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David Sheehan  
Development Assessment Planner  
Eurobodalla Shire Council  
PO Box 99  
Moruya NSW 2537

Email: [david.sheehan@esc.nsw.gov.au](mailto:david.sheehan@esc.nsw.gov.au)

**SUBMISSION BY THE ROSEDALE ASSOCIATION INCORPORATED (RAI)**  
**PROPOSED 32 LOT RESIDENTIAL SUBDIVISION – DA 589/16**

## 1. OVERVIEW

The key objectives of the Rosedale Association Incorporated (RAI) are to:

- maintain the existing environmental character of the Rosedale area;
- represent the residents and ratepayers of the Rosedale area, who are members of the Association; and
- in consultation with the Eurobodalla Shire Council, and other appropriate bodies and individuals, assist in the orderly development and progress of the area.

RAI represents views expressed by its members in the following Submission, in response to DA 589/16. As we have stated in previous submissions regarding Development Applications within the Rosedale Urban Expansion Zone (UEZ), we consider it to be critically important for Council to consider each proposal as part of a Rosedale UEZ integrated plan, even though Development Applications are lodged at different times.

## 2. ROADS AND TRAFFIC

We are interested in how Council, and/or the developers, ultimately see the road network operating across the Rosedale UEZ, particularly in and through the Rosedale Farm and Marsim sites. Our aim is to avoid additional safety risks for the Rosedale community, and other road users, at what is already a dangerous section of George Bass Drive.

We are concerned about the lack of detail in DA 589/16, regarding vehicular access from the development to George Bass Drive. In particular, we refer to the developer's "Rosedale Farm Access Road" on page 2 of their mapping documents. We are interested in whether the developer has now obtained the agreement of the Rosedale Farm developers, in order to gain access through their land.

We are also concerned about the safety aspects of the previously proposed extension of Rosedale Parade and the potential for a dangerous intersection. The speed limit between Malua Bay and Rosedale has been dropped to a uniform 70 km/h, but this has not eliminated the safety risk posed by vehicles exiting north from Rosedale Parade onto George Bass Drive. Vehicles travelling north along George Bass Drive are often slow to reduce their speed from 100 km/h to the signposted 70 km/h, as they approach the bend preceding the Rosedale Parade intersection. This means that it is not uncommon for vehicles turning right out of Rosedale Parade to have to stop halfway across the intersection and reverse back, or proceed across the intersection and pull off to the shoulder on the western side of George Bass Drive,

in order to let speeding vehicles pass safely. Council is aware, of course, that Rosedale Parade is the only vehicular access into and out of South Rosedale, so residents and visitors have no alternative or safer choice.

We also note the developer's "Future Road Layout" on the mapping documents and seek confirmation that the intention remains for traffic to flow along a redirected Bevia Road, exiting onto George Bass Drive at the western boundary of the Tomakin Sewerage Works.

We refer to the 2008 document that set out responses to Public Submissions and Referrals to Government Agencies, in relation to the developer's Bevia Road Concept Application (MP05-0199). Regarding the Bevia Road northern access to George Bass Drive, we note in the document that Council continued to have concerns, which are shared by our community, and asked that a detailed traffic study and design be provided, as part of a later design and assessment process. In the event that an appropriate traffic environment cannot be achieved, Council said that the northern access would need to be reconsidered and amended. We, therefore, urge Council to press the developer on these points to ensure that an appropriate traffic environment can be achieved for the northern access point.

Recommendations:

- (i) *That Council consider an Integrated Plan for traffic management for the Rosedale UEZ, even though Development Applications are lodged and considered at different times. Council has a responsibility to identify a safe and efficient road network for the combined Rosedale UEZ, which does not pose additional risk for vehicles entering and exiting Rosedale and other road users.*
- (ii) *That Council seek clarification from the developer, as to what agreement is in place with the developers of Rosedale Farm to allow traffic flow through their land to service the proposed subdivision.*
- (iii) *That the Rosedale Association Inc and general community be advised as to whether the developer's "Future Road Layout" will allow for traffic flow along a redirected Bevia Road to exit onto George Bass Drive at the western boundary of the Tomakin Sewerage Works.*
- (iv) *That Council stand by its previous advice and ensure the developer provides a detailed traffic study and design for the Bevia Road northern access to George Bass Drive to ensure that an appropriate traffic environment and safety standards can be achieved.*

## **2. LOT SIZES**

We understood that Council's desire was to achieve an average lot size of 1,200 sqm within the Rosedale UEZ to ensure that the development of the land within the UEZ would be compatible with the zoning and character of the Rosedale community. We note there is only one lot size of 1,200 sqm in the proposed subdivision, with nine blocks being only 700 sqm. We query the justification for this significant departure from Council's stated preference for lot size within the Rosedale UEZ.

Recommendation:

- (v) *That Council require the developer to increase the average lot size, in order to help ensure that the development of land within the Rosedale UEZ is compatible with the zoning and character of the existing Rosedale community.*

### 3. WATER MANAGEMENT

A number of concerns raised in our submission dated 7 April 2008 (copy attached), in relation to the proposed Concept Plan for the residential subdivision at Bevia Road, remain valid. This includes concerns about riparian management, Endangered Ecological Communities (EEC) and the potential for the development of the site to destroy the ecological habitat values of the SEPP 14 Bevia Wetland and the Saltwater Creek chain-of-ponds and its ICOLL, with flow on effects to the Marine park and impacts on fauna. We reiterate that these waterbodies are valuable, rare, endangered and irreplaceable and need to be protected by imposing the most stringent requirements on how their catchments are managed within the Rosedale UEZ. The riparian buffer vegetation has been degraded by decades of grazing, cultivating, weeds and timber cutting. At many locations along Saltwater Creek, there is no vegetated buffer strip at all, resulting in very poor water quality. Buffer widths should be extended beyond the minimum requirements to maximise the ecological and hydrological benefits to Saltwater Creek and its tributaries, and to minimise any adverse impacts on the ICOLL that links directly into the Batemans Marine Park.

We note that the report on the Public Submissions to the Concept Plan in 2008 noted our request for ongoing monitoring of water quality, during construction as well as post development. It was acknowledged that the site is at the “*headwaters of the catchment and the objective is to improve the existing runoff water quality*”. It was also stated that “*runoff water quality monitoring will be undertaken on the subject site during construction and for two years after completion of each stage*”. We seek Council’s undertaking that this requirement will be strictly imposed on the developer.

Recommendation:

- (vi) *That Council note our previous concerns regarding riparian and water management and impose strict requirements for the developer to undertake appropriate monitoring of the subject site, both during construction and for two years after completion of the subdivision, and extend buffer widths beyond minimum requirements.*

### 3. COMMUNITY SERVICES AND INFRASTRUCTURE

The Association and its members continue to be concerned about the need for a quantum leap in services, shops and other infrastructure needed to meet the needs of the additional houses and population growth within the Rosedale UEZ.

Recommendation:

- (vii) *That keep the RAI and its members informed of its plans to ensure adequate infrastructure is available to meet the needs of the increased population and housing within the Rosedale UEZ.*

Signed on behalf of the Committee and members of the Rosedale Association Inc:



David Boardman, RAI President

Ph: 0418 477358

Email: [davidboardman@bigpond.com](mailto:davidboardman@bigpond.com)