ESC ‘Drop in Session’ Draft Master Plan for Dalmeny LRA

15.02.2024

Dalmeny Community Hall

3 30 pm - 5 45 pm

Meeting notes taken by Sally Christiansen (Dalmeny Matters)

Apologies for anything missed, these are not official minutes, just an attempt to record the meeting as no other method was available at the time. Please feel free to contact [dalmenymatters@gmail.com](mailto:dalmenymatters@gmail.com) to clarify any items

Thank you to all staff present.

[Draft Master Plan](https://www.esc.nsw.gov.au/council/major-projects/current-projects/planning-recreation-business/dalmeny-land-release-area-development-control-plan-dcp) including additional information and FAQ’s on ESC website

[Dalmeny Matters page](https://www.dalmenymatters.org/fast-facts) on additional facts about the process, land and resident’s concerns

**Attendees:**

Approx 100-120 residents and ratepayers

**ESC Staff Members:**

Liz Rankin- Divisional Manager, Strategy and Sustainable Growth

Angie Radford- Coordinator Strategy and Place

Stacey Clohesy- Environmental Planner

James Thompson- Storm Water and Transport Engineer

Cameron Whiting- Coastal Planner

Sabrina Mallard- Development Engineer, Flood Planner, Resilience and Risk Reduction Officer

**Format:**

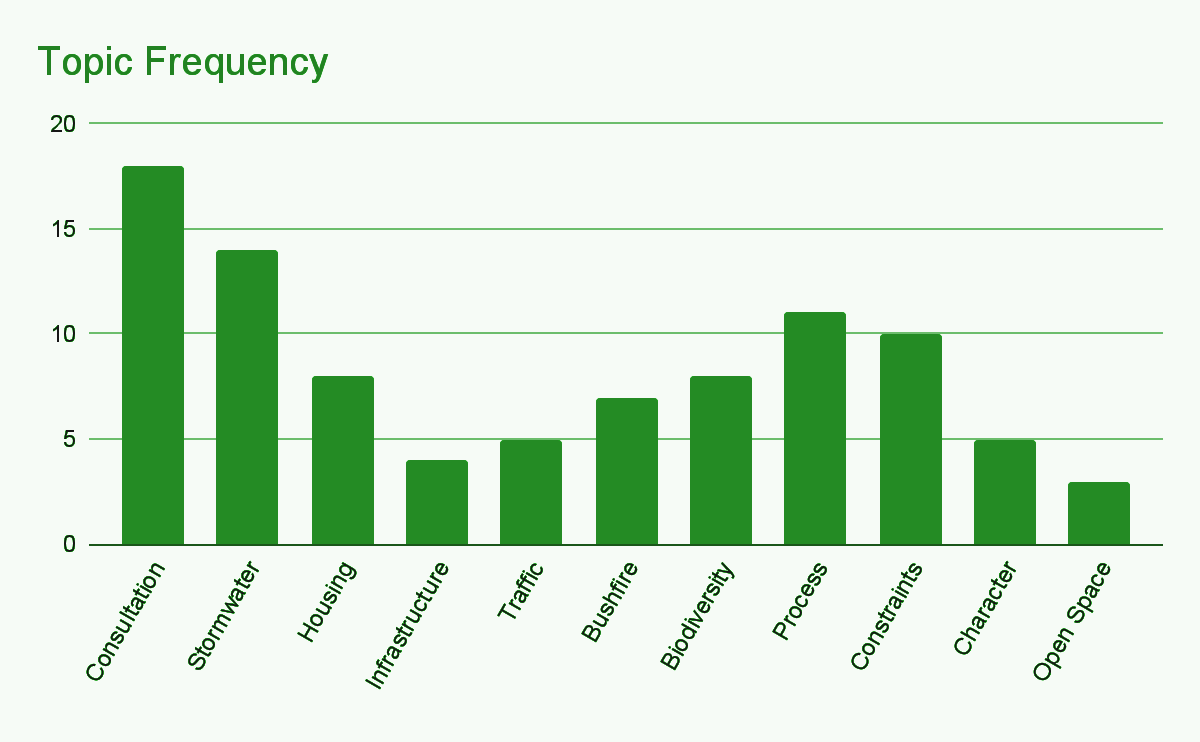
ESC staff arranged a ‘Drop in Session’ style opportunity for community members to ask questions about the recently released Draft Master Plan for the large bushland area between the Princess Hway to the west, Mummaga Lake to the north and Duesbury’s Rd to the south.

