

TPC Presentation

Break O'Day Draft LPS

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- Thanking for opportunity to present
- Closely associated with area since 1952
(when it was known as Boat Harbour!)
- Own some 6 properties in Binalong Bay
- Well founded appreciation of the intrinsic values that make this such a unique and beautiful region
- Strong advocates for protection of these values while allowing sensible progress.

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Background Information

History of the past gives rise to concern for the future. Irrespective of recommendations and regulations Council does its own thing.

- Council has been blatant in its disregard for community wishes
- Council appears to respond to the 'big end of town'
- Council has never addressed or responded to **any** of the many of dozens of issues we raised
- Council uses discretionary option to suit its own needs
- Council has flexible interpretation of its own planning scheme depending on the party
- Council does not always comply by its own procedures and restrictions.
- Council does not enforce many violations of PS

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It appears that special dispensation is given if any project is under the auspices of:

Tourism

Mountain Bike Trails

(Reflect on the amount of money spent on MBT in the municipality)

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For so many who are unable to appreciate the intrinsic worth of the region and who have such little regard for future generations:

"the environment is an expendable currency that can and should be exploited to provide short term financial gain"

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The **environment** includes:

- vegetation - particularly native trees and shrubs
 - the magnificent coastline of rocks and beaches
 - the sea and all its spectacular beauty
 - wildlife and its habitat - not just corridors
 - diverse array of bird life
 - natural waterways and rivers
 - beautiful lagoons
-
- plus the much overlooked European and aboriginal heritage

ALL JUSTIFYING PROTECTION as much as reasonably possible

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The environment should not:

- Be over developed
- Allow inappropriate and obtrusive building design
- Be denuded of trees and native vegetation
- Allow over commercialisation
- Be disfigured by network of unnecessary bike tracks intruding into the natural environment - use less obtrusive options
- Have inappropriate conflicting infrastructure
- Be overwhelmed with weeds and invasive species

Weeds proliferate on new path



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- Scenic Protection is essential
 - not just for the coastline but exceptional areas in the municipality
- Consistent with the stated protection objectives we fully support
a wide ranging Scenic Protection Code for valued sites
throughout the municipality

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PREVENT OVER DEVELOPMENT which will devalue the qualities of the area:

- Future subdivision of no less than 700 m²
- Restrict the site coverage on the most restrictive zone to no more than 40% but that is to include hard surfaces such as concrete driveways on proportional basis (eg 30% of driveways add to the plot ratio)
- Strata development should be strictly limited and allowed in only in non sensitive zones (eg not the Landscape Conservation Zone) and only when there is sufficient area.
- Height Restrictions are important factor in minimising overwhelming intrusion of towering buildings and minimising adjacent views, invasion of privacy, reducing light and solar benefit

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Prevent **Ribbon Development**

This detracts from the values discussed.

- It is an undesirable feature in any location and should be resisted anywhere in the municipality.
- Consider mainland ribbon development and the disadvantages
- Consider overseas experience where such preclusion provide benefit to the living environment.
- There is a limit to how many properties can expect to have extensive water views
- We support the prohibition of future subdivisions within the one km from the coastline

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Reticulated Sewerage systems

- Clearly not needed
- Most properties are occupied on part time basis
- Existing septic system works really well particularly with this sandy soil type
- Personal experience with ours working for 60+ years without issue ever.
- New self contained systems even more efficient.
- Cost effective saving \$millions
- Council previously approved dense 4 large double storey 'Gold Coast' style units on single block confirming no sewerage problems
- Subsequently argues for reticulated system (to allow for more development)

Overdevelopment without septic concern



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Reticulated Water System

- Clearly Not Required
- Water is a valuable resource to be retained on site as much as possible
- All residences have water tanks free of chemicals
- The outflow of water is minimised by the use of water tanks
- The adverse environmental consequences of excessive outflow are reduced.
- There is no need for the excessive infrastructure costs and operational costs that properties would otherwise incur
- The demand is from sectors seeking to exploit further development

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Storm Water Management

- Issue minimised by use of water tanks
- Water capture to minimise point entry into sensitive area such as the lagoon and the beach
- To minimise erosion and capture debris
- Special attention to divert run off from entering and polluting the original gulch
- (There should be outlet between the gulches to allow for water circulation in the original gulch).

