

THE Rosedale ASSOCIATION



NEWS LETTER - ISSUE 99 DECEMBER 2005

PRESIDENT'S PIECE

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In this Newsletter we present a draft Fire Protection Plan for Rosedale and give updates on where we stand with our Statement of Place and the proposed new constitution.

Recent rains have seen Saltwater Creek break out again and there is no doubt that the drought has broken at Rosedale. The cumulative rainfall over the last 12 months (October to October) at 1081mm is marginally more than the 35 year annual average of 1074mm.

This Newsletter is being produced by Celia Davey, who volunteered at the last AGM, and Peggy Bright is stepping aside. Her cheerful approach to the editing task made her a pleasure to work with. Thank you Peggy.

You will be aware from the last Newsletter that Deirdre Prussak has retired as our Treasurer and we asked for a volunteer to replace her. We have one! Noel Egan has come forward and your committee has agreed to have him on the committee, with immediate promotion to Treasurer. As he lives in Canberra, our PO Box has been moved and you are asked to note the change. He and Deirdre will change over in January. Many thanks to Deirdre for soldiering on until we had a relief and for her stalwart efforts on our behalf these past years.

Your committee has also agreed to Emmett O'Loughlin, a local resident, joining the committee. Welcome aboard Emmett.

Two important draft documents are on public exhibition until 23 February 2006. They are
(Continued on page 2)

ROSEDALE DOES IT AGAIN!

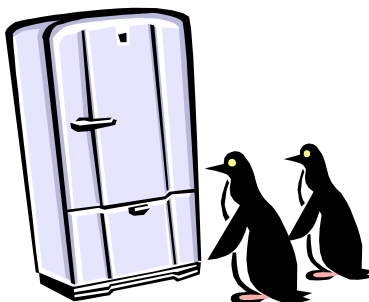
We entered the Keep Australia Beautiful Clean Beach Challenge again this year and I had the pleasure of attending the South Coast Region Awards at Narooma on November 11. Rosedale was a winner in two categories – the Local Government Leadership Award and the Country Energy Beach Spirit Award. These are categories which we have won in past years and it is nice to have an independent judge agree that we do have a rather special place here.

A GENEROUS GIFT

Included with this newsletter is a refrigerator sticker showing what to do in case of fire. Your committee had discussed how we might produce such a card, after it had been suggested at the last AGM by Bev Gribble.

Margaret McDonald of Bayprint has produced them as a gift to the Rosedale community to celebrate the 70th birthday of Deirdre Prussak.

Thank you Margaret.



LANDCARE FUND PROGRESS REPORT

The Landcare Fund was set up to accept donations from community members whose hearts are with the effort to keep Rosedale weed free but who are unable to put in voluntary hours at working bees. We are pleased to report that a generous response (from approximately 10% of Rosedale households) to this first request for donations has resulted in the collection of nearly \$2500 to date. Some community mem-

bers have indicated that they will donate when further information is available as to how the money will be spent. We can now give you that information.

The immediate plan is to spend over half the sum for about 100 hours of contract labour to work on weeding in otherwise inaccessible or overgrown places in our public spaces (you will remember that Rosedale Landcare

endeavours to look after all non private land in our precinct). Two quotes will be sought before a contractor is engaged. The work will be performed on our cliff faces from Pebbly Beach to the boatsheds and from the Knoll to Nuns Beach and (if the budget allows) in areas where work has already been undertaken by volunteers but we are slipping behind. These include the Bank-sia Flat and Dale Place reserves.

Donated monies belong to and are administered by the Rosedale Association and are kept in a separate, interest bearing, account. Eurobodalla Landcare and the Shire Council have no control over the fund. Your Landcare Committee will continue to seek additional funding for Landcare activities from Council and other funding bodies

The success of this endeavour is dependent on your generosity. Because weeds are an ongoing problem we must ask for your continuing support; clearly a greater number of households donating to the fund will lighten the load. Our combined efforts will be of the greatest benefit to the preservation of our beautiful natural bushland and the Rosedale environment in general. Many thanks to those who have already donated and thanks, in anticipation, to those who will.

