

Doc Number	Area	Summary	Staff Recommendation
5468117	Batemans Bay	mainly discussing Bateman Bay Height controls	Changes to batemans Bay are aimed at alleviating social, economic and housing issues across the shire. No change to the housing strategy is anticipated.
5469316	Batemans Bay	Don't overshadow B'Bay by high rise buildings. There can be issues associated "more social and affordable housing options". With the development of one and two bedroom flats there is a possibility that they could be rented out to "air bb" or people could purchase with a view for holiday accommodation. Overseas there is a push for "smart cities" we do not want to see Australia/Eurobodalla head in this direction. We believe the general "Green's" view is to place people in high rise - to build up and not out – we do not agree with this. Children should be raised with backyards to play in.	We generally understand the concerns in this submission. However the housing strategy indicates that there needs to be a range of alternative housing styles. The Eurobodalla will continue to deliver houses with backyards, some additional high-rise, and some lowrise density
5433179	Broulee	Housing Strategy Currently the minimum block size is 1000 sq metres to subdivide. Advise me of otherwise. I have seen block sizes sold in other municipalities of only 250sq metres and although I do not agree with this size I think a minimum of 300sq metres is reasonable. Our block is currently under 1000 sq metres and my husband and I would be happy to subdivide if given the opportunity. In our case the minimum block size would be 450sq metres. Bring down the opportunity to subdivide within reason to create more housing. Thank you.	No change to the housing strategy is anticipated. Recent amendments to the local environmental plan will allow a minimum subdivision size of 300 m ² . The general subdivision minimum in residential areas is 500 m ² .
5468148	Broulee	Broulee become a desired destination, don't proceed with high rise development in B'Bay, leave forests develop already cleared land. Be open minded to alternatives & innovation in this space.	No change to the housing strategy is anticipated. The housing strategy recognises the need for innovation in the delivery of residential accommodation. Diversity is the key, including lowrise low-density, lowrise medium density, lowrise high-density and high-rise high-density. High-rise low density is not recommended.
5458904	Dalmeny	I am really concerned about the following regarding the 40 Hectares + of Dalmeny land proposed for development; 1: The control of water/drainage run off in to Mummaga Lake, during & after completion of the development. 2: Clearing of wildlife habitat. Areas of habitats need to be recognised & retained. 3: Lack of available day care, schooling, medical practitioners & other infrastructure to accommodate the increased population. 4: Local road & highway access is not adequate. 5: Current sewerage treatment plant is inadequate. Current Dalmeny/ESC residents should not have to financially contribute to upgrade costs. The size of this proposed development will be a monumental change to Dalmeny's lifestyle & should be re-considered.	Dalmeny Development proposal is a work in progress including a masterplan that has been prepared by the Council and will be reviewed by the developers. Development applications yet to be submitted by developers for Council assessment and review.
5458947	Dalmeny	The bushland at Dalmeny, included in the Dalmeny Land Release should not be included in the Housing Strategy. In particular: * it is very diverse in flora & fungi * it is home to lots of insects, birds and some endangered animals * many local residents value this piece of accessible bushland for: aesthetic reasons (it's one of the reasons people live & visit Dalmeny), recreation, birdwatching, peacefulness living so close to nature etc *the uncertainty of environmental damage to Mummaga Lake. It would be wonderful if Council could protect this area from housing development so future generations can enjoy this special place.	Dalmeny Development proposal is a work in progress including a masterplan that has been prepared by the Council and will be reviewed by the developers. Development applications yet to be submitted by developers for Council assessment and review.
5458916	Dalmeny	Are any of the proposed property developments affordable housing for local residents wishing to acquire property themselves? Has there been independent assessment on the detriment to the waterways of Mummaga lake? Have there been studies on flood mitigation of the area due to increase runoff from hard surfaces due to the development? In regards to increased sediment loads will the developer manage the removal process of sediment from the catchment, if so for how long? How much will it cost Council as a on going maintenance of sediment removal and have funds been allocated?	Council has design standards and processes in place for the management of stormwater in existing built up areas and expansion localities

5458932	Dalmeny	Please reconsider the destruction of Dalmeny land because: Dalmeny's small town charm is a tourist destination & you'll drive away our tourists, native animals lost their homes in the fires & have taken residence here, the proposed land is a FIRE hazard, the existing infrastructure is at capacity & already floods (our yards already flood with sewerage!!!), there's no services, the proposed units on Noble is Dalmeny's way of providing more housing so why also kill nature, buy back the land & link/extend to the new Mt bike tracks (there's already tracks on the bush that we use) & this would create more tourism. Organise a meeting with council, community & developers (who are taking masterplan lead) for full transparency, community consults should recommence since council changed the planning process so we can have an open discussion. Do the right thing by mother nature & keep development to the built up areas of the Eurobodalla that have services & infrastructure. Please listen to your community.	Dalmeny Development proposal is a work in progress including a masterplan that has been prepared by the Council and will be reviewed by the developers. Development applications yet to be submitted by developers for Council assessment and review.
5459309	Dalmeny	Dalmeny land release Not Suitable It flies in the face of the objectives of the overall Draft Housing Strategy Our Shire needs variation The coastal village Dalmeny should be kept as a tourist area, whilst Suitable already cleared areas around town centers developed. I implore council to "Think Big"	The existing subdivisions at Dalmeny are part of the long-term zoning and environmental agreements that have developed from the 1990s. The next stage of subdivision is effectively a continuation of previous stages, however it is unlikely to be as dense as the existing subdivisions. Dalmeny Development proposal is a work in progress including a masterplan that has been prepared by the Council and will be reviewed by the developers. Development applications yet to be submitted by developers for Council assessment and review.
5459917	Dalmeny	Dalmeny Land Release Area – I am very concerned about the development of this area as I feel that not all of the community's issues have been adequately addressed. I am concerned that the environmental impact will be too great in the loss of habitat for the wildlife and our threatened species and the impact water/sewage will have on Mummaga Lake. Dalmeny Land Release Area should not be included in the Draft Housing Strategy and it should be protected as an environmental reserve.	More than 80% of the shire is protected habitat, the development at Dalmeny and in other urban release areas is less than 2% of the overall shire and is unlikely to have an impact on species survival.
5466949	Dalmeny	The effectiveness of environmental mitigation measure to prevent pollution and silting of the lake system • The inappropriate location of housing development in an environment of significance, in this case native bushland • In the face of climate change and its consequences, every effort should be made to preserve the natural ecosystem which acts as a carbon sink and preserves biodiversity • Clearing of native forest contributes to global warming, and current planning controls require the clearing of all trees from land for housing • Native forest has a unique importance in Eurobodalla, attracting many tourists to the area for whom it is an important area for recreation. • Inappropriate development will diminish the ecological beauty of the area and its importance to residents and visitors alike, as well as threaten preservation of the natural habitat for future generations.	Eurobodalla Shire Council, the state forestry Department and the National Parks and wildlife service have worked hard to preserve large areas of land for the future. Land at Dalmeny is zoned for urban development and represents a very small proportion of the local government area.
5468003	Dalmeny	Various issues	
5468005	Dalmeny	I believe the Dalmeny Land Release should not be included in the Draft Eurobodalla Housing Strategy • I am an ecologist who is now retired in Dalmeny and have walked extensively over the intended area to be cleared. The bushland is currently very healthy and around 40 years old since logging took place. There are a range of old trees that were left and these are up to 150 years old. The area is now developing into a vibrant ecosystem that drains to the lake. A number of threatened species use this area as home and as a corridor. • Housing for current needs of the community needs to be affordable, secure and in areas that are already cleared. This is not that area. • I urge you to look elsewhere for housing as the development of this area would be an expensive and unfortunate mistake in heritage values and overall building cost	Eurobodalla Shire Council, the state forestry Department and the National Parks and wildlife service have worked hard to preserve large areas of land for the future. Land at Dalmeny is zoned for urban development and represents a very small proportion of the local government area.