There was a very large number of attendees and it became clear that the ‘drop in’ format was not going to be appropriate. ESC staff accommodated a request to change the format to a traditional large group presentation with Q&A.

**Topics**

* Stormwater and Waterways
* Consultation Process and Communicating with Councillors
* Constraints and Costs
* Clarifying the Process
* Housing
* Biodiversity
* Lack of Infrastructure
* Traffic
* Bushfires
* Character of the Area
* Open Space for Recreation

**Breakdown of Topic Frequency**



**Themes**

* The theme of the community’s right to meaningful consultation arose many times throughout the meeting, raised by over a dozen individuals. Frustrations specifically that Councillors have not been present at the consultation sessions to date came up 6 separate times over the course of the meeting. Several residents said they had emailed all Councillors and had not received a reply. The question of how the community can make their concerns on this issue heard and appreciated by Councillors came up several times.
* Several residents questioned how previous feedback from the community is reflected in the Draft Master Plan, or that they did not think it had been. There was a general feeling of a lack of faith in the process, that community views were less important to Council than the developers’ and that future feedback and submissions would be similarly disregarded.
* This theme was also reflected in numerous questions clarifying Council approval and planning processes.
* The topic of stormwater management was raised many times, with many residents expressing concern that stormwater management would not be effective, would be very costly, would be unmanageable because of the soil type of the area and would impact creeks and wetlands in the development area including the building of a detention basin in a wetland/ EEC.
* This topic was linked with concerns about areas of Dalmeny currently subjected to flooding, and whether this would worsen. It was raised that the Plan includes a new road in a riparian zone and flood zone. Several residents raised the issue of increasing storm water discharge due to increased impermeable surfaces, the effect of clearing vegetation and exposing soil to erosion, sediment and pollution flowing into Mummaga Lake and the effect this would have on the Lake ecosystem, tourism, the character of Dalmeny.
* In total this topic was raised 13 times by 12 different people.
* The constraints of the land, and the resultant costs associated with the development to the developers, buyers, Council and ratepayers was raised 10 times during the meeting. The constraints mentioned included slope, bushfire prone land, riparian zones, unstable soil type and rocks affecting excavation. Associated costs mentioned included stormwater detention, upgrades to council infrastructure, upgrades to roads, fire fighting tanks, and offsets.
* This theme was linked to concerns raised about housing affordability and who could actually afford to buy a block of land in this proposed development.
* Whether the development was for affordable housing came up several times, alongside comments that prices, raised by the constraints of the site, bushfire safety requirements and building shortages, would exclude locals and young people.
* Block size was raised 6 times. Several residents expressed that it did not seem likely that the development would succeed in increasing the amount of young people in the area, because of high costs combined with small block sizes (small for a family sized home).

**Meeting Record:**

Angie Radford: **Introduction**

* ESC project: The Dalmeny Land Release Area is zoned under the [Local Environment Plan](https://www.esc.nsw.gov.au/property/planning-guides-and-tools/local-environmental-plans) for Urban Expansion. The decision was made by a previous Council (elected Councillors) to begin planning for the subdivision of the area for housing.
* The area includes 3 privately owned parcels.
* ESC must follow a process of making a Master Plan and Development Control Plan for the entire Land Release Area. If this is approved by Councillors then the Development Application process can proceed.
* The Development Control Plan identifies areas that are ‘developable’, and areas of absolute constraints such as riparian zones, slopes greater than 25%, Threatened Ecological Communities and wetlands.
* It is informed by technical studies
* “We have reached a point with population growth that it is now time to start this process”
* “We have asked for early feedback. We have used that and started technical studies, and done liaison with other agencies. All that information has contributed. Yes it has taken a long time, because, surprise surprise it is a very challenging site… It has been zoned for a very long time and that is part of the challenge. It’s different to today’s standards of what zoning would apply, but it is zoned, and our next step in this process is to work on the Master Plan and DCP.
* “There is nothing stopping you at this point from making a submission directly to Councillors.”
* “We want you to feel comfortable that what is in that Master Plan is informed by these studies.”

**Question and Answer**

1. Q: “Have there been any further assessments regarding Mummaga Lake?”

Angie: “No, but there has been a Storm Water Management Plan drafted that looks at mitigation.”

