermore, Direction 6.1 (2)(b) notes that a planning proposal must not contain provisions which will reduce the permissible residential density of land. The current permissible density would allow residential flat buildings and shop top housing of greater densities than the 8.5m height limit would allow.

The PP does not adequately justify that the inconsistencies with Direction 6.1 are appropriate in the context of a strategy approved by the Planning Secretary, regional or district plans, and does not provide any significant technical studies that support the proposed amendments.

Furthermore, the PP is inconsistent with the following Ministerial Directions, as outlined in **TABLE 2**.

TABLE 2. MINISTERIAL DIRECTIONS		
Plan		Comment
Focus Area	Direction	
Focus area 1: Planning Systems	Direction 1.1: Implementation of Regional Plans	The PP would not allow for 40% of new dwellings to be medium density.
	Direction 1.4: Site Specific Provisions	No site specific merit assessment has been undertaken on any of the affected sites. A blanket building height of nearby existing heights has been utilised.
Focus area 3: Biodiversity and Conservation	Direction 3.1: Conservation Zones	In isolation the PP does not consider that the restriction to heights may require further urban sprawl and lower density development or the release of additional land to allow for housing.
Focus Area 4: Resilience and Hazards	Direction 4.1: Flooding	No consideration has been given to if sites are flood affected, as minimum floor levels would be required for flood affected sites, which may result in additional heights being required.
	Direction 4.2: Coastal Management	No consideration has been given to the impacts that increased low density development may have on the coastal environment and processes, such as from increased site cover.
	Direction 4.3: Planning for Bushfire Protection	No consideration is given to if sites are bushfire prone and may benefit from increased buffer zones or APZ requirements which may allow higher density development to be a better alternative.
Focus Area 6: Housing	Directions 6.1: Residential Zones	As detailed above, insufficient consideration has been provided.
	Direction 6.2: Caravan Parks and Manufactured Home Estates	The PP does relate to land which contains caravan parks and as such this direction should be considered.





Focus area 7: Industry and Employment	Direction 7.1: Business and Industrial Zones	No consideration has been had for the impacts of delivering commercial floorspace through restricting height limits on E1 Local Centre zoned land.
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2.5 NSW Coastal Design Guidelines 2023

Under Local Planning Direction 4.2 (Coastal Management), planning proposals that seek to amend a local environmental plan in the coastal zone must be consistent with the NSW Coastal Design Guidelines.

Outcome B.2 Ensure urban development complements coastal scenic values –

- a. Limit ribbon development and urban sprawl wherever possible. In certain locations, place-based strategies may support increased development density and building heights as a better response to urban growth.*
- d. Ensure that building heights consider the effect on views from different vantage points.*

The PP will result in additional urban sprawl and should consider more effective and appropriate place based strategies to respond to the predicted growth. The PP does not consider the key views and vistas within South West Rocks and as such has not provided any context or detail around why the height limits were selected for each land parcel.

Under part 4.3.1, the Design Guidelines note that built form should reinforce the beauty and character of coastal places and ensure building types, scale, height and aspect integrates with coastal landforms and the environment, such as tree canopy and ridgelines. There has been no assessment of the building heights against the coastal forms and these building heights have been arbitrarily selected based on existing heights of development and does not allow for future sustainable growth within South West Rocks.

2.6 Site Specific Merit

The PP fails to address the site-specific merit of the building height amendments to any of the individual sites which are affected. There has been no consideration of nature, constraints, hazards or context of any of the sites, nor of any existing and approved development of the sites. In particular, the Site is constrained flooding and other environmental constraints, which would require a minimum floor level above natural ground level in some areas. Furthermore, the Site sits at a lower level than Phillip Drive, and as such future development of the Site when viewed from Phillip Drive would only capture the higher elements. No consideration has been given to the existing historic approvals on the Site which have substantially commenced, or the setting in which the Site sits and how this may be advantageous and allow greater heights. There is no consideration of views and vistas or key scenic values presented in the PP which underpins the restriction of heights across all the sites subject to the PP.

It is noted that all the affected sites, being some 32 lots, form largely 5 key development sites, and are currently not subject to a maximum building height development standard. An overview of the affected sites has been undertaken to consider the site specific merits of the PP in relation to all lots, including:

- Opportunity Site B – 98-102 Gregory Street – proposed restriction to 11m





- Opportunity Site C – 255-279 Gregory Street – proposed restriction to 11m
- South West Rocks Country Club - 2 Sportsmans Way – proposed restriction to 8.5m
- Horseshoe Bay Reserve – including 19 Gregory Street and the Horseshoe Bay Holiday Park – proposed restriction to 8.5m
- Gordon Young Drive – Ingenia Holiday Park – proposed restriction to 8.5m

Opportunity Site B and C are to be restricted to an 11m height limit, however these are the key lots highlighted in the Structure Plan to accommodate substantial redevelopment. As detailed further in this submission, these sites may only be capable of achieving around 84 additional townhouses or apartments. With the additional height restriction, it is unlikely that redevelopment of these Sites would be viable from a financial perspective as detailed in **Appendix 2**. It is noted that these two sites are already partly developed for commercial uses which are essential to servicing the town.

The South West Rocks Country Club and surrounding land has been highlighted within the Structure Plan to provide tourist and visitor accommodation and the surrounding area already supports stadiums and developments greater than 8.5m in height. It is unlikely that this area could be redeveloped to provide additional tourist and visitor accommodation where limited to a two-storey height limit.

The Horseshoe Bay Reserve area, covers multiple sites which front the beach and Back Creek, and includes the recently development 19 Gregory Street. This land parcel forms part of the Old School Site under Chapter D4 of the *Kempsey Development Control Plan 2013* (KDCP2013). The KDCP2013 restricts development to a maximum height of 12.5m on this lot, and it is unclear why a more restrictive height limit would now be imposed which is inconsistent with the KDCP2013. Furthermore, 19 Gregory Street has now completed the redevelopment of apartments which are up to 22m in height from the western natural ground levels, facing onto Back Creek and the public open space in this location. The remainder of this area is largely either caravan park or existing heritage buildings and is zoned RE1 Public Recreation, which is unlikely to exceed an 8.5m height limit but also would have limited opportunity for redevelopment.

The Gordon Young Drive area contains the existing Ingenia Holiday Park, which is not considered a highly developable site being zoned RE1 Public Recreation and as such the 8.5m height appears appropriate in this instance.

Given the PP affects 5 key large sites, the PP is incomplete in its assessment, and fails to provide any justification on the site specific merits of the building heights to be imposed.

3.0 ENVIRONMENTAL, SOCIAL & ECONOMIC IMPACTS

The PP has not considered the environmental, social or economic impacts related to imposing height restrictions and has not provided any significant supporting documentation.

3.1 Environmental Impacts

Restricting building heights on land within South West Rocks would result in need for greater development footprints, encourage urban sprawl, and result in higher site coverage being required to achieve a similar quantum of housing or development. Where height limits are restricted, it is likely that future development would have an increased site cover and a reduction in landscaped and deep soil provision. Furthermore, the larger footprint would likely result in loss of significant vegetation and trees throughout South West Rocks and therefore a loss of biodiversity. As this PP has been undertaken in isolation of the KLEP2013 comprehensive review, there are no alternative development sites proposed which would be considered appropriate for residential expansion and it is unclear the full extent of





environmental impacts that may result from this PP and subsequent comprehensive KLEP2013 review. The PP has not provided any documentation or evidence as to how it can determine there are no environmental impacts resulting from the height amendments.

3.2 Social & Economic Impacts

It is considered that there is a significant lack of evidence supporting the assumptions made that there are no social and economic impacts. A Social and Economic Assessment has not been undertaken to support this PP and as such there is no evidence to suggest that the PP would result in a positive impact. The PP does not support revitalisation of the existing commercial centre, as it restricts the building heights here to the existing height that most developments are in this location. There is no economic benefit or social benefit that would result from demolishing an existing asset to replace with a like for like built form.

The PP would significantly limit the provision of social, affordable or diverse housing opportunities, as the construction costs to deliver a 2-3 storey product are considerable and is not conducive to providing an associated product which is affordable. A Cost Opinion Letter has been prepared to support this submission to consider the feasibility of development typologies and the associated costs (**Appendix 3**). Based on considerable desktop analysis, a height limit of 8.5m means that the cost of building a Residential Flat Building (RFB) is considerably greater than developing a Townhouse and as such would likely preclude any development in the form of an RFB. Furthermore, the costs associated with building a 3 storey product would be far greater and likely unviable than construction of a development of 6 or more storeys.

The PP would essentially reduce the development potential of the affected lots, significantly impacting the social and economic environment for existing and future residents. The Feasibility Analysis undertaken (**Appendix 2**), considers that many of the sites targeted for future development by Council in the Structure Plan are no viable. It is evident that Councils PP has not been founded on sound economic assessments or analysis that ensures sufficient housing supply for the population that would in turn bring additional jobs to the locality.

New development would also provide opportunity for ageing in place, new services and facilities, as well as additional contributions and tax that would boost the economy of South West Rocks and support the livelihood of many existing residents. It is considered that the PP would restrict redevelopment so that these benefits could not be achieved. It is considered that an Economic and Social Impact Assessment should be undertaken to outline the potential positive and negative impacts that may result from the PP.

3.3 Alternative Development Sites

It is noted that in the South West Rocks Structure Plan 2023 (Structure Plan), Council has outlined that there is a requirement for 1,582 new dwellings by 2041. The KLGMS noted that the Structure Plan would assist in providing a pathway to allow an additional 360 apartments. The Structure Plan highlights that a majority of South West Rocks is of either high environmental value or wetland and riparian areas and is significantly constrained. Two opportunity sites (B and C) have been presented by Council as being able to cater for additional residential development, with both proposed to have a building height limit of 11m where previously there was no maximum height.

Based on an initial review of Opportunity Site B which currently contains the IGA, it is considered that Site B would only cater to an additional 34 dwellings being a mix of townhouses and apartments. Opportunity Site C, which contains the Rocks Central Shopping Centre (including Coles and



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Liquorland), may be able to cater to an additional 50 dwellings. As no other Sites have been identified by Council, it is unclear how Council will achieve the delivery of 1,582 dwellings, including 360 apartments by 2041, where the Opportunity Sites would only provide an additional 84 dwellings.

This is further considered in the Feasibility Analysis at **Appendix 2**. The feasibility of development on these two opportunities sites has been undertaken and Opportunity Site B shows there may be marginal viability in redevelopment. Opportunity Site C is considered unviable to be redevelopment due to the significant costs being higher than the residual land values.

A residential capacity assessment is also included in **Appendix 2**, which has been based on the draft Kempsey Local Housing Strategy, which targets 1,656 dwellings by 2041, of which 596 medium density. Based on the NCRP, 662 of the new dwellings should be medium density to provide the 40% target. It is estimated that the existing zoned residential lands may have capacity for an additional 1,521 dwellings, including 29 townhouses and 64 apartments. This has not factored in any constraints analysis, so is likely to be significantly lower. Based on this review, South West Rocks would still be 105 dwellings short of the 2041 target, with a surplus of 398-464 single dwellings and a deficit of 503-569 medium density apartments or townhouses.

As this PP for building height amendments have been done in isolation of a larger scale review which may consider zoning or other changes that would allow greater development opportunities, there is insufficient evidence provided that the PP would not effectively restrict development of much needed housing within South West Rocks.

3.3 Infrastructure Impacts

The PP notes that demand for local public infrastructure would not be altered. While it is considered that restricting development would restrict the need for additional infrastructure, this restriction would also reduce the possible contributions payable to Council and the ongoing Council tax to provide services for the community. The PP would therefore not support upgrades and improved infrastructure provisions for South West Rocks.

4.0 COMMUNITY CONSULTATION

Insufficient community consultation has been undertaken with landholders in relation to the PP. While the Structure Plan was exhibited, engagement for the Structure Plan was only undertaken between 25 January 2022 and 30 March 2022 prior to the 28 days of public exhibition. There was no further consultation with individual landholders who would be impacted significantly by the proposed amendments to building heights during the Structure Plan process, or since the Structure Plan was adopted.

It is evident from survey results during the initial consultation that the community views directly contradicted each other. For example, residents disagreed that more land should be allocated for residential development, but also had a preference to see residential development built outwards and take up more land (**Figure 4**).

"There should be more land allocated for residential development"	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
	4.8%	11.1%	17.6%	32.2%	34.3%
				Up	Out
"Would you prefer to see building up or building out?"				27.9%	72.1%





Figure 4. Extract from Community Survey (Source: GHD, 2022)

The public consultation discussion paper prepared by GHD at page 24 recommended:

- *Formally identify the new housing areas currently being constructed to provide transparency to the community.*
- *Identify affordable housing opportunities in locations that have the potential to increase density and provide a range of housing options and choice.*
- ***Review height limitations in both residential and commercial zones to potentially increase density and offer housing options and choice.***
- *Identify housing topologies to meet demand in appropriate zones.*
- *Investigate opportunities to increase housing density and building height around the Rocks Shopping Centre.*
- *Promote infill development where appropriate to support future housing typologies.*
- *No further increase in R5 Large Lot Residential zoned land.*
- *Investigate up zoning vacant R5 land off Arakoon Road to R1 to accommodate housing of a higher density opportunities, i.e. seniors housing.*
- *Support the actions laid out in the Ageing Well in NSW: Action Plan 2021-2022.*

The Structure Plan and therefore the PP has seemingly not taken on board these recommendations and suggests imposition of a reduced height limits to a number of areas, which previously were not limited by height controls. It is not considered that the feedback from the Community was taken into account within the original Structure Plan nor that the expert recommendations from GHD were brought forward.

5.0 ALTERNATIVE RECOMMENDATION FOR BUILDING HEIGHT

It is understood that the PP aims to bring in a more consistent approach to building heights across South West Rocks to provide greater certainty to the community around the future of the area and ensure compatible future development can be delivered which retain the important coastal values and character. Significant investigations have been undertaken on the Site to consider an appropriate built form outcome, which would have minimal visual impacts and be of an appropriate character to integrate into South West Rocks township. While these have been presented in the current concept development application, detailed consideration has been given to an appropriate height limit across the Site which would be seen to ensure there are no impacts on important views and vistas, and would allow for the delivery of compatible development that is in keeping with the character of South West Rocks.

The Site is one of the only large scale, undeveloped, cleared sites that is already zoned to accommodate housing within South West Rocks. South West Rocks town is largely landlocked with National Parks and the coastline to the east and north, national park and the Back Creek to the south and Back Creek to the west. There is limited opportunity for large scale redevelopment, as proposed within the Concept Plan, which aims to deliver up to 283 apartments to directly respond to the need for 360 apartments in South West Rocks by 2041. The alternative building heights for the Site are shown within **Figure 5** below. The proposed building heights would see a maximum height limit of 8.5m across Stage 1 of the development, which is the height of the approved townhouse and multi dwelling development, with 8.5m to the frontage along Phillip Drive to better relate to the surrounding low density houses. A step up to a maximum RL21.7 for the front portion of the Site, where development would still be visible from Phillip Drive would ensure an appropriate stepped development approach, which sits below the tree line of the adjoining sand dunes to the beach. The rear of the Site would be limited to a height of RL24.30 which is below the highest ridgeline of the trees in the foreshore dune area.





Figure 5. Proposed Building Height Map (Source: Rise Projects, 2023)

5.1 Visual Impacts

A Visual Assessment (**Appendix 1**) has been undertaken to consider the potential impacts development on the Site within the parameters of the proposed building heights would have. It outlines that the highest point of any building (being a maximum height of RL24.3) would not be visible from any key points including the town centre, Trial Bay Beach and foreshore area or the Trial Bay Gaol. Future development in line with the building heights proposed would sit entirely below the existing tree line, and the stepping to Phillip Drive would assist in integration back into the streetscape context. The proposed heights would therefore have no visual impact on South West Rocks from any strategic locations.

The Visual Assessment has determined that the 8.5m building height limit has not seemingly been based on objective visual aids or effects and would unduly constrain the development potential of a Site which is a low to negligible visibility from important sensitive views.

5.2 Character

The R3 Medium Density Residential zone objectives do not consider local character as an objective of development within this zone, however, objective (1)(a) of Clause 4.3 Height of Buildings of the KLEP2013 is to preserve the existing character in residential and business areas within Kempsey. It is understood that the local coastal character of South West Rocks is an important aspect, which is reinforced through the local strategic plans, including the Structure Plan.

Planning Circular PS 21-026 provides an overview of local character and its role in NSW Planning. It notes that compatibility is different from sameness, as different features can coexist harmoniously. It also states:

Respecting character does not mean that new development cannot occur. Instead, it means that a design-led approach needs to be implemented which builds on the valued characteristics of individual neighbourhoods and places. Built form, bulk, scale and height as well as landscaping and good design all play a part in ensuring the character of an area is maintained while still allowing for new development to occur.



Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based, relevant to and resonant with local character and community aspirations. It contributes to evolving and future character and setting.

Notably, character should not restrict new development, but aims to guide how it can be delivered to build upon the character of neighbourhoods and places. The Site is a large area, which is intended to be developed through a staged masterplan which would see a stepped building height introduced to create a new internal precinct that integrates into the surrounding area. Importantly that is not visible from key view points in South West Rocks.

The existing character of South West Rock is a mix of townhouses, 2-4 storey apartment blocks and single dwelling houses. The Structure Plan identifies the Site within the Phillip Drive Precinct which has a largely environmental character and should promote an active transport link between South West Rocks, Trial Bay Gaol and Arakoon.

Recently approved and built development in the area has achieved heights up to 22m, such as on Sportsman Way for the new stadium building and of particular note at 19 Gregory Street, which directly adjoins the main public park area onto Back Creek. This development is shown in **Figure 6** below, as it is set above the public domain and clearly visible appearing greater than 4 storeys in height, it is noted that this is one of the sites which will be restricted to a height limit of 8.5m. This development is very visible from public spaces and Back Creek (being an Aboriginal heritage site) including from the pedestrian bridge. This was considered an appropriate scale building or an appropriate character in a key entrance into South West Rocks and is highly prominent and sensitive location.

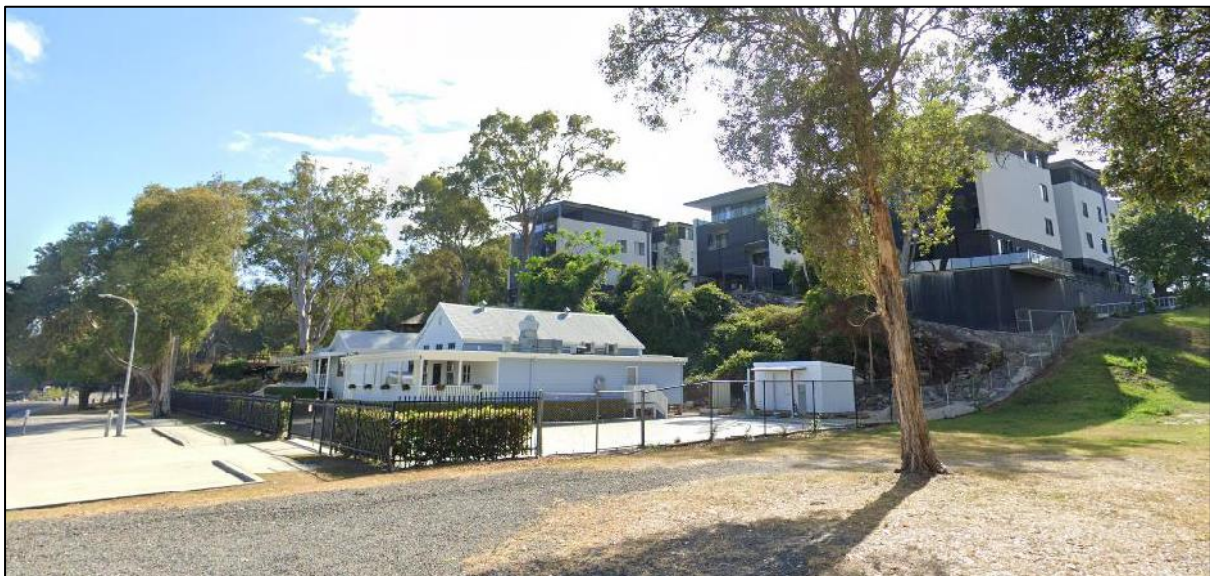


Figure 6. 19 Gregory Street (Source: Google Streetview, 2023)

The Site is not a prominent entrance into South West Rocks and is not visible from any key vantage points due to the surrounding dunes and native vegetation. It is considered that with appropriate detailed design and planning considerations including setbacks, stepping, articulation that development on the Site may still be considered within the existing character, but would be compatible with the local character as it would have no detrimental impact on that character. Detailed matters around character would need to be considered at a development application stage, however it is considered that the PP does not offer the opportunity to consider what scale of development may be suitable to achieving the local character or development that is compatible with the local character. The proposed alternative height limits are considered to enable the delivery of development which is



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both in keeping and highly compatible with the immediate surrounds and the local character of South West Rocks.

5.3 KLEP2013 Recommended Clauses

To ensure that the current live application for the concept development application on the Site is considered in its current form, and assessment can continue in a fair and reasonable way, the following savings provision is proposed to be included within the KLEP2013 should the PP proceed to gazettal.

Savings Provisions

If a development application has been made before the commencement of clause 4.3, as amended by Planning Proposal PP-2023-210, in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined as if Planning Proposal PP-2023-2105 had not been exhibited and clause 4.3, as amended by Planning Proposal PP-2023-210, had not commenced.

Furthermore, it is recommended that the building heights are adopted as outlined above, however to provide certainty about any future development on the Site, it is considered that an additional Site specific Clause could be inserted to ensure that future applications do not exceed the dominant tree line to provide certainty that future development would not have any visual impact. The following Clause is proposed:

Lot 2 DP 1091323, Phillip Drive, South West Rocks

(1) For the purposes of this Part—

building height (or height of building) means—

(a) *in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*

(b) *in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

development means a building or place that is a permissible in the R3 Zone or permissible in accordance with clause 10 of Schedule 1 of this Plan,

the site means the site comprising all or any part of Lot 2 DP 1091323, Phillip Drive, South West Rocks

(2) Despite any other provision of this Plan (except a provision of this Part), consent may be granted for development on the site, provided that the building height does not exceed an RL of 24.3.