5468038	Dalmeny	Council... I have sent an email voicing my concerns about the Draft Eurobodalla Housing Strategy in Mystery Bay but I am equally concerned about Dalmeny strategy. WOW...Dalmeny infill estimate at 1323 dwellings. How will the infrastructure and services cope. There is no clear information about this. The land zoned under the LEP is not in line with the objectives of this strategy. Many environmentally sensitive areas are listed in the audit and I note that building over these precious areas will not fulfil any of the objectives of this Strategy. Please protect them as environmental reserves for the future. It is reassuring to read that the proposed development is very constrained and not certain to go ahead and that the estimated start date is 2035. I hope this is the case and so will give improved future solutions time to be lined up. We don't need urban sprawl which impacts our stunning environment instead make use of potential growth in already urbanised areas which will be more affordable. We do not need more unoccupied holiday housing for the very rich. There is a clear disconnect between the old planning and recent environmental considerations including climate change to take into consideration.	The housing audit, and the housing strategy are separate documents. The audit indicates how much land is available, notwithstanding that much of the land is not developable. We recognise that not all of this land can be developed, however it is zoned for urban development. It is unlikely that land at Mystery Bay will be developed in the immediate future.
5468055	Dalmeny	I wish to state my objection to the inclusion of the Dalmeny bushland behind the industrial area in the general housing strategy. The area is a haven for birds, possums, wallabies and gliders as well as being a treasured recreational area for local residents. Moreover, Dalmeny is a small quiet area with limited infrastructure and the 200 or 300 proposed dwellings will overwhelm our transport and medical services which are already under huge strain and cannot cope in the holidays. The proposed development behind the shops in the urban area will create strain, but as it is limited in scope, that should be able to be absorbed. Finally, we do not have a shortage of housing in Dalmeny. We have a housing management problem with far too many empty holiday homes. The new developments will exacerbate this problem	The Eurobodalla Shire Council recognises the much of the land behind Dalmeny is habitat for native flora and fauna. Notwithstanding that recognition, the land has been zoned for urban development for many years. The existing village of Dalmeny is similar land formation with a recognised urban development capability. Housing has been taken up in the past. The limits to development are the existing zoned areas. There is no plan to zone additional land for urban development.
5468050	Dalmeny	Same as other Dalmeny submissions	
5468072	Dalmeny	Same as other Dalmeny submissions	
5468078	Dalmeny	Same as other Dalmeny submissions	
5468082	Dalmeny	Same as other Dalmeny submissions	
5468084	Dalmeny	Same as other Dalmeny submissions	
5468098	Dalmeny	Same as other Dalmeny submissions	
5468124	Dalmeny	Same as other Dalmeny submissions	
5468127	Dalmeny	Same as other Dalmeny submissions	
5468154	Dalmeny	Same as other Dalmeny submissions	
5468171	Dalmeny	Same as other Dalmeny submissions	
5468176	Dalmeny	Same as other Dalmeny submissions	
5468264	Dalmeny	Same as other Dalmeny submissions	
5468274	Dalmeny	Same as other Dalmeny submissions	
5468326	Dalmeny	Same as other Dalmeny submissions	
5468328	Dalmeny	Same as other Dalmeny submissions	
5459302	Dalmeny	Buy back the land to save biodiversity	
5431523	Mystery Bay	The development at Mystery bay in the current bushland area north of the community. It is being brought to the communities attention that this has raised its head again. Years and years ago a proposal was submitted on developing this parcel of land As a long-term resident here (my family have been here for over 140 years,) this is not the right approach. There would be I have no doubt a huge outcry in developing this parcel again as which this was viewed last time. Digging in and creating a subdivision here would be catastrophic for the water quality of Mystery bay, as it is now this a lot of flow through the clay area and water is impacted, water quality would be out without a doubt impacted in rains. Developing that parcel of land would also have huge impacts on mammals as it is a nature corridor in our community. It is a major nature corridor filled with all sorts of wildlife including echidnas, sugar gliders etc	While it is recognised that mystery Bay has potential for development, it is unlikely to be developed in the short term. The housing strategy recognises the importance of villages and recommends urban development in existing towns. Mystery Bay is not a town. However, should a developer wish to develop the land Council will consider the application on its merits at the time it is lodged. There are no plans to develop mystery Bay.
5432644	Mystery Bay	After recently learning of the possibility that council may be contemplating a development strategy of potentially developing 370 lots in the northern section of Mystery Bay, I feel it is necessary for myself, as a land owner in Mystery Bay, to speak up against such a proposal. I am aware that there is a housing crisis in Australia, and there is a need for more housing and development in the Eurobodalla Shire, but to include Mystery Bay as part of this strategy is potentially devastating to the natural beauty of the town. And, will be very harmful to the natural ecosystem in the potential zone where this development is proposed, and its surrounds. Mystery Bay is unique and one of the "untouched" and is a very special section of the Eurobodalla coastline... and should be left as such. I submit this form to formally voice my objections to any such development Council is considering to take place in Mystery Bay	The Council has no plan to develop Mystery Bay.

5432649	Mystery Bay	Mystery Bay cannot support such a huge proposed development. Already the area in peak holidays and long weekends is full and over full. The beach is packed with people and dogs at all times, vans are parked and camping in car parks is rife and completely unregulated by council. There is no sewer and pump outs are expensive, the infrastructure is not there. Internet is not broadband and mobiles are impossible. Do not do this	Nothing in the housing strategy recommends developing land at Mystery Bay
5434719	Mystery Bay	I am a resident of Mystery Bay. I am in my 4th year of ownership and know amongst many things it a nature reserve/ of aboriginal heritage significance; has a fragile water system with heavy flow after heavy rainfall due to the hill fall from the National Park where 1080 and Pooles Beaches are and from the Mystery Bay rd flow from Sunnyside rd down to the beach. There are no services here for more occupants for those in Mystery Bay to take an extra amount of people/population. If anything we require a more suitable camp ground that is clean and well maintained so that the standard of visitors improve who will appreciate the beauty and historical as well as Indigenous importance. We need to protect this very unique place for prosperity and ethical value. The attraction which Mystery Bay avails to visitors is nature and its purity . We do not want to lose this beauty to development,more transport in the area or retail	The housing strategy recognises that more development should be focused into existing towns and larger villages where there is adequate infrastructure to sustain growing populations. Nothing in the housing strategy recommends development in Mystery Bay
5438574	Mystery Bay	It has come to my attention that there is conversations about a new housing development in mystery bay. I am not sure why you would put such a reckless proposal in motion, destroying a diverse animal, plant and fungi habitat, in order to build 370 houses, when there is so much unused farm land which is already cleared. People in mystery bay aren't allowed to clear trees which put their existing houses in danger, but you would clear so much eco system without a second thought? I am also aware that a creek line runs through this proposed development area, are you not concerned about the possible run off into the ocean that would come from this? Please consider how much damage you would be doing, to our land, our animals, and ocean. This is a meeting site for local aboriginals to come together and camp, consider how our local indigenous people would feel about you destroying their meeting place. Please do not do this to our bush land. Use cleared farmland if you must.	No change to the housing straegy is anticipated. While a housing audit recognised that there is available land at mystery Bay, the housing strategy does not recommend development of this hamlet.
5439299	Mystery Bay	I do not support the proposed development at the end of Schneider drive in mystery Bay. The corridor is currently such an amazing sanctuary of native wildlife. It would make more sense to develop the campsite.	The housing strategy does not recommend development in the hamlet of Mystery Bay
5440085	Mystery Bay	I think it's a great idea to approve 370 new land dwellings at mystery bay. Those local residents are selfish boombers who don't want to see the value of their homes drop and doesn't seem to understand that Narooma as a town is struggling to sustain a population because lack of young people that can't afford to live here anymore it's too overpriced for younger generations to start families	If a developer lodges an application to build homes at Mystery Bay, Council will consider it on its merits.
5442243	Mystery Bay	I am writing to voice my objection to the proposed subdivision in mystery bay .The area proposed provides valuable sanctuary for the wildlife of the area as well as a corridor for safe movement .as well as the pressure that 350 new houses would put on the mystery bay environment I feel that it would totally change what is a totally unique and popular village.I also cannot see any relief to the housing crisis through this development as the price of land would be inhibitive to working families	There is no proposed subdivision of Mystery Bay. No change to the housing straegy is anticipated.
5442844	Mystery Bay	Don't develop land in Mystery Bay	Noted
5443256	Mystery Bay	I am asking you not to go ahead with the diversity housing project as it will destroy the Mystery Bay camp ground and impact negatively on the bush and forest surroundings. Please find another spot for the housing project.	The housing strategy recommends development of existing towns and villages, generally at higher density than the existing development.

5454327	Mystery Bay	<p>The parcel of land provides a bush corridor between the two parts of Eurobodalla National Park and is home to diverse flora and fauna including several vulnerable species. Vulnerable bird species I have observed in the area include GangGang Cockatoo, Glossy Black Cockatoo and Square-Tailed Kite. The critically endangered Swift Parrot has been known to come to the area when the spotted gums are flowering and any further habitat loss could be catastrophic. Last November someone staying with me spotted a brush-tailed phascogale, which is listed as vulnerable in NSW. Adding another 370 houses to Mystery Bay will have a significant impact on the beach and on endangered beach-nesting birds including Hooded Plovers, Little Terns and Pied Oystercatchers, all of which can be found on the beach at Mystery Bay and surrounding beaches, including 1080, Loader Beach and Cemetery Beach. These birds are already threatened by the presence of dogs and humans; increasing the number of houses in the area will cause further damage. There is only one road in from the Princes Highway. Increasing the housing stock may put the whole community at risk when the next bushfire evacuation takes place. Having more houses to defend also puts additional pressure on the Tilba District and Narooma RFS crews who are already stretched. Mystery Bay is not connected to a town sewerage treatment and disposal system, meaning that a substantial cost and works would be required for such a residential subdivision to occur. My final point is that I believe that areas of cleared, less natural land, closer to a range of infrastructure would be more viable in terms of both addressing the housing shortage and protecting the natural environment. Mystery Bay is a small community known for its sea- and tree-scapes, both of which would be under threat from more development. New blocks would likely be fully cleared as houses are built, which will affect the local climate, increasing heat in and around new buildings and removing a windbreak that exists between the coast and much of the village. Mystery Bay is also known and loved for the primitive campground. I worry that incoming residents might object to living in close proximity to the campground and lobby for it to be closed or gentrified. The Housing Strategy is intended to increase the stock of affordable housing in shire, but building in Mystery Bay is unlikely to contribute to this. Builders already charge more to work in Mystery Bay because of increased travel times and costs, and the cost of transporting materials to the area. The chances are that a new build in Mystery Bay will be attractive to Sydney-siders and Canberrans seeking a holiday home and will be well out of reach of people working in the shire.</p>	The observation of flora and fauna in this general area is noted.
5450290	Mystery Bay	<p>The land contains a riparian zone as well as holding a diverse range of natural flora and fauna. The Australian Citizen Science Association will be conducting a Bioblitz on August 18 2024 in Mystery Bay, which I expect will provide data supporting the high environmental value of the land and the importance of protecting it in its natural state. A 370 home subdivision would also mean that stormwater runoff would end up in Mystery Bay, heavily impacting on the beach water quality and the marine environment. This already occurs in heavy rain events from the existing subdivisions. Due to bushfire risk I would expect that most of the remnant bushland would be cleared, creating a much hotter micro climate and greater exposure to stronger winds for both a new subdivision as well as the older residential areas.</p>	No change to the housing strategy is anticipated.