“I told the public we would come back to hear feedback so Council is here now. We want to know what you think so we can address any gaps and give information before the Public Exhibition period”.

1. Q: “I gathered that you will take our concerns back to Council as feedback? How will you do this if you’re not writing anything down? Are there any Councillors here?”

Angie Radford: “A lot of this is things we have heard before, and that we are already working on, that’s one of the reasons we are not writing everything down. And this isn’t the formal Public Exhibtion period. If you want to make it official, write us an email.”

Liz Rankin: Explaining the role of staff to provide info from feedback sessions, from technical studies etc to the elected Councillors prior to them making their decision.

“There is a thing called [Public Access](https://www.esc.nsw.gov.au/council/meetings/public-access). There is a thing called [Public Forum](https://www.esc.nsw.gov.au/council/meetings/public-forum-and-public-access). That’s all available to you and when it goes on Public Exhibition there will be more opportunities for conversations, and submissions and we have an obligation to provide these to Councillors”

1. Q: “Do developers have the same access to Council Planners as we do? Do they get to sit in a room with you? How do they access you- by email as well?”

Angie: “No they don’t sit with us.” Yes to they contact by email and express concerns rather than ‘tell us what to do.”

Liz: “I guess what we could say is that what you see there (on the Draft Master Plan) is not necessarily what they’ve told us.”

Angie: “The Concept Design has gone through different interactions until we have reached a point where we believe it would be feasible. Economically feasible? Well that’s for the developer to decide. There are expensive works that will be required for this location. We need to balance the environmental needs- 50% roughly developed and retained”

Liz: “There is a need for growth and that cannot just be in Moruya, or Batemans Bay and Broulee, the growth plan says it needs to be across the Shire. We have to find roughly 5200 houses for projected population by 2041.”

Angie: “We are already working on projects in Moruya and Batemans Bay.”

1. Q: “Contours in Moruya are much flatter- this project looks like it is a massive expense.”

Angie: “I agree, but it is zoned for residential development so we are at this stage of the process. This is a State Legislation issue, and there is only so much I can do about that zoning today, I’m not saying don’t raise it. ”

1. Q: “Can the land be ‘back zoned’ (ie can zoning be changed at this time)?

(Dalmeny Matters)- “We have asked that question of NSW State Planning staff, they said it can be applied for by Council as a spot rezoning however that would be unusual and would open Council to legal repercussions/ massive expenses from owners.”

1. Q “Are there any ideas of timeframes?”

Angie: “Timeframes are fluid- it depends how controversial this gets, and I think… I know it is… And it’s an election year. So we are proposing to have this on Public Exhibition within the next few months (pending Councillors’ approval), and then if Councillors decide to adopt it, that’s when DAs can start being submitted for the subdivision. Then there’s works that need to be done and that can take several months, especially because of issues finding people to do them. But in terms of houses on the ground at least a few years.

That’s not the whole development- it will be a staged development and economic feasibility will come into it. It’s out of our hands how long it takes.”

Liz: Talking about how long development currently takes/is delayed in the Shire. “Current rates are 310 buildings per year across the Shire.”

Plus what other projects Council has on “There are development fronts- Planning in Moruya, density study in Batemans Bay, land zoned in Narooma, Master Planning for Rosedale, development will be dispersed so you’re not going to see 300 houses on that land for a long time.”

Comment “This is going to go on for ages!”

1. Q: “What does Public Exhibition mean?”

Angie: [Explanation-](https://www.esc.nsw.gov.au/council/have-your-say/public-exhibition) 28 days for the public to have the opportunity to make submissions before Councillors make a decision.

1. Q: “How do you know these won’t be holiday houses?”

Angie: “We can’t control that, we do plan for a percentage of Holiday Houses in each development.”

1. Q: “I’m a holiday home owner and I didn’t receive any notification of this from ESC”.

Angie: Explaining ESC did contact non resident ratepayers in 2021 when process started. But not about this Drop in Session. **Committed to a mail out to non resident ratepayers and letter box drop for Public Exhibition period.**

1. Q: About zoning process- “Who will own the area in the Master Plan designated Public Open space in the future, how will it be zoned and who will manage it and how?”

Angie: “We can’t answer that now, Councillors need to make those decisions”

1. Q: “Why has there not been community consultation throughout the drafting? Why wait until the end to ask what we think? Can you make major changes to the Master Plan at this stage?”