CONCLUSION

The PP is significantly lacking in strategic or site-specific merit, has not fully considered the economic, environmental or social implications and has not undertaken sufficient public consultation. The PP in its current form fails to:

- Consider the site specific merit of any of the sites impacted by the PP;
- Consider existing development approvals over land parcels and the height of existing development;



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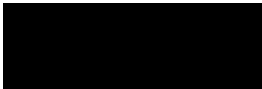
Building Height Amendment **PP-2023-2105**



- Provide any economic, environmental or social impact assessments that detail the potential implications of the PP;
- Provide sufficient evidence that there is available land supply to cater to the growing housing demand;
- Provide any justification based on visual analysis as to why the building heights were selected for each site;
- Provide sufficient justification as to how the PP meets the strategic intentions of the State Government and Councils own Strategic Planning documents; and
- Provide sufficient justification that would allow the contradiction of several ministerial directions;

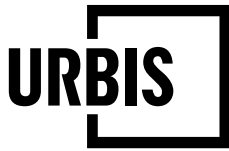
The PP should not proceed in its current form given the significant lack of information and justification provided. It is recommended that the above alternative height limits are considered for the Site to ensure that ample housing supply of a diverse and affordable nature can be provided within South West Rocks.

Yours Faithfully,



Sally Prowd
Senior Associate
Willowtree Planning Pty Ltd





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SYDNEY NSW 2000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

14th December 2023

Liam Porritt
Senior Development Manager
Rise Projects
Level 1, 72a Willoughby Road
Crows Nest
North Sydney NSW 2065

Dear Liam,

SOUTH WEST ROCKS – VISUAL ANALYSIS ADDENDUM

Urbis has been engaged by Rise Projects to provide visual analysis opinion regarding development at 2/DP1091323 South West Rocks. This Addendum Letter has been prepared in support of an objection to Council's Planning Proposal (PP2300005 – SWR Structure Plan Building Heights) (**the planning proposal**) which seeks to amend (reduce) the *Height of Buildings Map* for various lots within South West Rocks.

This addendum letter considers the visibility of potential built form on the site at 2/DP1091323 South West Rocks. This site is currently subject to a Concept Development Application (DA2300926 **the DA**) for which Urbis have prepared accurate visibility analysis, following detailed site inspections from a variety of key view locations within the immediate and wider visual catchment. This advice includes commentary about the visibility of built forms similar to, but lower in height than what is proposed in the DA, as follows;

- Stage 2 South Buildings have been reduced from 5 storeys to 4 storeys;
- Stage 3 North Buildings have been reduced from 6 storeys to 5 storeys (**to a maximum height of RL 24.3**).

The massing described above is used as a guide to prove that the subject site is capable of accommodating larger height and scale development in visual terms, than is specified in **the planning proposal**.

Further the analytical photomontages of the amended massing show that the development as proposed is not visible in key views from sensitive public domain locations, and as such will not generate significant visual impacts from such medium-distant or distant locations.

Certiably accurate photomontages have been prepared by Urbis (*South West Rocks – Visual Assessment Photomontages (December 2023)*) which show the location, height, scale and massing of a potential scheme on the site and have been used for analysis from two sensitive public domain locations to inform our opinion:

- VPA: Near Stingray Rock looking south-east along Trial Bay Beach
- VPE: Looking south-west from Trial Bay Gaol Beach.

1.1 VISUAL EFFECTS ANALYSIS

1.1.1 VPA: Near Stingray Rock looking south-east along Trial Bay Beach

Analysis of the photomontage shows that:

- No Stage 2 or Stage 3 Buildings are visible.
- Intervening dense vegetation blocks views to the proposed built form.
- The character and scenic quality of the foreground, midground and distant composition is unaffected by the Proposal.
- The height of a proposed future built form of 5 storeys on the site would not create visual effects or any visual impacts in key sensitive public domain views from Trial Bay Front Beach.
- The photomontage demonstrates that the site can support built form up to RL24.3 as opposed to the 8.5m proposed building height in the Planning Proposal and will not create any visual effects or visual impacts in this regard.

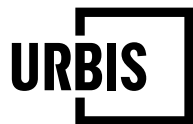
1.1.2 VPE: Looking south-west from Trial Bay Gaol Beach.

Analysis of the photomontage shows that:

- No Stage 2 or Stage 3 Buildings are visible.
- The foreground, midground and distant visual composition is unaffected by the Proposal.
- Intervening dense vegetation blocks views to the Proposal.
- The height of a proposed future built form of 5 storeys on the site would not create visual effects or any visual impacts in key sensitive public domain views from Trial Bay Gaol Beach.
- The photomontage demonstrates that the site can support built form up to RL24.3 as opposed to the 8.5m proposed building height in the Planning Proposal and will not create any visual effects or visual impacts in this regard.

1.2 CONCLUSIONS

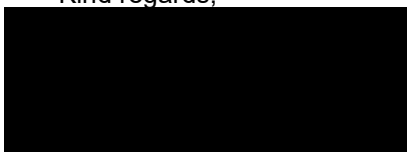
- Future potential built form up to RL 24.3m results in no visibility from the view places as shown in the photomontages.
- The future potential built form up to RL 24.3m does not generate any visual effects or visual impacts from the key sensitive public domain view locations assessed.
- Dense intervening vegetation between the site and view places effectively screens the built form that is proposed and shown.
- There is no visibility of built form on the site up to a maximum height of RL24.3 as demonstrated in the photomontages.
- The Planning Proposal to limit height on the site to only 8.5m appears not to be based on objective visual aids and visual effects established using certifiably accurate photomontages.
- Lower height limits as in the planning proposal, appears to unduly constrain development potential on a site that is of low or no visibility in the majority of important, sensitive public



domain views including VPA and VPE and others assessed in relation to the submitted Concept DA for this site.

- In my opinion, the subject site can accommodate greater height development across the site on visual grounds.

Kind regards,



Jane Maze Riley
Director
+61 2 8233 9908
jmazeriley@urbis.com.au

SOUTH WEST ROCKS

VISUAL ASSESSMENT | PHOTOMONTAGES

PREPARED FOR
RISE PROJECTS
DECEMBER 2023

PHOTOMONTAGES PREPARED BY:

Urbis, Level 10, 477 Collins Street, MELBOURNE 3000.

DATE PREPARED :

13 December 2023

VISUALISATION ARTIST :

Ashley Poon, Urbis – Lead Visual Technologies Consultant
Bachelor of Planning and Design (Architecture) with over 20 years' experience in 3D visualisation

Enisa Muranovic, Urbis – Visual Technologies Consultant
Bachelor of Design (Landscape Architecture)

Manuel Alvelo, Urbis - Design Assistant
Bachelor of Architecture (Urban Designer)

LOCATION PHOTOGRAPHER :

Jane Maze-Riley, Urbis - Director, National Design

CAMERA :

Canon EOS 6D Mark II - 26 Megapixel digital SLR camera (Full-frame sensor)

CAMERA LENS AND TYPE :

Canon EF 24-105mm f/3.5-5.6 IS STM

SOFTWARE USED :

- 3DSMax 2023 with Arnold 5.0 (3D Modelling and Render Engine)
- AutoCAD 2022 (2D CAD Editing)
- Globalmapper 24 (GIS Data Mapping / Processing)
- Photoshop CC 2023 (Photo Editing)

DATA SOURCES :

- Point cloud from NSW Government Spatial Services datasets - Hastings River / Macleay River 2018
- Digital Elevation Models from NSW Government Spatial Services datasets - Nambucca 2009-10
- Aerial photography from Google Maps
- Proposed architectural drawings received from Architect - 2023-06-08
- Proposed 3D model received from Architect - 2023-06-08 (STG2) & 2023-06-29 (STG3)
- Feature survey received from Client - 2023-06-08
- Approved 3D model received from Client - 2023-07-12

METHODOLOGY :

Photomontages provided on the following pages have been produced with a high degree of accuracy to comply with the requirements as set out in the practice direction for the use of visual aids in the Land and Environment Court of New South Wales.

The process for producing these photomontages are outlined below:

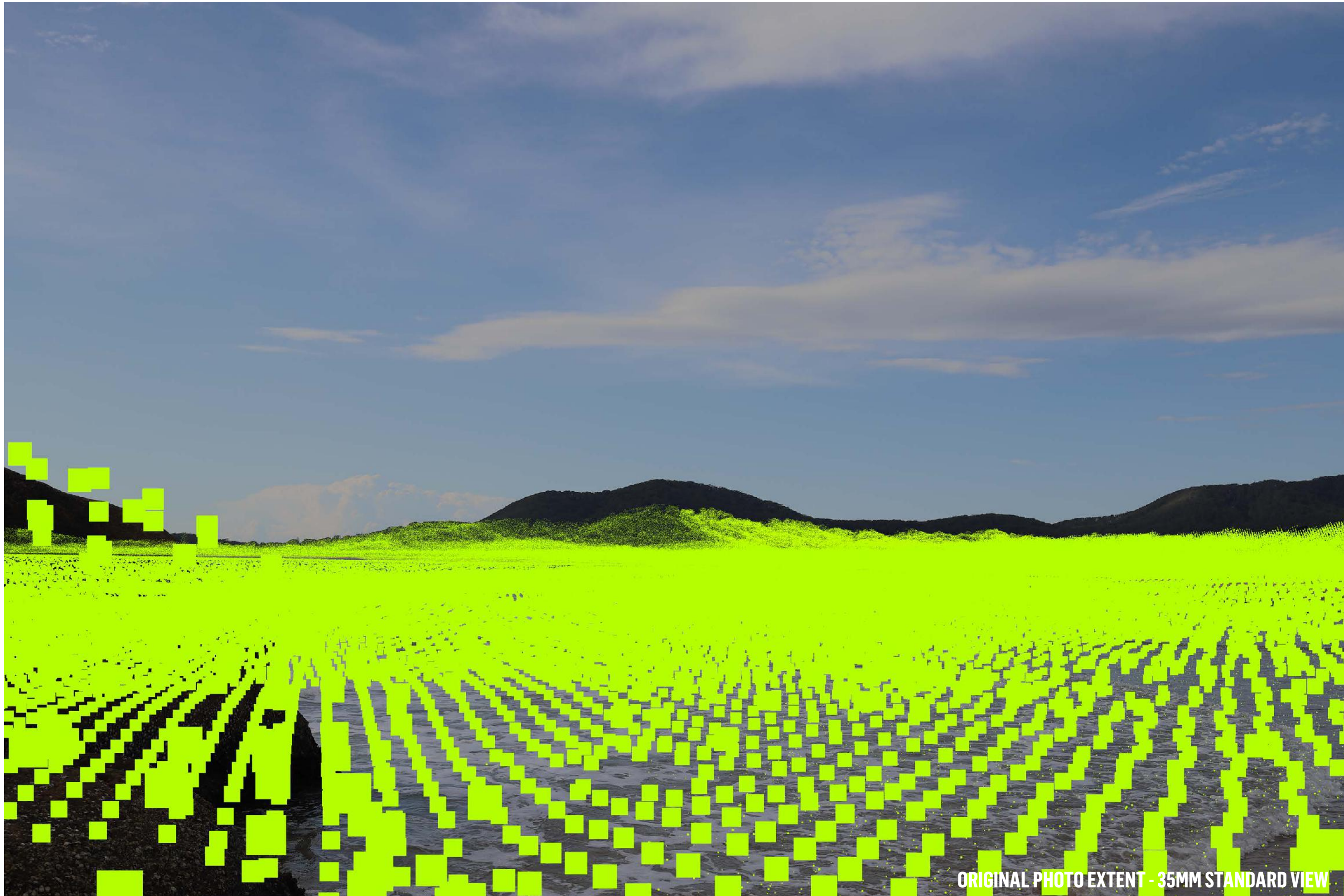
- Photographs have been taken on site using a full-frame digital camera coupled with a quality lens in order to obtain high resolution photos whilst minimising image distortion. Photos are taken handheld at a standing height of 1.65m above natural ground level. Photos have generally been taken at a standard focal length of 50mm or 35mm to capture a wider context. A photo taken using the 50mm focal length on a full-frame camera (equivalent to 40° horizontal field-of-view / 46.8° diagonal field-of-view) is an accepted photographic standard to approximate human vision.
- Using available geo-spatial data for the site, including independent site surveys, aerial photography, digital elevation models and LiDAR point-clouds, the relevant datasets are validated and combined to form a geo-referenced base 3D model from which additional information, such as proposed architecture, landscape and photographic viewpoints can be inserted.
- Layers of the proposed development are obtained from the designers as digital 3D models and 2D plans. All drawings/models are verified and registered to their correct geo-location before being inserted into the base 3D model.
- For each photo being used for the photomontage, the photo's GPS location, camera, lens, focal length, time/ date and exposure information is extracted, checked and replicated within the 3D base model as a 3D camera. A camera match is created by aligning the 3D camera with the 3D base model against the original photo, matching the original photographic location and orientation.
- From each viewpoint, a reference 3D model camera match is generated to verify an accurate match between the base 3D model (existing ground survey/vegetation etc) and original photo. A 3D wireframe image of the 3D base model is rendered in the 3D modelling software and composited over the original photo using the photo-editing software.
- From each viewpoint, the final photomontage is then produced by compositing 3D rendered images of the proposed development into the original photo with editing performed to sit the render at the correct view depth. Photographic elements are cross-checked against the 3D model to ensure elements such as foreground trees and buildings that may occlude views to the proposed development are retained. Conversely, where trees/ buildings may be removed as part of the proposal, these are also removed in the photomontage.





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW





ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



SOUTH WEST ROCKS - VISUAL ASSESSMENT
VP A (PHOTO 6853) : NEAR STINGRAY ROCK LOOKING ESE ALONG TRIAL BAY BEACH | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-12-13
JOB NO: P0047175
DWG NO: VP_A2
REV: -



- APPROVED STAGE 1
- PROPOSED STAGE 2
- PROPOSED STAGE 3
- PROPOSED STAGE 3 OCCLUDED

STAGE 3 PROPOSAL NOT VISIBLE
BEHIND EXISTING VEGETATION

STAGE 2 PROPOSAL NOT VISIBLE
BEHIND EXISTING VEGETATION

DISTANCE TO PROJECT - 1.7KM
ORIGINAL PHOTO EXTENT - 35MM STANDARD VIEW



SOUTH WEST ROCKS - VISUAL ASSESSMENT
VP A (PHOTO 6853) : NEAR STINGRAY ROCK LOOKING ESE ALONG TRIAL BAY BEACH | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2023-12-13
JOB NO: P0047175
DWG NO: VP_A3
REV: -



ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW





ORIGINAL PHOTO EXTENT - 50MM STANDARD VIEW



SOUTH WEST ROCKS - VISUAL ASSESSMENT
VP E (PHOTO 6938) : LOOKING SW FROM TRIAL BAY GAOL BEACH | CAMERA MATCH 3D MODEL TO PHOTO

DATE: 2023-12-13
JOB NO: P0047175
DWG NO: VP_E2
REV: -



SOUTH WEST ROCKS - VISUAL ASSESSMENT

VP E (PHOTO 6938) : LOOKING SW FROM TRIAL BAY GAOL BEACH | PHOTOMONTAGE - PROPOSED DEVELOPMENT

DATE: 2023-12-13
JOB NO: P0047175
DWG NO: VP_E3
REV: -

SOUTH WEST ROCKS

High-level Feasibility assessment



Prepared for Rise Projects

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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature		Dated	14/12/23
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Report details

Job number	V24060
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Date issued	December 2023

Glossary

- “Highest and Best Use” as defined by the International Valuations Standards Committee (IVSC) and endorsed by the Australian Property Institute (API) is: “The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.”
- ‘As is’ value: the current value of the property in its existing state and current use. The value does not take into consideration future uplift in planning controls.
- Market Value: The definition adopted by the professional property bodies (API & RICS) is: ‘Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.’
- Residual Land Value: is the maximum price that a hypothetical developer would pay for the land to achieve acceptable hurdle rates (such as an IRR) based on the highest and best use or optimal development option for the land.

Abbreviations

■ DCP	Development Control Plan
■ FSR	Floor Space Ratio
■ GFA	Gross Floor Area
■ LEP	Local Environmental Plan
■ LGA	Local Government Area
■ NLA	Net Lettable Area
■ NSA	Net Saleable Area
■ RLV	Residual Land Value
■ Sqm	Square metre

Critical assumptions

1. An internal or external inspection of the subject properties was not undertaken and we have relied upon aerial maps
2. There were limited property details available at the time of the assessment, if any of our assumptions are proven to be incorrect, we reserve the right to have this report returned to HillPDA for further comment and/or review
3. It should be noted that in the case of advice provided in this report, which is of a projected nature, we must emphasise those specific assumptions have been made which appear reasonable based on current market sentiment and forecasts. It follows that any one of the associated assumptions may change over time and no responsibility can be accepted in this event. The value performance indicated above is an assessment of the potential value trend and the indicated figures should not be reviewed as absolute certainty
4. This assessment has been prepared on specific instructions from the instructing party detailed within this report for the specific purpose detailed within this report. The report is not to be relied upon by any other party or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. Neither the whole of the report or any part of reference thereto, may be published in any document, statement or circular nor in any communication with third parties without prior written approval of the form and context in which it will appear. We reserve the right to withhold consent or to review the contents of this report in the event that our consent is sought. HillPDA and the individual valuers involved in the preparation of this assessment do not have pecuniary interests in the subject property that would conflict with the assessment of the property

5. This report is expressly excluded from any reliance for mortgage finance purpose or any lending decisions. Furthermore, this report is not intended to be relied upon for any joint venture or acquisition / disposal decision unless specifically referred to in our written instructions
6. No soil analysis, geological studies or contamination report were provided in conjunction with this report and, as such, it is assumed that there are no environmentally hazardous materials on, in, or near the property that would cause a loss in value. Should an environmental audit report prove otherwise, then the report should be returned to HillPDA for re-appraisal.

INTRODUCTION

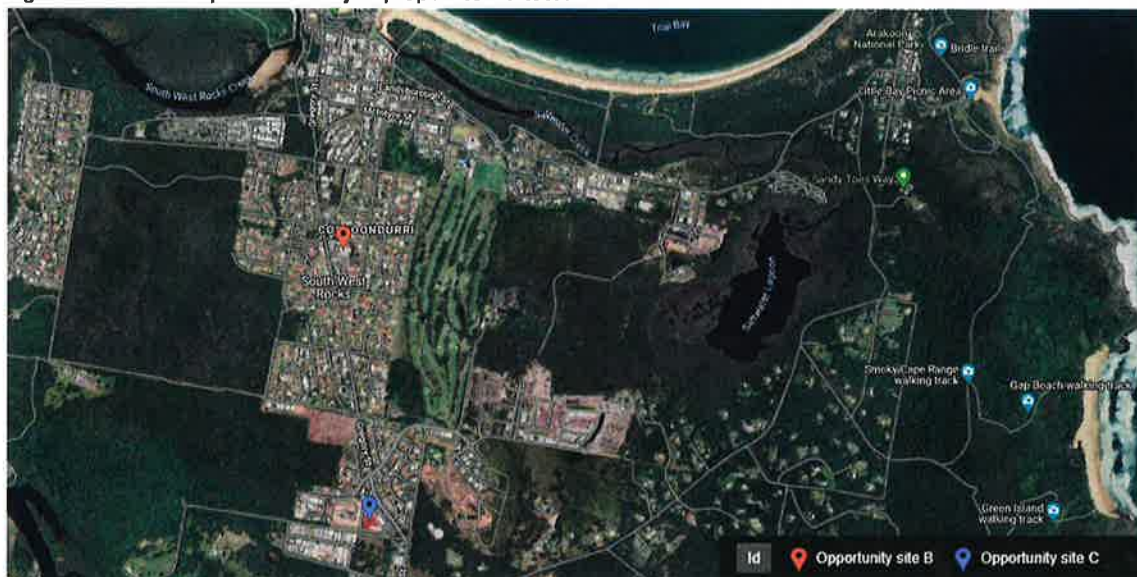
1.0 INTRODUCTION

We have been engaged by Rise Projects to undertake a two part study of South West Rocks and are summarised below:

1. Residential Capacity study of residential zoned land within the South West Rocks locality. The purpose is to assess the ability of existing land stocks to meet the 2041 dwelling targets.
2. An independent high-level feasibility analysis of the redevelopment of two opportunity sites identified within the South West Rocks Structure Plan. The opportunity sites are:
 - **Opportunity site B:** 102 Gregory Street, South West Rocks
 - **Opportunity site C:** 'Rocks Central', 255-279 Gregory Street, South West Rocks

The purpose of this study is to understand whether Council's vision as per the structure plan permits viable development. The opportunity sites are indicated below.

Figure 1: Location map with the subject properties indicated



Source: BatchGeo

2.0 FEASIBILITY ANALYSIS

This chapter contains our high-level feasibility analysis of the redevelopment of two opportunity sites identified within the South West Rocks Structure Plan.

2.1 Methodology

We have assessed the viability of the opportunity site by comparing its 'as is' value against its residual land value or development value to establish its highest and best use. These are defined as:

- 'As is' value: the current value of the property in its existing state and current use. The value does not take into consideration future uplift in planning controls.
- Residential Land Value (RLV): is the maximum price that a hypothetical developer would pay for the land to achieve acceptable hurdle rates (such as developer margin) based on the highest and best use or optimal development option for the land.

For development to be viable its RLV must be higher than its 'as is' value which may also include premiums to incentivise the landowner to sell and any associated costs to make the site ready for development including for example termination of leases and site remediation.

Our primary method of assessment of the residual land value analysis and the 'as is' value is via the direct comparison basis. We have analysed development site and retail sales which we consider set the market parameters by which the values of the opportunity sites may be determined.

The Direct Comparison method where the subject property is compared directly with sales of other properties in similar locations and adjustments are made for points of difference.

2.2 The opportunity site particulars

Table 1: Opportunity site particulars

	Opportunity site B	Opportunity site C
Address	102 Gregory Street, South West Rocks	'Rocks Central', 255-279 Gregory Street, South West Rocks
Title details	Lot 2031 DP579067	Lot 231 DP754396
Owner	Humphries (as per RPData)	The Trust Company Limited (as per RPData)
Site area	7,466sqm	23,700sqm
Improvements	Occupied by United petroleum operator, South West IGA, pizzeria and other retailers/service providers.	Known as the 'Rocks Central' shopping centre anchored by a Coles supermarket, Liquorland, Reject shop and a number of speciality retailers and service providers. There are a number of vacancies.

2.3 The site's planning context

Table 2: Opportunity site planning context

	Opportunity site B	Opportunity site C
Zoning	E1 Local Centre and R3 Medium Density Residential	E1 Local Centre
FSR	Non-specified and 1:1	2:1
Building height limit	Non-specified and 11 metres	Not specified
South West Rocks Structure Plan	<p>Located within a growth precinct identified as Gregory Street which would provide a range of dwelling types which includes terraces and apartments.</p> <p>Opportunity as an integrated mixed use precinct where the existing IGA supermarket and other retail/services are retained. Redevelopment to provide apartments over retail and lower scale/medium residential density along Mitchell Street.</p> <p>Proposed building height limit of 11metres.</p> <p>Noted as a long-term action.</p>	<p>Located within a growth precinct identified as Spencerville precinct which would provide a range of dwelling types which includes terraces and apartments. Retain existing retail and anchor tenants.</p> <p>Opportunity as an integrated mixed use precinct to provide new anchor supermarket, public square with playground, community services, apartments and lower scale terrace dwellings.</p> <p>Proposed building height limit of 11metres.</p> <p>Noted as a long-term action.</p>

2.4 The development scheme

We have relied upon the development scheme provided by Rise Projects which aligns with the structure plan and is tabulated below.