Sarah Gains



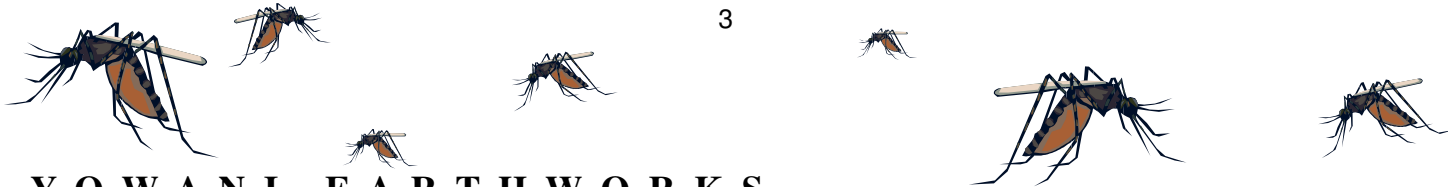
PRESIDENT'S PIECE, CONT

(Continued from page 1)

the Rural Land and the Urban Settlement Strategies for Eurobodalla. I have written in the past of the latter strategy, having been a member of the community reference group. Both documents will set the direction of the Shire's new Local Environment Plan (LEP), which must be produced in the next 3 years. The State Government has produced a draft template for this document, which is to apply to all shires. We have commented to government on that draft, with particular reference to the absence from it of a residential environmental constraints zone. You will be aware that Rosedale is zoned 2ez which translates as residential with environmental constraints. Your committee fought hard in years past for such zoning and wishes to see it continue.

The plastic protectors have now been removed from the dune front plantings by Sarah and Geoff Gains, who report with pleasure that the plants in each showed a survival rate of nearly 100 per cent.

Ian Holmes



YOWANI EARTHWORKS

If you haven't seen it already, you are in for a shock as you turn into Yowani from George Bass Drive. The bulldozers have been hard at work and we have lost many trees. For the roadworks this was inevitable. In the foreground however is a massive hole which is to be a (fenced) sedimentation pond. Required by the Dept. of Planning & Infrastructure, it involves moving a massive 5000 cubic metres of soil. Behind it are two new roads, the lower one servicing 4 blocks and the upper servicing 5 blocks. Construction of the pond, pond landscaping and the roadworks will be completed by next March.

Horrendous as it looks, the pond is a necessary safeguard for the creek. Whilst there are only 9 blocks, the hard surfaces and cleared areas will result in increased runoff in both volume and intensity. The pond holds most and lets it out slowly after sediment and pollutants have settled and been filtered by the vegetation which will be planted in the shallows.



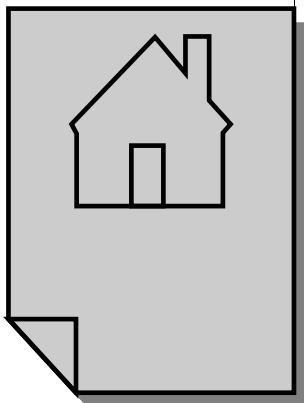
MARSIM DEVELOPMENTS

The Marsim Group is the developer of the former Mann's Nursery site. Their Master Plan was rejected by the Minister for infrastructure and Planning in August on 9 counts, including:-

- With 850 dwellings and some 2000 people, there needs to be a settlement structure for this part of the NSW coast.
- The Master Plan has been overtaken by new Coastal Design Guidelines and needs to comply with them, including edge streets for bushfire protection and a range of open space areas from playing fields to parks.
- Issues relating to poor structure and urban design.
- Inadequate setback from the sewerage treatment plant.

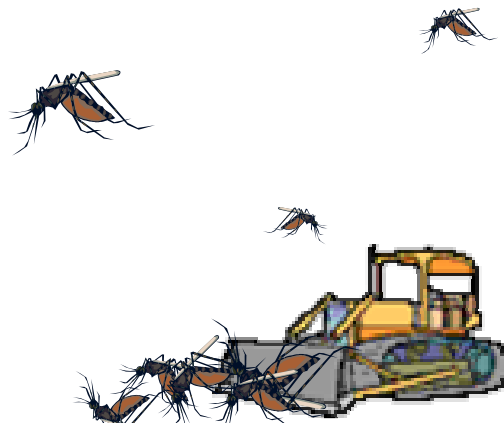
Conservation of Bevan Wetland must be a primary objective.