Angie: “We can make changes at this stage based on evidence and feedback”.

1. Q: “What is the Council’s attitude towards diminishing the ecosystem. We all know development is a fact of life. It would be in the developers’ best interest to hold the fabric of the ecosystem intact. It’s part of the appeal of this area, it’s part of the Shire. Council has a responsibility to uphold that- we pay our rates, and it’s in the developers’ best interest too”.

Angie: Response about how the Development Control Plan will show more detail about where hollow trees will be retained etc.

1. Q: Pointing out a recent article detailing why human modified environments don’t work as habitats in the same way, that the threatened species, other wildlife and plant species will not survive in the development area.

Angie: “You can’t argue with that.”

Liz: “That is one of the challenges of planning- where do you put people. The answer to what is Council’s position on that, well that position is in policy. This area has been identified for Urban Growth. There are some things that we can’t control. We have an imbalance in our aging population and we need more young families and young people.”

1. Comment: “How can you expect young people to be able to afford to live there? Surely you put them where there are services?”
2. Q: “What about services, what about Day Care, doctors are closing their books to new patients, there’s a bus only twice a day, schools- are these going to be included?”

Liz: “Housing is one of the solutions to that- one of the reasons we don’t have services is because we don’t have adequate housing. Even some GP’s can’t find adequate housing.”

(laughter)

Liz: “Council find it hard to get staff because there is no housing”

1. Q: “Will these houses (proposed Dalmeny development) be more affordable than the 96 family sized houses currently for sale in Narooma, Kianga and Dalmeny?”

Liz: “It’s part of the mix”

1. Comment: about how many empty houses there are in Dalmeny currently. It speaks to a housing management issue, not a shortage. There is no sense of affordable housing in this development, they are just going to be more and more holiday houses at those prices.
2. Q: “If the Councillors are the people in charge of all this, when do we get to speak to the Councillors? I wrote to all 9 of them and received no response!”

Angie: Reiterating about Public Access and Public Forum, and that Councillors do receive them but that staff can’t control whether they respond.

1. Comment: regarding lack of response, being ignored at those forums.
2. Q “Do developers pay for the extra infrastructure that will be needed to support a development like this or is that something that will become a cost to us (the ratepayers of the Shire)?
3. Q “Regarding Stormwater- there are creeks, springs and waterways all through that area. How will they be affected? How big is that gap between the wetlands and the lake?”

Angie “The Master Plan does avoid the riparian zones, and what vegetation we are retaining will be avoided”

1. **Comment- Mike Young- background in Environmental Management- 40 years**

Explaining the issues arising with the soil type in the area when vegetation is removed.

“There is a beautiful canopy of Spotted Gum, which acts through photosynthesis, in removing water from the soil and keeping the water table down. When you remove that canopy, the water table rises, bringing salt with it, and exposing shallow, clay and shale soil to erosion, very rapidly. The salt acts to disperse the clay, which then becomes chaotic in managing road construction, waterways, you name it. It’s a big issue- and therefore the cost to the developers is enormous. It’s a crazy area for developers to be targeting.”

Example from development at Tuggerah Lakes, huge subdivision- “They were trying to build access roads and foundations, the effect of a rain event on the salt affected soil is enormous, and once it starts you can’t control it. The choice of sloping, spotted gum country for this development is a very poor choice.”

Sabrina Mallard: Acknowledging: “There are major constraints and threatened species on that site.”

1. Q: “About the storm water and flood studies- are they done or still being completed, cause we all know we already get flooding. Will there be upgrades to that system.”

Angie: “It’s an iterative process- a final draft will be put on Public Exhibition. If upgrades are required they will be part of that.”

1. Q: “If you’re taking away Spotted Gum and creating these issues with waterflow, does this make your stormwater plans null and void?”

James Thompson: “The developer consults with Council, we make a preliminary plan, then it comes back to Council and the different areas make comments on their areas, like traffic, storm water, environmental etc, we make changes and take it back to the developer and this is the iterative process.

The way the Storm Water modeling works on density- in accordance with Councils infrastructure design standards. They are not analyzing it as bush or grass, but as 60% impervious. Depending on the land uses that changes- ie high density is 100% impervious so all storm water runs off somewhere.”