Table 3: Development scheme

OPPORTUNITY SITE B					
BUILDING	USE	FOOTPRINT AREA(sqm)	STOREYS	GBA (sqm)	APPROX NUMBER OF UNITS
1	Commercial	390	1	390	
	Residential apartments	150	2	300	4
2	Commercial	203	1	203	
	Residential apartments	203	2	410	4
3	Commercial	585	3	1,755	
4	Commercial	600	1	600	
	Residential apartments	600	3	1,800	18
5	Residential townhouses	310	3	930	4
6	Residential townhouses	300	3	750	4
	TOTAL			7,140	34
	TOTAL RESI			4,190	
	TOTAL COMM			2,950	
	COMM (GF)			1,780	
	COMM (LI)			1,170	
	BASEMENT FOOTPRINT			3,715	
OPPORTUNITY SITE C					
BUILDING	USE	FOOTPRINT AREA(sqm)	STOREYS	GBA (sqm)	APPROX NUMBER OF UNITS
1	Residential townhouses	640	2	1,280	6
2	Residential townhouses	640	2	1,280	6
3	Commercial	900	1	900	
	Residential	670	2	1,340	14
4	Commercial	1,350	2	2,700	
	Residential	530	2	1,060	12
5	Commercial	950	2	1,900	
	Residential	340	2	680	8
6	Commercial	715	2	1,430	
	Residential	220	2	440	4
	TOTAL			13,010	50
	TOTAL RESI			6,080	
	TOTAL COMM			6,930	
	COMM (GF)			3,915	
	COMM (LI)			3,015	
	BASEMENT FOOTPRINT			7,105	

2.5 Assessment

Our method of assessment is via the direct comparison method where the subject property is compared directly with sales of other properties in similar locations and adjustments are made for points of difference. This includes planning status, location, size and scale and site constraints and opportunities.

In arriving at our opinion of value we have considered relevant general and economic factors and in particular, have investigated recent sales transactions of comparable properties that have occurred in South West Rocks and surroundings with similar zoned land.

2.5.1 Valuers General assessment

The Valuer General valued the unimproved value as at 1 July 2022 as follows:

Table 4: Valuers General

Address	\$2022
102 Gregory Street, South West Rocks	\$958,000
255-279 Gregory Street, South West Rocks	\$3,710,000

The land value is the freehold value of the land excluding any structural improvements.

2.5.2 Opportunity site B: 102 Gregory Street, South West Rocks

'As is' value

The last recorded transaction was in **January 2021** for **\$2,650,000, exclusive of GST**. The sale particulars are unknown and it appears that it was sold off the market. This sale price equates to an improved land rate of \$355/sqm of site area. This acquisition price appears to be low.

We are not privy to the lease details, rental income or the nature of operations such as whether rents are at market, any pending lease expirations or soil contamination issues. On the assumption that the rental income is at market, subject to strong lease covenants and there are no environmental issues, the value could be in the vicinity of \$4m to \$5m.

Residual land value

In assessing a current market value for the subject property, we have had regard to the sales in Appendix A as well as the merits of the property which includes (but not limited to):

- There have been no recent apartment development site sales in South West Rocks. Therefore, we have broadened our search to the surrounding locality which showed apartment site sales in Port Macquarie, Coffs Harbour and Woolgoolga had a sales rate of \$531/sqm to \$1,229/sqm of GFA or \$52,632 to \$118,462 per unit. We consider a lower rate as would be appropriate as the sales evidence are located in superior locations.
- There have been limited townhouse development site sales, therefore we have also broadened our search which revealed transactions in Port Macquarie, Coffs Harbour, Crescent Head and Wauchope. Analysed townhouse development site sales showed a value range of \$49,444 to \$185,000 per dwelling.
- We were unable to identify commercial-only development sites, therefore to illustrate the difference in feasibility and market dynamics of the land uses (residential v non-residential), a notional development scheme of 100% commercial uses was tested. This resulted in a rate of \$250/sqm of GFA.

In the case of the subject, we have taken into account the location, planning status, size of the site and physical attributes of the site compared with available sales evidence and suggest the opportunity sites below or on the lower end of the aforementioned range.

Table 5: Opportunity site B RLV

Development scheme	GBA (sqm)	GFA (sqm)	No.	\$/GFA or dwelling	Results
Commercial (per sqm of GFA)	2,950	2,655		\$250	\$663,750
Residential apartments (per sqm of GFA)	2,510	2,259	26	\$450	\$1,016,550
Residential townhouses (per hypothetical dwelling)	1,680	1,680	8	\$140,000	\$1,120,000
Total (rounded)	7,140	6,594			\$2,800,000

2.5.3 Opportunity site C: 255-279 Gregory Street, South West Rocks

'As is' value

The last recorded transaction was in **December 2015** for **\$9,000,000, exclusive of GST**. This is a dated sale and is not considered to be market as at the date of this assessment.

Our analysis of regional retail shopping centre sale transactions showed a yield range of 4.18% to 7.1% and a sale value range of \$1,486 to \$6,668/sqm of GLA.

We have not been provided with the lease details or rental income and have undertaken a high-level estimate of the net rental income. We have adopted a yield on the higher end of 6.5% to account for the lease profile risk.

Table 6: Opportunity site C 'as is' value

GBA (sqm)	Net rent p.a.	Cap rate	Result (rounded)
6,100	\$1,530,000	6.5%	\$23,550,000
	\$251 (per sqm GBA)		\$3,861 (per sqm GBA)

Residual land value

In assessing a current market value for the subject property, we have had regard to the sales in Appendix A as well as the merits of the property which includes (but not limited to):

- Larger development site located further from the beachfront
- Residential development located conveniently close to proposed new retail amenities
- Similarly, to our above analysis, we have adopted similar GFA rates

In the case of the subject, we have taken into account the location, planning status, size of the site and physical attributes of the site compared with available sales evidence and suggest the subject lies on the lower end of the aforementioned range.

Table 7: Opportunity site C RLV

Development scheme	GBA (sqm)	GFA (sqm)	No.	\$/GFA or dwelling	Results
Commercial (per sqm of GFA)	6,930	6,237		\$250	\$1,559,250
Residential apartments (per sqm of GFA)	3,520	3,168	38	\$400	\$1,267,200
Residential townhouses (per hypothetical dwelling)	2,560	2,560	12	\$140,000	\$1,680,000
Total	13,010	11,965			\$4,500,000

2.5.4 Highest and best use

Based on our analysis above, we consider the highest and best use of the opportunity sites to be:

- **Opportunity site B: 102 Gregory Street, South West Rocks:** Its 'as is' and residual land value are similar. If development is to be undertaken it would show marginal viability. Costs such as lease termination, loss in rent, relocation (if applicable), site remediation (due to existing petroleum operator) have not been accounted for. Given the current difficulties in development and the risks involved the landowner is unlikely to consider redevelopment in the short term but may consider it in the medium to long-term (say 5+ years) should industry and market conditions improve.
- **Opportunity site C: 255-279 Gregory Street, South West Rocks:** Its 'as is' value at \$23.5m is significantly higher than its residual land value as per the structure plan at \$4.5m. Additional costs such as termination of leases, loss in rent and relocation (if applicable) is likely to make the feasibility worse. The landowner would not consider redevelopment at any time in the foreseeable future. There is significant value in the existing asset to consider redevelopment at any density.

2.5.5 Other development factors

Existing use and tenancy: As previously stated, both sites are anchored by either a major or independent supermarket and a number of speciality stores and service providers. If offered to the market, the likely buyer profile would be an investor rather than a developer. An ideal development site would be on vacant possession, therefore costs associated with lease termination, tenant relocation would need to be considered.

Development activity: Over the past few years there has been very limited apartment and townhouse development activity in the Kempsey and neighbouring LGAs which indicates this type of development is not viable in its current state

Site selection: In our experience, properties that are under-developed and/or are in a poor state are appropriate development sites. The opportunity sites are income generating assets and would appeal to an investor rather than a developer

End sale revenue: Currently the median house price in South-West Rocks at November 2023 is \$751,341 (CoreLogic). This is particularly noteworthy as this will determine the threshold that a buyer would be prepared to pay for a strata titled dwelling in comparison to freehold dwelling. Given the costs of development, it is difficult for brand new apartments to compete with detached homes in this price range.

Amenity: The main exception to this rule is locations with strong amenity – which is generally waterfront areas or areas in close proximity to the water and with elevated water views. This amenity results in a considerable premium on the end sale value of the apartments which is why these sites rather than the opportunity sites are more viable to redevelop.

3.0 RESIDENTIAL CAPACITY ASSESSMENT

The following section undertakes a capacity review of zoned residential land within the South West Rocks locality. The purpose is to assess the ability of existing land stocks to meet the 2041 dwelling targets.

3.1 Dwelling targets

Between 2021-41, it is estimated that the South West Rocks locality will require an additional 1,656 dwellings.

Based on the target dwelling types in the draft Kempsey Local Housing Strategy (LHS) 1,030 dwellings would be separate dwellings, 596 would be medium density (townhouses/apartments) and 29 would be other dwellings.

662 of new dwellings should be medium density to reach the North Coast Regional Plan's target of 40%

Table 8: South West Rocks revised dwelling projections 2021-41

	2021	2026	2031	2036	2041*	Change
Population	5,591	6,230	6,918	7,647	8,488	2,897
Total dwellings	3,382	3,727	4,125	4,560	5,038	1,656

Source: Profile .id January 2023 projections, *HillPDA estimate by applying 2021-36 compound growth rate

3.2 Additional dwelling capacity

The methodology, sources and assumptions for estimating the capacity of the South West Rocks existing residential land is as follows:

E1 – local centre

- Development assumed to be shop top housing.
- Ground floor assumed to be commercial uses – estimated at 0.5:1 of allowable FSR.
- Residential apartments calculated at an average of 100sqm GFA per apartment.
- Development occurs on either vacant lots and/or single level detached dwellings where two or more consecutive lots is achieved.
- Development occurs under the current planning framework.

Subdivision areas

- Locations sourced from the South West Rocks Structure Plan 2023 and South West Rocks Transport and Movement Report.
- Development yields based on Figure 4.3 in the South West Rocks Transport and Movement Report and revised developable areas as suggested in Figure 27 in the South West Rocks Structure Plan 2023.
- Development typology assumed to be low density separate dwellings.

R3 – medium density residential land

- Development occurs on vacant land. This has been determined using Metromap from the 20/08/2023
- Development typology assumed to be medium density townhouses on lots over 1,000sqm. Low density separate dwellings are assumed on remaining vacant lots.
- Residential flat buildings assumed not to be feasible in areas of 8.5 metres building height limit as indicated by Mitchell Brandtman (refer to supporting letter).

R1 – general residential land

- Development occurs on vacant land. This has been determined using Metromap from the 20/08/2023
- Development typology assumed to be low density separate dwellings
- Residential flat buildings assumed not to be feasible in areas of 8.5 metres building height limit as indicated by Mitchell Brandtman (refer to supporting letter).

Constrained land parcels

- Two locations (R3 zoned land along Cordon Young Drive and R1 zoned land along Gilbert Cory Street) are due to perceived to be constrained and hence excluded from the assessment.
- Resulting from feasibility results opportunity sites B and C have been excluded.

Limitations

- No detailed constrains analysis has been undertaken.
- No site specific feasibility assessment(s) was undertaken.
- Analysis of land ownership patterns was not undertaken.

Capacity results

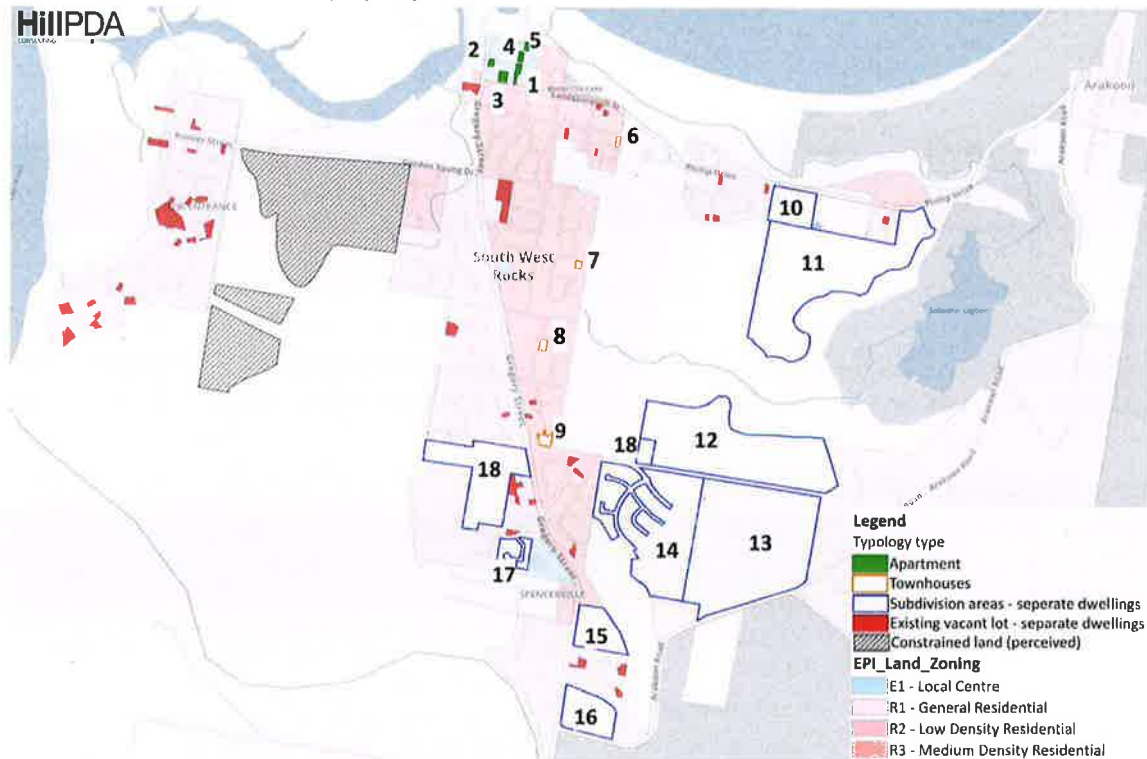
Based on the above methodology, sources and assumptions it is estimated that the South West Rock's existing zoned residential lands have the capacity for an additional 1,521 dwellings. Of this, 1,428 are separate dwellings, 29 are townhouses and 64 are apartment style dwellings.

Table 9: South West Rocks locality capacity assessment

Site number and address	Zone	Site area (sqm)	FSR	Total devel cap. (sqm)	Residential space (sqm)	Development typology		
						Separate dwellings	Townhouses	Units
1 25 Paragon Ave & 22 Landsborough St	E1	1,925	1.5	2,888	1,925			19
2 1 Paragon Ave	E1	893	1.5	1,340	893			8
3 8-14 Landsborough St	E1	2,026	1.5	3,039	2,026			20
4 4-6 Paragon Ave	E1	973	1.5	1,460	973			9
5 27-29 Livingstone St	E1	808	1.5	1,212	808			8
6 28 Orara Street	R3	1,015					4	
7 12 Arthur St	R3	1,091					4	
8 Greenway Cl	R3	1,784					7	
9 10 Links View Ckl	R3	3,511					14	
10	R1	36,310				61		
11	R1	289,000				294		
12	R1	284,800				318		
13	R1	319,800				250		
14	R1	209,100				134		
15	R1	41,680				46		
16	R1	47,630				46		
17	R1	17,760				27		
18	R1	110,900				111		
19	R1	9,085				5		
18 existing vacant sites	R1-R3	Various				136		
Total						1,428	29	64

Source: HillPDA

Figure 2: South West Rocks locality capacity assessment



Source: HillPDA

3.3 Residential capacity gap assessment

As discussed, between 2021-41 it is forecast that the South West Rocks locality will require an additional 1,626 dwellings (excluding other dwellings). Of these 964 to 1,030 would be separate dwellings and 596-662 would be medium density (townhouses/apartments) and 29 would be other dwellings.

The capacity assessment estimated that existing residential land stocks in the South West Rocks could generate an additional 1,521 dwellings. This is around 105 dwellings short of its 2041 target.

When assessing the ability of the South West Rocks locality to meet its typology targets it is estimated that it would reach its separate dwelling targets with a surplus of between 398 and 464 dwellings while it would not meet its medium dwelling targets with a deficit of 503 to 569 dwellings.

This gap assessment implies that additional capacity within the existing planning framework, particularly for medium density style dwellings, is likely required for the South West Rocks to meet its dwelling and typology targets.

Table 10: Residential capacity gap assessment

	Separate dwellings	Medium density	Total
Target scenario 1	1,030	596	1,626
Target scenario 2	964	662	1,626
Capacity	1,428	93	1,521
GAP scenario 1	398	-503	-105
GAP scenario 2	464	-569	-105

Source: HillPDA

APPENDIX A : MARKET RESEARCH

A.1 Retail sales

PROPERTY NAME	SUBURB	STATE	SALE DATE	SALE PRICE	INITIAL YIELD	GLA	BUILDING RATE	Average net rent
Griffith Hometown Centre	Griffith	NSW	Dec-22	\$28,330,000	7.10%	19,070	\$1,486	\$105
Elmore Shopping Centre	Elmore Vale	NSW	Jun-23	\$27,000,000	4.80%	4,049	\$6,668	\$320
Moama Marketplace	Moama	NSW	Oct-21	\$23,400,000	4.93%	4,505	\$5,194	\$256
Gunnedah Shopping Centre	Gunnedah	NSW	May-22	\$20,250,000	5.41%	5,560	\$3,642	\$197
Woolworths North Wagga	Wagga Wagga	NSW	Mar-22	\$20,000,000	4.18%	3,338	\$5,992	\$250

A.2 Townhouse development sites

Address	Sale date Sale price	Area	Comments	\$/dwelling
63 Phillip Drive South West Rocks	Nov-22 \$555,000	693	Lodged DA - Dual Occupancy and One Lot into Two Lot Torrens Title Subdivision	\$185,000
7 Killuke Crescent Crescent Head	Aug-20 \$1,210,000	1,505	Construction of a 3 storey residential building to comprise 4 x 3 bedroom & 4 x 4 bedroom townhouses. Back on the market with an asking price of \$1,450,000 to \$1,485,000	\$151,250
7 Belmore Street Crescent Head	Mar-20 \$800,000	1,518	Subsequently lodged DA for the construction of 6 x 2 storey townhouses.	\$133,333
95 Cameron Street Wauchope	Feb-22 \$875,000	2,023	Proposed construction of 9 x 2 bedroom x 2 storey terrace houses on a vacant site over 3 stages. Refused by Council	\$97,222
22 Chalmers Street Port Macquarie	Oct-21 \$680,000	546	Subsequent DA approval for construction of 4 x 2 storey dwellings.	\$170,000
25a Leanda Street, Port Macquarie	Oct-23 \$650,000	626	No DA	\$162,500
79A Azalea Avenue, Coffs Harbour	Dec-21 \$445,000	1,322	Sold with DA approval for boarding house comprising 25 self-contained studio apartments including manager's studio	\$49,444

A.3 Apartment development sites sales

Address	Sale price Date	Land size Planning controls	Analysis
22-24 Market Street Woolgoolga	\$1,975,000 Oct 20	1,897sqm R3 Medium density residential FSR not specified	\$98,750/unit (20)
Sold without DA approval. Purchaser subsequently lodged a DA for the construction of a 3 storey residential building to comprise 20 apartments (4 x 1 bedroom, 9 x 2 bedroom & 7 x 3 bedroom). Still under evaluation with Council.			
99 West High Street Coffs Harbour	\$1,540,000 Mar-23	968sqm E1 Local Centre FSR 3.5:1	\$1,229/sqm of GFA \$118,462/unit (13)
Sold without DA approval. Purchaser subsequently lodged a construction of a 4 storey residential building to comprise 1 x 1 bedroom & 12 x 2 bedroom apartments.			
124 Bridge Street Port Macquarie	\$3,000,000 Oct-21	2,023sqm R4 High density residential FSR 2:1	\$741/sqm of GFA \$73,171/unit (41)
Sold without DA approval. Purchaser subsequently lodged a construction of a 6 storey residential building to include 18 x 2 bedroom, 8 x 2 bedroom with study & 15 x 3 bedroom apartments			
9 Gore Street, Port Macquarie	\$1,000,000 Jan-22	942sqm R4 High density residential FSR 2:1	531/sqm of GFA \$52,632/unit (19)
Sold without DA approval. For the purpose of analysis, adopting an average unit size of 98sqm of GFA could yield 19 units.			

APPENDIX B : OPPORTUNITY SITE STUDY



Disclaimer: This report has been prepared by various sources and is provided for information purposes only. Spatial Services does not warrant or represent that the information is free from errors or omission, or that it is exhaustive. Spatial Services gives no warranty in relation to the information, especially material supplied by third parties. Spatial Services accepts no liability for loss, damage, or costs that you may incur relating to any use or reliance upon the information in this report.