5451892	Mystery Bay	<p>Mystery Bay Matters! My husband and I have lived in Mystery Bay for close to 30 years and are horrified by the proposal to develop the remnant bush land at the entrance to Mystery Bay. Note the following points please. - For years it has been identified as a biodiversity reserve and is an obviously, important corridor for wildlife to move safely between the two areas of National Park north and south of the camping area. We had already gone through all of this with previous councillors and residents during several meetings on site. - There is an almost permanent water hole in the middle of this area which is an important water source during drought, along with several creeks running through and flowing out to the ocean. Storm water run off from such a large development is a serious concern... eg soil run off, introduced weeds, increased nutrients, pesticides, herbicides along with many extra dogs and cats living close to the National Park. - How can you advertise the Eurobodalla region as "The Nature Coast" while proposing this? Destroying these important pockets of bush land is so offensive in our current global warming, threat of wildlife extinction predicament. I am a keen bird watcher and have recorded Powerful, Sooty and Boobook Owl, family's of Tawny Frogmouth, endangered Square-tailed Kite and their nest, plus other resident raptors, also Glossy Black, Gang-gang and Yellow tailed Black Cockatoo. I can give you a list of more than 40 species of bird including critically endangered Swift Parrot, plus echidna, many marsupials, reptiles, plants, fungi and insects. There is a bio blitz of Mystery Bay planned for later this year. Away from the environmental impact of this proposal, when I read the Eurobodalla Housing Strategy project details and points it is starkly obvious, NONE of these would be addressed by selling this area to developers. The blocks/ building costs will not be affordable or address the current crisis, access to work and further education requires a car, services, health care are already stretched etc. Therefore please work on an alternative which doesn't require further habitat destruction and uses already cleared land. We as a community seriously love this pocket of bush land. It is an important recreational area for us with walking trails around and through. It is beautiful in its own right. It frames and enhances the mystery of spectacular Mystery Bay for residents, visitors and tourists.</p>	See comments above.
5452873	Mystery Bay	<p>I would like to formally lodge my opposition to the proposed development of crown land in Mystery Bay. There are a number of reasons I oppose this locations development including environmental impact, Bushfire hazard, and lack of infrastructure. I understand the need for more housing but there must be far better locations than this one. It is a riparian zone with a tremendous amount of indigenous species residing there. We already have a huge amount of land which has already been cleared that would seem to be better for development than tearing down more bushland to do so. Mystery Bay is a drawcard for tourism due to it's pristine waters and beautiful bushland and more development in this area would diminish that immensely. Finally the area is already a bottleneck in the event of a bushfire. As a member of the central Tilba RFS I can honestly say that the last thing we need is more people trying to escape via Mystery Bay road in the event of a catastrophic bushfire! Thank you</p>	See comments above.
5453155	Mystery Bay	<p>We wish to give feedback in relation to the proposed development of Mystery Bay Biodiversity Reserve. There are many concerns regarding this development: * the possibility of 370 building lots - more than doubling the current number of lots of approximately 150 * the lack of infrastructure - Mystery Bay does not have mains sewerage and current properties rely on pump outs. No public transport which would be a priority for access to shops, businesses and medical services. Lack of telephone and internet services * the proposed large size of blocks - this will not meet the identified priorities of providing more affordable and medium density housing and if blocks are smaller, there is no room for grey water and sewerage pump outs * Environmental restraints - coastal ecological system, riparian land (a creek running through the proposed area) and bush fire prone. After the fires in this area Mystery Bay had to be evacuated. Trebling the population would cause major problems as there is only one road in and out Mystery Bay is a popular destination for campers and other holiday makers due to its small population and quiet lifestyle. If the area was developed as proposed, this would change the dynamic and feel and holiday makers would then go elsewhere taking their tourist dollars with them. We realise the need for more affordable housing but it needs to be in more populated areas, close to amenities with the infrastructure in place to support this growth. Mystery Bay does not fit this criteria and ask that council not consider such a large development or selling the land to developers.</p>	The development of approximately 370 building lots at mystery Bay seems inconceivable.

5453306	Mystery Bay	Supports submission 5450290 - I understand the need to provide further housing opportunities within the shire. However, I am re-submitting the letter below from Mark Hanigan as it ably itemises my concerns. I am particularly concerned about the run off that will occur after rains. The bay already has trouble dealing with run off as it is. I also agree that the type of housing planned in such an area will attract holiday makers and superannuated retirees rather than people on low incomes or permanent residents – the very people the council is trying to cater for.	Should development proceed in the locality Council will take into consideration the amount of run-off generated by the proposed urban development and require stormwater systems to meet its existing standards.
5453899	Mystery Bay	New housing areas to be placed on vacant land, barren farmland in lieu of destroying valued bushland. Biodiversity, pollution, climate impact will cripple aesthetic appearance. Save rare unique natural beauty of the coastline.	It is also noted that farmland is a valuable asset and should be protected as a fundamentally important industry.
5454142	Mystery Bay	MB doesn't meet focus of 1.1 in the draft. A gap in housing market MB doesn't cater for this. There's biodiversity, BF Risk, high BAL ratings, no infrastructure for further 370 homes.	Noted.
5455580	Mystery Bay	As a Mystery Bay residence I would like to note the following concerns with the draft new housing strategy: - there are currently approx. 150 residences in Mystery Bay, the strategy is looking to increase this by 280% to 520. This seems to be substantially greater than any of the other identified sites. - The strategy identifies constraints for Mystery Bay development including road, water and electrical servicing. This seems to ignore that no sewage or adequate telecommunications/internet exist in Mystery Bay - I am assuming that these two additional essential services will need to be in place before development commences and if so, I don't see anywhere in the strategy where the current 150 Mystery Bay dwellings will be connected to the new sewage or adequate telecommunications/internet services. -The strategy does not cover other requirements for Mystery Bay such as commercial areas (currently no shops here), community and sports facilities, wildlife corridors or bush camp impacts.	Noted see comments above.
5455599	Mystery Bay	Mystery Bay is a small village and it enjoys the natural environment without large developments, such as housing estates and services. The area is a haven for retired people and holiday makers, who are here for the peace and the beauty of Mystery Bay. A development as proposed, would upset this unique lifestyle and the area would become just another urban suburb. The cost to develop more estates would surely be more cost effective to build closer to existing infrastructure and public transport	Noted; see comments above.
5455911	Mystery Bay	Proposal for 370 building blocks would undoubtedly degrade all the land and devastate the creek which runs onto the beach and into the pristine ocean area of Mystery Bay with the obvious run off. WILDLIFE HABITAT The degradation of the land will very obviously lead to the destruction of the wildlife . BUSHFIRE RATED To include all the regulations and restrictions from Council and RFS INFRASTRUCTURE Sewerage????, power, water and phone coverage, roads SAFETY One road in and out with at least 1-2 cars per household (say 1.5 amounting to around 500 - 600 cars possibly during the day at various times using the intersection with the Princes Hwy which is already a difficult intersection to negotiate Congestion on Mystery Bay Road especially during summer and holiday times keeping in mind the camp grounds and a bushfire in the area would be unmanageable. POPULATION 370 properties with say 2-3 residents amounting to extra 700-1000. Difficult to imagine the number of people on the beach together with the campers. They wouldn't fit in the summer !!!!! Dogs - say 1 dog for every 3 households - possibly around and extra 100 all walking on the beach in the mornings and evenings. RFS AND COUNCIL REGULATIONS RE BUILDING Affordable housing ??????? Not possible in a fire prone area with RFS and Council regulations. I'm sure there are many more specific reasons why the destruction of this very beautiful and unique area of the South Coast should not occur and preservation should be of the highest priority.	Noted; see comments above.
5456113	Mystery Bay	Has listed main issues - Population pressures, climate, affordable housing, Traffic & access, lack of infrastructure, bushfire threat, intrinsic value.	Noted; see comments above.
5456201	Mystery Bay	The draft proposal for the long term plan for increased housing in Mystery Bay. My issues are, : Environment damage to a greenfield bush site which includes a wet gully. : Run off water and waste to the very closeby ocean and Mystery Bay beaches. : Suitable, acceptable and appropriate sewage systems to avoid polluting and contaminating an environmentally sensitive site. : Suitable additional infrastructure to successfully cater for the potential tripling of the residential population. Eg, power, water, roads and garbage disposal. : Mystery Bay has ONE only entrance/exit road that intersects with the Princes Highway. It is already a dangerous intersection. A potential extra 300 cars per day would be horrendous. : There is a considerable risk of bushfire at Mystery Bay. Adding another three to four hundred people, along with the additional flammable material, is frightening. : Please leave Mystery Bay as it is now.	No change to the housing strategy is anticipated. See previous comments.
5456366	Mystery Bay	Development would destroy natural forest, destroy natural amenity of the area. Potential environmental issues. Be reclassified to community land.	No change to the housing strategy is anticipated. See previous comments.

