

## **The Rosedale Association Incorporated**

### **Annual General Meeting – 6 April 2007**

#### **Minutes**

The 2007 Annual General Meeting commenced at 11:00am on the Cabins Lawn.

#### **1 Presentation by Marsim representatives**

##### **1.1 Introduction**

Emmett O'Loughlin welcomed Marsim representatives Peter Best, Lara Mulligan, Murray Naylor, John Wilkin, and Denise Wilson and invited them to give a presentation on the *Rosedale Project, Bevan Road* development.

##### **1.2 Presentation**

Peter Best outlined the progress of the project from its inception in 2002 to the present. In summary: Work began on the master plan in early 2002 in consultation with the Council. Progress with the Council was curtailed by the State Government's environmental planning policy for coastal protection. The development came under the auspices of the NSW Department of Planning. A master plan was lodged in early 2005 for a community title with 850 dwellings. This was refused in October 2005. Subsequently the State Government announced a review of Eurobodalla and other urban expansion zones. The review panel found Marsim's property generally suitable for urban development. Marsim was invited to submit a new master plan addressing the reasons for the previous rejection. The development of the plan is now in progress with flora and fauna studies and redefinition of site constraints. That is where the project is now.

John Wilkin then elaborated on material contained in a 9-page document, *Rosedale Project*, prepared for the community consultation stage of the project. The document was distributed to attendees. Topics included:

- Introduction (who Marsim and the project team are)
- Controls Marsim must abide by (Zoning, Planning controls and government strategy, South Coast Sensitive Lands Review, Indicative application process) Part 3a NSW Planning must be signed off by the Minister.
- Constraints Marsim must consider (Ecology, Hydrology, Archaeology, Bushfire, etc)
- Over-all 'Concept' (Entry/access, Neighbourhood centre, Central boulevard, Natural features, Housing choice, Pedestrian paths, Overall character, Design Guidelines)
- Social aspects (Walkability, Connected network, Mix of buildings and uses, Quality open space, Civic structures)
- Access to and within the site (Road network, Public transport, Pedestrian network)
- Character – The Concept Plan reflects and enhances the coastal and rural character of the South Coast. The Development will be a Community Title organisation, so that some consistency in the built form can be achieved. The proposal is to include 'pattern book'

models for housing, and design of roofscapes and streetscapes are to be considered. Other aspects include Village centre, Village general, rural general, rural edge and country living.

- Summary soliciting comments and feedback

### **1.3 Questions and answers**

Following the presentation questions were taken from attendees. These were mostly answered by John Wilkin:

1. **Q:** Ultimate population? **A:** 776 dwellings, estimated ultimate population based on 2.1-2.3 average persons per lot – 1800-2000 in 10 to 15 years.
2. **Q:** Size of lots? **A:** Marsim is currently working on 450m<sup>2</sup> but there is the opportunity for smaller lot sizes. There is currently no staging plan but this is being worked on.
3. **Q:** Hydrology changes as a consequence of development? **A:** Marsim's objective is that water quality will be maintained, especially to Saltwater Creek and the Wetland. Marsim recognises the importance of this and understands the need to satisfy the Department of Planning's requirements.
4. **Q:** Electricity and telephone service reticulation? **A:** These will be underground.
5. **Q:** Sewerage? **A:** Lots will be sewerred and connected to the Tomakin Sewerage and Treatment Plant (STP). The STP now operates at 30-35% capacity and is able to accommodate the proposed developments as well as those of Guerilla Bay, Rosedale and Tomakin.
6. **Q:** New electricity substation required? **A:** Not studied yet but will probably be required.
7. **Q:** Telecommunications? **A:** Adequate capacity is believed to be available in the area. This was challenged as Broadband capability was noted to be currently inadequate in the Rosedale and Guerilla Bay areas.
8. **Q:** Water supply? **A:** Rainwater tanks will be required and lots will be serviced by town water.
9. Marsim reiterated that the NSW government and ESC recognise that various South Coast areas can accommodate additional capacity. The Rosedale Project, Bevia Road development is thought to be a prime case site for increased capacity.
10. **Q:** Ugly fencing of archaeological sites? **A:** Unsure at this stage how these sites will be handled.
11. **Q:** Will community facilities be available at the time people begin to move in? **A:** The plan is to have community facilities available close to this time. There is much space set aside for community facilities. (See the concept map on page 4 of the Appendix.)
12. **Q:** What community facilities will there be? **A:** Planning is presently at the concept stage. A community hall is envisaged, children's' facilities, possibly tennis courts, etc. No details have been resolved at present.
13. **Q:** Bevia Road access and removal of trees? **A:** There is a 20m wide road reserve at the South end of Bevia Road. This is to be the main access to the Rosedale Project development. The existing eastern edge of the road is beneath the drip lines of the trees. Working westwards from that line into the hillside the narrowest road permitted (6.5m?) will be created. Marsim have surveyed the road and want to minimise tree removal. Some trees will need to be removed but none on private properties. (See the access map on page 6 of the Appendix.)

