

**Submission  
No 177**

**INQUIRY INTO PLANNING SYSTEM AND THE IMPACTS  
OF CLIMATE CHANGE ON THE ENVIRONMENT AND  
COMMUNITIES**

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Hello and thank you for accepting my submission into the effects of development - and in particular the practice of landfill on floodplains all up the NSW east coast.

The catastrophic flooding of Lismore and almost all of the northern coastal area of NSW during February and March of 2022 has proved that development on flood-prone lands can have long-lasting repercussions! There are residents of this area who are still living in tents/caravans or in temporary accommodation because their flooded homes are not yet habitable again.

The Sunday Telegraph of 29 October 2023 revealed the decision by the Minns Government (specifically Minister Car) to cease development in the Hawkesbury/Nepean floodplain areas because the river basin is like a "bathtub with five taps and only one plug". Might I suggest the same applies to Yamba with just one road for access in and/or out for more than 6000 permanent residents. This population swells to approximately double that number during holiday or special event times. Yamba Road (that ONE road in & out) was closed to all traffic for seven and five days during Feb and Mar 22 respectively.

Clarence Valley Council (CVC) and the Northern Region Planning Panel (NRPP) seem hell-bent on forcing more and more Manufactured Homes Estates – specifically for over 50's residents into the town. Thereby adding to the population but not to the workforce. These homes do NOTHING for affordable housing (one CANNOT get a mortgage because the developer retains ownership of the land and the residents lease the plot on which their home sits) nor for those under 50 or even those over 50 but with dependent children. Swathes of floodplains in the West Yamba area have been zoned as residential for these cashed up escapees from whence they have sold the former family home and they are ready to downsize to somewhere they see as Xanadu, Nirvana or some other Paradise. The landfill needed for their home forces the floodwaters to seek alternative locations (their natural locale now being filled to above the "one-in-a hundred year" flood level) – thereby flooding otherwise flood-free homes.

Joh Bjelke-Peterson rezoned flood-prone areas of Brisbane once the Wivenhoe dam was built (contrary to all the advice by hydrologists) to catastrophic effect time and time again. One would think that governments of all persuasions and at all levels would recognise the "cause and effect" results of filling and building on floodplains. Something which Minister Car has finally brought to reality in planning further housing.

Are not the residents of Yamba and other coastal towns worthy of the same consideration as those in Sydney's outer regions?

Ian Warlters

I started life with nothing and I still have most of it