Marsim continue to work through these matters with the Department, whose assessment can be seen at www.planning.nsw.gov.au and then scrolling to determinations for August.



ROSEDALE FARM UPDATE

Batemans Bay Property Services are the developers and their Master Plan for approximately 160 allotments will be submitted before Christmas. They hope for approval within a year. We have a description of the key aspects of their design and plans of the proposed layout. Space precludes us printing these in this edition.



LETTER TO THE EDITOR

Two important matters are currently before the Association: The revision of the Constitution and the Statement of Place.

The draft Statement of Place which was placed before the 2005 AGM was rejected on the grounds that in simply following the Guerilla Bay one it suffered from the obvious defects of the latter. It was too dogmatic and too narrow.

But the sentiment of the AGM was nevertheless in support of the idea of a SoP. It was generally felt (I believe) that a revision of it should preserve the positive sentiments of the first draft, which were themselves largely in keeping with the feelings which were expressed several years ago at the AGM where the "Values Survey" was carried out. The core values which emerged from that survey could be summarised approximately as follows: to protect the native environment as far as possible, to oppose commercial development and to defend the character of Rosedale as a

place of unique beauty in which the built elements remain subservient to the natural landscape.

These values cohere entirely with the objectives of the old constitution, which the new one, thankfully, does not propose to change. A revised SoP, provided it was acceptable to the Association as a whole, could perhaps be incorporated into the new constitution as a preamble, preserving and amplifying the old objectives. The 2005 AGM referred the SoP to a subcommittee for re-drafting.

To my knowledge, no further word has been heard of the work of that subcommittee, to

date. Could it be prevailed upon to provide an interim or work-in-progress report for this Newsletter?

Yours sincerely,
Adrian Lewis, 16 November 2005.

(See below for Margot Marshalls' report)



STATEMENT OF PLACE COMMITTEE UPDATE

I'm sorry to report that we are the victims of some oblique council processes in our work revising the Statement of Place.

David Mackenzie and I had a meeting with the Council Strategic Team Leader in June to explore the process and determine the acceptable structure of a Statement of Place. The officer explained that Council would not be progressing 'community visions' until well into next year. The committee has been (albeit slowly, because of the advised timeframe!) discussing the appropriate way to address the most contentious issues: tree removal and planting; building styles and relationship to land; and views.

To our astonishment, Council is now seeking public comment on a drastically edited version of both the Guerrilla Bay and original Rosedale statements as part of the draft Urban Settlement Strategy. Neither the committee nor the Rosedale Association was consulted about this very top line edited version.

The Draft Urban Settlement Strategy is published on Wednesday 23 November at www.esc.nsw.gov.au. The SoP committee will regroup when we have had a chance to examine it.

Margot Marshall

D E A D L I N E

FOR AMENDMENTS TO PROPOSED CONSTITUTION

There has been quite wide approval of our proposed new constitution and a couple of minor amendments have been suggested. Should you wish to propose any amendments, please forward them by **1 February 2006** to susan.falk@bigpond.com or to Ian Holmes at 5 Rosedale Parade, Rosedale 2536. Amendments should include the names of both proposer and seconder. All suggestions will be collated and included in the newsletter immediately preceding the Annual General Meeting. Only in exceptional circumstances will amendments be taken from the floor of that meeting.

Sue Falk

A FIRE PROTECTION PLAN FOR ROSEDALE

The draft plan printed in this newsletter was developed in conjunction with the Rural Fire Service, using as a basis the existing Village Protection Plan for Potato Point. The template written for Potato Point needed to be reworked and adapted for Rosedale and several drafts & discussions were undertaken in order to arrive at this provisional plan. I am waiting on the production of the aerial photograph and map of Rosedale that will complement the text document, but at this time I would like to submit the provisional Fire Protection Plan to the members of the Rosedale Association for approval and adoption.