5456636	Mystery Bay	A small dog friendly beach with holiday accommodation for families . Is now proposed to be 1000 people more into this unique location. Lamont young is home to Wallabies, Grey Kangaroos Many echidnas Wombats And significant bird species beloved by all. Please don't do a cash grab Let well enough alone. No swerage system, inadequate phone , internet , and electricity is another issue. What's wrong with leaving pristine alone	No change to the housing straegy is anticipated. See previous comments.
5456995	Mystery Bay	Strongly object to the proposal of hundreds of trees being removed for the construction of hundreds of houses at Mystery Bay. The traffic situation will be horrendous. My husband and I moved here twelve years ago to enjoy the peace and quiet of this beautiful place of uncrowded beaches with clear waters. The peace and quiet of Mystery Bay draws visitors year after year. This area is a sanctuary for wildlife from kangaroos, wallabies, echidnas, bandicoots, possums, gliders, reptiles and dozens of species of birds. Very little traffic here therefore rarely do we have injured animals. We are reminded to care and protect our wildlife , unfortunately council is happy to sell to developers who destroy this habitat. I sincerely hope council seriously considers issues raised by residents to protect and preserve Mystery Bay and other beautiful South Coast areas for generations to come.	No change to the housing straegy is anticipated. See previous comments.
5457475	Mystery Bay	After recently learning of the possibility that council may be contemplating a development strategy of potentially developing 370 lots in the northern section of Mystery Bay, I feel it is necessary for myself, as a land owner in Mystery Bay, to speak up against such a proposal. I am aware that there is a housing crisis in Australia, and there is a need for more housing and development in the Eurobodalla Shire, but to include Mystery Bay as part of this strategy is potentially devastating to the natural beauty of the town. And, will be very harmful to the natural ecosystem in the potential zone where this development is proposed, and its surrounds. Mystery Bay is unique and one of the "untouched" and is a very special section of the Eurobodalla coastline... and should be left as such. I submit this form to formally voice my objections to any such development Council is considering to take place in Mystery Bay.	No change to the housing straegy is anticipated. See previous comments.
5457789	Mystery Bay	Following the announcement that you are planning to put many more homes at Mystery Bay, my husband and I would like to protest against that move. Mystery Bay is a quaint and special place, we have been residents here for the last 35 years, we share it with the Kangaroos, Wombats and all kinds of wildlife, all that will disappear when we have huge developments going into our area. Please think carefully before you do this, there aren't many places left on the earth that should be protected, <u>Mystery Bay is certainly one of them</u>	No change to the housing straegy is anticipated. See previous comments.
5458113	Mystery Bay	I do not support the large parcel of remnant bushland adjoining Mystery Bay Rd being classified by Council as Operational land, for future development to meet housing needs. You have other options. The current Biodiversity Reserve should be kept for the biodiversity, nature corridor and amenity for the fauna, community in and visitors into the area. Just because you own it should not mean that you should sell it for development. You do have responsibility to the environment and current rate payers who live in the area, whose current lifestyle, environment and the very reason they bought here would be impacted by your proposal. A policy providing more housing to community is admirable, but not in an area to the detriment of the environment, when there are other options nearby and nearer to towns. You do not have the transport infrastructure nearby. The lot sizes wont meet priorities to provide medium density and affordable housing anyway. This seems like a money-grab. If you must develop in the area, rezone the private land to the west of Schneider Drive instead and protect the Reserve. There is an abundance of land to the west of the settlement already cleared by our previous ancestors that would be better served for future housing options than the Biodiversity Reserve. Atleast this land would reduce traffic impact to the village with access further west of the biodiversity Reserve either at the end of Schneider Drive from Mystery Bay Rd or Sunnyside Lane. Less impact to the community, vegetation and wildlife, no fire risk except grass fire which a colourbond fence and APZ would solve.	No change to the housing straegy is anticipated. See previous comments.

5458120	Mystery Bay	<p>I am writing to you to express my concerns and objection to the future development of the Mystery Bay Biodiversity Reserve for a number of reasons. Firstly, this large parcel of remnant bush land adjoining Mystery Bay road (at the entrance to Mystery Bay) is an important remnant coastal ecological system that needs to be protected in this changing climate. The trees are important to remove carbon from the atmosphere, form part of the important riparian zone near the adjoining creek, filter nutrients and provide important habitat for animals. I have lived in Mystery Bay for 30 years and I have seen first hand the large variety of animals that use the area for habitat (such as echidnas, wallaby's, possums, pythons and many small and large bird species). Secondly, Mystery Bay is lacking transport infrastructure and facilities to sustain medium density housing. Lack of transport impacts the abilities of residents to access work and education opportunities. Thirdly, the Biodiversity reserve is in a high risk area for bush fires, as was witnessed in the 2019 bushfires where residents of Mystery Bay were evacuated 5 times on the single access road. Increasing the density of housing on the Mystery Bay Biodiversity reserve would put more lives at risk. Additionally, the proposed large lot sizes for Mystery Biodiversity reserve will not actually meet the identified priorities of providing more affordable and medium density housing supply. In summary, for the reasons listed above the medium density development should not go ahead in the Mystery bay biodiversity reserve and would be better suited closer to an existing development where such facilities already exist (as per the recommendation in your draft plan) and remnant coastal ecological systems will not be further destroyed and more biodiversity lost.</p>	No change to the housing straegy is anticipated. See previous comments.
5458706 This includes multiple names on one submission.	Mystery Bay	<p>Submission relates to housing supply, population growth, Lot in question will destory the ambiance of MB. The natural ecosystem, need to protect foreshore. Will go against biodiversity and protected coastal zone policy goals. Native wildlife area. More houses, more dogs on beaches would decrease human enjoyment.</p>	No change to the housing strategy is anticipated. See previous comments.
5458549	Mystery Bay	<p>I would like to mention the points below against clearing of 310 on the CMA topographic map area (the remnant bushland on the southern side of Mystery Bay Road) for 370 homes:</p> <ul style="list-style-type: none"> • The land contains a riparian zone as well as holding a diverse range of natural flora and fauna. The Australian Citizen Science Association will be conducting a Bioblitz on August 18 2024 in Mystery Bay, which I expect will provide data supporting the high environmental value of the land and the importance of protecting it in its natural state. • Given its location, it is very likely that if development was to occur that a significant proportion of homes would be holiday or short term rental homes, therefore not fully contributing to addressing the longer term housing situation. • A 370 home subdivision would also mean that stormwater runoff would end up in Mystery Bay, heavily impacting on the beach water quality and the marine environment. This already occurs in heavy rain events from the existing subdivisions. • Due to bushfire risk I would expect that most of the remnant bushland would be cleared, creating a much hotter micro climate and greater exposure to stronger winds for both a new subdivision as well as the older residential areas. • Mystery Bay is not connected to a town sewerage treatment and disposal system, meaning that a substantial cost and works would be required for such a residential subdivision to occur. • There are no shops of any kind at Mystery bay • I would expect also that access to the Princes Highway at the top of Mystery Bay Road would need to be substantially upgraded for the purpose of safety and traffic flow. • Mystery Bay does not have access to public transport, aside from school bus transport. I cannot believe that this area is being considered for housing, please look for an area closer to the larger towns that have already been cleared. This will save money for the council (the cost of clearing) and allow closer connection to shops, schools, work etc, plus keep this remnant bushland untouched Australia has one of the highest rates of land clearing in the developed world, this needs to change. 	No change to the housing strategy is anticipated. See previous comments.
5458553	Mystery Bay	<p>Gyde report - impact of growth on the character of growth nodes not considered. No justification for the definition of the key term 'key growth precinct'. Biodiversity has been identified and a major constraint. Supports urban consolidation with infill in the larger urban areas is the sustainable way for the housing strategy to achieve its objectives. Supports summary of actions in draft strategy (p4).</p>	No change to the housing straegy is anticipated. See previous comments.