14. **Q:** If all houses have rainwater tanks how can surface water be maintained to provide adequate drainage to wetlands? **A:** It is a balance between grassed areas and hard-surface areas. Marsim is endeavouring to control the amount of roof water run-off. Bioretention swales will be located alongside roads to control water flow quantity and quality.
15. **Q:** Of the many trees on the development site including the roadsides, how many will stay and how many will go? **A:** Marsim does not want the new community to have a raw site. The site is essentially a clear site except for the present trees. As many substantive trees as possible will be maintained to enhance the treescape. All trees of over 200mm stump diameter have been mapped. (See the constraints map on page 3 of the Appendix)
16. **Q:** Ratio of permanent to holiday and letting residence? **A:** This is expected to be similar to the present Guerilla Bay and Rosedale residential areas. It is to be a mixed community including rural lots of 1500-2000m<sup>2</sup>. The rural lots are thought more likely to attract owner/occupier buyers.
17. **Q:** Why is it called the Rosedale Project? **A:** The name is based on the geographical location. (See 1.4 Name of the development below.)
18. **Q:** Education – Is there sufficient capacity in local schools? **A:** Marsim has asked the NSW Department of Education but has not yet had a response. Similar enquiries have been made regarding hospitals, community facilities and other infrastructure, for example, Marsim are in discussion on traffic studies,
19. **Q:** Does Marsim own Barlings Beach Caravan Park and is it Marsim's intention to integrate it with the Rosedale development? **A:** Marsim does own the caravan park. There is no present intention to integrate the caravan park although there may be an opportunity in the future.
20. **Q:** Land management, revegetation and weed control measures? **A:** The community will be responsible for land management. There has been a full fauna and flora study done. This says how the community should manage vegetation. The plan includes management corridors to provide a buffer between private and public lands, for example, by fire trails.
21. **Q:** Is there a land management plan covering the development phase? **A:** Marsim is now surveying the riparian corridor. The site, excluding the riparian corridor, is being slashed to reduce bushfire potential and impact. (See the social map 5 of the Appendix.)
22. **Q:** Have there been areas set aside for commercial or community purposes. What would be their scale? **A:** Yes areas have been designated for these. There will be no large scale shops as building size will be limited.
23. **Q:** When will the first blocks be available? **A:** In about 18 months. Marsim is looking to lodgment of the master plan in mid -May. Assessment is expected to take 4 months. The next step is to obtain Council's stage 2 development application.

#### **1.4 Name of the development**

During the question and answer session concern was expressed by members that the name Rosedale was being used for the development. Marsim said that this was used for convenience and based on the general geographical locality.

By show of hands the membership clearly indicated opposition to the use of Rosedale for the development. Association concern was noted by Marsim representatives.

## **1.5 Conclusion**

Emmett O'Loughlin and a member thanked Marsim for its presentation. Emmett sought assurance that the Association would have access to all Marsim planning documents and reports. John Wilkin replied that all documents required by the Department of Planning would be available on its website - <http://www.planning.nsw.gov.au> .

Denise Wilson thanked the Association for having Marsim at the meeting and sought feedback on the proposed development through the Association.

## **2 Apologies**

Apologies were received from:

Alan Bagnall, Murray Barrell, Mary and Keith Boardman, Jane Boardman, David Carter, David and Ronia Craig, Sue Falk, Deirdre Graham, Richard and Katrina Graham, Rohan Kent, Helmut and Sigrid Loofs, Margot Marshall, Paul and Penny Mlakar, John and Jane Nicholas, and their children Joanna, David and Kate, Dawn Perrin, Juliet Ramsay, Murray and Christine Sheil

Apologies were accepted.

## **3 Welcome to Guerilla Bay representative**

Bill Packard of the Guerilla Bay and Burri Point Progress Association was welcomed as an observer of the meeting.

## **4 President's report**

The President's Report was circulated in the March 2007 newsletter. Emmett O'Loughlin addressed five areas of his report:

### **4.1 Landcare**

Since incorporation of the Association the Landcare group has been left with uncertainty on insurance cover and financial management. Following careful consideration and legal advice the committee decided that the Landcare group should exist independently of the Rosedale Association Incorporated and not be a subcommittee of the Association. The Association would continue to facilitate the Landcare group and assist with its financial management.

### **4.2 Batemans Bay Marine Park**

The final version of the Batemans Bay Marine Park has been lodged. The only differences observed affecting the local area appear to be:

- (a) A sanctuary area is created from just north of Jimmys Island south to Long Nose Point. This prohibits fishing of all types.
- (b) Recreational fishing from north of Jimmys Island to Black Rock is allowed.
- (c) All commercial trawling inside the 3-mile limit is out of bounds.

### **4.3 Urban expansion area**

Emmett O'Loughlin said that we have just received as good a presentation as we could expect from the Marsim group.

### **4.4 Gordon and Judith Bray**

Sadly Judith Bray died in March. The Association sent a letter of condolence and flowers to Gordon. Shortly before Judith's death the committee had offered honorary life membership to Gordon, recognising that he was the foundation President of the Rosedale Association's and gave excellent service as President for over 25 years.