Date	REV	Description
	1	Initial Design Approval - 1/18/18
	2	Final Design Approval - 1/18/18
	3	Final Design Approval - 1/18/18
	4	Final Design Approval - 1/18/18
	5	Final Design Approval - 1/18/18
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	100	Final Design Approval - 1/18/18

RISE PROJECTS
 17/18 Phillip Drive, South West Rocks, NSW 2550
 Tel: 02 4841 1111
 Email: info@riseprojects.com.au
 Website: www.riseprojects.com.au

DATE: 1/18/18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 ADDRESS: LOT 2 PHILLIP DRIVE, SOUTH WEST ROCKS
 VIEW: KSC OPPORTUNITY SITE B - EXISTING
 SCALE: 1:1000
 DATE: 1/18/18
 DW: M4KSP REV: SK01



Date	REV	Description
<p>As shown on drawing are existing unless otherwise noted. Any additions shown are proposed in response to the comments of the reviewer. Information from this sheet will not be used in legal proceedings.</p>		
 <p>RISE PROJECTS 1410 Vermont Street, 4th Floor, Austin, TX 78701 512.453.7800 www.riseprojects.com</p>		
<p>ADDRESS: LOT 2 PHILLIP DRIVE, SOUTH WEST ROCKS</p>		
<p>VIEW: KSC OPPORTUNITY SITE B - PROPOSED GF</p>		
<p>JOB NO: RP 260</p>		
<p>SCALE: AS SHOWN</p>		
<p>DATE:</p>		
<p>GN: NKSP REV: SK03</p>		



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10/01/2023	100	Final design and site plan

RISE PROJECTS

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AS PREPARED

ADDRESS: LOT 2 PHILLIP DRIVE SOUTH WEST ROCKS

VIEW: KSC OPPORTUNITY SITE B - PROPOSED L1

Scale: 1:1000

North Arrow

DATE: 10/01/2023

REV: DW M4KSP SK04



Date	REV	Description
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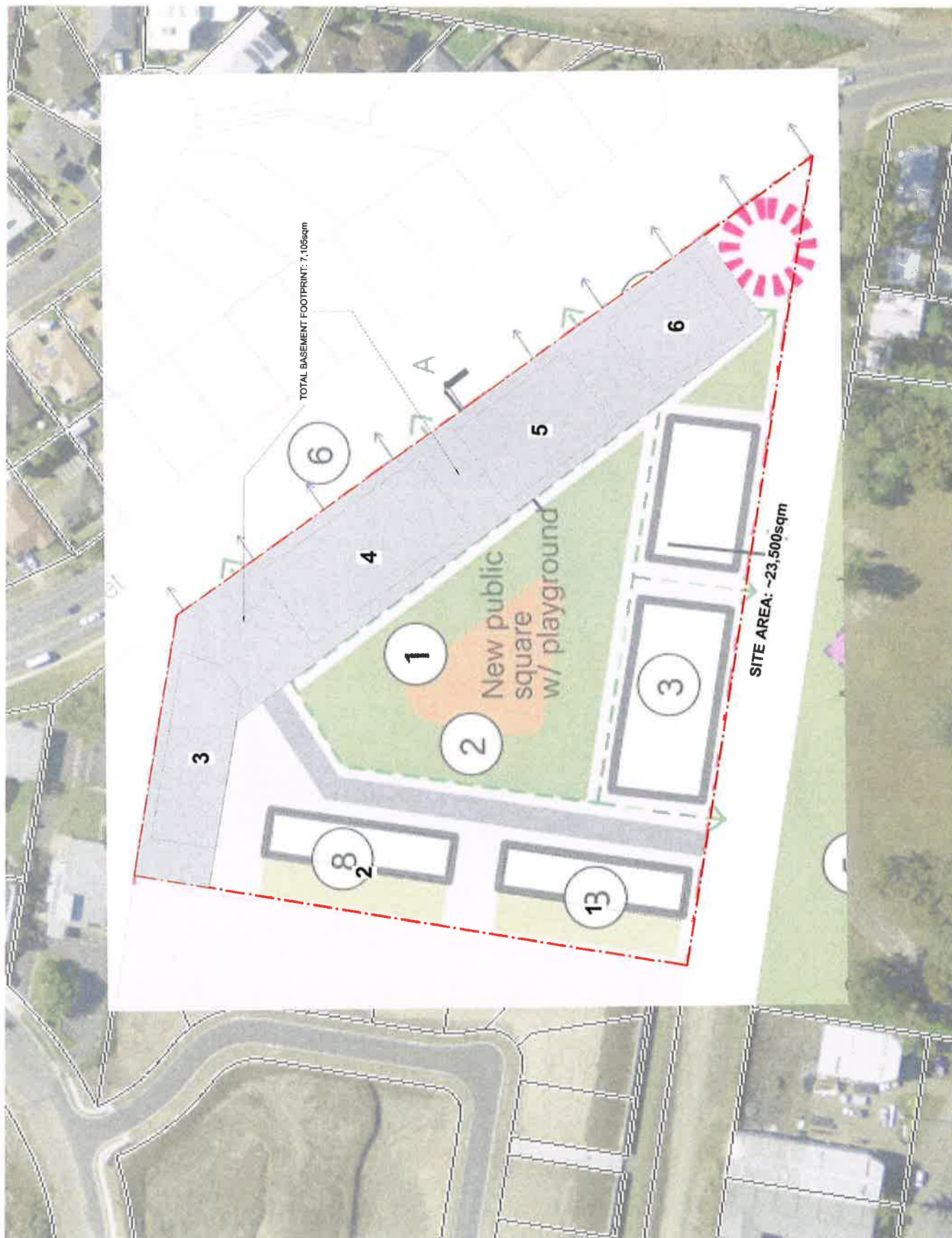


ADDRESS
LOT 2 PHILLIP DRIVE
SOUTH WEST ROCKS

VIEW:
KSC OPPORTUNITY
SITE C - EXISTING

DATE: 10/10/2014
SCALE: 1:1000
DRAWN: [Signature]
CHECKED: [Signature]

DW: NKSP REV: SK06



Date	Rev	Description
	1	Initial design and layout of the site
	2	Final design and layout of the site
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	30	Final design and layout of the site

RISE PROJECTS
 1000 West 10th Ave, Suite 100
 Denver, CO 80202
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 Website: www.riseprojects.com

ADDRESS:
 LOT 2 PHILLIP DRIVE
 SOUTH WEST ROCKS

JOB NO: RP 200
 SCALE: 1/4" = 1'-0"
 DATE:

DRAWN BY: AL CHEN
 CHECKED BY:

VIEW:
 KSC OPPORTUNITY
 SITE C - PROPOSED
 BASEMENT

JOB NO: RP 200
 SCALE: 1/4" = 1'-0"
 DATE:

DRAWN BY: AL CHEN
 CHECKED BY:

VIEW:
 KSC OPPORTUNITY
 SITE C - PROPOSED
 BASEMENT

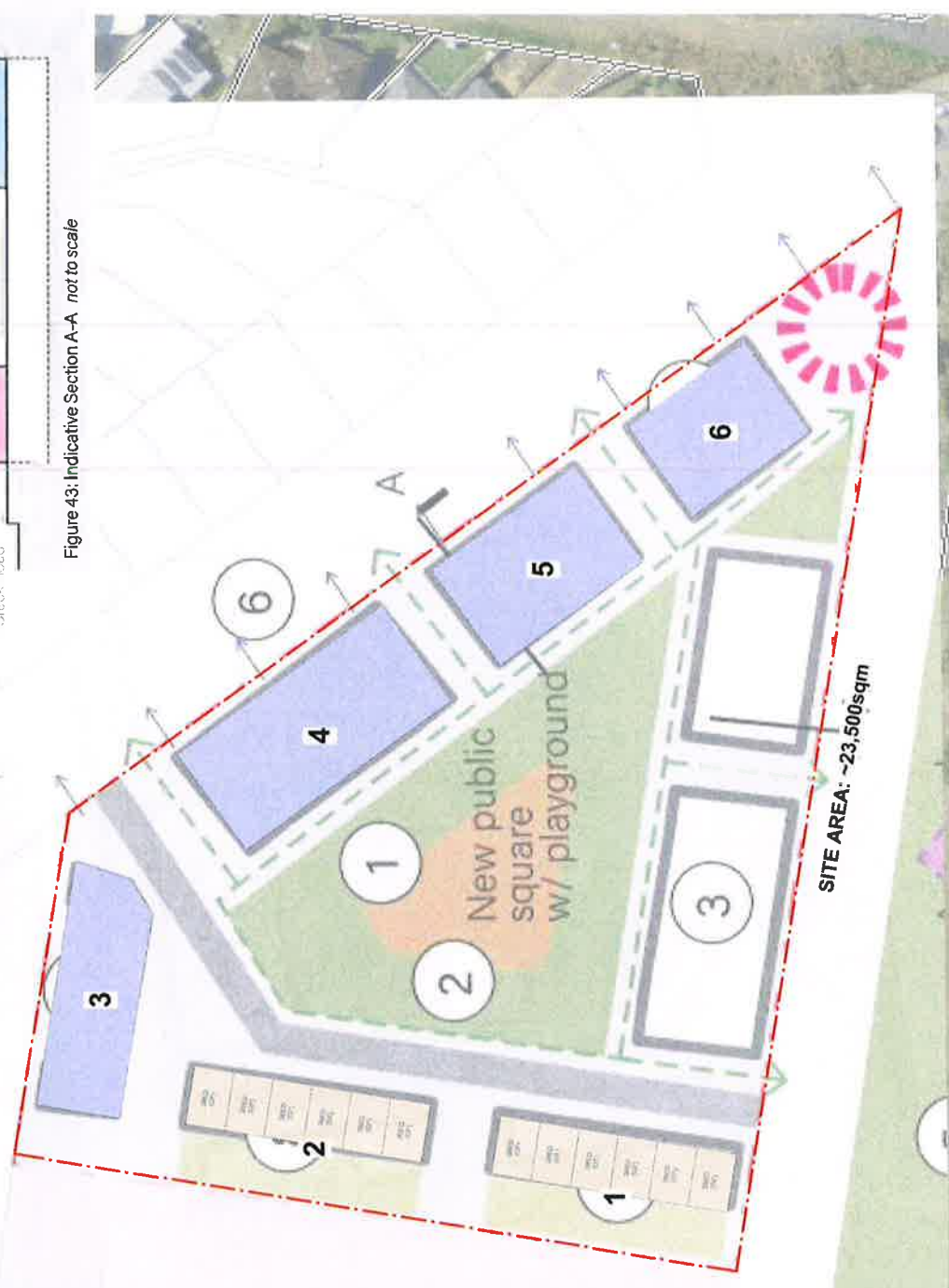
JOB NO: RP 200
 SCALE: 1/4" = 1'-0"
 DATE:

DRAWN BY: AL CHEN
 CHECKED BY:

VIEW:
 KSC OPPORTUNITY
 SITE C - PROPOSED
 BASEMENT



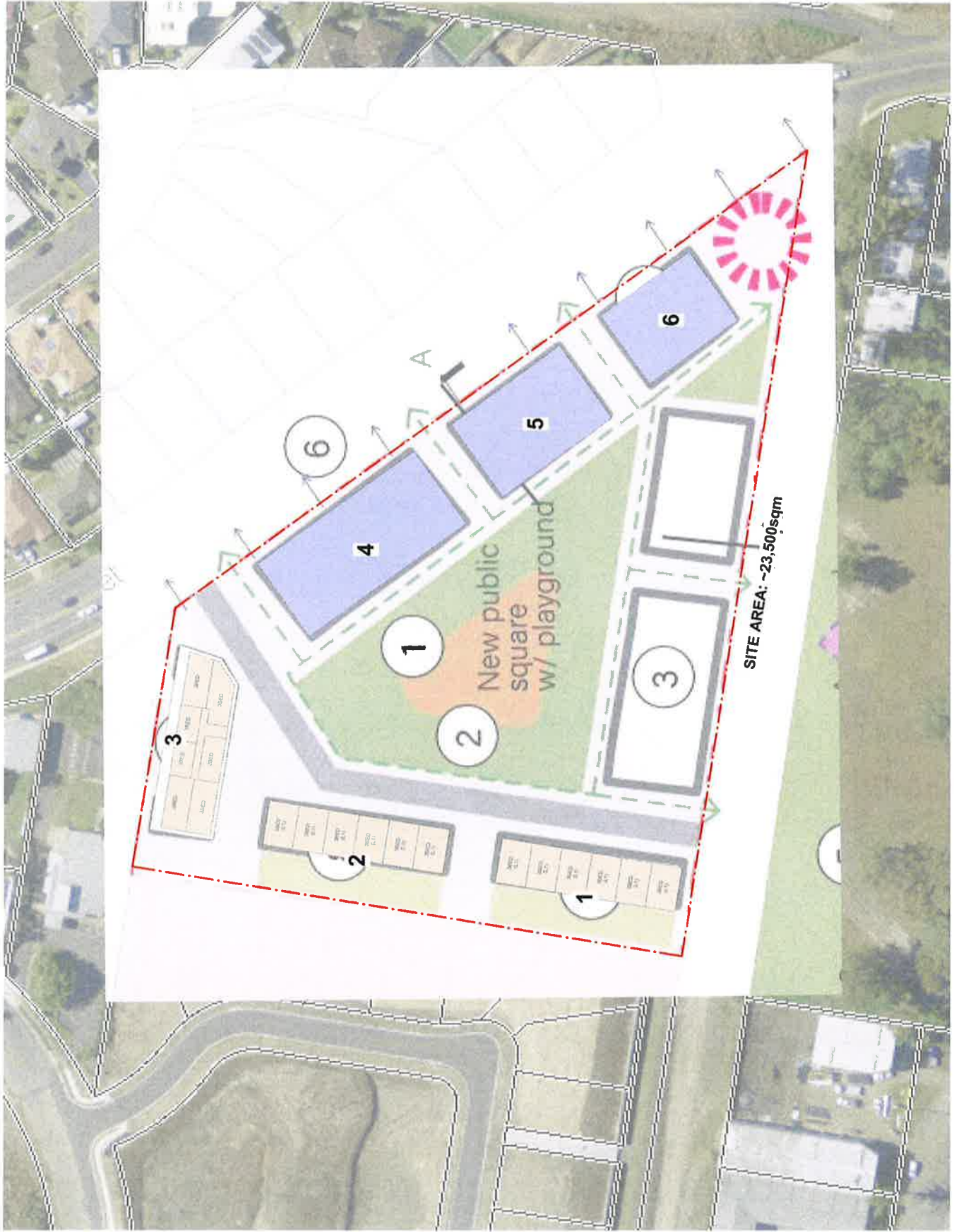
Figure 43: Indicative Section A-A *not to scale*



Date	REV	Description
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ADDRESS: LOT 2 PHILLIP DRIVE, SOUTH WEST ROCKS
 VIEW: KSC OPPORTUNITY SITE C - PROPOSED GF
 SCALE: 1:1000
 DATE: 10/10/2023
 DRAWN BY: DW
 CHECKED BY: SK
 REV: SK08



Date: REV Description

Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1



Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1

Project: KSC Opportunity Site C - Proposed L1
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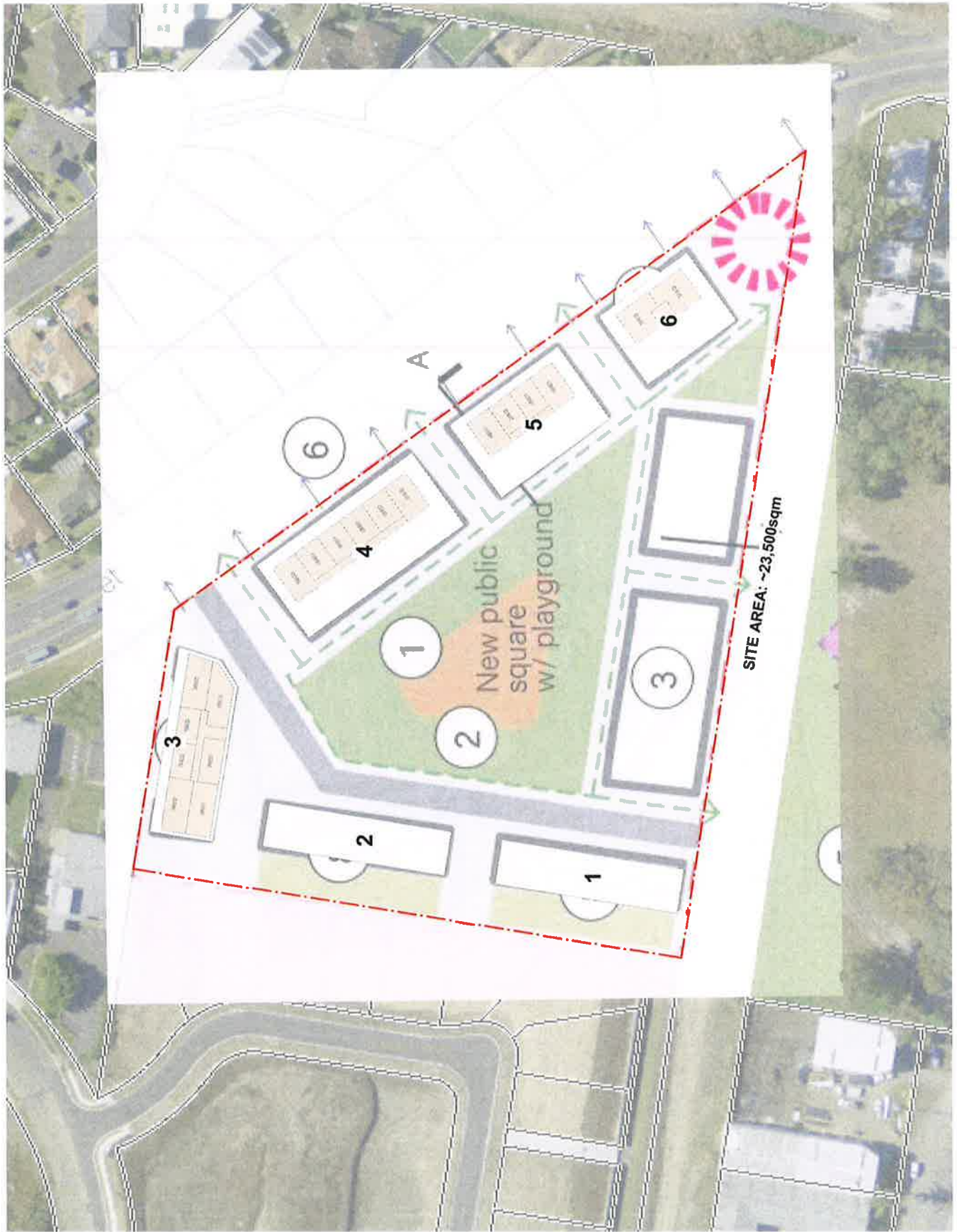
Project: KSC Opportunity Site C - Proposed L1
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Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1

Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1
 Project: KSC Opportunity Site C - Proposed L1



Date: REV Description

Approved by: [Signature]
 Approved on: [Date]
 Approved by: [Signature]
 Approved on: [Date]



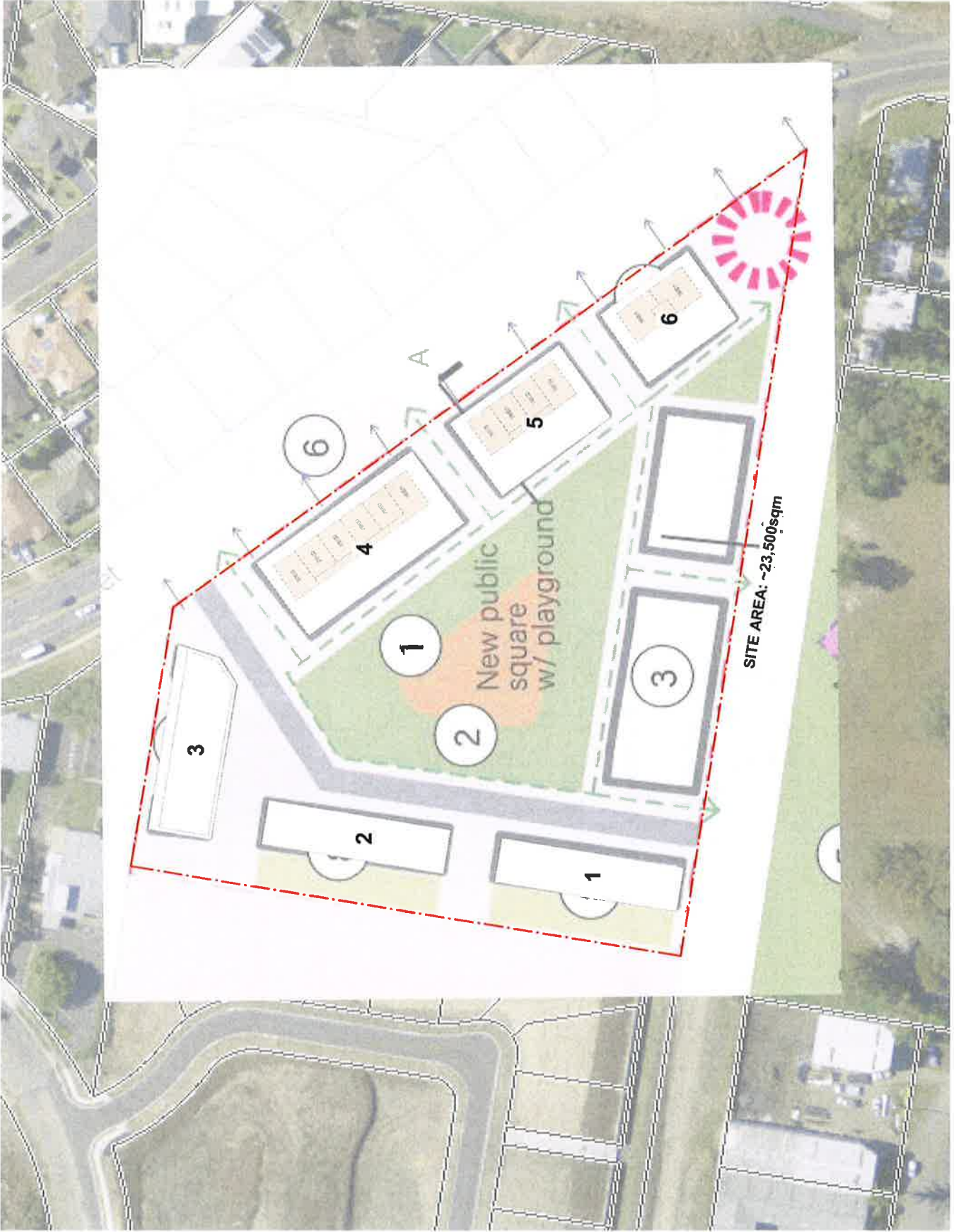
ADDRESS: LOT 2 PHILLIP DRIVE, SOUTH WEST ROCKS

VIEW: KSC OPPORTUNITY SITE C - PROPOSED L2

Scale: 1:500

North Arrow

DW: MKSP REV: SK10



Date	Rev	Description
	1	Initial design and layout of site
	2	Final design and layout of site
	3	Final design and layout of site
	4	Final design and layout of site
	5	Final design and layout of site
	6	Final design and layout of site
	7	Final design and layout of site
	8	Final design and layout of site
	9	Final design and layout of site
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	25	Final design and layout of site
	26	Final design and layout of site
	27	Final design and layout of site
	28	Final design and layout of site
	29	Final design and layout of site
	30	Final design and layout of site



PROJECT: KSC OPPORTUNITY SITE C - PROPOSED L3
 ADDRESS: LOT 2 PHILLIP DRIVE, SOUTH WEST ROCKS
 SCALE: 1:1000
 DATE: 10/10/2023

VIEW: KSC OPPORTUNITY SITE C - PROPOSED L3

JOB No	RP 300	DATE	10/10/2023
SCALE	1:1000	DATE	10/10/2023
REV	SK11	DATE	10/10/2023

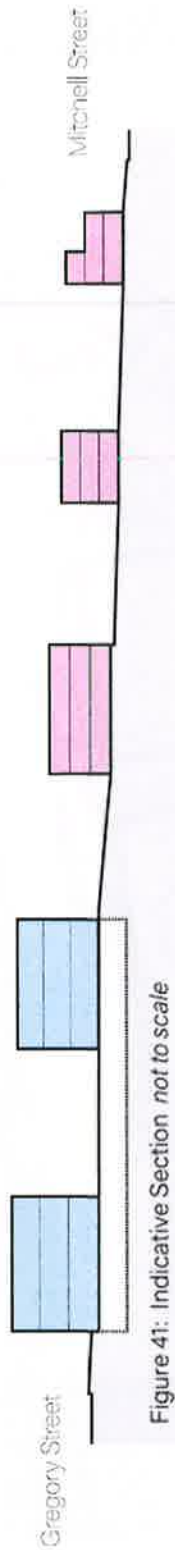


Figure 41: Indicative Section A-A *not to scale*

OPPORTUNITY SITE B - INDICATIVE SECTION (SOURCE: SWR STRUCTURE PLAN)

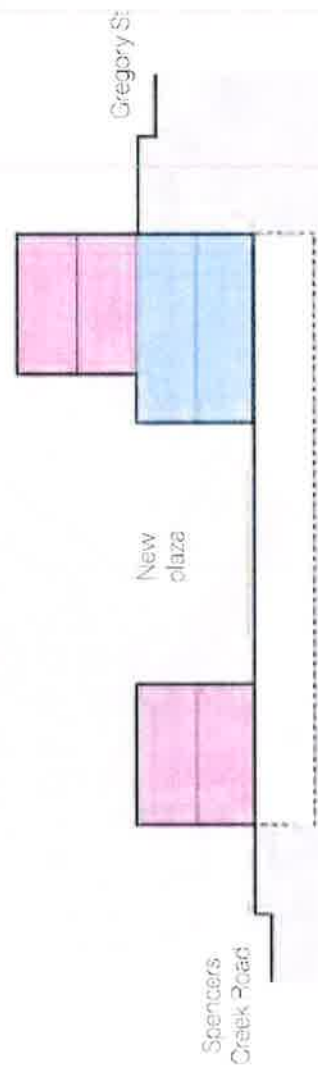


Figure 43: Indicative Section A-A *not to scale*

OPPORTUNITY SITE C - INDICATIVE SECTION (SOURCE: SWR STRUCTURE PLAN)

Disclaimer

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7. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
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f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM



32041

7 December 2023

By email: [REDACTED]

ATTENTION: MR LIAM PORRITT

Dear Liam,

RE: THE ROCKS DEVELOPMENT – SOUTH WEST ROCKS NSW

Mitchell Brandtman have been engaged by Rise Projects to conduct a high level desktop analysis and commentary on the behaviors of costs across residential building types in relation to permissible building heights between two and six storeys.

