

2 July 2020

General Manager - Eurobodalla Shire Council  
PO Box 99  
Moruya NSW 2537

## **DRAFT EUROBODALLA LOCAL STRATEGIC PLANNING STATEMENT**

On behalf of the 182 members of the Rosedale Association Incorporated (RAI), I am writing in support of Council's draft Eurobodalla Local Strategic Planning Statement, as it applies to the Rosedale hamlet. In particular, we welcome Council's inclusion of actions in relation to Planning Priorities 2, 3, 4, 5 and 6. The Statement does not, however, indicate how Council intends to consult with local communities (or other groups, businesses and individuals) to implement the Plan. While such consultation is likely to occur through a variety of informal and formal activities, depending on the issue, Council might consider whether the Strategic Plan should include a specific action outlining how stakeholders will be consulted and relationships cultivated.

The Rosedale community places a high value on the unique character and natural coastal setting of the Rosedale hamlet (Planning Priority 2). Following extensive consultation with our members, the Association finalised a Place Statement for the Coastal Hamlet of Rosedale in 2006 (attached). The Association is currently considering updates to the Statement.

We welcome actions 3.1 and 3.2 (Planning Priority 3). The Rosedale Association has lodged multiple submissions to Council in relation to individual development applications for land immediately to the west of Rosedale (Rosedale Farm and Marsim sites). We have consistently urged Council to assess development applications against the Master Plan for the Rosedale Urban Expansion Zone (UEZ) and expressed concern about the high risk of ending up with a piecemeal development, due to the failure of Council to have the developers update the Master Plan 2008.

In our recent submission against DA0358/20, we raised concerns about the increased number of lots, and resultant reduction in lot sizes, which would increase pressures on the surrounding environment. We also reminded Council of its responsibility to ensure a safe and efficient road network, in and through the Rosedale UEZ, which can only be assured through careful master planning. The risks of not doing so were highlighted on the morning of New Year's Eve 2019, when a high volume of traffic was attempting to evacuate from Rosedale onto George Bass Drive. Serious concerns about getting out onto George Bass Drive and safely heading north or south to evacuation centres, resulted in some people making last minute decisions to remain in Rosedale and evacuate to the beach instead. This situation highlighted the critical need for a comprehensive traffic plan for all access points, into and out of the development.

We welcome the inclusion of action 4.1 (Planning Priority 4) but urge Council to strengthen the wording to acknowledge the critical importance of planning at the settlement level and the need to protect coastal communities, given the enormity of the threat of future bushfires. Council has acknowledged the need for strategic bushfire planning at settlement level but only undertakes to investigate "the potential for bushfire planning strategies in villages", which is inadequate. We are in the process of investigating potential bushfire planning strategies for Rosedale and look forward to also working with Council and other relevant authorities, such as the RFS. We agree that communities will continue to be at risk of natural hazards, including bushfire, and that a more strategic approach to planning and risk management is needed.

We have been actively engaged with a member of the Rosedale community, Professor Penny Allen (Professor of Landscape Architecture) and her Masters of Architecture students from the University of Technology Sydney (UTS). They recently presented final projects for their Architecture Design Studio, with a focus on Rosedale. The projects ranged from large scale fire mitigation strategies,

which integrated forestry management practices with firebreaks and regional parks; to community scale strategies, such as a Collective Agreement, 'zones of care', a mobile nursery to support a collective approach to managing land, new evacuation pathways and shelters and an expanded public space at Saltwater Creek; through to ways of minimising Asset Protection Zones and innovative construction strategies at the scale of the lot. Many of these concepts and ideas having merit beyond Rosedale. We were pleased to see that Council was represented at presentations of the students' final projects by Angie Radford (Strategic Planning Officer, Environment). We have contacted Council's Strategic Planning team and are looking forward to meeting with them to initiate a consultation process, aimed at identifying strategies to help protect Rosedale in future.

The need to upgrade evacuation routes and evacuation centres for coastal villages needs to be explicitly acknowledged under action 4.1. As mentioned, it became too dangerous to drive through heavily forested areas along George Bass Drive as New Year Eve's fire approached. Local evacuation centres were also overwhelmed by the scale of the disaster and several were eventually threatened by fire.

The Rosedale Association welcomes Planning Priority 5 for the conservation and celebration of bushland and waterways. The recent drought and bushfires highlighted the importance of maintaining the natural habitat and its biodiversity. The natural environment and beauty of the Eurobodalla attracts many visitors, generating employment and other opportunities. In the Rosedale precinct, the corridor of bushland between Rosedale and Burrewarra Point remains largely undisturbed by the fires and has become a refuge for local fauna. Action 5.1 for the development of a biodiversity strategy that identifies land management opportunities is critical to ensure the protection of areas such as this, as well as the land immediately to the west of Rosedale (Rosedale Farm and Marsim sites). Any development there will impact on the catchment for Saltwater Creek and its water flows that feed into the Batemans Marine Park, with potential impacts on the marine environment.

Likewise action 5.2 is endorsed by the Rosedale Association to ensure any future development of the Rosedale precinct for urban consolidation is carefully considered, in the context of conserving the natural environment, and ensuring there are no downstream impacts that may adversely impact the biodiversity of surrounding areas and habitats. Further, those impacts that cannot be avoided need to be considered in context of the biodiversity offset scheme to ensure appropriate offsets are implemented locally.

Planning Priority 6 (promoting sustainable living) is broadly supported, particularly in regard to developing design that has a minimal environmental footprint. An opportunity exists to ensure best practice design principles for the redevelopment of those locations destroyed by fire. In our community, North Rosedale was close to being completely wiped out. Any redevelopment should aim to minimise the environmental impact of future dwellings and protect the dwellings from environmental impacts, especially fires.

Action 6.1 refers to the review of the LEP and DCPs and it is through these mechanisms that we envisage the principles of sustainability to be embedded. We are particularly conscious of the need for these to be reviewed as soon as possible, in order to ensure appropriate redevelopment after the fires and for them to apply to the development of the Rosedale Farm and Marsim sites. Action 6.2 is also supported to ensure a proactive management of street trees, particularly in new developments, such as the Rosedale Farm and Marsim sites. Council must ensure an appropriate planting scheme that reflects the local bushland landscape, while also taking account of the issues of safety, longevity, sustainability through microclimates and other related maintenance issues.

Thank you for the opportunity to comment on the draft Local Strategic Planning Statement. The Rosedale Association has made no political donations or gifts that would require a disclosure under Section 147 (5) and (6) of the *Environmental Planning and Assessment Act 1979*.



David Boardman (President)