1. Q “That sounds like stormwater detention systems on every block- that’s a huge expense like $20,000 plus.”

James: “Yes. Out of that area there is an amount of stormwater, and the developer has to prove that amount stays the same, so that the water leaving the site is no more and no worse quality than pre existing standards. The developer may have to put a detention basin somewhere.

I 100% agree it’s going to be a lot more water.”

1. Q: “Where will the detention basin be- in the development zone or wetland zone/ EEC zone?”

Angie: “There may be wetland areas that are impacted and that is where there is a compromise where this is addressed.” There may be a basin there. It’s being investigated where that will happen.

James: “I’m not saying this is going to be cheap or economic to the developer but anywhere there is water from the development going into existing Council infrastructure the developer has to pay to upgrade that. It’s extremely expensive, most of the time they try to avoid that, but that is Council's position.”

1. Comment: About how small the block sizes are, and how this will affect the economy of the area in years to come in terms of appeal of the area to tourists, and whether small blocks would be enough for the families they say they want to attract.
2. Comment: “We have had huge rainfall events over Christmas. Some of the proposed development would have been underwater. The new road you propose on Tatiara St is on a creek, which your maps don’t show. Tatiara St already acts like a creek, houses are going to flood. Your modeling needs to take this into account. That road will be underwater.”
3. Comment: Raising again the concern that Councillors were not present to hear these concerns and the difficulty contacting them that residents are experiencing.
4. Comment: Expressing concerns about the health of the lake, and previous studies that indicate the lake cannot withstand more clearing/construction in the catchment.
5. **Pat McGinlay (ex Councillor)** was asked to explain about the Mummaga Lake Estuary Management Plan and how it left out the key information that the Land Release Zone development was being activated by Council in terms of population growth projections and consideration of the effects of construction and clearing on the lake.

Angie: Disagreeing- saying it was considered.

More information

[Beagle Article](https://www.dalmenymatters.org/news/is-council-up-to-its-old-tricks-to-fast-track-with-double-speak)

[Dalmeny Matters Submission](https://static1.squarespace.com/static/6130aa8731ef8a18c443c2f7/t/6209ab7229eb29355a4b0a22/1644800909332/Dalmeny+Matters+response+to+Estuary+Coastal+Management+Program+%28with+references%29+5_1_22.docx.pdf)

Cameron Whiting: Mummaga Lake Estuary Report Cards are available online.

1. Q: Regarding management of Mummaga Lake, policy of artificial opening.

Angie: Explaining that this is in National Parks control.

1. Q: Regarding block sizes, set backs, limits on impermeable surfaces and concern that the sizes may mean a high percentage of impermeable services leading to additional storm water pressure.

Angie: Yes there are limits regarding those percentages. (needs clarifying)

1. Q: What is the Council proposing to do about the roads- we have small roads, no lights (how will more lights affect nocturnal animals?), kids riding bikes around (which is currently safe). What is Council planning to do in this regard?

Angie: We would be asking for developer contributions to pay for road upgrades.

1. Q: “For the whole of Dalmeny or only the development site?” re costs?

James: “We are seeking feedback to go back to the developer to revise the traffic studies, to determine where the development will connect into existing roads- obviously some are better/ worse. The Council perspective is that where the developer can prove where they should be, we assess that and require the developer to contribute to the upgrade of the connections. Plus contributions to the ongoing maintenance of that road.

In terms of streets that don’t actually connect- that has to go through Council’s normal process, there is a priority list. It’s completely separate.”

1. Q: How will this affect emergency evacuations, in terms of roads and being able to get out?

Angie: That bush fire study is in draft, it’s not finished. It will be available in Public Exhibition period.

1. Q “How does that work in terms of building the development in stages- are all roads built first?” re What is the process?

Angie: That would be part of the staging plan, and needs to be reassessed.

1. Q: Regarding road speeds, merging lanes, turning areas, blind corners, safety.

James: Council has no authority over road speeds on any type of road. We do not control those kinds of road upgrades. We do advocate though.

1. Q “How can residents raise any issues if the development proceeds and we want to raise things like noise, clearing etc?”

Liz: Detailing existing avenues

[Snap Send Solve](https://www.snapsendsolve.com/)

ESC Facebook

1. Q: “Will the new houses have to have a firefighting tank on each property? Who pays for this? Have issues of digging and striking rock been thought about (example from another house in Dalmeny where this happened and massively increased costs.)

Liz: “I can’t say for certain about the requirements”.

Angie “There will be requirements to have onsite tanks- also this relates to storm water.”

