



Coastwatchers

Eurobodalla's environment group

27 January 2017

Dr. Catherine Dale,
General Manager,
Eurobodalla Shire Council,
PO Box 99,
Moruya NSW 2537

Dear Dr Dale,

**Public Exhibition of Broulee Planning Proposal and
Amendments to Residential Zones DCP**

Attached is a submission from The Coastwatchers Association Inc. regarding the Broulee Planning Proposal and Amendments to Residential Zones DCP.

John Perkins
President

The Coastwatchers Association Inc.
PO Box 521,
Batemans Bay NSW 2536

coastwatchers.committee@gmail.com

27 January 2017 SUBMISSION

FROM

THE COASTWATCHERS ASSOCIATION INC

REGARDING THE

**Public Exhibition of Broulee Planning Proposal and
Amendments to Residential Zones DCP**

1. Introduction

The Coastwatchers' Association Inc. is a community environmental organisation that has served the Eurobodalla region of the South Coast of NSW for over thirty years. It is the leading independent environmental watchdog for the region, acting in close co-operation with the wider community, the environment movement, the Eurobodalla Shire Council and the NSW State Government.

The Association aims to help protect the environmental health and beauty of this very special NSW South Coast region and to raise awareness in the community of environmental and climate change issues.

2. General comments

As the Eurobodalla Shire Council appreciates, the Coastwatchers did not support the concept of the Broulee Biodiversity Strategy for the Broulee region. That strategy was ultimately endorsed by the Council and the NSW Government, which enabled the proposed Broulee urban development to proceed. In no way does that opposition prohibit the Association from commenting on this current proposal.

History records that one of the greatest attractions of Broulee to previous generations was that it had developed over many years as a Coastal Village. Block sizes were larger than in the new and proposed development, so homes took up less area of the block. The redevelopment of these old blocks into 2 or 3 units combined with the smaller blocks and larger houses now being built, has all but destroyed the “Coastal Village” atmosphere. Other characteristics of the older developments were wider roads and nature strips. As a consequence, many owners retained as much vegetation as possible or replanted to compensate for vegetative loss. That is now all changing with the development area being totally clear felled.

The “old timers’ who were attracted to the “Coastal Village” would today keep moving in search of their dream. Broulee now offers an urban sprawl, accept in isolated pockets, and those islands are dwindling by the day.

3. Specific comments

3.1 Reduction in Medium Zone

The Association welcomes the reduction in the Medium Zone from the previous proposal. But the reduction made, makes the overall development no better. There should be NO medium density

development in this development as it does nothing to enhance the streetscape or the ambiance of the area. The medium density will increase motor vehicle congestion to unacceptable levels and decrease further pedestrian and bicycle access. There has been clear felling of all vegetation. Block sizes are already small, road widths are too narrow, road nature strips are tiny, houses are big with the result that there is little space on the blocks to plant trees and shrubs, store cars, trailers, boats or caravans. With two cars at least per home, and guest parking on the streets, there is already congestion on existing roads when cars pass. When the development is complete traffic congestion will be horrendous because of the reliance on a few arterial roads. When the development is complete shade trees will be difficult to plant on nature strips and will further restrict peoples walking access, accept on the road. This is a development geared to car owners, not bicycles and not walkers. Where are the bike and pedestrian tracks and access links to the beach? The Council and developers have failed to address these issues.

The litmus test for any development is whether the developers would choose to live in the development. An open question.

The Coastwatchers Association recommends that NO medium density development occur. There is sufficient already in Broulee. However, if there is to be any Medium Density land in this development, then it needs to be confined to the area directly west of Captain Oldrey Park extending north to Train Street, and adjacent to the Future Commercial Area and not intrude into the greater residential area.

3.2 Reduction in Lot Size

The Association supports the retention of the minimum lot size at 550 sq. m. rather than be lowered to 450 sq. m.

3.3 Captain Oldrey Park

Captain Oldrey Park is the only sporting ground in Broulee to service ultimately about 3000 people. The boundaries of that land are rigid and the Council must never permit any intrusion of the proposed development onto that that limited sporting ground. The concept map indicates a road will run within the southern boundary of the Park with an entrance to the estate via the current Captain Oldrey Park entrance onto Elizabeth Drive. NEVER, NEVER, NEVER. The boundaries to this Park and its one access is not for negotiation. It is owned by and for the community. Access for the development through this public area is not only poor planning but is appalling policy. On sporting days there will be a complete bottleneck and safety issue with kids walking and riding bikes. Any of this community land is simply not available for the private developers use.

If access is to be provided to the development between Captain Oldrey Park and the Banksia Village, then the developers will need to reconfigure their design plan for that area so as to obtain access to Elizabeth Drive via May Parade or entirely via Heath Street.

3.4 Land Adjacent to Captain Oldrey Park

The block of land between Heath Street and Captain Oldrey Park is described as “Open Space”. Apparently the land is owned by the developers and not the Council. Yet no one seems to know what the intentions are for this land. Presumably for the extension of sporting or community facilities. Given there is almost no other land available in Broulee for community purposes whether sporting or otherwise, Council needs to acquire this land so it can be retained for future

generations for unspecified recreational and community purposes. That must be an absolute priority of the Council to find the money to support the future needs of the people in this community. Instead of long term planning for community land acquisition, the Council instead appears to produce thought bubble proposals for investments such a cruise ship wharf at Batemans Bay, and extending the Moruya Airport runway for jets when propellor aircraft will be the only commercially viable aircraft at this airport in the future.

The developer has already contributed Captain Oldrey Park to the community. Now its time for the Council to make a contribution and preserve this land for future generations and by acquiring the land for the community.

3.5 “Open Space” in Southern Part of Development

It is very difficult to comment on the proposed Open Space in the southern part of the development. The public called for a Park in this area. It is uncertain whether this proposal of two blocks of land of about 1000 sq m., is a serious proposal endorsed by the Council, or a token joke. How the Council allowed this so called Park to be placed on public exhibition as a “Park” is simply beyond comprehension. Council Officers have indicated that the Council would not plant trees or scrubs on this site or maintain it. If Council is not there to foster and maintain public assets in this community, then it raises more serious questions about the Councils core functions.

This Park needs to comprise at least 4 blocks on either side of the Drainage Reserve. It must be planted and maintained by the Council in perpetuity. Otherwise it will be a barren eyesore and a complete waste of effort. It would be preferable to have houses on the blocks than a wasteland full of weeds and rubbish.