Two-Storey Buildings

For buildings with a height limit of 8.5 metres, Class 2 residential flat buildings (RFB)/Manor houses, generally have a significantly higher construction cost compared to Class 1 townhouse construction.

This is largely due to the Class 2 building requiring a more expensive Type B construction methodology over the Type C construction. Consequently, it is often impractical to develop a residential flat building in most situations, and Class 1A buildings (such as townhouses or terraces) become a more feasible and common choice. It's also worth noting that at this scale, the cost of construction has a greater impact on the value of the development product due to smaller margin on uplift value.

Buildings of Three Storeys or More

Three-storey residential flat buildings tend to have a considerably higher relative cost compared to lower height buildings. This is attributed to the Type A construction (including reinforced concrete floors, stairs, lifts, fire services etc.) that is necessitated at this height, along with the typical requirement for basement space for parking and services.

For four, five, and six-storey residential flat buildings, the relative cost decreases slightly as the height increases. This is because the fixed costs (such as Type A construction and basement works) have already been incurred at the three-storey level, resulting in a much smaller marginal cost for each additional storey. This is evident in the cost comparison table provided.



Benchmark Construction Cost Table

Construction Type	Benchmark Cost per m ² (Excl. GST)	Building Class & Construction Type
Manor Houses/RFB	\$3,000 +	2 storey manor house / RFB (class 2, type B)
Townhouses	\$2,500 +	2 storey townhouses (class 1A, type C)
3 Level Units	\$4,500 +	3 storey RFB (class 2, type A)
6 Storey Units	\$3,850 +	6 storey RFB (class 2, type A)

Construction Types

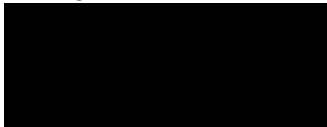
Type A: This is the most fire-resistant type of construction and is typically used for high-risk buildings such as high-rise structures with many occupants. For example, buildings of class 2, 3, and 9 that are 3 or more storeys, and buildings of class 5, 6, 7, and 8 that are 4 or more storeys fall under Type A construction.

Type B: This type of construction falls between Type A and Type C in terms of fire resistance. It's used for buildings of class 2, 3, and 9 that are 2 storeys, and buildings of class 5, 6, 7, and 8 that are 3 storeys.

Type C: This is the least fire-resistant type of construction and is typically used for lower-risk buildings. For instance, buildings of class 2, 3, and 9 that are 1 storey, and buildings of class 5, 6, 7, and 8 that are 1 or 2 storeys fall under Type C construction.

We trust this information is sufficient for your purposes at this time.

Yours faithfully
MITCHELL BRANDTMAN



James Brandtman
Associate

BCMP, CQS AAIQS (#9246)

- [illegible]



Date	REV	Description
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DRAWN BY:	AS	CHECKED:	DP
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ADDRESS:

**LOT 2 PHILLIP DRIVE,
SOUTH WEST ROCKS**

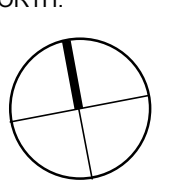
VIEW:
**PROPOSED HEIGHT
LIMIT PLAN &
SECTION**

JOB No : RP 260	NORTH:
---------------------------	--------

SCALE :
A1/As indicated

DATE:	05.12.23	
TIME:		

DW No. MISC-02 REV: A



REV: A

[REDACTED]

From: [REDACTED] >
Sent: Tuesday, 21 November 2023 5:44 PM
To: Kempsey Shire Council
Subject: Objection to planning proposal PP2300005

Attention the general manager Kempsey Shire Council We object to the change of height limit proposed for lot 2331/DP1196964 this is a C3 zoning and as such comes under environmental protection with registered middens on the site ,an existing cafe incorporating a managers residence as a tourism facility these already taking full use of the C3 zoning.

A further height increase in an area is already subject to a tree management plan is not warranted.

We do not want our details publicised

Thanks

[REDACTED]
Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 22 November 2023 9:19 AM
To: Kempsey Shire Council
Subject: FW: Zoning height limit changes

To Council,

I would like to lodge our objection to any height limit changes to 19A Gregory Street, SWR (LOT 2331/DP 1196964)

I reside in the unit blocks of [REDACTED] & when we purchased, I believed the following applied to Lot 2331

- The coffee shop was a heritage listed building, being the old schoolhouse from Gregory St, & could not be noticeably changed on outside appearance.
- The residence on the block was approved as a “managers cottage for the café” & was limited to that.
- There is a heritage listed aboriginal midden at the front of the block that cannot be disturbed.
- The gum trees on this land were all registered and marked to be retained by council appointed arborists during the process of DA & subdivision of [REDACTED]

We believe any height changes would have a massive impact on the ambience & use of the area for the general public using the foreshore of back creek. It would also have a huge impact on the values of the lower units of 17 to 21/Gregery St

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From:

Sent:

Tuesday, 28 November 2023 9:44 AM

To:

Kempsey Shire Council

Subject:

SWR height amendments

Subject- SWR Building heights amendments.

Ref:PP2300005(PP-2023-2105

Attention General Manager

In accordance with your invitation please receive my objection to height amendments as proposed in the LEP 2013 Amendment

Specifically, the changes pertaining to 19A Gregory Street, Lot 2331 DP 1196964.

This lot is Zoned C3 the lot has a long history and has been developed with council consultation over a long period of time to provide an amenity even though privately owned that is in keeping with the objectives of zone C3

Environmental Management

These objectives as follows

- To provide ,manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To conserve the scenic quality and natural characteristics of foreshore land.
- To conserve items and areas of historic significance

This lot has the historical Old School House Building, which was the main reason this land was rezoned to C3 to allow the retention of the history of the site and the building.

This Lot has an Aboriginal Midden that was a major influence on the C3 zoning, this midden has already been encroached by a structure built without council approval on the site. This Midden has cultural significance to the First Nations People within the local region, it is of major historical significance.

The lot is subject to a tree management plan, and has significant native trees growing within the site which were protected at DA and have the environmental, scenic qualities of visually significant land, these trees must be preserved and managed.

Any further development let alone one of 8.5 meters in height would have a drastic change in the character and the ability to maintain the C3 objectives of the lot.

This site has been developed with the visual and environmental benefit to the community, a priority and it should not be put at risk.

Regards

Philip Lahey

[REDACTED]

[REDACTED]

[REDACTED]

From: Alison Mears [REDACTED]
Sent: Wednesday, 6 December 2023 7:41 PM
To: Kempsey Shire Council
Subject: SWR height limit changes

Alison Mears
[REDACTED] South West Rocks NSW 2431
[REDACTED]

7 December 2023

Reference: PP-2023-2105

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map as a matter of urgency.

Yours sincerely

Alison Mears

[REDACTED]

From: [REDACTED]
Sent: Thursday, 23 November 2023 8:57 PM
To: Kempsey Shire Council
Cc: Leo Hauville; Kerri Riddington; Arthur Bain; Alexandra Wyatt
Subject: Attention: General Manager - APPLICATION NUMBER: PP-2023-2105 - South West Rocks Building Heights amendment planning proposal

I am writing to express my support for this proposal.

I commend KSC and all the Councillors for proposing this amendment, which I believe will help to protect the “feel” and visual amenity of our beautiful area.

Regards

Ian

Ian Burnett

[REDACTED]
Arakoon
NSW 2431
P: [REDACTED]



This email has been checked for viruses by AVG antivirus software.
www.avg.com

[REDACTED]

From: Ann Kajan [REDACTED]
Sent: Saturday, 25 November 2023 10:52 AM
To: Kempsey Shire Council
Subject: KLEP Height limits south west rocks

I wish to add my support to Council in implementing height limits in the KLEP.

Maintaining the environment for future generations is of the utmost importance and as a community member I wish to support Council's implementation of height limits emphatically.

Regards
Ann Kajan

[REDACTED]

From: Jeff M [REDACTED]
Sent: Saturday, 25 November 2023 2:20 PM
To: Kempsey Shire Council
Subject: Attn: KSC Counsellors

Dear Counsellors,

I am a member of the South West Rocks community and have just recently built a dual occupancy property on [REDACTED]. Whilst there is strong demand for affordable housing supply in the area and across NSW, there are ways to meet this need in the South West Rocks area without building high density residential towers.

I, along with many other residents in the community, are strongly OPPOSED to easing height restrictions. Should the need for higher density housing be required in the area it should first occur in the town centre, not for financial gain of a developer along the pristine and protected wetlands of the Trial Bay shore.

We appreciate your attention to the matter as it is the most pressing community issue for members of South West Rocks area at this time.

I look forward to hearing from you about feasible steps (eg imposing strict height restrictions) that can be put into place to ensure the preservation of our coastal community.

Regards,
Jeff

[REDACTED]

From: David Yeats [REDACTED]
Sent: Thursday, 30 November 2023 11:58 AM
To: Kempsey Shire Council
Subject: Regarding: PP-2023-2105

Categories: [REDACTED]

Dear KSC,

As a resident of SWRs, I'm writing to confirm my full support for the SWR Structure Plan and particularly the building heights amendment. The KLEP2013 should be amended as soon as possible to preserve the character of SWRs and continue to attract new residents and tourists to our town.

Kind regards,

david butler yeats

Learning Design and Technology Specialist

[LX.lab](#), Univeristy of Technology Sydney



I humbly acknowledge the Gadigal people of the Eora Nation, the Boorooberongal people of the Dharug Nation, the Bidiagal people and the Gamaygal people, upon whose ancestral lands our university stands.

I gratefully acknowledge all other Aboriginal and Torres Strait Islander Peoples as the unbroken custodians of their lands and waters. I recognise the continued inseparability of Aboriginal and Torres Strait Islander Peoples' cultural, spiritual and technological practices.

I also gratefully pay respect to all the Elders, past and present, acknowledging them as the traditional custodians of knowledge, wisdom and methods for these lands, sky and waters.

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[REDACTED]

From: Colin Denise Payne [REDACTED]
Sent: Thursday, 30 November 2023 5:38 PM
To: oxley@parliament.nsw.gov.au
Subject: Height of buildings at South West Rocks and other coastal villages

Dear Michael Kemp

I write to ask that you assist Kempsey Shire Council in regulation of height restrictions in our villages particularly coastal villages. through the KELP.

Some people from elsewhere and on radio, refer to these villages as towns - they are villages and our council needs help to protect that status . They do not have facilities that a town has - especially SWR. Development there has proceeded far too rapidly and there are not services to respond to the increasing population. However this is particularly a request for only **low level** development. Every coastal village needs this protection.

Yours faithfully
Denise Payne

[REDACTED]

From: Warren Bailey [REDACTED]
Sent: Saturday, 2 December 2023 5:06 PM
To: Kempsey Shire Council
Subject: South West Rocks Building Heights amendment planning proposal: PP-2023-2105
Attachments: KLEP Height Support.pdf

Dear General Manager,

I fully support the above planning proposal.

Please refer to the attached.

Regards,

Warren Bailey

South West Rocks Building Heights amendment planning proposal

APPLICATION NUMBER: PP-2023-2105

Context

- The North Coast Regional Plan (NSW Govt) anticipates 30,850 persons in 15,550 dwellings in Kempsey Shire by 2036.
- The KSC Local Growth Management Strategy (LGMS) projects 35,530 people by 2041 in 16,941 dwellings. The increase in the period 2020 – 2041 is predicted to be 5421 people in an additional 2790 dwellings, 1582 of which (56.7%) will be located in SWR.
- The subsequent SWR Structure Plan was developed to achieve this potential.

Vision for SWR (from LGMS)

- **maintains its picturesque coastal setting through the management of development height, scale and density and protection of significant vegetation and key scenic view corridors;**
- is the key coastal lifestyle and tourism township for Kempsey Shire, **providing a range of housing densities and types**, supported by commercial, retail and industrial development **appropriate for the scale of the township;**
- maintains a high quality public realm and pedestrian amenity through street tree planting within residential areas, which assists in unifying the character of the town;
- **promotes its key tourism destinations as a major attractor to the town;**
- **does not allow growth in residential development to occur at the expense of maintaining important scenic and environmental values.**

SWR Structure Plan

- (To achieve the above), **accommodates the need for additional housing** as estimated by the NSW Govt **by mostly increasing horizontal density rather than vertical.** (The exceptions are the three existing commercial areas.) This decision was supported **an independent survey conducted by GHD in which only approximately ¼ of respondents voted to increase housing density by going up.** This to preserve town character and thus enhance tourism and grow local jobs and will be achieved by:
 - Rezoning 5 acre blocks (R5) to smaller blocks (R1)
 - Rezoning some rural land (RU2) to R1
 - Reducing minimum R1 lot size to 400m2 where appropriate
- Was developed after exhaustive consultation with the community and other stakeholders from 2022.
- Facilitates approximately 500 additional jobs by 2041

Proposed changes to KLEP2013

- The elected Kempsey Councillors voted 6/1 in favour of the proposal
- **I fully support the Kempsey Shire Council accommodating these changes to the KLEP2013 Height of Building Map as a matter of urgency.**

Warren Bailey, Resident and Ratepayer

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 December 2023 2:02 PM
To: Kempsey Shire Council
Subject: Submission re PP-2023-2105

ATTENTION: Marnie Jeffery

Please treat this email as a submission regarding the proposed amendment to the KLEP to secure appropriate height limits on future buildings at SWR that currently do not have such limits.

I write as Secretary of both the Kempsey Shire Residents Association Inc. and Save Kempsey Airport Action Group Inc. Both associations full support the changes detailed in PP-2023-2105.

Might I also advocate for Council to do all it can to expedite Ministerial approval in light of the impending 5 & 6 story apartments proposed by Rise Developments along Phillip Drive.

Regards,
Dick Pearson
Secretary,
KSRA Inc. & SKAAG Inc.
Mob: [REDACTED]
Email: [REDACTED]

[REDACTED]

From: Mike Talbot [REDACTED]
Sent: Monday, 4 December 2023 12:03 AM
To: Kempsey Shire Council
Subject: General Manager Re: PP-2023-2105

I fully endorse the amendment of the height limit outlined in the Kempsey Local Environment plan.
It is in keeping with the long term vision of community and sustainable growth.

No political donations or gifts have been made by the objector Mr. Michael Talbot or any associate of his, during the previous 2 year period and up until the application is determined.



[REDACTED]

From: Anne Walker [REDACTED]
Sent: Tuesday, 5 December 2023 10:12 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Anne Walker
[REDACTED] South West Rocks 2431
[REDACTED]

5 December 2023

Reference: PP-2023-2105

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map as a matter of urgency.

Yours sincerely
Anne Walker

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 December 2023 5:38 PM
To: Kempsey Shire Council; oxley@parliament.nsw.gov.au
Subject: Height limit changes

5 December 2023

Reference: PP-2023-2105

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map as a matter of urgency.

Yours sincerely

Lyn Savage

[REDACTED] Coogee 2034
[REDACTED]

[REDACTED]

From: susan williams [REDACTED]
Sent: Tuesday, 5 December 2023 10:40 AM
To: Kempsey Shire Council; oxley@parliment.nsw.gov.au
Subject: Building height map for SWR

Susan Williams
[REDACTED]
South West Rocks NSW 2431
[REDACTED]

5 December 2023

Reference: PP-2023-2105

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map as a matter of urgency.

Yours sincerely
Susan Williams

[REDACTED]

From: David Prestwich [REDACTED]
Sent: Wednesday, 6 December 2023 8:23 PM
To: Kempsey Shire Council
Subject: Application number PP-2023-2105

Attn: General Manager

I wish to register my full support for the "Planning Proposal - South West Rocks Housekeeping Amendment Building Heights - Amendment to Kempsey Local Environmental Plan 2013.

I am a long term resident of Arakoon and small business owner in South West Rocks. I have neither received or provided political donations that might prejudice my submission, nor am I associated with any such person.

I am supportive of future development in SWR, but I consider the building height restrictions proposed in the amendment to be essential to preserve the special character of the town and deter unnecessary high rise buildings from permanently and detrimentally changing the precious ambiance, nature and visual amenity of our community.

I congratulate Councillors and Council staff for listening to residents during the public consultation conducted as part of the development of the SWR Structure Plan and consider this amendment to be an important and logical next step in ensuring future planning and development is undertaken in a sensitive and collaborative way.

Sincerely

David Prestwich
[REDACTED]
Arakoon NSW 2431

David Prestwich

[REDACTED]

From: Kristina McEvoy [REDACTED]
Sent: Thursday, 7 December 2023 8:05 AM
To: Kempsey Shire Council
Subject: Application number PP-2023-2105

Attn: General Manager

I wish to declare my full support for the Planning Proposal - South West Rocks Housekeeping Amendment Building Heights - Amendment to Kempsey Local Environmental Plan 2013.

I have lived in South West Rocks and Arakoon for the last 32 years and I believe that no development should be built higher than 3 storeys.

Development is inevitable however, should be done tastefully and in character with the town as is.

High rise buildings would destroy the amenity of South West Rocks and forever change the character of the town. Any high rise would be visible not only from EVERYWHERE in the town but also alter the view forever from other towns, eg Scotts Head, Nambucca etc.

I trust the council continues to listen to the community which so clearly abhors any high rise development.

Yours sincerely

Tina McEvoy
[REDACTED]

Arakoon NSW 2431

[REDACTED]

From: Viktoria Buckley [REDACTED]
Sent: Thursday, 7 December 2023 4:42 PM
To: Kempsey Shire Council; oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

To whom it may concern,

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map as a matter of urgency.

yours sincerely

Viktoria & Stephen Buckley
[REDACTED]
Arakoon 2431

[REDACTED]

From: Janelle Stirling [REDACTED]
Sent: Friday, 8 December 2023 12:06 PM
To: Kempsey Shire Council
Subject: Application number PP-2023-2105

[REDACTED]
South West Rocks
NSW 2431

Re: Application number PP-2023-2105

As a resident/ratepayer in South West Rocks I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

The character of the township is very important and must be preserved with these height limits.

Thank you,

Janelle Stirling

From: chris mcevoy [REDACTED]
Sent: Friday, 8 December 2023 6:47 AM
To: Kempsey Shire Council
Subject: APPLICATION number PP-2023-2105 . I wish to declare my full support for the Planning Proposal

Attention General Manager

I wish to declare my full support for the Planning Proposal - South West Rocks Housekeeping Amendment Building Heights - Amendment to Kempsey Local Environmental Plan 2013.

I have lived in South West Rocks and Arakoon for the last 47 years and I believe that no development should be built higher than 3 storeys.

Development is inevitable however, should be done tastefully and in character with the town as is.

High rise buildings would destroy the amenity of South West Rocks and forever change the character of the town. Any high rise would be visible not only from EVERYWHERE in the town but also alter the view forever from other towns, eg Scotts Head, Nambucca etc.

I trust the council continues to listen to the community which so clearly abhors any high rise development.

Uniqueness is a treasured commodity and i believe that the KSC have a chance here to create just that . The north coast of NSW doesn't need to be littered with towns that have huge /high apartment buildings overlooking its beachfront and destroying the amenity of

the town and casting shadows over the beach and scarring the natural outlook from certain vantage points. I believe the majority of the townspeople came here for the attractions it possess NOW - low key developments done tastefully.

yours sincerely

chris mcevoy

[REDACTED]

From: Billy Dennis [REDACTED]
Sent: Friday, 8 December 2023 12:10 PM
To: Kempsey Shire Council
Subject: Application number PP-2023-2105

Re: Application number PP-2023-2105

I am a resident/ratepayer in South West Rocks and I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Thank you,
William Dennis

[REDACTED]
SOUTH WEST ROCKS 2431

[REDACTED]

From: [REDACTED]
Sent: Saturday, 9 December 2023 3:25 PM
To: Kempsey Shire Council
Subject: KLEP Submission

Categories: [REDACTED]

Dear Sir,

I support Council's proposed building height limits for South West Rocks in the Kempsey Local Environment Plan.