David Graham
Fire control Officer

ROSEDALE VILLAGE FIRE PROTECTION PLAN

Draft Document

Acknowledgement: NSW Rural Fire Service

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1.0 Introduction

The majority of housing in the Rosedale locality is situated to the eastern side of George Bass Drive, but also includes a number of rural residential and farming properties to the west of George Bass. Guerilla Bay, to the South of Rosedale must be considered in any strategy or planning for Rosedale that may affect that Community.

Rosedale is surrounded by native forest, and would be at risk from fires from the North, West, and especially North West.

Control of land surrounding Rosedale rests with:

- ☞ State Forests
- ☞ Eurobodalla Shire Council
- ☞ Private owners

All of these landowners have an obligation to control fire upon their properties.

The urban areas of Rosedale are accessed via single access roads from George Bass Drive. The Roseby Drive development seems to have a high proportion of permanent residents, but in North & South Rosedale there are many absentee owners whose houses are mainly occupied during holiday periods only. Many of these absentee landholders could reasonably be expected to be in residence during the summer bushfire period.

The objectives of a Fire Protection Plan for Rosedale are:

1. To establish a safe & effective fire response strategy.
2. To establish a protocol for fire threat mitigation.
3. To protect the Rosedale and Guerilla Bay settlements from bush fire events through a joint management approach with the Community, the Rural Fire Service, State Forests and Eurobodalla Shire Council.

2.0 Fire History of Rosedale:

In recent times, these areas have not experienced the devastation of a bush fire, although burn evidence on some of the large, old trees would indicate a fire at some previous time.

Residents and landowners are very aware of the threat posed by wildfires with the potential of being cut off from external support

(Continued on page 6)

ROSEDALE VILLAGE FIRE PROTECTION PLAN (CON'T)

(Continued from page 5)

3.0 What Assets are we trying to protect?

The Fire Protection Plan aims to protect the settlement of Rosedale and its assets:

- ☞ Life
- ☞ Property
- ☞ Environment
- ☞ Economic loss
- ☞ Cultural / Historic values
- ☞ Natural values

3.1 Life

The protection of life is the most important and overriding consideration as injury or death can cause life long trauma for the survivors of a fire. Well prepared dwellings can directly contribute to the protection of people.

3.2 Property

This category includes any infrastructure that exists on the land (eg. cars, sheds, power supplies etc.). Even a small, uncontrolled fire can cause a great deal of damage and destroy irreplaceable assets.

3.3 Economic Loss

The economic loss may be the direct result from death or injury or the loss of assets, which may enable a person or family to gain an income and/or sustain themselves.

3.4 Cultural and Historic values

Rosedale has a unique bushland character in a beautiful coastal setting.

3.5 Natural Values

Rosedale's natural values are its beaches, headlands, and pleasant coastal walks. Almost 90 species of birds are commonly seen, and many others less commonly seen. Echidnas are also seen.

4.0 Land Tenure

There are 280 building blocks in the Rosedale locality, and to date some 235 houses have been built. A large proportion of these are holiday homes. To the North and South is undeveloped privately held land

5.0 Fire Mitigation Planning

Effective fire planning involves both agencies and land-owners working together on management objectives and

then undertaking a set of strategies designed to achieve these objectives. **Fire management planning for the Rosedale area will put the settlement in the best possible position for protecting life and property while still enabling the community to enjoy the surrounding natural areas.**

A variety of fire management strategies have been developed for Rosedale, including fuel reduction, community education, development controls, Asset Protection Zones, Strategic Fire Zones and co-operative arrangements with State Forests, Eurobodalla Shire Council and the Rural Fire Service.

Recent experiences have illustrated that early detection of wildfire is essential for fast response and success of direct attack. Fire detection is reliant on State Forest Fire Towers, aerial searches after lightning, liaison with National Parks and Wildlife and response from the local brigades and the community. Early detection and effective communication of information between agencies is essential for a quick response.