5458844	Mystery Bay	370 houses will change character of of MB. Will destruct bushland. Limited escape options in emergencies. Salt issue to buildings could add costs. Protect and preserve coastal environments.	No change to the housing straegy is anticipated. See previous comments.
5458858	Mystery Bay	I am writing relating the proposal for 370 new homes in the Mystery Bay Area. I am relatively new to the area and have to say that the beauty of Mystery bay is unlike anywhere I've experienced along the coast. It's one of the reasons we chose to live in Central tilba, as we are 10 mins from mystery bay and enjoy walking there most days. The picturesque beach, small community and wildlife corridor is a precious gem that clearly attracts tourists and is well loved by the broader community. I am completely opposed to this plan for development at Mystery Bay. The extra housing should be positioned closer to Narooma where the infrastructure already supports it.	No change to the housing straegy is anticipated. See previous comments.
5458873	Mystery Bay	Positive attribute of MB - Biodiversity, surrounded ny NP, restricted population, septic systems, no commercial development. Issues to consider - MB attracts tourism, economic impact of development, no clearing of forests, is it sensible to build in a high risk bushfire area, infrastructure cost & impact, public transport for future development. If MB to be developed will change quiet nature of village. Protect MB.	No change to the housing straegy is anticipated. See previous comments.
5458900	Mystery Bay	I have been a 25 year resident of Mystery Bay and am voicing my concern about turning the recently named Biodiversity Reserve into housing. This issue surfaces regularly. My concerns are in two areas, environmental and appropriate land use. The forested area slopes to the south east and all the run off finds its way to the beach. Without a sewerage system it stands to reason the unavoidable run off from 300 odd septic systems would have extreme impact on the health of the dry creek and the beach where it delivers its flow during and after rain. Space does not allow me to go on about the impact on the forest and its wildlife caused by clearing. At present Mystery Bay struggles to reach 50% residency. Construction costs of bush fire compliant housing on large blocks would preclude young first time home owners from building here. The new area will suit cashed up owners able to afford expensive probably second homes for holiday use or possibly rental. Better build near Narooma	No change to the housing straegy is anticipated. See previous comments.
5458910	Mystery Bay	With dismay we have learnt of the planned housing development in Mystery Bay. We have been , since 1972 , regular campers and then property owners in MB. Our children , grandchildren and friends have become part of the amazing place. Why to create a high density housing development like we see along the coast now? Beautiful And Rich Farming Land Replace by a horizontal high raising urban development. We see a sea of roofs, of uniformity and ugliness with no creativity ,individuality and a sense of community. respect for the beauty and the community . Surely more small individual PLEASE PLEASE STOP THIS MONSTRIOUSITY NOW!	No change to the housing straegy is anticipated. See previous comments.
5459218	Mystery Bay	Various issues with questions?	No change to the housing straegy is anticipated. See previous comments.
5459363	Mystery Bay	Objects to the 370 lot housing development on the Council biodiversity reserve. Lacks tranport infrastructure.	No change to the housing straegy is anticipated. See previous comments.
5459458	Mystery Bay	Objects to the 370 lot housing development on the Council biodiversity reserve - coastal ecological systems, transport,incompatible housing priorities, displacement of native species, negative impact on marine parks, develop cleared land.	No change to the housing straegy is anticipated. See previous comments.
5459895 & 5459836	Mystery Bay	In considering the proposal to develop the biodiversity reserve at Mystery Bay, we urge a thoughtful reconsideration that prioritizes long-term sustainability over immediate expansion. Shouldn't we envision a future where our coastal landscapes remain untouched, serving as havens for biodiversity and offering unique living environments that inspire admiration globally? Expanding urban sprawl is a conventional approach, but in a world where environmental consciousness is paramount, shouldn't we lead by example? Mystery Bay represents not just a patch of land, but an opportunity to showcase our commitment to balancing development with preservation. By preserving this area, we not only protect vital habitats but also cultivate a community recognized internationally for its dedication to environmental stewardship and quality of life. Are we ready to embrace a future where every decision reflects our values and aspirations for a sustainable tomorrow? Maybe not, but when otherwise.	See previous comments. No change to the housing straegy is anticipated.
5459879 & 5459892	Mystery Bay	Mystery Bay is not just a collection of homes; it is a sanctuary of unparalleled natural beauty, cherished by residents and visitors alike for its tranquil environment and diverse wildlife. Introducing a large-scale housing development here would irreversibly alter the character of this unique coastal area. It would disrupt delicate ecosystems, endanger local wildlife populations, and diminish the area's appeal as a haven for both residents and tourists seeking solace in nature. Moreover, the proposed development contradicts established environmental policies and principles aimed at safeguarding coastal zones and biodiversity. It disregards the long-term implications of urban sprawl, undermining efforts to promote sustainable development and mitigate climate change impacts on sensitive coastal ecosystems. Instead of prioritizing short-term financial gains, we should focus on creating communities that prioritize wellbeing, sustainability, and resilience. Preserving Mystery Bay's natural environment aligns with global trends towards green and livable cities, setting an example of responsible development for future generations.	See previous comments. No change to the housing straegy is anticipated.

5459884	Mystery Bay	Proposal for 370 buildings will directly conflict with established legal frameworks & planning instruments. Destroy natural ecosystems, coastal zone, flora & fauna.	See previous comments. No change to the housing strategy is anticipated.
5459647	Mystery Bay	I am sending this message to you as a resident of Ridge Road and visitor to Mystery Bay a few times every week. I am personally very concerned about the prospect of council selling land to a developer on the basis that it could be divided into 370 small allotments and "affordable" (low quality) buildings erected. The issues? Fire, sewerage / drainage, cutting down existing trees, visual downgrade, infrastructure to support the increased population (who will build the parks, public toilets, bike trails, schools, preschools, community halls, shops, Parking facilities, swimming pool etc and by bringing these extra people to Mystery Bay who will fund surf lifesaving, who will be responsible for building a police station, post office etc etc. Without a lot of this infrastructure humans don't really exist too well and eventually something goes wrong. Just look at some of the appalling developments in other areas. Once you do this you cannot turn back the clock. Please think very carefully.	See previous comments. No change to the housing strategy is anticipated.
5459680	Mystery Bay	For the regular holiday-makers in this area, Mystery Bay remains one of the few places on the east coast of Australia that is still relatively "untouched" bushland. Introducing an additional 370 houses to this area would undoubtedly diminish bushland and alter the charm and serenity of the neighbourhood. Given there is one road in and out of Mystery Bay, traffic congestion is a serious concern. In particular given the increasing threat of bushfires over the coming decade, and the difficulty in evacuating that residents and holiday-makers would face with the addition of 370 homes/families to the area. I urge you to reconsider this counter-productive proposal, given Mystery Bay is neither an obvious nor environmentally responsible site for the development of 370 homes.	See previous comments. No change to the housing strategy is anticipated.
5459688	Mystery Bay	A large development of this size poses a threat to the natural environment at Mystery Bay. Water run-off from these additional homes would pose a threat to the species that inhabit Mystery Bay, namely the risk of pesticides and herbicides, that may enter the creeks and the ocean. There are many beautiful natural species that inhabit the bushland to the south of Mystery Bay road, and clearing this land for the development of what will inevitably become more holiday homes, rather than long-term dwellings, just makes very little sense as a solution to the housing shortage in Australia. Please consider more viable and sensible locations to meet the need to provide long-term housing solutions, as in my opinion, Mystery bay is not the appropriate location for this and will lead to a failing on behalf of the council to meet housing demands.	See previous comments. No change to the housing strategy is anticipated.
5459824	Mystery Bay	The Planning strategy aims to guide the supply of housing in Eurobodalla up to 2041. We strongly disagree with the inclusion of the Mystery Bay Biodiversity Reserve being included for development of low cost housing in order to meet future housing needs. This document states on page 1 that the "Draft Strategy is an opportunity to use planning regulations to fill current gaps in the market with cheaper and denser housing options that SAVES BUILDING INTO OUR BUSH OR BEACHES". Surely then Mystery Bay should be removed from the strategy document as the Reserve IS BUSH AND BORDERING the BEACH! Mystery Bay is a habitat haven for wildlife and plant life. Many native (some endangered species) of animals, birds, reptiles etc. The proposed area includes natural corridors for animals moving between areas of National Parks and Reserves. Many trees are extremely old and contain nooks for nesting etc. 370 houses per year for 10 yrs will destroy Mystery Bay, currently a quiet haven of natural beauty.	See previous comments. No change to the housing strategy is anticipated.
5459847	Mystery Bay	I strongly object to developments going ahead at Mystery Bay. It would be the ruination of what is an icon to the East coast, cherished by both local residents and tourists. I have recently moved to this magnificent area having been lucky enough to purchase a property after many years of searching. I fear having just returned from Queensland and being disappointed by the nature of offensive development in what had once been beautiful coastal holiday towns..How could we possibly allow this to happen to Mystery Bay? I understand the council needs to provide affordable housing but perhaps this could be an extension of areas such as Narooma especially as facilities and infrastructure are already in place. Lastly, I am aware from daily visits to the bay the scope of wildlife that inhabit the area, and am seriously concerned about the loss and disruption to their habitat.	See previous comments. No change to the housing strategy is anticipated.