In my opinion it can't happen soon enough. We seem to be losing control over development in this area.

South West Rocks is a very special area to a lot of people & we need to protect it.

Yours sincerely,

Jennie Cass
[REDACTED]
South West Rocks

[REDACTED]

From: Marianne Debelle [REDACTED]
Sent: Saturday, 9 December 2023 2:00 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference PP-2023-2105

Categories: [REDACTED]

Reference PP-2023-2105

Hello

I am a resident of South West Rocks and I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours sincerely

Laurie Debelle

[REDACTED]
South West Rocks 2431

[REDACTED]

From: Marianne Debelle [REDACTED]
Sent: Saturday, 9 December 2023 1:58 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Categories: [REDACTED]

Reference PP-2023-2105

Hello

I am a resident of South West Rocks and I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours sincerely

Marianne Debelle
[REDACTED]
South West Rocks 2431

[REDACTED]

From: Lesley & Duncan Matthews [REDACTED]
Sent: Saturday, 9 December 2023 6:48 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Ref: PP-2023-2105 South West Rocks Building Height Amendment Proposal

Categories: [REDACTED]

Attention: General Manager
Kempsey Shire Council
PO Box 3078
West Kempsey NSW 2440

9 December 2023

Reference: PP-2023-2105

Dear Sir/Madam

We are residents of South West Rocks.

We fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours sincerely

Duncan & Lesley Matthews
E. [REDACTED]

[REDACTED]

From: rhonda mcwilliam [REDACTED]
Sent: Saturday, 9 December 2023 7:27 PM
To: Kempsey Shire Council
Subject: South West Rocks Height Limits

Categories: [REDACTED]

Reference: PP-2023-2015

9/12/2023

Rhonda McWilliam

[REDACTED]
South West Rocks 2431
[REDACTED]

I am a resident of South West Rocks

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

If height limits area allowed to be increased it will destroy the beauty of our coastal town.

Yours sincerely

Rhonda McWilliam

[REDACTED]

From: Linda Cantor [REDACTED]
Sent: Sunday, 10 December 2023 11:50 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: KLEP2013 height limit (PP-2023-2105)

Categories: [REDACTED]

Letter attached from Barry Cantor

Barry Cantor

Arakoon

NSW 2431

10/12/23

To : Kempsey Shire Council

Re : Height Limit

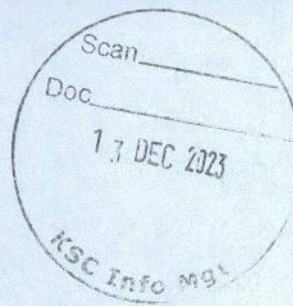
Reference : PP-2023-2105

Dear Sir/Madam,

**I am a resident of South West Rocks, I fully
support the proposed changes to the Kempsey Shire Council
KLEP2013 Height of Building Map.**

Yours sincerely

Barry Cantor



To: ksc@kempsey.nsw.gov.au

Re: Proposed changes to Kempsey Local Environment Plan (KLEP) 2013 (closing date 15/12/2023) and objections to DA 2300926 (closing date 20/12/2023)

I refer to **Application Number PP-2023-2105** & wish to acknowledge support for KSC's proposed height limits for the future of SWR.

The growth in residential development in SWR must not be detrimental to maintaining our beautiful scenic & environmental values.

It is important that the proposed changes voted 6/1 in favour by Kempsey Councillors for the new height limits be introduced as soon as possible.

To lose the village environment that we have, would be detrimental to what locals & visitors love about the Rocks & is why they want to live here & keep returning. We don't want another Gold Coast.

It is important that the proposed changes to the **KLEP 2013 Height of Building Map** be implemented as soon as possible.

Further with this submission I **strongly object** to **DA 2300926 Rise Project, Phillip Drive** (closing date 20/12/2023).

The height limits in this development are well above those in the KLEP 2013 mentioned above. The height of the proposed townhouses of 5 & 6 storeys is so out of character with the SWR foreshore & surrounding areas.

I also object to the density of the housing & am concerned that such a development will have an adverse effect on the waterways closeby, the natural environment, fauna & flora.

I request that this DA not be approved in its current form.

Yours faithfully

Jenny Cutler

South West Rocks

Date:

10.12.23

[REDACTED]

From: John William Cruickshanks [REDACTED]
Sent: Sunday, 10 December 2023 1:07 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: INAPPROPRIATE DEVELOPMENT PP-2023-2105
Attachments: SWR Rise development.pdf

Categories: [REDACTED]

Please find attached submission in support of Kempsey Shire Council KLEP2013 Height o Building Map.

Regards,
John Cruickshanks.

Height and Development Limits for South West Rocks

Reference: **PP-2023-2105**

John Cruickshanks

South West Rocks, NSW 2431

Phone: [REDACTED]

Email: [REDACTED]

As a resident of South West Rocks and having lived in Kempsey Shire for many years, I support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Since moving from Kempsey to South West Rocks two years ago, it appears much of the new development at South West Rocks gives little or no consideration to flood risk or the overall impact on the beauty and amenity of the area. With very small blocks on low-lying land, leaving little or no room for green space or trees, it would be very easy to turn South West Rocks into another Port Macquarie.

The Rise development next to Saltwater Creek seems to have the potential to transform this little-known asset to the Rocks from a beautiful waterway which seems to be miles from anywhere (even though it is virtually in the town) into a sewer.

The creek is closed to the ocean much of the time and the added runoff from rampant development does not seem to have been considered.

It would be either impossible or prohibitively expensive to keep Saltwater Creek open to the sea. The creek and lake is a wildlife habitat which needs consideration and, whilst the waterway is not used very much, it has the potential to be a great asset for visitors who like to paddle canoes and those who appreciate what is here now.

The mantra for development at South West Rocks seems to be maximum density in minimum space at least possible expense to the developer and maximum cost to the buyer — and don't tell anyone there is a flood risk attached to the Macleay, which, when in flood, is the second fastest flowing river in the Southern Hemisphere.

Whilst we all want to live here, please consider the effect of rampant development, which will change the area forever. We need to support limitations on building height and use of space.

Yours sincerely,

John Cruickshanks.

[REDACTED]

From: Julie Edwards [REDACTED]
Sent: Sunday, 10 December 2023 12:38 PM
To: Kempsey Shire Council
Subject: RE: Enforcing the 8.5 metre height limit within the Kempsey Shire

Categories: [REDACTED]

10th December 2023
Reference: PP-2023-2105

From:
Julie Edwards
[REDACTED] Arakoon, 2431
[REDACTED]

I am a resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

The proposed Rise tower development will destroy the character and amenity of our seaside town. Our local area cannot cope with a population increase that this development will produce. It will turn SWR into a "Byron Bay" with all its problems.

Yours sincerely
Julie Edwards

[REDACTED]

From: Jenni Ryan [REDACTED]
Sent: Sunday, 10 December 2023 4:28 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Categories: [REDACTED]

To those Concerned.

My Name is: Jennifer Ryan

Contact: [REDACTED]

I am a resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

It is essential that we strive to maintain our picturesque coastal setting and environment. High rise, high density housing is not what we need.

Yours sincerely,

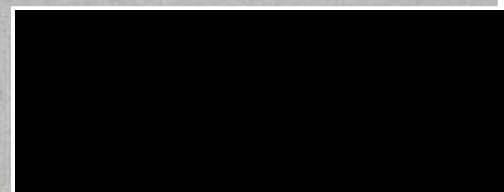
Jennifer Ryan
Sent from my iPad

[REDACTED]

From: Linda Cantor [REDACTED]
Sent: Sunday, 10 December 2023 11:48 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: KLEP2013 height limit(PP-2023-2205)

Categories: [REDACTED]

Linda



Arako

Linda Cantor

**Arakoon
NSW 2431
10/12/23**

To : Kempsey Shire Council

Re : Height Limit

Reference : PP-2023-2105

Dear Sir/Madam,

**I am a resident of South West Rocks, I fully
support the proposed changes to the Kempsey Shire Council
KLEP2013 Height of Building Map.**

Yours sincerely

Linda Cantor

Letter attached from Linda Cantor

[REDACTED]

From: [REDACTED]
Sent: Sunday, 10 December 2023 12:00 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: RE: Enforcement of the 8.5 metre height limit on Rise and all areas of SWR

Categories: [REDACTED]

10th December 2023
Reference: PP-2023-2105

From:
Mark Edwards
[REDACTED] Arakoon, 2431
[REDACTED]

I am a resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

The proposed Rise tower development will destroy the character and amenity of our seaside town. It belongs in Coffs Harbour or the Gold Coast - not here!

Yours sincerely
Mark Edwards

[REDACTED]

From: Alex Dalley [REDACTED]
Sent: Monday, 11 December 2023 7:33 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Categories: [REDACTED]

Hi there

I, Alexander Dalley am a lifelong resident of South West Rocks. This coastal town is renowned for its abundance of healthy environmental areas that essentially encapsulate the essence of this gorgeous piece of paradise.

As a passionate local community member, I fully support the proposed changes to the Kempsey Shire council KLEP2013 Height of building map. I also strongly disagree with the proposed development of Rise on Phillip Drive and strongly encourage the council as a community based representative body to swiftly restrict building height limits in this ecologically sensitive area of our beloved village.

Regards,
Alex Dalley
Sent from my iPhone

[REDACTED]

From: Ann Kajan [REDACTED]
Sent: Monday, 11 December 2023 5:16 PM
To: Kempsey Shire Council; oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Categories: [REDACTED]

Name: Ann Kajan

Contact: [REDACTED]

I am a resident of South West Rocks. I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.
This is the right choice for ours and future generations to come and I congratulate Council for making these changes.

Regards,
Ann Kajan

[REDACTED]

From: CATH IRELAND [REDACTED]
Sent: Monday, 11 December 2023 5:33 PM
To: Kempsey Shire Council; oxley@parliament.nsw.gov.au
Subject: SUPPORT FOR KSC KLEP 2013 HEIGHT OF BUILDING MAP

Categories: [REDACTED]

Reference: PP-2023-2105

I am writing as a resident of South West Rocks for more than 20 years.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

In my 17 years as a NPWS Ranger, I noticed how many visitors, both staying in town and in the National Park, told me they especially loved SWR for its "natural beauty and low key accommodation".

I believe that this Height of Building map will help protect our current tourism and accommodation industry, with all the benefits this entails.

Please accept my congratulations for this forward thinking and constructive measure. Let's not kill the goose that lays the golden egg!

Yours sincerely

Cath Ireland OAM

cathireland225@gmail.com

[REDACTED]

From: diane petterson [REDACTED]
Sent: Monday, 11 December 2023 4:44 PM
To: Kempsey Shire Council
Subject: PP-2023-2105

Categories: [REDACTED]

Diane Petterson

[REDACTED] Tamworth, 2340. [REDACTED] I am a regular visitor to South West Rocks and grew up in the Kempsey Shire Council area. I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Buildings Map as a matter of urgency. South West Rocks will lose the village style atmosphere that makes it so special if high rise developments occur there.

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[REDACTED]

From: Glenn Ashworth [REDACTED]
Sent: Monday, 11 December 2023 1:53 PM
To: Kempsey Shire Council
Subject: Building Height restrictions

Reference: PP-2023-2105

Name: Glenn Ashworth

Contact Details: [REDACTED]

I am a Resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building

South West Rocks is an amazingly beautiful landscape and doesn't deserve to be forever destroyed by over zealous, greedy developers!

Regards,

Glenn Ashworth

[REDACTED]

From: Ian Muddle [REDACTED]
Sent: Monday, 11 December 2023 3:32 PM
To: Kempsey Shire Council
Subject: Reference: PP-2023-2105

I am Ian Muddle a Resident of South West Rocks, I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Regards
Ian Muddle

[REDACTED]

From: Julie Coburn [REDACTED]
Sent: Monday, 11 December 2023 9:13 AM
To: Kempsey Shire Council
Subject: Submission re Kempsey Local Environment Plan 2041

Categories: [REDACTED]

To the General Manager and SLT, Kempsey Shire Council

I am writing to council today to show my support for council's latest KLEP.
I have read through the entire document and found it to be in the community's best interest at large and honors the ideals and aspirations of the residents who live here now and into the future.
It is so important that we can all be "on the same page" and protect our beautiful area for all to enjoy.
Thank you for the work that you have put into this.

Your Sincerely
Julie Coburn



Virus-free. www.avast.com

[REDACTED]

From: Nathalie George [REDACTED]
Sent: Monday, 11 December 2023 12:56 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105

Categories: [REDACTED]

As an owner of two properties in South West Rocks area, a regular holiday visitor and soon to be resident, I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

The unique and precious character of the area is the whole reason our family started visiting some fifty years ago and have gradually bought homes and moved into the area.

Our family are now spread across six properties in SWR vicinity, which we love. We did not buy in Coffs Harbour or the Gold Coast because we did not want a high rise city life, we valued natural surroundings and a village community for us and our children. The same surroundings that all visitors to SWR area comment on, value and return for (see local social media pages). If this is lost there is plenty of competition for tourism dollars at many and much easier to access places like the Gold Coast etc which offer endless facilities we cannot compete with - and our area will have lost the very drawcard that makes it special.

Yours sincerely

J N Cuthbertson

[REDACTED]

From: Jeanette de Closey [REDACTED]
Sent: Monday, 11 December 2023 1:08 PM
To: Kempsey Shire Council
Subject: Reference PP2023-2105

I am a resident of South West Rocks.
I fully support the proposed change pf KSC KLEP 2013 Height of Bldg Map.
regards
J de Closey

[REDACTED]

From: Jacob Shields [REDACTED]
Sent: Monday, 11 December 2023 3:47 PM
To: Kempsey Shire Council; oxley@parliament.nsw.gov.au
Subject: Height Limit

To whom it may concern,

I am a visitor and admirer of th the. Shire

AMD I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Please take my view into account.

Regards,

Jacob Shields

[REDACTED]

[REDACTED]

From: Jenny Thorman [REDACTED]
Sent: Monday, 11 December 2023 2:29 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Support for Kempsey Shire Council KLEP2013 Height of Building Map
Attachments: Support_Kempsey Shire Council KLEP 2013 Height of Building Map.pdf

Good afternoon,

Please see attached document outlining my support for the Kempsey Shire Council KLEP2013 Height of Building Map.

Kind regards,
Jenny Thorman

Kempsey Shire Council

10 December 2023

PO Box 3078

WEST KEMPSEY NSW 2440

Reference: PP_2023_2105

Name: Jenny Thorman

Contact Details: Email: [REDACTED] Phone: [REDACTED]

I am a resident of South West Rocks and fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours faithfully,

[REDACTED]

Jenny Thorman

[REDACTED]

Arakoon NSW 2431

[REDACTED]

From: Kim Gilbert [REDACTED]
Sent: Monday, 11 December 2023 12:24 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: 8.5 m Height limit on Rise project.

Categories: [REDACTED]

I am a Resident of South West Rocks,

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Kim Gilbert

[REDACTED]

From: Katrina Perry [REDACTED]
Sent: Monday, 11 December 2023 1:36 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Dear Kempsey Council

I am a resident of South West Rocks. I am writing in regard to the proposal to increase height limits in SWR of new buildings

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

I would like to see South West Rocks keep its village atmosphere and not be ruined by buildings that are tall and ruin views and the aesthetic of the town.

Kindest regards

Katrina Perry

Contact Details:

[REDACTED] South West Rocks
[REDACTED]

[REDACTED]

From: Leonie McAlister [REDACTED]
Sent: Monday, 11 December 2023 2:45 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Please enforce the 8.5 metre hight limit in SWR

Hi, my name is Leonie McAlister and I live in Clybucca which is a 10 min drive from South West Rocks. I have been a resident here for 50 yrs.

I fully support the proposed changes to the KSC KLEP 2013, Ref PP-2023-2105.

Please enforce the 8.5 metre building height limit. South West Rocks is a jewel, please don't allow developers to buy or bully us into submission. If just one developer succeeds in raising the height limit there will be no turning back. Over time, SWR will become an ugly towering concrete jungle, overcrowded and with limited utilities & facilities. Our beautiful coastal town (for everyone to enjoy) will be gone forever. We all have a duty to stop this from happening.

[REDACTED]

From: Leanne Steel [REDACTED]
Sent: Monday, 11 December 2023 10:09 AM
To: Kempsey Shire Council
Subject: 8.5meter height limit

Categories: [REDACTED]

11/12/2023
Reference PP-2023-2105

Leanne Steel
Phone [REDACTED]

I am a resident of South West Rocks and I definitely and fully support the changes to the Kempsey shire council KLEP 2013 Height of Building Map.

High rise concrete buildings do nothing for the character and natural beauty of my area. Everyone can see the sense of enforcing the 8.5 metre height limit.

Please please please help

Regards
Leanne S

[REDACTED]

From: Michelle Davis [REDACTED]
Sent: Monday, 11 December 2023 3:11 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference PP-2023-2105

I Michelle Davis am a resident of South West Rocks.
I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Regards,

Michelle

[REDACTED]

From: mary tuffin [REDACTED]
Sent: Monday, 11 December 2023 12:39 PM
To: Kempsey Shire Council
Subject: Height development

Categories: [REDACTED]

I am a resident of South West Rocks and I fully support the changes to the Kempsey Shire Councils KLEP 2013 height of building map.

Sincerely,

Mary Tuffin.

Sent from my iPad

[REDACTED]

From: mahalia williams [REDACTED]
Sent: Monday, 11 December 2023 3:26 PM
To: Kempsey Shire Council
Subject: Support to height limit changes

To whom it may concern,

My name is Mahalia and I am a local resident of SWR. Growing up in this town was a dream with access to pristine environments, observations of nature and wildlife and the incredible simplicity of a small town with buildings that did not tower over nature but felt more like they were placed within it.

It has been devastating to watch multiple landscapes completely denuded of trees, habitat lost and a growth of community that does not reflect the true essence of natural beauty Swr is and can remain.

I have become informed of a new proposal to limit the height of new buildings to 8.5m particularly on the Rise project which is of great debate. I am in full support to the idea and urge all that have the power to maintain the lower limit of buildings in our town. As you know this area is of great biodiversity and lays at the edge of a significant waterway. It is baffling that this land is even up for development but I do hope that this new proposal will support in the maintenance of our ecosystems.

Thank you,
Mahalia

To: ksc@kempsey.nsw.gov.au

Subject: Application Number **PP-2023-2105**
(closing date 15/12/2023)



Dear Mayor, Councillors & General Manager

I am hopeful that the changes proposed by Kempsey Shire Councillors to the **KLEP2013 Height of Building Map** be introduced as a matter of urgency.

We want the proposed height limit of 8.5m for residential areas & the 11m height limit in commercial areas to be implemented as soon as possible.

To allow increases to these height limits would be detrimental to the scenic village atmosphere we currently have & would be at risk of becoming another Gold Coast.

As well as the above concerns I am submitting my objections to **DA 2300926 Rise Project, SWR (closing date 20/12/2023)**. This development is totally out of character with the coastal village ambience.

The heights don't comply with those set out above. I strongly object for many reasons to this DA being approved in its current form.

Yours faithfully

Noelene Ferguson

South West Rocks

Date: 11/12/23

[REDACTED]

From: Neil Karen [REDACTED]
Sent: Monday, 11 December 2023 8:42 AM
To: Kempsey Shire Council
Subject: Fwd: SWR change to building heights

Categories: [REDACTED]

Dear Sir / Madam

Regarding **APPLICATION NUMBER:** PP-2023-2105

I fully support the change to the maximum height of buildings to 11m.

Kind Regards
Neil Ussher

[REDACTED]

From: [REDACTED]
Sent: Monday, 11 December 2023 10:57 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: South West Rocks- development

Categories: [REDACTED]

Reference: PP-2023-2105

My name is Ross Conlon. I'm a resident of South West Rocks- 2/11 Hill Street.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Restrictions on the height of future developments in SWR is absolutely essential to ensure that both the natural and human environments that current exist in this beautiful village/town are maintain for today's and future residents and visitors.

Yours sincerely Ross Conlon

[REDACTED]

From: Richard Maher [REDACTED]
Sent: Monday, 11 December 2023 3:05 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP 2023-2105

Hello,

My name is Richard Maher and I am a full-time resident of South West Rocks.

I fully support the changes to the Kempsey Shire Council KLEP 2013 Height of Building Map.

Sincerely
Richard
[REDACTED]

[Sent from Yahoo Mail on Android](#)

[REDACTED]

From: stan keifer [REDACTED]
Sent: Monday, 11 December 2023 10:54 AM
To: Kempsey Shire Council
Subject: Application No> PP-2023-2015

Categories: [REDACTED]

Dear General Manager

I wish to comment on the Planning Proposal, SWR Housekeeping, Amendment Building Heights, Amendment to KLEP 2013,.

I have read the document and totally agree with the intended building heights. I believe this is exactly what the community is asking.

I do note that throughout the document referral is made to 'Scenic view corridors' but there does not appear to be any mention of 'wildlife corridors'. Perhaps it is not relevant in this case?

I appreciate the work of council staff in preparing this proposal.

Regards

Stan Keifer

[REDACTED] Arakoon

[REDACTED]

From: Sally Sutherland [REDACTED]
Sent: Monday, 11 December 2023 2:00 PM
To: Kempsey Shire Council
Subject: 8.5 m height limit

Dear Sir

I believe that an 8.5 metre height limit must be kept in South West Rocks to maintain a wonderful environment, different to many other seaside towns.

Please allow South West Rocks to remain tranquil and look after the environment. Too many people and buildings will destroy the reason we adore this town.

Sally Sutherland

[REDACTED] Kew 3101

Sent from Sally's iPhone

[REDACTED]

From: Tim Webster [REDACTED]
Sent: Monday, 11 December 2023 12:24 PM
To: Kempsey Shire Council
Subject: Re: Support for Proposed Changes to KLEP2013 Height of Building Map

Categories: [REDACTED]

Dear Kempsey Shire Council,

I trust this email finds you well. My name is Tim Webster, and I am a resident from [REDACTED] within the Kempsey Shire Council area.

I am writing to express my full support for the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map. I believe that enforcing the 8.5-meter height limit on Rise and other areas around SWR is crucial for the community's well-being and the region's development.

I am optimistic that the case to strengthen the height limit enforcement will be significantly bolstered if these proposed changes are approved by the NSW Government. As a concerned resident, I am eager to see positive developments in our local environment, and I believe these amendments will contribute to the overall enhancement of our community.

Thank you for your time and dedication to ensuring the prosperity and sustainable development of Kempsey Shire. I look forward to hearing about the progress of these proposed changes.