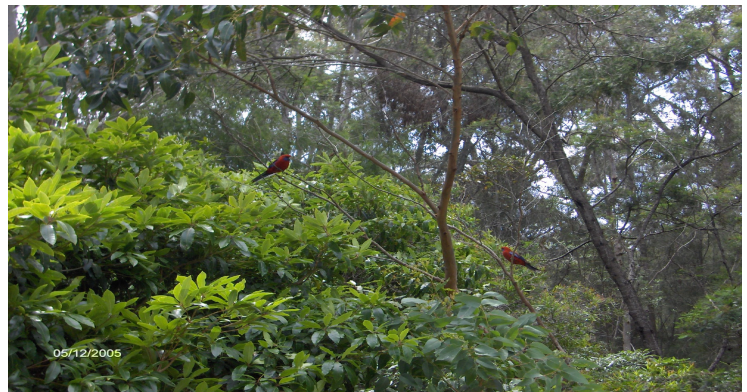
5.1 Identification of Fire Advantages

The aerial photograph, Figure 1, and the map, Figure 2, illustrate the fire potential within the settlement of Rosedale.

NSW Incident Control System symbols indicate point locations of fire advantages, and a symbol is provided on each Figure. Fire Advantages can be used for planning and implementing of fire fighting operations, and may include: Refuge Areas; Helipads; Lookouts; Creeks; Gullies Public Access; Water sources etc.

Advantages include:

- ☞ Dam / Water Source
- ☞ Water Hydrant locations
- ☞ Refuge Areas
- ☞ Internal roads
- ☞ Helicopter landing facilities



(Continued on page 7)

ROSEDALE VILLAGE FIRE PROTECTION PLAN (CON'T)

(Continued from page 6)

5.2 Vegetation

The aerial photograph of Rosedale shows that there are several varieties of eucalypts, along with banksias, she oaks and wattles. The dunes behind the beach have typical dune vegetation.

5.3 Planning to Protect Dwellings

In combination with Strategic and Asset Protection Zones dwellings must be well prepared. New dwellings in bush-fire prone land must comply with Australian Standard 3959-1999 when constructed. Residents of existing dwellings should take practical steps to improve the safety of their dwellings. This includes the following:

- ✂ Clear gutters of debris
- ✂ Ember-proof house and sheds, ie seal all gaps
- ✂ Join the Static Water Supply marking system ie have pools , tanks, dams signposted to aid Rural Fire Service to locate them
- ✂ Ensure roofing is firmly fixed
- ✂ Install metal screens or shutters on existing windows
- ✂ Enclose under floor areas if practical or low to the ground
- ✂ Screen vents into the roof / floor space with fine wire mesh
- ✂ Vent LPG gas tanks away from the house.
- ✂ Install a rain water tank and have a pump available



Basic firefighting equipment should also be available and some residents may decide to maintain water tanks. Fire authorities no longer advocate large scale evacuations of people from areas threatened by bushfire where adequate fire protection measures have been implemented able-bodied people should be encouraged to stay.

5.4 Asset Protection Zones

The Asset Protection Zones of Rosedale are located on private land and Council Reserves. The cleared area under the power lines and George Bass Drive provide a buffer zone for Rosedale east of George Bass Drive

The map shows fire management zones and the land tenure of the area

The area of natural vegetation adjoining combustible structures requires regular fuel reduction by mechanical means, hand removal, or hazard reduction burning.

The Eastern side is on the sea front and is less vulnerable

5.5 Strategic Wildfire Zones

The Eurobodalla Bushfire Risk Management Plan shows areas, which are identified, as Strategic Fire Advantage Zones.

Desired outcome is a fuel reduced zone which is effective in the reduction of fire intensity & speed under extreme fire weather conditions, reduces the risk of ember attack, reduces spot fire development and smoke nuisance.

Council and the Rural Fire Service have a fuel reduction program on private properties in areas northwest, west and south of Rosedale.

6.0 Fire Management Guidelines

6.1 Strategic Fire Advantage Zones

Responsibility for management in SFAZ rests with respective property owner / manager within the guidelines of the Eurobodalla Risk Management Plan.

6.2 Asset Protection Zones

Responsibility for fuel management in APZ rests with the landowner. A combination of raking, slashing, mowing, fine fuel removal, trail construction, fire resistant plants and well-maintained lawns can act as fire-breaks.