5459865	Mystery Bay	Strong opposition to the proposed housing development of 370 homes at Mystery Bay. A development of this magnitude on this sensitive bushland site on the southern side of Mystery Bay Rd would severely impact and threaten the sensitive ecosystem and environment that currently exists and which is highly valued by the residents and visitors. This unique parcel of land is environmentally sensitive with both riparian issues, bushfire prone risks and threats to the native flora and fauna. It seems unbelievable that a development of this nature would even be proposed in a time of extreme threats world wide to our wildlife with extinction concerns and a global warming crisis.	See previous comments. No change to the housing strategy is anticipated.
5459923	Mystery Bay	Questions with submission - As a resident and land owner of Mystery Bay, we are totally against this grab of land for a developer to environmentally ruin under the guise of affordable housing! At the moment Mystery Bay is a beautiful bushy Hamlet, one of the few left in Australia (this should be valued and revered. Not shops or cafes, a great place to reconnect with nature.	See previous comments. No change to the housing strategy is anticipated.
5459915	Mystery Bay	The impact of 370 houses in this beautiful environment would have dire consequences. The removal of tree canopy will immediately affect the nesting/breeding and feeding of birds, bushtail and ringtail possums, gliders and native bats etc.. Removal of full mature trees and shrubs will affect the nesting/breeding and feeding of birds and ground dwelling animals such as wallabies, kangaroos, echidnas, wombats (a new addition to the area), bandicotes, snakes, lizards, frogs etc.. The natural waterway that runs through the designated area towards the beach is a haven for all this wildlife. To remove all of this not only affects the life of existing species but it will affect the mental health of current permanent residents.	See previous comments. No change to the housing strategy is anticipated.
5459931	Mystery Bay	The parcel of land that council is considering developing in Mystery Bay is of high cultural significance to a number of Indigenous groups. The Draft Housing Strategy attempts to balance the need for Council to deliver affordable housing options across a diversity of housing types while ensuring these new houses are close to transport, work and education/training centres. The proposed remnant bushland at Mystery Bay should be removed from future housing strategy as it fails to satisfy the Council objectives of increasing housing density or delivering affordable housing options close to existing town centres. The bushland has important biodiversity and conservation values that have not been adequately assessed by the background documents used to guide the Draft Housing Strategy.	See previous comments. No change to the housing strategy is anticipated.
5459939	Mystery Bay	Future development of the bushland adjoining Mystery Bay Road will destroy the unique, low-impact community of Mystery Bay. It will NOT provide low cost housing in close proximity to transport, shops, medical and other services, which is what is needed. Mystery Bay residents currently share the natural beauty of the area with holiday makers, day trippers, dog walkers, campers, fishers, birders, surfers and bushwalkers. Those who come to Mystery Bay, even for short visits, do so for the peace; they choose to come here because Mystery Bay HASN'T been developed like so many other places along the coast. Why destroy habitat when other cleared land is available? Why make it even more difficult for a community to evacuate when bushfires strike again? From the ESC website: "Eurobodalla Shire Council ... has a responsibility to our community to preserve the coast for its natural beauty and the contribution it makes to our economy and lifestyle". The development proposal makes no sense. Mystery Bay is not the place to develop.	See previous comments. No change to the housing strategy is anticipated.
5459992	Mystery Bay	Destroying natural forest, wildlife, forest natural green buffer & provides a significant calming filtration and erosion minimisation for stormwater runoff.	See previous comments. No change to the housing strategy is anticipated.
5460912	Mystery Bay	Character of MB will disappear, home to all flora and fauna. Couple of questions at the end.	See previous comments. No change to the housing strategy is anticipated.
5467199	Mystery Bay	Mystery Bay currently lacks the necessary transport infrastructure that has been identified as a priority for new developments. The absence of reliable public transportation severely limits residents' and students' ability to access work and educational opportunities. This infrastructure deficit must be addressed before any consideration of further development in Mystery Bay can be deemed reasonable. Moreover, there are significant environmental risks associated with this development. The land in question contains a riparian zone and supports a diverse range of natural flora and fauna. Upcoming activities by the Australian Citizen Science Association, such as the Bioblitz on August 18, 2024, will likely provide data underscoring the high environmental value of this land and the necessity of protecting it in its natural state. The proposed 370-home subdivision would also likely result in a considerable number of holiday or short-term rental homes, which do not contribute to long-term housing solutions. Increased stormwater runoff from such a development would degrade Mystery Bay's beach water quality and marine environment, exacerbating existing issues from current subdivisions.	See previous comments. No change to the housing strategy is anticipated.

5467746	Mystery Bay	Mystery Bay has a unique character and charm that is based on its natural beauty and the extent to which it is 'undeveloped'. This is a major drawcard for residents and visitors to Mystery Bay and, by extension, to Narooma and the greater Eurobodalla Shire. Surely it is more feasible to centre development on the edges of the major population centres, such as Narooma, where costly infrastructure is already in place, where well established public transport services already exist, where there is better access to amenities, where costs will be lower? It seems obvious that these centres are better places to site affordable, diverse housing that would meet the needs and address the changing demands identified in the Draft Housing Strategy. And, most importantly, centring development on the fringes of the more established population centres would lower the likelihood of adverse impacts on the environment. It would also lessen the management complexities, and likely impacts, of natural disasters.	See previous comments. No change to the housing strategy is anticipated.
5467757	Mystery Bay	Various issues	See previous comments. No change to the housing strategy is anticipated.
5468006	Mystery Bay	It is interesting that the Audit Report has stated an overall capacity of 370 lots which is more than double the existing lots we currently have in Mystery Bay, being proposed into a smaller area. It is already at capacity in the holidays Other than water, road and electrical servicing, will sewage services be a requirement as part of the development for all Mystery Bay residence, before construction started? There is no public transport other than the school bus which services Mystery Bay residence. How are the new residence if required going to travel to their employment? I would have thought that Moruya and Batemans Bay would have been the critical development areas to house the essential service jobs for the new hospital. Essential workers want to live close to their employer not drive for 40 min plus each way if they are going to make the move to a regional area. Basically we do not want the place to change it is a pristine area and we should be protecting it and not see it as another cash grab for developers.	See previous comments. No change to the housing strategy is anticipated.
5468012	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468019	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468028	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468051	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468057	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468070 &	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468079	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468086	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468083	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468110	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468113	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468121	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468122	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468252	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468266	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468272	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468314	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468848	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.
5468859	Mystery Bay	Same as other Mystery Bay submissions	See previous comments. No change to the housing strategy is anticipated.

5456998	Mystery Bay	Submission relates to housing supply and demand, Housing Diversity and Housing Affordability, Housing Location. And High value conservation greenfield sites such as the Mystery Bay Biodiversity Reserve should be removed from consideration as future housing land. "The significant and growing mismatch between housing need and supply indicates a need for strategic priorities that focus on increasing the supply of smaller strata dwellings in the key centres of Batemans Bay, Moruya and Narooma, particularly in lower value and non premium (nonwaterfront) localities where possible to reduce cost, increase affordability, and increase the likelihood that they will be more likely to enter the private rental market or owner occupancy, rather than be used as holiday lettings." Strategic Priorities 1.3. (Stubbs, 2023) The background planning documents that have identified Mystery Bay Biodiversity Reserve as a future development site do not adequately consider the role of remnant coastal ecological systems in a changing climate and with increased development pressure. Mystery Bay is lacking transport infrastructure that has been identified as a priority for location of new developments. Lack of transport impacts the ability of residents and students to access work and education opportunities. The proposed large lot sizes for Mystery Bay Biodiversity Reserve will not meet the identified priorities of providing more affordable and medium density housing supply.	See previous comments. No change to the housing strategy is anticipated.
5455499	Mystery Bay & Shire wide	I agree that more supply of courtyard and town house type dwellings would better match need based on the current demographics of the region. Development of this type of housing is best done in proximity to the main centres to utilise existing building, transport, social and health infrastructure. A deeper understanding of the current gap between building approvals and completions might lead to better housing policy. As a matter of principle and to ensure good planning, Council should remove opportunity for 'zombie' building approvals - these have had detrimental environmental impact in Victoria. Is 370 lots in Mystery Bay feasible? Is there more detail as to how this figure is derived? It appears a gross overestimate. Council should not sell land for development without proper consideration of, and consultation on the financial, environmental and aesthetic implications of any such development.	Agreed, Thanks for the comments
5462789	Mystery Bay	Reserve is home to wildlife, environmental impact, housing difficult in bush fire area, preference house closer to Narooma.	See previous comments. No change to the housing strategy is anticipated.
5465621	Mystery Bay	Key concerns - the impact that this housing development could have on the local ecosystem. While I can appreciate you, the council, have a housing problem to solve, I believe pursuing this option will lead to greater problems for you to solve in the long-term. The bushland surrounding Mystery Bay is a vital ecosystem that supports diverse flora and fauna, many of which are already facing threats due to climate change. While many of us know the value of biodiversity and balance in our ecosystems, we seem to be acting in a way that fosters disruption to these ecosystems. Destructing the bushland around Mystery Bay will likely lead to detrimental effects on the water filtration (into the ocean), carbonisation, and soil destabilisation. This will negatively impact the wildlife and also the community. This bushland is not merely a vacant space awaiting development.	See previous comments. No change to the housing strategy is anticipated.
5427617	Shire Wide	I appreciate the focus on a housing strategy. What was missing for me was in the Housing diversity stream. There are still restrictions on tiny / small home communities and co-housing models in Australia. There is great need, desire for people to support their own housing challenges by living in community. Yet the laws still prevent it. Where is the space for really innovative, affordable, truly ecologically sustainable and socially cohesive housing? Eurobodalla could be a leader in this respect. I feel it is really missing an opportunity here.	See previous comments. No change to the housing strategy is anticipated.
5428168	Shire Wide	Housing needs to be considered holistically with climate change creating greater need for local food production and cooperative activities that minimise waste and private transport Ecovillages and tiny homes especially on rural properties should be part of the solution.	See previous comments. No change to the housing strategy is anticipated.