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Wildlife management

- Self evident that protection and promolgation of native flora will protect the plethora of wildlife
- Wildlife corridors are essential with every endeavour to prevent fragmentation
- Areas of wildlife habitat must be protected
- Weed management will enhance the well being of wildlife
- Enforcement of the dog policy on the main beach - NO DOGS OFF LEAD at any time (we take our dog on the beach as appropriate)

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Vegetation management

- Scenic and conservation values enhanced by retention of native vegetation
- Should be encouraged by Council but does opposite

Council property

- Mows parks and greenery with no regard for young native trees
- Mow down trees between footpaths and roadway (whereas other Councils plant trees to soften and provide shade)
- Mows large areas near road leading to lagoon for no justifiable reason
- Apparently no prosecution for those destroying protected species on Council land
- Little effort to remove weeds and invasive species of which there are many

Continually removing natives



Lagoon Road Council Devastation



More Lagoon Road Council Devastation



Excessive clearing on leased land



Clearing more than 17m from road



Recent destruction of large tree on public land



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Vegetation management

Council and Private property

- Inconsistent policy
- Many examples of total destruction of all trees on lots (eg Barnett Crt, a 1 acre lot of large trees totally destroyed)
- Many similar examples
- Others required to provide a full vegetation management plan for minor balcony extension with NO vegetation implications
- Council when clearing of private land removed native trees but left invasive species

Large lot with every tree destroyed



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Safety - an intrinsic element of all PS

- Often disregarded by Council
- Proposed public toilet in wetland amongst tall dangerous trees
- WPS identified danger of trees falling
- Despite a tree subsequently falling Council accepted DA for booking office same location
- New walkway thru wetlands directing pedestrians to three busy roads and three car parks.
- Dangerous, subject to flooding, expensive, segments bushland giving rise to weeds

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Sale of Public Land

- Also known as:
'Suspending the Council's Environmental Plan for short term financial gain'
- Protected or threatened species
- Habitat for threatened species
- Habitat for native fauna and bird life
- Once sold the above will be lost to development
- Intended for public use and future generations
- Must not be sold

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Mountain Bike Trails

- Great benefit to certain sections of the community
- Apparently a good income for some
- Massive amounts of public money spent (refer to Council reports)
- Last community survey made NO mention of MBT's
- Our family use them BUT
 - should be sensitively built
 - use existing infrastructure where possible
 - not intrude into sensitive areas such as the lagoon environment
 - are dangerous for users and public and
 - should not override the needs of others

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Safety

- Critical requirement of all Planning Schemes
- Overlooked by Council
- Some examples:
 - Breakwater (refer to other slides)
 - Considering DA's in waterway amongst dangerous trees TWICE!!
 - Merging walkway amongst three car parks and three roadways
 - Building steep walkways with just 1 step in the middle
 - Allowing the build up of loose gravel at the bottom of the walkway resulting in falls by the unsuspecting public
 - Denying us access to one of our lots requiring us to drive along footpath.

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Master Foreshore Plan

- Employed consultants @ \$50K
- On costs - staff time, resources meetings, venues, reports etc estimated at \$50K
- Public time presenting information and reports \$50K?
- Passed by Council
- Then completely overridden by vested interests
- Public never advised of why all this money had been spent and agreed to but then rejected without reason
- How can this be in this day and age???
- Irrespective of any public agreement or regulations the Council will do its own thing irrespective of costs and public concern.

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Breakwall

- My report Jan 2018 advised:
 - " . . it will be a visual intrusion to the natural beauty"
 - " . . . the surge will assuredly move any in- fill material"
 - " . . . the disturbance of the wall in-fill will create its own boating hazard"
 - " . . .massive cost of repositioning displaced rocks should not come from public purse"
 - " . . the surge will be most dangerous at the mouth of the gulch"
 - " . . this could have tragic consequences for smaller craft "
 - " . . the precautionary principle should apply"
 - " . . rock fishers and young children on the rocks with rogue waves could be disastrous"
 - " . . create more unacceptable environmental damage and destruction"

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Breakwall Consequences

- worst possible visual intrusion
- the surge moved the massive rocks as predicted
- the consequential boating hazard required warning signs, notification and warning bouys narrowing the exit channel
- there has been a massive amount spent on barges cranes etc to reposition the danger
- **the resultant surge and restricted visibility has resulted in small craft ending up on the rocks as predicted!!!!**
- no precautionary principle was applied
- the rocks are being used by many as predicted whereas before it was not possible - we await the rogue wave
- so much of the kelp and seaweed has now disappeared from the gulch

Incredible Visual Eyesore



Hazard as predicted



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Council also gets things right

- The walkway uses natural materials (not concrete)
- Care has been taken to avoid cutting down the larger trees
- Has removed some weeds
- Has not increased the size of car parks
- Has retained some vegetation between footpath and road in some areas

Council getting it right