1. Q “The site, a lot of the land slopes to the west where you are planning to put houses and this affects bush fire safety. You’re placing them on ridges which should be avoided.”

Angie: “Yes this is one of the compromises, because if you avoid the ridges you then build in the gullies which are riparian zones.”

1. Q: “How do you compromise on bushfire safety?”
2. Q “How can you retain trees on small blocks and bushfire prone land?”- comparing with Broulee “There used to be beautiful bushland up there.” Comparison with the North Coast and how built up it is. This resident moved from Nth Coast because of this and many tourists now visit the South Coast because we have retained bushland and the natural appeal of the area.
3. Q “Is there a stage when Council could cut their losses on this because the land is too constrained and the development is too costly?” process

Angie : “Councillors would need to consider that as part of the process.”

1. Q: “Have the Councillors visited the site and will they before making decisions?”

Liz: “We can invite them to walk the site as part of the process”

1. Q: “Question to the development engineers- during this development you would have to build roads, involving clearing and exposing soil to erosion. One of the proposed roads is on a very steep piece of land. Everything exposed during that constructruction is going to be washed down into that zone, all the silt, mud, dust and weed seeds. What is ameliorating that risk during the construction phase?”
2. “Also if they have to bring in fill, can you guarantee that that is clean material, safe, doesn’t contain problem weed seeds, etc?”

Stacey: “That erosion management plan and storm water design is submitted with the construction permit. It applies during construction and changes as the landscape changes.”

“Fill material is tested and regulated by the EPA” (more info on [‘VENM’](https://www.epa.nsw.gov.au/your-environment/waste/classifying-waste/virgin-excavated-natural-material))

Angie: “There is going to be some cut and fill.”

1. Q: How is this enforced by Council- are fines high enough to actually stop developers doing the wrong thing?

Angie: “There are fines”- unsure how much they are.

1. Comment: “People live in Dalmeny because of their love of this part of the world, what it's got to offer, that I can look out of my bedroom window and watch wallabies eating the weeds out of my garden…. We live here not only because of the beauty of the area, but because of the companionships, friendships, the support we get from this community. I know we have to grow, but I have concerns, do we have accessible housing, houses where older people can get out their front door and go for a walk, do we have the capacity of infrastructure to support another few hundred households, at least, when we can’t even provide this now…. Our conversation now demonstrates our love of this place and our desire to make sure this place stays somewhere we enjoy living.”
2. Q. “Where is the consultation with the community? We’re going to end up looking like Batemans Bay- lose the Narooma Bridge if we get too much traffic. Sunshine Bay development is still going on because people don’t want to live there.”

Liz: “In terms of consultation what would you like to see?”

1. Comment: “More consultation with the community and opportunity to talk to Councillors”

“28 days is a ridiculous amount of time when the developers and the Council have been talking for 2 years.”

Liz: “Councillors can actually decide to extend exhibition periods. We have said, there will be more of this. We can put that to Council.”

1. Q. “Are the Councillors actually going to come when there is ‘more of this’?”
2. Comment: “3:30 in the afternoon is not a good time for community consultation. There should be a weekend session, different times on offer for people at work, etc so that a range of ages/ demographics can attend”
3. Comment: “I looked up the Council website- there are beautiful words about how consultation and development is meant to go ahead, about the community, ecology, it’s beautiful. This is nothing like that. It’s really simple, this site is just not suitable.”
4. Q “What was the goal of this session? To come here and take back to Councillors that we don’t want it?”

Angie: “They are very aware of that. We should acknowledge that there are different views. But yes we are aware of that, what we hear from the community, we let the Councillors know. We will collate feedback and put answers on our website- FAQ’s page.”

1. Q: Is there any survey done, anything on how the community’s feedback has been used? (example of another consultation process recently where majority of feedback said something was not wanted, but was done anyway).
2. Q: If after the elections if a new Council does not support this development what happens then?

Liz: Acknowledging that this is part of how local Government works. “Councillors would have to have all the information in front of them, the legal implications, before they made a decision”.

1. Q: I can’t see anything on that Master Plan that reflects any of the concerns that the community raised in the last consultation sessions in 2021. Is this meeting just another box ticking exercise?”

Liz: “To be fair if we took on your concerns we probably wouldn’t be coming back to you with a Master Plan. What I’m hearing here is a very strong objection to development of that land”.