5428092 & 5459936	Shire Wide	Having now read the draft, I think that it should more explicitly address and reflect the relevant elements of the Eurobodalla Climate Action Plan 2022-2032, including: • To improve the sustainability performance and climate resilience of subdivisions, houses, commercial and community buildings (page 22). • In relation to Development Planning and Approvals, to develop guidelines for more sustainable subdivision design, promote more sustainable design principles in new housing, give greater protection for biodiversity in new developments including retention of trees and corridors (page 24). • The relevant immediate priorities for action in Table 3.4a (page 35). Version: 1, Version Date: 04/06/2024 Document Set ID: 5428092 • The actions for Council on page 45 and Annex 3, including to “Facilitate improvements in the design of residential and commercial buildings, and the urban form (new subdivisions) that integrate sustainability and climate resilience”. I know that a strong focus of the draft is to address the need for housing to provide the 310 new dwellings per year required to satisfy expected population growth in the Shire, but I think that the opportunity shouldn’t be missed to amplify and action the important elements of the CAP in the draft.	The Coucncil Climate Action Plan provides actions for the enhancement of the local government area to ameliorate the impact of climate consequences. The details are suitable for inclusion in other actions and future development control plans. See previous comments. No change to the housing straegy is anticipated.
5428094	Shire Wide	Supports submission above	See previous comments. No change to the housing straegy is anticipated.
5428324	Shire Wide	The issue here is the state government policy of having control over local housing as they sit in their large houses in metropolitan areas and have no understanding of local conditions and the issue in the Eurobodalla Having lived in Canberra and spending many weekends In the bay we first purchased a 2 bedroom unit in Hanging Rock as a weekend unit for our visits to the bay We then made a plan to retire to the South Coast when we retired which went to plan the problems only came to an issue when the duplex behind us was turned into a short-term holiday rental and the issues of bad design for use of this property as a motel became a problem the issue of the right of carriageway lot boundaries and the problem of trespass on private property became an issue Our complex was not designed to be a commercial environment and is not rated as such The short-term holiday rentals should be treated as a motel and be placed under the same rules and pay commercial rates etc they should also have to provide parking for their customers as per commercial properties We would like nothing better than to return our complex to its original council design as a great place to live and not have to worry about strangers transferring our strata to access the motel behind us and using the right of the carriageway when they are not the owners of the property or the long term tenants Hope the council will take the issues into account when discussing planning issues in the future.	Agreed the response to local issues needs to be locally driven. See previous comments. No change to the housing straegy is anticipated.
5432661	Shire Wide	Please see submission	See previous comments. No change to the housing straegy is anticipated.
5443190	Shire Wide	Various issues - see submission	See previous comments. No change to the housing straegy is anticipated.
5443778	Shire Wide	See Submission	See previous comments. No change to the housing straegy is anticipated.
5445710	Shire Wide	See Submission	See previous comments. No change to the housing straegy is anticipated.
5448013	Shire Wide	See Submission	See previous comments. No change to the housing straegy is anticipated.
5448093	Shire Wide	1. Forested Land should not be used for new urban development. NSW is currently losing 50 million trees - that’s 100,000 hectares of forest - a year to land clearing. Australia is the only developed nation named as a ‘global deforestation hotspot’. NSW is the worst ranked State in the country for land clearing. In this day and age we should not be advocating for clearing of native forest for urban development. 2. Town Planners say that villages need a critical mass population of 1,200 people to make the village self-sustaining. The ESC Housing Strategy should plan for urban land release around the Shires villages as a nexus for a sustainable population of 1,200 people with zonings for services eg retail, professional, artisan/industrial for that population as part of the strategy. Villages such as Mystery Bay, Bodalla, Potato Point, Mogo would thrive on this strategy. 3. Dual occupancy of Large blocks. Permitting dual occupancy of large (750m2 +) urban blocks is clever.	During the 1990s the state government, forestry industry and local councils agreed to look up land either as national Park, State forests or recreational state forest for the long-term preservation of important biodiversity assets. At the same time there was general agreement about land that could be used for either urban development or agriculture. The urban and agricultural land in the shire is less than 20% of the local government area. Whilst biodiversity corridors need to be protected, the longer term decisions about which land needs to be protected and which land is available for further development have substantially been made. The land available for future urban development is less than 4% of the shire and it is unlikely that developing this land will have a significant impact on future biodiversity.

5451916	Shire Wide	Please see submission	During the 1990s the state government, forestry industry and local councils agreed to look up land either as national Park, State forests or recreational state forest for the long-term preservation of important biodiversity assets. At the same time there was general agreement about land that could be used for either urban development or agriculture. The urban and agricultural land in the shire is less than 20% of the local government area. Whilst biodiversity corridors need to be protected, the longer term decisions about which land needs to be protected and which land is available for further development have substantially been made. The land available for future urban development is less than 4% of the shire and it is unlikely that developing this land will have a significant impact on future biodiversity.
5452826	Shire Wide	I absolutely support clustered development & think the size of new homes should be restricted in some way to prevent "McMansions" using 95% of the site with huge floor areas and no public spaces in the development.	This is a supporting submission.
5446410	Shire Wide	Please see submission	See previous comments. No change to the housing strategy is anticipated.
5457089	Shire Wide	I endorse the intention of Council to address the supply and affordability of housing in the Eurobodalla. With the construction of the Eurobodalla Regional Hospital about to commence, it is essential that Council has a strategy to ensure there is enough appropriate and affordable housing to accommodate the professionals required to staff the hospital to its level 4 classification. Insufficient affordable housing may lead to the hospital being staffed only to a Level 2 to the detriment of the community and the area's economic development potential. All objectives listed in the draft strategy are required to work in concert to solve the housing affordability crisis that exists. This strategy needs to set the planning foundation for the Eurobodalla to play its part in solving this nationwide crisis, and to ensure that the housing needed to support the social and economic needs of the Eurobodalla is able to be provided in a timely and economically sustainable manner. See rest of submission	This is a supporting submission, no change is anticipated.
5457734	Shire Wide	Various issues - Please see submission	This is a supporting submission, no change is anticipated.
5458237 & 5459854	Shire Wide	Various issues - pls see submissions x 2	This is a supporting submission, no change is anticipated.
5458885	Shire Wide	Food sustainability needs to be considered in all elements of future planning, including housing. Increased urban housing density could have a more direct impact on the growing of food in backyards and community gardens.	This matter is addressed by other projects, coastal inundation, flooding and sea level rise issues are under assessment.
5459702	Shire Wide	The CWA of NSW's Current Policy and Advocacy views on housing include: • Urge the Department of Education NSW to explore options for funding accommodation support or offering rent subsidies to teachers and educators working in Early Childhood Centers situated in regional, rural and remote locations. • Urge the State and Federal Governments to work together to address the current haphazard supply of housing for nurses and midwives and allied health professionals in rural, regional, and remote communities ensuring that they are provided access to safe, secure, and affordable housing options near their workplaces. • Investigate ways of supporting providers of affordable accommodation in our State for the growing number of homeless single, older women in our communities especially those in our regional, rural and remote areas. n the CWA advocates for safe, secure and affordable housing for all women and their families in country NSW. Please consider the importance of inclusive and affordable housing for rural women in your evaluation and assessment.	Agreed. Council continues to advocate for safe, secure, and affordable housing options near workplaces to be provided by state government entities.
5459835	Shire wide	I feel Council has been less than ambitious in it's propositions. There is a lack of urgency, and not enough consideration of an ever worsening crisis in housing, equitability, and climate change. Council needs to 'take the bit between it's teeth' and boldly modify it's regulations and practices to ensure a safer, more affordable, more socially cohesive strategy than what's currently on offer. Some of the issues identified in Council's Strategy, and of most concern to Shire residents, are 'zombie' developments (particularly in Dalmeny at present) the lack of affordable low to medium density housing, and unsafe housing (unsafe from the effects of climate change). I suggest Council modifies it's development requirements to address the critical challenges before us. Perhaps incorporate stricter climate mitigation requirements on development (integrate the Climate Action Plan, approve more carbon positive development, encourage resilient, safe housing, energy efficiencies) raise the height limits in central urban areas, incorporate emissions requirements for buildings. Make use of the larger, unoccupied dwellings, by restricting short term rentals, apply levies to housing unoccupied for years, or unoccupied for 11 months at a time, mandate maintenance requirements for those older homes, and encourage offering longer term rentals. Embed a requirement for affordable social housing in development. Scrap all development approvals older than 5 years, or that don't fit into the new Housing Strategy or that haven't been environmental impact evaluated. There's a new hospital under construction in Moruya; where are we going to house workers and their families? How are we going to provide affordable, sustainable options? We'll need infrastructure, green spaces and social support in a liveable community.	Council has a number of other projects that deal with these details and the urgency of these issues. Including the Batemans Bay masterplan, amendments to structure plan and the delivery of new development control plan to improve our interface with people who want to develop their properties.