### **4.5 Newsletter**

Emmett O'Loughlin thanked Annie Shillington for the preparation of the March 2007 newsletter.

He made a request for members to contribute to the newsletter, for example by historical accounts or anecdotes that would be of interest to members. He gave as an example Mary Boardman's recent article on the birth of the Rosedale Association.

A member said that many members may be agreeable to having the newsletter distributed electronically to cut costs. A show of hands supported this suggestion. Emmett requested that preferences for electronic distribution be emailed to Anton Cook (rosedale.assoc@gmail.com).

### **5 Sea rescue**

Emmett O'Loughlin said that Mary Boardman wrote to the Association describing the rescue of two women, one elderly, from a rip at the northern end of Rosedale Beach in February by David and Kay Graham.

The meeting applauded their action.

### **6 Request for committee members**

Six nominations have been received for the committee: Anton Cook, Noel Egan, Sue Falk, Darren Gribble, David Mackenzie, Emmett O'Loughlin. This is short of the 10 provided for in the constitution. Emmett O'Loughlin invited further nominations and obtained those of Bill Maher and Deirdre Prussak.

### **7 Marsim development**

Adrian and Susan Lewis put two motions to the meeting:

1. *That the incoming RAI committee prepare a submission to the forthcoming Public Consultation Period, stressing the need for the most stringent environmental constraints on the development.*

2. *That the RAI and Guerilla Bay Association committees consult and cooperate to produce a joint submission, demonstrating a united concern for the protection of the near-identical environments of these two unique hamlets and their surrounds.*

Adrian spoke to the motion saying that the development was certain to go ahead, that David Mackenzie and Emmett O'Loughlin had made a submission to the Sensitive Lands Review on Saltwater Creek, and that the presentation had demonstrated that the thoughtful and up-to-date architecture described in the earlier presentation that was going to take place.

Emmett said that he had already spoken with the Secretary of the Guerilla Bay Association, Lyndall Hatch, who has agreed that both associations should produce a joint submission.

Darren Gribble said that there were substantial funds in Rosedale accounts some of which might be used to engage a consultant to assist with a submission, if needed.

There was some general discussion on the naming of the Marsim development discussed earlier in item 1.3. Emmett undertook to determine the precise boundaries of Rosedale so that any submission on a name change could be well informed. He also undertook to express to Council our antipathy to the project using the name 'Rosedale' in its title.

The first motion was accepted unanimously and the second by a large majority on a show of hands.

### **8 Edwards development**

Emmett O'Loughlin said that the Edwards development of the Rosedale Farm, comprising about 160 lots, is also at the concept stage. Owing to its proximity to the Rosedale hamlet, and the main entry to be an extension of Rosedale Parade, it is considered to be more important than the Marsim development. There was a copy on the table outlining the development. Members were urged to read this.

### **9 Scope of Rosedale Association membership**

There was general discussion as to whether residents to the west of George Bass Drive, specifically in the proposed developments, should be ineligible for membership of the Association. Ernst Wilhelm reminded the meeting that his motion intended to restrict membership to residents east of George Bass Drive had been discussed at the 2003 AGM and was then defeated [20 for, 51 against]. No further action was taken.

### **10 Treasurer's report**

The Treasurer's Report, circulated in the March 2007 newsletter was accepted. In essence the Association has approximately \$17,500 of which \$2,500 is Landcare money.

### **11 Fire Officer's report**

There was no Fire Officer's report as there is now no Fire Officer. A fire plan had been agreed at the previous AGM. Emmett O'Loughlin said that he believed that we need a Fire Officer and requested that a member who would like to volunteer for this position contact Anton Cook ([rosedale.assoc@gmail.com](mailto:rosedale.assoc@gmail.com)). If no-one volunteers the committee will reexamine the situation.

## **12 Neighbourhood Watch report**

There was no Neighbourhood Watch report. Deirdre Prussak, who was the previous coordinator, said that Rosedale Neighbourhood Watch had ceased owing to the difficulty of obtaining zone leaders. For lack of volunteers Emmett O'Loughlin said that each should look after the properties of their immediate neighbours on an informal basis.

## **13 Landcare Report**

David Mackenzie's Landcare report and a Plan of Works for future years were published in the March 2007 newsletter. Emmett O'Loughlin invited comments, particularly on major items for the Plan of Works. There were no comments.

## **14 Public address system**

Peter Graham proposed that a public address system be purchased. The motion was agreed to.

## **15 Association officers and committee**

There being no need for an election the new committee will comprise:

Emmett O'Loughlin – President

Sue Falk – Secretary

Noel Egan – Treasurer

Anton Cook

Darren Gribble

Rohan Kent

David Mackenzie

Bill Maher

Deirdre Prussak

## **Appendix**

Marsim Rosedale Project (9pp) – document prepared for community information session presenting the Concept Plan for the proposed development of the Marsim property on Bevia Road, Rosedale.

*Anton Cook (Minute secretary)*

**9/05/2007**