Best Regards,

Tim Webster
[REDACTED]

[REDACTED]

From: Warwick Lidbury [REDACTED]
Sent: Monday, 11 December 2023 7:10 PM
To: Kempsey Shire Council
Subject: oxley@parliament.nsw.gov.au

Categories: [REDACTED]

Reference: PP-2023-2105

Name: Warwick Lidbury

Contact Details: [REDACTED]

(Use one) I am a: Resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

We need to maintain the status in South West Rocks and not start a precedent.

Regards,

Warwick Lidbury

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 December 2023 10:29 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105 - Althea Davies

Categories: [REDACTED]



Name: ALTHEA DAVIES

Contact Details:



I am a: 1. Resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

(Add anything else you wish to make it more personal.)"

Regards,

Althea Davies

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www.voswrc.org.au or PO Box 66 South West Rocks 2431 [unsubscribe](#)

[REDACTED]

From: Alan Hill [REDACTED]
Sent: Tuesday, 12 December 2023 11:28 AM
To: Kempsey Shire Council
Subject: Proposed changes to Kempsey Shire Council KLEP 2013

Categories: [REDACTED]

Dear General Manager, and Councillors,
I am writing to support proposed changes to the Kempsey LEP.
I believe we must enforce an 8.5 metre height limit, especially in South West Rocks.

I am writing as a property owner, sometime resident and involved in the local tourism industry. I am an Architect, retired, very involved in local landscape restoration and preservation.

I want South West Rocks to remain a beautiful place, with a coastal village feel, for us local residents, and for visitors, so important for the local economy.

People come to South West Rocks, mainly for the beautiful coastal scenery, beaches and the friendly village feeling. They do not want an area dominated, overlooked by high rise buildings. They will not want to see tall buildings from the beaches nor from the National Parks, and trails along the Smoky Range and Lagers Point.

Multi storey appartments will destroy the feeling of a traditional, friendly village. They rarely contribute to active community street involvement. They also contribute to problems of turbulence and overshadowing at ground level. Such developments are not appropriate in South West Rocks or most of Kempsey LGA.

Alan Yuille. B.Arch., Grad dip. Housing and Neighbourhood Planning. M. Environmental Studies, Grad. Dip.Ed.
[REDACTED] Arakoon,2431

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 December 2023 10:24 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105

Categories: [REDACTED]



Reference: PP-2023-2105

Name: BARRY DAVIES

Contact Details: [REDACTED]

I am a Resident of South West Rocks, I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Kind regards

Barry Davies

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www.voswrc.org.au or PO Box 66 South West Rocks 2431 [unsubscribe](#)

[REDACTED]

From: Craig Eardley [REDACTED]
Sent: Tuesday, 12 December 2023 10:24 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Ref: PP-2023-2105. Support for KSC KLEP2013 Height of Building Map for South West Rocks

Categories: [REDACTED]

I am a visitor to South West Rocks who supports the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

I have been coming here every year for 23 years to holiday for at least two weeks – sometimes coming more than once a year. I visit because of SW Rocks' low rise development especially along Main Beach, Trial Bay and associated waterways.

Capping development height at 8.5m will allow the town to grow and prosper but also keep its unique charm which attracts visitors like me.

Higher development would spoil the character of the town and area and would mean I would probably choose not to visit.

Craig Eardley
[REDACTED] Merewether, NSW, 2291
[REDACTED]

I acknowledge the traditional owners of the lands on which I work. I live on Awabakal land.

[REDACTED]

From: Di Henson [REDACTED]
Sent: Tuesday, 12 December 2023 7:24 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Height restrictions

Categories: [REDACTED]

Reference: PP-2023-2105

Name: Di Henson

Contact Details: [REDACTED]

I am a:

1. Resident of South West Rocks

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours sincerely

Di Henson

URGENT

Thanks

Di H

[REDACTED]

From: Graeme and Jenny Johnson [REDACTED]
Sent: Tuesday, 12 December 2023 4:04 PM
To: Kempsey Shire Council
Subject: Proposed changes to the KLEP2013 Height of Building map

Reference: PP-2023-2105

Name: Graeme Johnson

Email: [REDACTED]

I am a long time resident of Arakoon, South West Rocks and am in full support of the proposed changes to the Kempsey Shire Council KLEP Height of Building Map.

Kind regards , Graeme Johnson.....

[REDACTED]

From: Ivan White [REDACTED]
Sent: Tuesday, 12 December 2023 5:37 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: RISE PROJECTS Reference No. 2023-2105

Categories: Donna Working on

Dear Sir/Madam

We are residents of South West Rocks and write to state our support for the proposed changes to the Kempsey Shire Council KLEP 2013 Height of Buildings Map. The height of some proposed buildings in the Rise Project is simply not in keeping with the existing structures in South West Rocks.

Thankyou

Yours sincerely

Ivan and Clare White

Sent from my iPad

[REDACTED]

From: Larah Kennedy [REDACTED]
Sent: Tuesday, 12 December 2023 5:30 PM
To: Kempsey Shire Council
Subject: Support for 8.5 metre height limit for SWR in the KLEP - REF PP-2023-2105

Hi there,

I am writing as a resident and rate payer of South West Rocks to express my support to have the 8.5 metre height limit around non-CBD areas of SWR added to the Kempsey Shire Council KLEP2013 and signed off by the NSW Government.

Kind regards,
Larah Kennedy

[REDACTED]

From: Larnie sobott [REDACTED]
Sent: Tuesday, 12 December 2023 9:01 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105

Categories: [REDACTED]

Reference: PP-2023-2105

Name: Larnia Sobott

Contact Details: [REDACTED]

I am a:

Visitor to the Shire, and have been visiting the region , specifically South West Rocks, for 45 years.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

I believe that by restricting the heigh limits to the region, the natural beauty will better retained . This beauty has already been greatly impacted by the growth & development that has already been allowed to go ahead in areas of environmental/ecological importance.

Yours sincerely,

Larnia Sobott

Sent from my iPhone

[REDACTED]

From: Michael Thorman [REDACTED]
Sent: Tuesday, 12 December 2023 4:50 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Support for Kempsey Shire Council KLEP2013 Height of Building Map
Attachments: Support_Kempsey Shire Council KLEP 2013 Height of Building Map.pdf

Good afternoon,

Please see attached document outlining my support for the Kempsey Shire Council KLEP2013 Height of Building Map.

Kind regards,

Michael Thorman

Kempsey Shire Council
PO Box 3078
WEST KEMPSEY NSW 2440

10 December 2023

Reference: PP_2023_2105

Name: Michael Thorman

Contact Details: Email: [REDACTED] Phone: [REDACTED]

I am a resident of South West Rocks and fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours faithfully,

[REDACTED]

Michael Thorman

[REDACTED]

Arakoon NSW 2431

[REDACTED]

From: Paul Geldens [REDACTED]
Sent: Tuesday, 12 December 2023 11:48 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Building height restrictions South West Rocks

Categories: [REDACTED]

To whom it may concern,

I am resident in Sydney but long term visitor >40 years and now unit owner in [REDACTED] South West Rocks . For all these years we have always supported the building height restrictions to no more than 2 or 3 stories high ,which has kept South West Rocks from becoming another Port Macquarie or Coffs Harbour . Many residents of SWR have similar view . We support Kempsey council height restrictions .

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.
Also;

Mitchell street has now become a thoroughfare route for so much traffic we don't want any large trucks from developments also using this street . Please make sure development vehicles use main roads not short cut along Mitchell Street . We fear an accident is waiting to happen as school children from SWR primary school cross Mitchell street every day in Summer during school days to access swimming pool . Please try and do whatever can be done for traffic control to reduce the traffic along this street especially heavy vehicles .

Regards,

Paul Geldens

[REDACTED]
South West Rocks
[REDACTED]

Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 12 December 2023 12:03 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105

Categories: [REDACTED]

Name: Summa Dickenson-Jones

Contact Details: [REDACTED]

I am a resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Maintaining these height regulations is of vital importance for sustainability in the area & will align with the long-term interests of our community.

Kind regards,

Summa

dj design studio ~
graphic design & websites

Ph: [REDACTED]
[REDACTED]



[REDACTED]

From: Robert Ryan [REDACTED]
Sent: Tuesday, 12 December 2023 3:59 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Categories: [REDACTED]

My name is Patricia Ryan.
I am a resident of South West Rocks.
I fully support the proposed changes to the Kempsey Shire Council KLEP 2013 Height of Building Map.

Thank you
Trish Ryan

Sent from my iPhone

[REDACTED]

From: Alison Osborne [REDACTED]
Sent: Wednesday, 13 December 2023 2:05 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105

Categories: [REDACTED]

13/12/2023

Reference: PP-2023-2105

Alison Osborne

[REDACTED]

I am a long term resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Keeping the height limit to 8.5m (except for CBD) will help maintain the “village” feel of South West Rocks without restricting plans for medium density housing.

I commend Kempsey Shire Council on the SWR Housekeeping Amendment Building Heights document.

Sincerely

Alison Osborne

[REDACTED]

From: Alex Riordan [REDACTED]
Sent: Wednesday, 13 December 2023 11:23 AM
To: Kempsey Shire Council
Subject: oxley@parliament.nsw.gov.au; [REDACTED]

Hi,

Reference: PP-2023-2105

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours sincerely

Alex Riordan

[REDACTED]

From: Andy S [REDACTED]
Sent: Wednesday, 13 December 2023 3:30 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105 - Support for Changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Categories: [REDACTED]

Reference: PP-2023-2105

Name: Andrew Schepetiuk (Bach Arch (Hons) Grad Dip Urban & Regional Planning)

Contact Details: [REDACTED]

I am a Resident of South West Rocks &

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Under the current and past Kempsey Development Plans including the KLEP2013 and the KDCP2013 all residential development in South West Rocks is restricted to 8.5m. As this development is a residential development outside the Town Centre it should also be restricted to a 8.5m height limit for many reasons including:

- a. This is a legislated '*development density control*', that is used to curtail the rapacity of property developers infringing on the rights of residents and visitors to SWR's.
- b. This is to maintain the intrinsic value of a seaside village atmosphere to Tourism and Local Residents 'Past, Present & Emerging'.
- c. This is to ensure ecologically sound and sustainable development in a sensitive coastal environment.
- d. This is to create a legacy to future generations that we cared for the future of SWR's.

But most importantly it is already defined and enshrined in the existing Kempsey Council Development Controls, The KLEP2013 & The KDCP2013 as well as in past iterations of these controls.

The KLEP2013 works with the KDCP2013 and sets out the specifics of Land-use, Zoning 'Additional Permitted Uses', Compliance and Consent, Development Standards such as Height, Density, Floor Space Ratio, Built Form and Scale, Environmental Concerns as well as Character & Aesthetics Analysis set out on Maps and Objectives statements for specific sites throughout SWR's

According to the KLEP2013 Land Zoning Map - Sheet LZN_013B the DA Site in question is Zoned R3 Medium Density Residential

Under the KDCP2013 all proposals for Medium Density Development that include Residential Flat Buildings in R3 Medium Density Residential zones must conform with Chapter C1 – Residential Development requirements.

In Chapter C1, by default, all R3 Medium Density Residential zones are in Medium Density Precincts and must conform with Medium Density Precinct requirements.

Extract from KDCP2013:

4.0 Precincts within Residential Zones

4.1 Precincts Based on Desired Density

This chapter identifies the following precincts in the Shire's towns and villages:

- *Low Density Precinct;*
- *Medium Density Precinct; and*
- *Medium to High Density Precinct.*

All residentially zoned areas are identified as being within a Medium Density Precinct

unless the following table and maps identify any area as either Low Density or Medium to High Density.

The DA Site is not on the table or maps, so by default is in a Medium Density Precinct.

This is a future proofing clause for any proposed developments going forward.

The Development Requirements of a Medium Density Precinct are set out in

5.0 Development Requirements and include:

Extract from KDCP2013:

5.0 Development Requirements

5.1 Lot Size and Density Minimum Site Area (density)

5.2 Building Siting and Design

5.2.1 Street Setbacks

5.2.2 Side/Rear Setbacks for Single/ Two/ Three Storey Development

5.2.4 Building Height

These 'Medium Density Residential Precincts' define 'Medium Density Development' in 'Medium Density Residential Zones' ie. R3.

Precincts are used to control Lot Sizes and retained Landscape area based on House number of bedrooms (1-4) as part of Subdivision Design. They are a way to control development density.

All building height in SWR's is restricted by the *KLEP2013* Maximum Height of Buildings Map to 8.5m or 11m maximum height.

8.5m in residential areas restricts residential buildings to 2 storeys.

11m in Town Centre and Commercial areas restricts all buildings to 3 storeys.

The intention of this legislation, was likely, to preserve the low rise residential character of a seaside coastal village, such as South West Rock's.

This is a density control.

It would appear that according to *4.0 Precincts within Residential Zones and 5.0 Development Requirements* the DA Site, being a Medium Density Precinct **by default cannot contain buildings including 'Residential Flat Buildings' higher than 8.5m.**

This generally applies to the whole of SWR's R1 and R3 restricting height to 8.5m to all of SWR's outside the B2 Town Centre and 2 other small commercial land parcels which are restricted to 11m.

The Precinct clause controls all future residential developments no matter where they are in SWR's including areas that have not yet been defined in the *KLEP2013* Height of Building Map.

Referenced *KDCP*:

Chapter C 4.0 Precincts within Residential Zones 4.1 Precincts Based on Desired Density

Chapter C 5.0 Development Requirements 5.1 Lot Size and Density Desired Outcomes & Development Requirements

Chapter C 5.2.4 Building Height

Refer KLEP:

Height of Buildings Map - Sheet HOB_013B

1. Maintaining the tourist & residential attraction of a seaside village atmosphere.
- 2.

[REDACTED]

From: Coast Arc [REDACTED]
Sent: Wednesday, 13 December 2023 11:46 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: SUPPORT for the proposed changes_To the Kempsey Shire Council KLEP2013
Height of Building Map_12th December 2023

ksc@kempsey.nsw.gov.au

oxley@parliament.nsw.gov.au

ATTENTION:

The General Manager (Kempsey Shire Council)

Reference: PP-2023-2105

Name(s):

Anne Gee, Allister Gee, Julie Sutton, Helen Davidson, Michael Davidson, Chris Gee, Karen Gee, Elizabeth Kimmince, and our respective families

Contact Details: [REDACTED]

1. I, Anne Gee, am a long term resident and ratepayer of Kempsey Shire Council.
2. I, Allister Gee, am a long term resident and ratepayer of Kempsey Shire Council.
3. I, Julie Sutton, am a long term resident and ratepayer of Kempsey Shire Council.
4. I, Helen Davidson, am a long term resident and ratepayer of Kempsey Shire Council.
5. I, Michael Davidson, am a long term resident and ratepayer of Kempsey Shire Council.
6. I, Chris Gee, am a past resident and a frequent visitor to the Kempsey Shire.
7. I, Karen Gee, a frequent visitor to the Kempsey Shire (for over 40 years).
8. I, Elizabeth Kimmince, am a past resident and a frequent visitor to the Kempsey Shire.

We fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

We believe this is very sound strategic planning and will help ensure :-

- a retention of local character,
- a strong connection to country and
- a sense of place for the beautiful coastal village of South West Rocks, on the Mid North Coast of New South Wales.

We thank you for the opportunity to have our voices heard and to register our support for the proposed planning change,

Anne Gee,
Allister Gee,
Julie Sutton,
Helen Davidson,
Michael Davidson,
Chris Gee,
Karen Gee,
Elizabeth Kimmince.

This is a confidential and privileged transmission for the sole use of the individual/s named above.

[REDACTED]

From: Carole Ramm [REDACTED]
Sent: Wednesday, 13 December 2023 8:35 PM
To: Kempsey Shire Council
Cc: Melinda Pavey MP
Subject: Reference: PP-2023-2105

Categories: [REDACTED]

Carole Ramm, full time resident of South West Rocks

I wish to declare that I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building map.

Our area has been designated as one of natural beauty and for growth, yet please do not let our landscape be dominated by high rise structures.

Kind regards
Carole Ramm

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[REDACTED]

From: Eric and Julie Matthews [REDACTED]
Sent: Wednesday, 13 December 2023 2:33 PM
To: Kempsey Shire Council
Subject: Submission to GM in support of South West Rocks Building Heights amendment planning proposal Application Number: PP-2023-2105
Attachments: Submission supporting KSC amending KLEP 2013 Building Heights Map Dec 2023.docx
Categories: [REDACTED]

Our submission in support of Application Number PP-2023-2105 is attached.

Eric and Julie Matthews
Residents and Ratepayers

[REDACTED]
Arakoon,
SWR 2431
Mobiles:

Submission to the General Manager of Kempsey Shire Council
Submitted 13 December 2023

Re: South West Rocks Building Heights amendment planning proposal
Application Number: PP-2023-2105

We fully support the proposed “Amendment to the Kempsey Local Environmental Plan 2013 (KLEP2013)” dated September 2023.

The proposed building heights align with the SWR Structure Plan 2023.

The proposed changes to KLEP2013 Height of Building Maps are essential and urgent to preserve the existing character of South West Rocks and to maintain the picturesque coastal setting and key scenic view corridors of South West Rocks.

Submitted by:

Eric R Matthews and Julie B R Matthews (Residents and Ratepayers)

Arakoon,
NSW 2431

[REDACTED]

From: Judy Williams [REDACTED]
Sent: Wednesday, 13 December 2023 1:55 PM
To: oxley@parliament.nsw.gov.au
Cc: Kempsey Shire Council
Subject: Height limits in south West Rocks

Categories: [REDACTED]

Reference: PP-2023-2105

Name: Judy Williams

Contact Details: [REDACTED]

I am a long term Resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Regards,

Judy Williams

Sent from my iPhone

[REDACTED]

From: Kate Mesiti [REDACTED]
Sent: Wednesday, 13 December 2023 3:31 PM
To: Kempsey Shire Council; oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105

Categories: [REDACTED]

Kate Bailey
[REDACTED]

13 December 2023

I am a visitor to the Shire.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

I believe this will ensure that the vibe of South West Rocks will remain in tact and enjoyable for tourists.

Regards,

Kate

[REDACTED]

From: Lisas Email [REDACTED]
Sent: Wednesday, 13 December 2023 10:21 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Reference:Pp-2023-2105

Dear Sir or Madam,

I am a resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP 2013 Height of Building Map.

Limiting the building heights is intrinsic to maintaining the character and beauty of South West Rocks and it's tourism appeal.

Yours Sincerely,

Lisa Perkins

[REDACTED]
South West Rocks

Sent from my iPad

[REDACTED]

From: Louise White [REDACTED]
Sent: Wednesday, 13 December 2023 6:11 PM
To: Kempsey Shire Council
Subject: Rise Projects in Phillip Drive South West Rocks

Categories: Donna Working on

Reference PP-2023-2015

Louisa White
[REDACTED]
Palm Beach 4220. QLD

My husband and I have owned a holiday home at Arakoon for 10 years.
We fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.
We continue to visit the lovely town of South West Rocks and have always admired the unique environment and haven for nature-lovers. We are very fortunate to own a home in this beautiful spot of Australia. Please keep it that way with a limit on the number of buildings and heights allowed on any proposed development.
Yours sincerely
Louisa White

[REDACTED]

From: Mark Byrne [REDACTED]
Sent: Wednesday, 13 December 2023 5:50 PM
To: Kempsey Shire Council
Subject: Planning proposal: KLEP 2013 - SWR housekeeping amendment – building heights

Categories: [REDACTED]

Hi

I'm writing to express my support for the above proposed amendment to the 2013 *Kempsey Local environmental plan*.

I am a resident of Arakoon and a former town planner and environmental law educator. I was the NPWS project manager for the 1985 *Plan of management* for the then Arakoon State recreation area.

I'm currently compiling a longer submission on the high density development proposed by Rise Projects for Lot 2 Phillip Drive, SWR.

In my view the latest Rise DA emphasises the urgent need for this planning proposal. Having cleared this land with the aid of a legal anachronism, Rise now proposes to subject this site and the people of Southwest Rocks to a Gold Coast style development that is over 50% more intensive than the development originally approved by KSC in 1993. The site is zoned R3, medium density residential. In the regulation of planning matters in NSW, medium density is usually associated with 2 to 3 storey dwellings, which would be consistent with a height limit of 8.5 m (see, eg, the NSW Government's 2018 *Low rise medium density design guide*).

A height limit of 8.5 m on the Rise site is also consistent with KSC's *SWR Structure Plan*, which calls for "innovation in medium density typologies, designed to respond to topography, climate and local seaside character." It also observes that "The community will not accept... development inconsistent with the desired future character and relevant planning controls."

A height limit of 8.5 m on the Rise site would also be in character with surrounding development, which is 1-2 stories. The design recently approved by Council for stage 1 of the Rise project are all 2 storey town houses (18) and 12 units (plus some commercial floorspace in buildings of a similar height), so they would all be under 8.5 metres.

The developers therefore cannot justifiably claim that they have been blindsided by a sudden change of strategy by KSC in character. Should this DA be approved, either by Council, the Northern region planning panel, or the Land and environment court, this would set a terrible precedent, since no one could be confident that the current LEP zonings will not be rendered meaningless anywhere else locally in the near future. In other words, it would set a precedent that would likely over time result in the GoldCoastification of the Rocks. In reality, there is no category of heights limits in the KLEP, even high-density (16 m), which would be even close to the 6+1 storeys proposed by Rise (up to 27.7 metres and/or approximately 22 metres above Phillip Drive).

There are numerous other problems with the developer's plans for stages 2 and 3 which will be the subject of my forthcoming submission on that DA. Fortunately, the local community appears to almost unanimous in its opposition to this horrendous proposal. Having a mandatory maximum heights for sites like Lot 2 Phillip Drive will go a long way towards reducing the stress and volunteer workload of ordinary members of the community, who simply want to live in peace in a laid-back and welcoming coastal town against the backdrop of a magnificent coastal landscape and a rich cultural history.

Thanks

Mark Byrne, PhD, BTP (hons)

[REDACTED]

From: Megan Davies [REDACTED]
Sent: Wednesday, 13 December 2023 12:24 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: KLEP Reference: PP-2023-2105

Categories: [REDACTED]

Name: Megan Davies

Resident of Arakoon

Contact: [REDACTED]

I am in full support of the proposed changes to the Kempsey Shire Council's Kempsey Local Environment Plan to enforce a limit of 8.5 metres in the Height of Building Map. This will maintain the **natural coastal scenery views** from every aspect of this township. Aspects such as the walking trails over monument hill, the beach walk from the town of South West Rocks to Trial Bay and the views from the residential areas that look out towards Trial Bay.

Regards
Megan Davies

[REDACTED]

From: Peggy Gavrilis [REDACTED]
Sent: Wednesday, 13 December 2023 5:23 PM
To: Kempsey Shire Council
Subject: Re: Proposed changes to Kempsey Local Environment Plan (KLEP) 2013

Categories: [REDACTED]

Dear Mayor, Councillors & GM

I refer to Application Number PP-2023-2105 & wish to lodge my strong support for KSC's proposed height limits for the future of SWR.

