

Rosedale Residential Subdivision Concept Plan - Modification 2 (MP05_0199 MOD 2) Public Submissions

Submission 1 – Comment

Philip Hodgson, 5326

14/10/2024

Summary: Population growth on the Eurobodalla South Coast is inevitable and housing and commercial services will be a necessary component of that growth. However, Australia must remain an example of planning excellence and the current proposal to expand the Stage 1 West Rosedale subdivision is NOT.

- 1) There should be NO agreement to the current boundary that captures the critically important wetland habitat. The wetland should NOT be given Torrens Title under the proposal.
- 2) There should be NO agreement to the clear felling of all trees and large shrubs over the subdivision lots. Instead, the developer MUST retain as many of the existing habitat trees along each primary and secondary road/street in the development area (minimum 1 tree per 20m of road). Existing trees should also be retained in all identified parkland/open spaces. There are many good examples of tree retention in previous developed areas on the coast such as South Durras, Lilli Pilli, parts of the Batemans Bay district (Denhams Beach) versus poor tree retention across the expanded suburbs of Broulee, and Tomakin/Barlings Beach. Heat islands from clear felled suburban infill are NOT a planning design feature the Eurobodalla should support. Where a lot is over 500 square meters, the lot should retain a minimum single tree.
- 3) The traffic load report is grossly under estimating the impact of 792 new residential lots, and the associated number of cars, on noise levels along George Bass Drive. It will also have significant congestion to local secondary and primary roads extending in all directions to Broulee (South), Mogo (West) and Batemans Bay (North). The wheel noise generated by today's modern vehicle is high and the increase in vehicle movement will lead to constant vehicle movement noise from at minimum 7am to 9pm daily. This is significant. Some options would be to reduce road speeds, but this itself creates traffic flow issues that don't currently exist. There is also NO consideration of the impact of the number of vehicles using the Tomakin-Mogo road to access the Pacific Highway. There will be significant impact on the intersection of Mogo/Pacific Highway. No doubt leading to the need for traffic lights, another regulatory and impediment on traffic flow currently NOT experienced. Also NOT being paid for by the Developer. Equally the need to increase to at least two lanes to improve flow onto the Pacific Highway - NOT borne by the Developer.

4) The Eurobodalla Shire Council MUST impose the cost to expand the quality and quantity of the current Water Treatment Plant. The additional 792 lots will likely exceed the capacity of the current treatment plant. In addition, the current plan will have significant impact on ground water flow and risk of increased water into Bevia wetland that will create higher risk for homes along the Bevia wetland creek flowing under George Bass Drive and into the Barlings/Tomakin subdivision.

IF ESC adheres to its own strict policies on the management of driveways and street design, tree protection orders, and wildlife protection (i.e. Ramsar treaty) and imposes more stringent design practice and delivery by the Developer then perhaps the communities surrounding this proposal may get a model of urban planning that addresses livability and practicality with stronger and ready environmental outcomes (unlike Sunshine Bay).

Submission 2 – Comment

Name withheld, Tomakin 2537

16/10/2024

We live at 6 Thomsen Place Tomakin and our eastern boundary meets this development. We have concerns for the waterflow to the wetlands and access for wildlife. In previous years we seen plans showing a wildlife corridor along our boundary which has reduced in size in each subsequent plan. We would like to know if such a corridor is planned and will it be along our boundary or will there be building blocks there. We would like to see a updated plan or map showing what is planned for along our boundary.

Submission 3 – Objection

Barend Peter Haantjens, Rosedale

22/10/2024

The shire already suffers from water restrictions with the heavy influx of visitors and holiday makers, adding pressure in supply of services. Also the number of lots is prohibitive for supply of sewer, power and traffic demands

The proposed protection of a green corridor on the old Bevia Road site is compromised by the proposed access road

The already cleared areas from adjoining subdivisions (Saltwood, Elements) has created a wind corridor from Tomakin through to Rosedale, more clearing will only exacerbate the problem

Construction of a major road below the sewerage treatment works where the dams are open to seepage and spillage is extremely foolish

Lack of ecological protection zones and potential damage to wetland areas due to stormwater and runoff

Submission 4 – Comment

Name withheld, Tomakin, NSW. 2537

23/10/2024

Looking at coloured drawing of labelled 'concept subdivision plan (AA_03)' showing the 3 roads I am drawn to the RED area. This is commercial area which is not included in this application. However want I wan to comment anyway because I might not have the chance in the future. Are the blocks large enough to handle car parking, deliveries, cardboard boxes and extra traffic when the new road is constructed pass the Tomakin sewage plant? There is no mention when this road is constructed to allow owners to access their property. I travel to either Batemans Bay or Moruya for my shopping. Too many shops are empty in these two towns. How will 792 residential lots support over 110 commercial stores?

How is the central zone different from general zone other than it is on listed on development 3 while general zone will be constructed in the 4th?

Again looking at Stage 1 completion on concept plan (AA_03): Does "completion" refer to infrastructure such as roads, water and sewage and nbn with power underground or does it include completed constructed houses? Some houses in the Barllings Road area have no wifi. People travel to the Tomakin hill for reception or connect to nbn drive to either library.

When it rains water runs down Barlings Drive and some of continues through my land flowing in the small gully turning along my boundary and continuing into the Rosedale subdivision. Will the river course be changed so it ends up in Pocket Park? There is an area of blue with no label so I assume is water nearby. Will this be a manmade reservoir?

The foreshore shared trail will be very popular for painters, photographs and birders. But I do not see any parking facilities for about 10 cars.

Water

Since the water supply is up the hill from my home I am wondering whether the proposed reservoir will be bigger and better than what Tomakin has now. (figure 1-1, figure 2-1 and figure 3-1 from bevia road, Rosedale concept approval modification 24-000286)