Hazard reduction certificates to undertake this work can be obtained from Eurobodalla Fire Control.

7.0 Fire safety Plan

7.1 General

So that Life and Property in the Village can be safeguarded during an extreme fire event a Village Fire Protection Plan has been developed.

7.2 Safety and Refuge area

For residents, this is located on the beach at the end of Rosedale Parade, or on the Northern beach in front of the boatsheds.

The risks associated with evacuation increase dramatically as the fire front approaches. It is recommended that all people not physically or mentally prepared for fire fighting activities should evacuate to a safe area well before the arrival of a fire.

ROSEDALE VILLAGE FIRE SAFETY PLAN

Appendix A Rosedale Village Protection Plan

Residents Fire Safety Plan

Residents, once alerted to the development of an extreme fire threat to the settlement, take the following actions:

1. Close all windows and doors of houses, sheds, etc. and block spaces and gaps under doors.
2. Clear roof gutters, block down pipes, (with tennis balls, plastic coke bottles, towels etc), then fill the gutters with water.
3. Clear all inflammable materials from around buildings, eg. Wood heaps, leaves, dry grass, doormats etc.
4. Dampen any mulched areas around buildings by hosing, or rake away from buildings.
5. Fill all available containers with water and place around the outside of buildings.
6. Connect garden hoses to taps and organize other equipment (shovels, ladders, rakes etc) for possible use
7. Prepare for an electric power blackout: candles, torches matches etc.
8. Able-bodied residents stay with your home and protect it. Protect yourself with garden gloves (not rubber or synthetic), boots or sturdy shoes with thick soles, wide brimmed hat or hard helmet and long-sleeved overalls or long-sleeved shirt and long trousers (not synthetic materials).
9. If well prepared consider opening your house to people that may seek refuge or who may be physically or emotionally unable to cope on their own.
10. The Safety and Refuge area is on the beach at the end of Rosedale Parade, or on the Northern beach in front of the boatsheds. Anyone wishing to evacuate his or her home should do so early and leave the area. If this is not possible you should go to well prepared and resourced houses away from the bushland or investigate the Refuge Area. Keep radios on the ABC for more information relating to the situation.

It should be noted that experience has shown that property has a better chance of surviving when residents capable of fire fighting remain at the property. Young children and the elderly should go to safety prior to the fire. This could include taking shelter with able bodied people in a well-prepared house more than 140 meters from bushland. Take woollen blankets, clothing food, water and medications.

DO NOT USE TELEPHONES EXCEPT IN EXTREME EMERGENCY.

DO NOT USE ROADS AND KEEP THEM CLEAR AS SMOKE WILL MAKE IT DIFFICULT TO SEE AND FIRE FIGHTING VEHICLES WILL NEED TO MOVE RAPIDLY TO ATTEND VARIOUS SITUATIONS IN THE VILLAGE.

***DO NOT USE UHF RADIO
FREQUENCIES.***

Is your membership up-to-date?

Please check your address label on this newsletter. If it has a red dot, your subscription has run out. Subscriptions support the work of your Rosedale Association, and are only \$10 per person, per year. If you haven't already done so, send your payment today.

Please note that you cease to be an Association member if you are unfinancial for two years.

Enclosed is my cheque for \$ _____ being subscriptions for _____ membership(s) for the 2005 calendar year, at the rate of \$10 per voting members for the persons listed below.

Name(s) _____

Postal address (for newsletter) _____

_____ Postcode _____

Rosedale address _____

_____ Postcode _____

Email address _____

Home phone _____ Mobile phone _____

Request for advice on noxious weeds

I would like advice on what noxious weeds may be present on my property.

Name _____

Rosedale address _____

Email address _____

Contact phone _____ Good times to make contact _____

Rosedale Landcare Fund

I would like make a donation to the Rosedale Landcare Fund. My donation can be used for whatever projects the Rosedale Association's Landcare Committee deem most appropriate. I understand and accept that this donation cannot be earmarked for specific projects.

Name(s) _____

Postal address _____

_____ Postcode _____

Rosedale address (if different than above) _____

_____ Postcode _____

Email address _____ Home phone _____

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