We need to protect our beautiful village from multi storey developments being built here. The growth of residential subdivisions must not be allowed to ruin the important scenic & environmental values.

To lose the village atmosphere that we still have would be detrimental to what locals & visitors love about the Rocks & is why we want to live here & keep returning. No one wants another Gold Coast - that includes some people who come from the Gold Coast to holiday here.

To allow high rise subdivisions to exceed the 8.5m height in residential zones & the 11m height limits in commercial zones would be disastrous & would set a precedent for other unsuitable developments in our town.

It is therefore important that the proposed changes to the KLEP2013 Height of Building Map be implemented as soon as possible.

Yours faithfully

Peggy Gavrilis
[REDACTED]

South West Rocks

Date: 13 December 2023

[REDACTED]

From: Ros Keifer [REDACTED]
Sent: Wednesday, 13 December 2023 5:38 AM
To: Kempsey Shire Council
Subject: Application No. PP-2023-2105

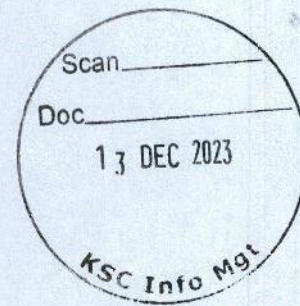
Dear General Manager

I support the South West Rocks Building Heights amendment planning proposal.
I encourage the relevant State Government ministry to pass this amendment into legislation as soon as possible.

Regards
Roslyn Keifer
[REDACTED] Arakoon 2431

To: ksc@kempsey.nsw.gov.au

Subject: Application Number PP-2023-2105
(closing date 15/12/2023)



Dear Mayor, Councillors & General Manager

I am concerned that the village atmosphere of SWR could be destroyed if the proposed changes to the **KLEP 2013 Height of Building Map** are not implemented as a matter of urgency.

The growth in residential development in SWR must not be detrimental to maintaining our beautiful scenic & environmental values.

It is important that the proposed changes voted 6/1 in favour by Kempsey Councillors for the new height limits be introduced as soon as possible.

I also wish to lodge my objection to **DA 2300926 Rise Project, Phillip Drive (closing date 20/12/2023)**. This plan is totally out of sync with the South West Rocks Structure Plan.

SWR's village atmosphere has been loved by residents & visitors for many years.

This development will have no effect on solving the housing crisis (perhaps only make it worse) as those who can afford to buy into Rise could possibly holiday rent or B&B!

Sadly it will have a detrimental effect on our natural environment & completely change what is a beautiful place to live.

Yours faithfully

Rose Llewelyn

South West Rocks

Date: 11.12.23

[REDACTED]

From: Russell [REDACTED]
Sent: Wednesday, 13 December 2023 10:37 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105. RISE DEVELOPMENT

Categories: [REDACTED]

Dear Madam,Sir ,

As a recent resident of South West Rocks i fully support the proposed changes to the Kempsey Shire Council KLEP2013 height of building map .

I think this should be implemented and multiple storeys in this immediate coastal area conform to the existing character of the village communities.

Yes the village of SWR will have to change and expand with the incoming population but let's keep this as a maximum of 2 stories limitation .

Regards
Russell Shields

Sent from my iPad

[REDACTED]

From: stan keifer [REDACTED]
Sent: Wednesday, 13 December 2023 5:08 AM
To: Kempsey Shire Council
Subject: Application No. PP-2023-2015

Categories: [REDACTED]

Dear General Manager.

Congratulations on your proposal to formalise building height limits in South West Rocks.

This is an extremely important step in maintaining a relaxed coastal environment, one that attracts tourists and residents to the area.

I fully endorse the proposal and ask that the State Government expedites legislation to include the amendment of the Kempsey Local Environmental Policy.

Yours Sincerely

Victor Henderson

[REDACTED] SWR 2431

[REDACTED]

From: Caroline Adams [REDACTED]
Sent: Thursday, 14 December 2023 4:44 PM
To: Kempsey Shire Council
Subject: Application number PP-2023-2105. South West Rocks Building Heights Amendment Planning Proposal.

Categories: [REDACTED]

To the General Manager, Kempsey Shire Council
Re Application number PP-2023-2105. South West Rocks Building Heights Amendment Planning Proposal.

I support the above proposed amendment to the 2013 Kempsey Local Environmental Plan.

I have lived in Jerseyville for the past 10 years.

I believe it is very important to maintain the character of South West Rocks in accordance with the recent South West Rocks Structure Plan.

It is equally important, in my view, the Council ensure that ALL maximum height restrictions are complied with, and that a Development Application will not even be considered by Council if it is over the required height. Every developer seems to press for more, and we residents (and the Council) have to spend an inordinate amount of time objecting to or rejecting so many inappropriate DAs.

On the Height of Buildings map, one anomaly seems to me that the old oil terminal site on Philip Drive, west of Wainbar Avenue (I think Lot DP202621), should also be included in the 8.5m height limit. On the maps it looks like the height restriction there is unclear (white coloured). If that is so, I would urge Council to clarify this asap before we have another developer wanting to turn South West Rocks into the Gold Coast.

Yours faithfully,

Caroline Adams

Caroline Adams
Jerseyville NSW 2431

[REDACTED]
South West Rocks NSW 2431

Email: [REDACTED]

[REDACTED]

From: David Adams [REDACTED]
Sent: Thursday, 14 December 2023 4:59 PM
To: Kempsey Shire Council
Subject: Application number PP-2023-2105. South West Rocks Building Heights Amendment Planning Proposal.

Categories: [REDACTED]

To the General Manager, Kempsey Shire Council

Re Application number PP-2023-2105. South West Rocks Building Heights Amendment Planning Proposal.

I support the above proposed amendment to the 2013 Kempsey Local Environmental Plan.

I am a resident of Jerseyville.

I believe it is important to clarify the building heights to maintain the character of South West Rocks in accordance with the SWR Structure Plan.

Yours faithfully,

David Adams,

[REDACTED] South West Rocks, 2431, NSW

[REDACTED]

From: Judith McKay [REDACTED]
Sent: Thursday, 14 December 2023 2:23 PM
To: Kempsey Shire Council; oxley@parliament.nsw.gov.au
Subject: Ref. PP-2023-2105

Categories: [REDACTED]

My name is Judith McKay
My email: [REDACTED]
I am a resident of South West Rocks

I fully support the proposed changes to the KSC KLEP 2013 Height of building map.

I moved to the Shire 30yrs ago because of the beauty of South West Rocks.
Over the past 3yrs there has been nothing but destruction of our green spaces & bushland in this village.
The visitors & residents do not want high rise buildings. The charm of SWR is the natural unspoilt beauty & wildlife.....I speak with lots of our visitors, most are unhappy with the amount of development.

Best Regards,
Judith McKay

[REDACTED]

From: Paul Franklin [REDACTED]
Sent: Thursday, 14 December 2023 9:30 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Attn: General Manager - re APPLICATION NUMBER: PP-2023-2105

Categories: [REDACTED]

Dear General Manager

Reference: PP-2023-2105

I am a resident of South West Rocks, and I support the proposed changes indicated in the Amended Height of Building Maps associated with the South West Rocks Building Heights amendment planning proposal affecting the Kempsey Local Environmental Plan 2013.

I have never made a political donation.

Regards
Paul Franklin

[REDACTED]

From: renee romeril [REDACTED]
Sent: Thursday, 14 December 2023 11:35 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: ref = PP-2033-2105

Categories: [REDACTED]

My name is Renee Romeril.

Contact = [REDACTED]

I am a resident of South West Rocks. I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map,

Cheers, Renee Romeril.

[REDACTED]

From: Virginia Sobott [REDACTED]
Sent: Thursday, 14 December 2023 9:53 PM
To: Kempsey Shire Council
Subject: KLEP2013 Height of Building Map

Categories: [REDACTED]

Reference: PP-2023-2105

Virginia Sobott
Ratepayer

In 1954 I started my education in the original primary school overlooking the Back Creek.

I have watched with dismay at the often unregulated development that has taken place in South West Rocks throughout my lifetime. The appeal of the township is seriously under threat if once again developers are able to have their way in placing financial gains above the wishes of the inhabitants of the township.

Any building on the Rise development site above 8.5 metres will be an eyesore and detract from the entire village of South West Rocks. And, for the record, if and when we get another Black Nor'easter sweeping up the Front Creek like it did '47 or '48 with the likely ensuing flooding rain - heaven help those living in the low lying areas earmarked for development. My mother's cousin talked of waves/surges coming up to the base of the Norfolk Pines in Livingstone Street (planted by my grandfather in 1908 or thereabouts)!

In short I fully support the proposed changes to the KSC KLEP2013 Height of Building Map.

Yours sincerely,
Virginia Sobott.

Sent from my iPad

[REDACTED]

From: Anna Greer [REDACTED]
Sent: Friday, 15 December 2023 2:30 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Reference: PP-2023-2105

Submission: Reference: PP-2023-2105

I am a resident of Kempsey Shire and would like to express my support for the proposed updates to the Kempsey Shire Council KLEP2013 Height of Building Map for South West Rocks.

The proposed height limits are in keeping with the town character whilst still providing scope for sensible population growth. Thanks for listening and responding to the community feedback.

Regards,

Anna Greer

e: [REDACTED]

[REDACTED]

From: Am Lee [REDACTED]
Sent: Friday, 15 December 2023 12:19 PM
To: Kempsey Shire Council; oxley@parliament.nsw.au
Subject: 8.5 height S.W. Rocks please

Categories: [REDACTED]

Reference: PP-2023-2105

Amanda Hustler ([REDACTED])

I am a resident of South West Rocks and this seaside village should have no buildings permitted that exceed the 8.5 metre height.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Our small seaside village, is a unique, nature based tourist destination. People visit our area specifically to get away from suburban cluttered, high rise, concrete environments. Anything higher than 8.5 metres will completely change what has been set out by our council , after many months of community consultation, for the future development of our village.

Regards
Amanda Hustler.

[REDACTED]

From: Caroline George [REDACTED]
Sent: Friday, 15 December 2023 12:43 PM
To: oxley@parliament.nsw.gov.au; Kempsey Shire Council
Subject: PP-2023-2105

Categories: [REDACTED]

To Our State Member and Kempsey Shire Council

From Caroline George
[REDACTED]

I am a resident of South West Rocks.

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Regards

Caroline George
[REDACTED]

Email sent using Optus Webmail

[REDACTED]

From: Emerald Cuthbertson [REDACTED]
Sent: Friday, 15 December 2023 12:40 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105

Categories: [REDACTED]

Hi Kempsey Council,

I am a resident of South West Rocks and i fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

The height of the Rise development at Arakoon is completely out of character with that area and will ruin the natural coastal feel of the place which people move here and visit it for - especially if the building's height is able to be seen from the beach. I have written to the Rise development questioning whether we will be able to see the height of the building from the beach but received mixed responses. They assured me it would be covered by vegetation but the community consultation document said that the Stage 3 proposal would be visible from the beach - this would be an atrocity for the area. Previously I was a resident of the Northern Beaches of Sydney that has visited the area my whole life for holidays, including camping at trial bay and recently moved to the area for the very same reason, to be surrounded by the beautiful pristine nature that South West Rocks and its surrounding areas offer.

I really hope we can fight this! Thank you to Kempsey Council for all your efforts.

Regards,
Emerald Cuthbertson - [REDACTED]

[REDACTED]

From: Fabia Tory [REDACTED]
Sent: Friday, 15 December 2023 3:30 PM
To: Kempsey Shire Council
Subject: KSC KLEP2013 Height of Building Map

Fabia Sparks
[REDACTED] Arakoon.
NSW 2431
[REDACTED]

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map as a matter of urgency.

Yours Sincerely,

Fabia Sparks

[Sent from Yahoo Mail on Android](#)

[REDACTED]

From: Judith Mitchell [REDACTED]
Sent: Friday, 15 December 2023 2:46 PM
To: Kempsey Shire Council
Subject: KLEP Building and Development Height Proposal

Dear Kempsey Shire Council,
Thank you for displaying your proposed KLEP and providing opportunity for community comment.

I wish to endorse the height restriction as appears in this proposal for future development in SWR. I believe we need to maintain control of development which is hopefully fair for all. By having a height restriction, which is adhered to, we may save our town from excessive height development which becomes a visual obstruction to our coastal beauty.

Judy Mitchell

[REDACTED]
South West Rocks.

[REDACTED]

From: Jenny Woodburn [REDACTED]
Sent: Friday, 15 December 2023 3:02 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Building Heights in South West Rocks -Ref PP- 2023-2105

Reference: PP-2023-2105

Name: Jenny Woodburn (via email 15.12.23)

Best Contact: [REDACTED]

Dear Kempsey Council & Member for Oxley

I am strongly in favour of the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

I am a South West Rocks resident and have noticed the dramatic changes to the local environment & fauna in the last 2 years. The rate of land clearing and new houses, many of which sit empty as holiday places, has had significant impact on the local environment & wildlife & on individuals and families who work in the area and until recently could afford to rent or buy in South West Rocks.

The old growth Grasstrees and other native fauna which was recently cleared on Phillip Drive has already resulted in devastating loss of habitat. In just 2 years at South West Rocks I have noticed a decrease in the varied species of birds, including Brolgas, Jabirus, King Parrots (to name a few) and an increase in scavenger type birds such as Crows, Ibis & pigeons. Please do not place more pressure on the remaining habitat by allowing higher buildings which will automatically lead to increased traffic and population. There has been an increase in roadkill in urban areas already- please do not allow further loss of plants and animals and maintain the natural habitat of South West Rocks. There are numerous other destinations on the coast for people who want ocean views, highrises and numerous cafes/restaurants. South West Rocks has until recently had an abundance of native wildflowers, green space and safe spaces for native birds and animals. Please listen to what locals are saying- the flora & fauna cannot be brought back once it is gone.

Sincerely Concerned
Jenny Woodburn

[REDACTED]

From: Logan McEvoy [REDACTED]
Sent: Friday, 15 December 2023 6:37 PM
To: Kempsey Shire Council
Subject: LEP Amendment

I wish to declare my full support for the Planning Proposal - South West Rocks Housekeeping Amendment Building Heights - Amendment to Kempsey Local Environmental Plan 2013.

South West Rocks is my home town in which I grew up in. I have lived in SWR for 22 years and I believe that no development should be built higher than 3 storeys as this will destroy the towns humble character.

Development is inevitable, however, should be done tastefully and in character with the town as is.

High rise buildings would destroy the amenity of South West Rocks and forever change the character of the town. Any high rise would be visible not only from EVERYWHERE in the town but also alter the view forever from other towns, eg Scotts Head, Nambucca etc.

My family has been involved in some development in the shire however all developments have been done in a tasteful manner and have never harmed the towns pleasant nature.

I trust the council continues to listen to the community which so clearly abhors any high rise development.

Yours sincerely
Logan McEvoy

[REDACTED]
Arakoon NSW 2431

Thanks,

Logan McEvoy

[REDACTED]

From: Mick sorrell [REDACTED]
Sent: Friday, 15 December 2023 8:46 AM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: South West Rocks Building Heights amendment planning proposal APPLICATION
NUMBER: PP-2023-2105

Categories: [REDACTED]

From Mike and Liz Appleton

[REDACTED]
South West Rocks

Please note that we are extremely concerned that the character of our town will be ruined by the proposed high rise developments and would like our objections to be considered and noted

South West Rocks Building Heights amendment planning proposal APPLICATION NUMBER: PP-2023-2105

Public Responses due 15 December SUPPORT THIS PROPOSAL to CHANGE the LAW

Context

- The North Coast Regional Plan (NSW Govt) anticipates 30,850 persons in 15,550 dwellings in Kempsey Shire by 2036. %56.7% of these will be located in SWR
- While the majority of us are against the scale of this increase, it is important that the height limits proposed by KSC are implemented ASAP to prevent large scale introduction of multi storey structures being built

Vision for SWR (from Local Growth Strategy 2020-2041)

- maintains its picturesque coastal setting through the management of development height, scale and density and protection of significant vegetation and key scenic view corridors;
- is the key coastal lifestyle and tourism township for Kempsey Shire, **providing a range of housing densities and types**, supported by commercial, retail and industrial development appropriate for the scale of the township;
- promotes its key tourism destinations as a major attractor to the town;
- does not allow growth in residential development to occur at the expense of maintaining important scenic and environmental values.

SWR Structure Plan

- (To achieve the above), **accommodates the need for additional housing** as estimated by the NSW Govt **by mostly increasing horizontal density rather than vertical**. (The exceptions are the three existing commercial areas.) This decision was supported by **an independent survey conducted by GHD in which only approximately ¼ of respondents voted to increase housing density by going up**.
- Was developed after exhaustive consultation with the community and other stakeholders from 2022.
- Facilitates approximately 500 additional jobs by 2041

Proposed changes to Kempsey Local Environment Plan (KLEP) 2013

- The elected Kempsey Councillors voted 6/1 in favour of the proposal
- **We should fully support the Kempsey Shire Council accommodating these changes to the KLEP2013 Height of Building Map as a matter of urgency.**
- **Write to ksc@kempsey.nsw.gov.au quoting the above reference with a copy to our local state member, Hon. Michael Kemp oxley@parliament.nsw.gov.au**

Sent from my iPad

Reference: PP-2023-2105

Name: MAURICE EWIN

Contact Details: PH. [REDACTED]

(Use one) I am a:

- ☒ 1. Resident of South West Rocks
- ☐ 2. Resident elsewhere within Kempsey Shire Council.
- ☐ 3. Visitor to the Shire

I fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Yours sincerely [REDACTED]

[REDACTED]

From: Michael Keifer [REDACTED]
Sent: Friday, 15 December 2023 10:35 AM
To: Kempsey Shire Council
Subject: Application No> PP-2023-2015

Dear General Manager,

In regards to the Planning Proposal, SWR Housekeeping, Amendment Building Heights, Amendment to KLEP 2013, I have read the document and agree with the inclusion to intended building heights.

This aligns with community's expectation.

Thank you for preparing this proposal.

Regards
Michael Keifer
[REDACTED] Arakoon

[REDACTED]

From: nerida osborne [REDACTED]
Sent: Friday, 15 December 2023 10:34 AM
To: Kempsey Shire Council
Subject: APPLICATION NUMBER: PP-2023-2105

General Manager

I have viewed the planning proposal for changes to the Kempsey Local Environment Plan (KLEP) to implement building heights for the selected properties of 8.5m or 11m and am happy to see the council will make this amendment. I am accepting of the fact that the "CBD" and the current shopping areas could grow taller and am very relieved to see that there are height limits consistent all the way along Phillip drive, Ocean Ave, Buchanan Drive, and Gordon Young Drive. The coastal village will retain its "safety" of becoming a mega high-rise conglomeration.

I applaud the council on these recommended changes and hope that they are implemented immediately before The Rise Project on Lot 2 Phillip Dr destroys our coastal village with it's current plan proposal.

Regards

Nerida Osborne

[REDACTED]

From: S n C Wilson [REDACTED]
Sent: Friday, 15 December 2023 4:26 PM
To: Kempsey Shire Council
Subject: Application No> PP-2023-2015

Categories: SWR Height

Dear General Manager

We would like to comment on the Planning Proposal, South West Rocks Housekeeping Amendment Building Heights, Amendment to Kempsey Local Environmental Plan 2013, September 2013.

I have downloaded the document and I and my wife reviewed this and agree fully with this planning proposal, and we believe whole heartly that this speaks for the SWR community.

Mention was made, and we reviewed the document and could not see anything regarding 'wildlife corridors' and were wondering why not, as we discussed we believe environmental plans should have these especially in our location, but this may be in another part of the KLEP.

We would like to thank all those people of the council who compiled this proposal.

Stefan and Christine Wilson

Mobile: [REDACTED]

+ Email: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, 15 December 2023 2:41 PM
To: Kempsey Shire Council
Subject: height restrictions

To whom it may concern, Kempsey Shire Council.

I am a resident of South West Rocks and have been for 32 years.

I strongly support the restriction of building heights to 8.5 metres to retain the intrinsic beach side nature of the town.

Hoping to hear of a favourable result, Victoria Polkinghorne [REDACTED]

[REDACTED]

From: d.oneill247 [REDACTED]
Sent: Saturday, 16 December 2023 12:52 PM
To: Kempsey Shire Council
Subject: Keep the building Height down to the Status Quo.Dennis OneillResident SWR.
Categories: SWR Height

Sent from my Galaxy

[REDACTED]

From: Home Address [REDACTED]
Sent: Sunday, 17 December 2023 3:31 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: Proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

Categories: SWR Height

To whom it may concern

We have recently completed construction of a single storey house at [REDACTED] South West Rocks, with the view to moving in in the near future,

A reasonable, considered building height is key to the amenity and future character of South West Rocks. We would like it noted that we fully support the proposed changes to the Kempsey Shire Council KLEP2013 Height of Building Map.

with kind regards,

David Welsh and Christine Major



Welsh + Major
Architecture + Urban Design

[REDACTED]
ABN 67 612 977 303
Nom Architects: C. Major NSW ARB No 9193
D. Welsh NSW ARB No 6968 ARBV No 17775
ARBV Practice No P51296
www.welshmajor.com

[REDACTED]

From: jackie ironfield [REDACTED]
Sent: Wednesday, 20 December 2023 7:03 PM
To: Kempsey Shire Council
Subject: Support Kempsey Council Height limits

I support Council in impementing height limits in the KLEP (Kempsey Local Environment Plan).

Kind regards
Jacqueline Ironfield

[REDACTED]
South West Rocks
Oh- [REDACTED]

Sent from my iPhone

[REDACTED]

From: Kevin Hayes [REDACTED]
Sent: Wednesday, 20 December 2023 4:19 PM
To: Kempsey Shire Council
Cc: oxley@parliament.nsw.gov.au
Subject: PP-2023-2105 Kempsey Local Environment Plan (KLEP)

Dear Sir

Kempsey Local Environment Plan (KLEP)

With reference to the above plan in regards the height limit for establishments in and around South West Rocks.

I am a resident of South West Rocks

Name - Kevin Jeffrey Hayes

[REDACTED]
South West Rocks NSW 2431.

Email : [REDACTED]

In regards the above plan which I understand has been signed off by the NSW Government in relation to changes made to the plan.

I believe the changes relate to the enforcing the 8.5 metre height limit for dwellings.

I fully support the proposed changes to the Kempsey Shire Council map reference KLEP2013 in the height of building map.

I regard any variation to the height limit enforced by council to be totally against the wellbeing of our village and the country aspect of our town which will destroy the seascape nature we presently enjoy,

Regards

Kevin Hayes.