1. Q: About the ‘public open space area’ on the map. The area we asked you to protect, that was public land, it has walking tracks that are loved and valued for health and recreation. Are you aware that the section you have designated for open space is very sloping and has gullies and creeks, it’s not suitable for recreation for most people. How are we going to be compensated for the loss of 40 hectares of public land that we also haven’t had access to for the past 2 years since we were told not to trespass up there.”

Angie: Explaining there will be pathways made on the edge of the developable area. ‘Not as natural but there will be pathways, they may be more accessible in some ways, but not as large”.

1. Comment: About current Dalmeny pathways are not actually up to accessibility standards and will these be any different?
2. Comment: “I want to express that this is about this being the wrong place for development because of the nature of the site, this is not NIMBYism.”
3. Q: Question about connectivity and passages for wildlife- especially wallabies that people care about and see each day- raised during initial consultation sessions. Also threatened Gliders- den and hollow trees identified in the fenced Lot near Eucalyptus Dr. “You have planned for roads and development across that whole site. How does that Glider Policy apply here?”

Angie: DCP will show where some hollow bearing trees will be retained.

“Having said that, I need to acknowledge this is development and there will be impacts on some of those habitats, and where that can’t be avoided offsets will have to be found and retired.

1. Comment: Regarding the serious limitations of the offsets scheme.

Angie: “Some of the frustration I’m hearing is with the Legislation, and we are complying with it, but that’s not good enough in itself. We have to work within that framework, but I’m hearing you.”

1. Comment: Reiterating frustrations that Councillors are not present. That community feedback is not reflected in the Master Plan.

“Unless we each individually put in a submission to Councillors, nothing is going back to Council, other than what you take back, you might go back and say ‘they are all against it’ but that is not going to convey the 2 hour conversation where a lot of people have just made very good points. And they might not even turn up to the next session”.

1. Comment: “How is heavy earth moving equipment, cement trucks, etc, what is in your plan to stop these going up existing residential streets? Residential streets should be blocked off, it’s inappropriate”

Angie: “During construction they will go up some existing streets, that’s part of the traffic management plan that is assessed as part of a DA.”

1. Comment: Regarding the route fuel trucks currently have to take through Dalmeny because it is steep and they can’t turn in narrow areas.
2. Q: Can you tell us what ecological assessments have been done and can we access them?

Angie: Biodiversity report during Public Exhibition on locations of biodiversity values in the area, not a biodiversity assessment though. “There are threatened species and ecological communities, which we will try to avoid, but it’s all habitat out there, so there is an impact to biodiversity. What we need to do as a community is provide feedback to Councillors on what values you place on that aspect of the development. The whole thing is a challenge to balance.”

1. Q: “What guarantees have we got that if we take the time to make lengthy submissions that they will be heard or realized in the planning? Given that we don’t feel like we have been heard thus far.”

Angie: “We will do better in the next round showing this is what we have heard and this is what we have implemented or why it hasn’t… I don’t think we can make everybody happy.”

1. Comment “The developers are going to be happy aren’t they? We’re not happy but the developers are.”

Liz: “They’re not happy!”

1. Q. Regarding block size- when you say low density housing what does that mean? Is it one house on a 500sqm block? And is that being deemed affordable housing? I’m here for some young people who can’t be here who have an interest in buying a block of land. I mean, a 500sqm block, that’s pretty small.

Angie: Not for affordable housing. Talking about how larger blocks take more space, more environmental impact. State legislation determines block sizes in each zone- Standard Instrument.

1. Comment: Planning controls can limit the block to single occupancy. Dual occupancy means more hard surfaces and stormwater issues. You already have issues mitigating stormwater flows, and managing flooding issues, and Council has a responsibility to protect that sensitive waterway that’s part of a National Park. “I don’t see how you are going to do that without restricting hard surface area on a given block.”

Angie: “It’s somewhat in Council’s control- if we go through a Planning Proposal which would change the LEP.”

1. Q: You mentioned that the DCP will have info about retaining hollow trees in development zones- does that mean there will be large trees and vegetation retained within the Asset Protection Zone?

Angie: “Yes- APZ can have up to 15% canopy cover with canopy separation. Currently deciding whether to implement a control in the DCP that says the developer has to reach that 15% maximum canopy cover within the APZ to reduce that scorched earth impact that can come from bushfire protection requirements.

End of Meeting