5459827	Shire Wide	Please see submission	See comments elsewhere
5459881	Shire Wide	Please see submission	See comments elsewhere
5459912	Shire Wide	Various issues - Housing affordability, issues of density & design, climate change readiness.	See comments elsewhere
5462154	Shire Wide	Overall the Strategy is a positive step towards protecting the environment and providing for the specific housing needs of the community. I support the sustainable development of already urbanised land, including height and density increases and social and affordable housing provision. I live alongside social housing and would like to see this increased! I believe the proposed bushland development areas in Dalmeny, Narooma, Mystery Bay and Moruya South Heads should not form part of the future planning for the area. Forested areas in this day and age are more appropriately zoned environmental and have monetary value for biodiversity offsets for developments in previously cleared areas. Furthermore these developments would not provide for affordable housing or increase housing diversity. They are loved by the communities living there and valued for recreational use. ESC should prioritise affordable housing and advocate for policy change to help with vacant dwelling rates- save our bush!	Some planning decisions are the hangover previous planning policy. The housing strategy points to an alternative urban future. However it does not act retrospectively.
5462787	Shire Wide	Various issues - Council's role, Housing affordability, issues of density & design, climate change.	Some of the matters addressed in this submission are dealt with elsewhere.
5464514	Shire Wide	Various issues - Housing affordability, diversity & location, climate change.	Some of the matters addressed in this submission are dealt with elsewhere.
5467002	Shire Wide	Various issues - Lack of Housing diversity & affordability, housing need, Strategic priorities, Council's Role	Some of the matters addressed in this submission are dealt with elsewhere.
5467004	Shire Wide	We need more medium density development, done well. I call on Council to mandate a significant proportion (more than 10%) of all housing in new developments to be in this category. Eurobodalla should also have an explicit Affordable Housing strategy, as does Bega Shire Council, among others. The background reports identify a lack of public housing in Eurobodalla. Presumably because of a lack of suitable Council owned land assets and lack of funding. There is a need for Council to strengthen its call on the State Government to help address this issue, and the need for this action should be highlighted as part of the Housing Strategy. I would like to see more explicit integration between the Eurobodalla Housing Strategy and other Eurobodalla Strategies, including the Climate Action Plan, Flood Risk Studies and Management Plan, and the Biodiversity Strategy. In an era of climate change, housing and land use planning need to be seen as part of a response to risks in these areas. We need more medium density development, done well, and that includes maintaining urban tree cover, neighbourhood green spaces and more extensive Shared Pathway / Active Transport facilities.	An explicit affordable housing strategy is a matter the Council will consider in the future
5467182 & 5467768	Shire Wide	1. The Scope of a housing strategy needs to be broader and more inclusive. 2. The Strategy needs to link with Council's excellent Climate action plan. Including Street trees as a way of keeping housing cool will be important. 3. Affordable housing is crucial to the strategy and more attention to how to achieve that is vital. A contributions strategy is vital and it should include all sizes of development. 4. Medium density is an important option and its good to see it included in the plan. It must be done well - which means it must be affordable and ensure access to services for more vulnerable residents and those with out access to transport. It must also ensure access to green space in walking distance. The plan needs review annually to keep pace with rapid changes in construction. The review process needs to be transparent and accessible . The plan needs a glossary.	
5468022	Shire Wide	In a short summary of the pdf comments, my biggest takeaway comments are that: • The report isn't clear as a document, in its formatting, statistical context, evidence and reasoning for setting actions. Citations are required when claims are made • The tone of the report is that Council is limited (rather than proactive), and responsibility doesn't lie with them to take action or be ambitious. There are misleading statements about Council's limitation that may not be true • 'Affordable housing' needs to be more prominent. Why can't it be an Affordable Housing Strategy? surrounding LGA's have it. • The actions need to be more direct and ambitious. Inspiration can be found in the Affordable Housing Strategies from Bega, Shoalhaven, and Blue Mountains, AHURI • Reference and respect for the impact on the environment is lacking • There is a bias towards favouring tourism • The implementation needs to be more robust with timelines associated. How is evaluation to be done without it • A system for monitoring any other various issues and evaluating needs to be set for progress to occur • Transparency - Where is a summary/the data on all the community 'consultations' that were conducted?	Noted
5468027	Shire Wide	Various issues	Noted no proposed changes

5468017	Shire Wide	The Draft Strategy is nearly 20 years old, developed before Biodiversity legislation was in place, with little significant change. It fails to recognise commercial realities as it merely pays lip service to the various constraints including biodiversity, infrastructure shortage, fragmented land ownership and residential preferences. The Draft Strategy ignores locality-based supply and demand evidence such as 20% median house price growth in Batemans Bay in single figures but over 20% in Broulee. Prior to the finalisation of the Strategy an audit should be undertaken on the residential zoned land throughout the Shire to assess the biodiversity impact of this land as well as the other constraints including bushfire, flooding, slope, access to exiting services and fragmentation of land ownership. Council should undertake a micro analysis of consumer demand of the 16 areas including speaking with local real estate agents and identifying areas of high demand outside of Batemans Bay and Moruya. Finally, the Eurobodalla Housing Strategy should identify unconstrained, already disturbed land adjoining existing services that could be rezoned to residential.	The strategy is based on a recent audit. The audit was carried out by the State government
5468042	Shire Wide	various comments & questions - on Structure & layout, language & accessibility, community engagement, action plans, local context, diversity & inclusivity, sustainability, economic dev/disaster resilience, targets, transport & infrastructure.	Noted
5468054	Shire Wide	1. The need to provide safe and affordable housing to all residents of the shire. The housing strategy must ensure that a substantial proportion of housing, at least 30 percent, is built as social and affordable housing that cannot become short term accommodation primarily serving the interests of private investors. 2. The responsible use of limited and diminishing resources. The strategy must include measures that significantly disincentivise practices that lead to houses being unoccupied for lengths of time. 3. The minimisation of destructive impacts on the climate, biosphere, natural habitat and biodiversity. The strategy must prioritise conservation of natural areas, and wherever possible look to other means to provide more housing, rather than increasing urban sprawl and obliterating ecosystems As a priority, the strategy should enforce standards that ensure a minimal environmental footprint for all new housing and related infrastructure, including during the construction phase.	This submission is generally consistent with the housing strategy.
5468066	Shire Wide	a lot of stats	Noted
5468088	Shire Wide	It is disappointing that the draft EHS fails to provide a coherent and logically structured plan to respond to pressing current needs. It has ignored many practical suggestions in an excellent Background Report, failed to meet key requirements of the NSW Housing Strategy Guidelines, ignored contemporary bushfire planning requirements, and failed to identify monitoring and review tools to allow evaluation of the strategy's effectiveness. It has also relied on a housing audit with unrealistic/unsustainable assumptions embedded in its core methodology. In its present state, the draft EHS cannot be considered an adequate basis for future housing planning activities in the Eurobodalla. It needs to be significantly reworked to bring it up to a standard comparable to strategic planning documents in adjoining councils, and then put on exhibition for more community consideration and feedback.	It is not clear how this has failed to meet the requirements of the New South Wales housing strategy guidelines.
5468112	Shire Wide	The Draft Eurobodalla Housing Strategy 2024-2041 needs substantial revisions to effectively address the housing crisis in our community and not continue the business as usual of enacting biodiversity crises upon Yuin Country. It must prioritize ambitious outcomes for vulnerable residents and demonstrate a stronger commitment to delivering tangible, enforceable results for climate and communities. I urge the council to adopt a bolder vision and concrete actions to ensure everyone in Eurobodalla has access to safe, affordable, and sustainable housing within a future of increasing extremes.	The housing crisis is being addressed through other documents including master planning and structure planning documents and a revision of our local development control plans
5468128	Shire Wide	Affordable & social housing, design quality & Mystery Bay land	No changes proposed to the housing strategy
5468131	Shire Wide	Comments for consideration	See comments above, no changes to the proposed housing strategy
5468137	Shire Wide	Various issues - Housing affordability, climate action plan, sustainability focused planning.	See comments above, no changes to the proposed housing strategy

5468133	Shire Wide	It ignores locality based supply and demand evidence. Median house price growth in Batemans Bay are in single figures, but over 20% per annum in Broulee. 500 houses were lost in the bushfires The strategy perpetuates mis-information from local press articles e.g. quotes the erroneous About Regional Article about Broulee Farm The key message for the local community is that the problem does not emanate from delays in the approvals process This single measure of DA processing time does not address the problem. Also, Eurobodalla does not have a supply problem for single houses on low-density residential blocks. We face two key challenges as per the Stubbs report: Relative lack of housing diversity to meet current and projected housing needs. Significant shortage of affordable (including social) housing. The role of Council is limited to planning rules and the processes for approvals. Land use "planning rules" are the foundation of the housing development process. The scope of the Housing Strategy is limited to understanding the existing supply and demand structure. In my opinion, Council's housing strategy should aim to plan for adequate and diverse housing supply to meet community needs while coordinating supporting infrastructure delivery. It should identify suitable locations and mechanisms to facilitate housing growth and renewal, aligned with state targets.	These comments are in general agreement the housing strategy
5468157	Shire Wide	A Labor Council will pursue a more proactive role to deliver more diverse housing choices and affordable housing for the residents of Eurobodalla, as outlined in this submission. Labor will • Commit to an Affordable Housing Strategy for the Eurobodalla • Actively Advocate for an increase in social housing • Reform Planning to facilitate housing types to meet the needs of all residents • Provide incentives to increase the number of houses for long term rental • Facilitate Joint Housing Options • Pursue Partnerships to provide housing on council land • Work with the State Government to identify state land for social housing	Noted
5468279	Shire Wide	various issues and comments	Noted
5468287	Shire Wide	Important actions such as a review of development around town centres and an increase in housing density in areas with existing infrastructure; housing diversity incentives and affordable housing supply linked to larger developments have been identified by Council. In order to implement those actions, a clear pathway of steps to be taken, a timeline and benchmarking to review success before the 5- year review cycle are required. Unfortunately, this document, which is meant to serve the area from now until 2041, still lacks in defining the parameters needed to achieve the actions identified	Detail parameters for all urban development will be contained in future documents.
5468109	Shire Wide	Housing supply & demand, diversity and existing typology, affordability and housing location.	Detail parameters for all urban development will be contained in future documents.
5468181	Shire Wide	Various issues and comments	Detail parameters for all urban development will be contained in future documents.
5428465	Shire Wide	Just allow more family homes to be built. More rezonings of greenfield land. Not apartments. They aren't suitable for families. Let us build more.	Noted

Note: 5458706 contains names of multiple submitters = 168 submissions in total

5459103 Malua Bay Properties in question be considered as future urban expansion zone - additional land to address potential shortfalls, reduce pressure on other land with higher environmental values, provide future growth area within close proximity to existing services to M'Bay, land is contiguous with the existing M'Bay urban area, provide future growth in terms of economic viability and affordability of any future development, growth area actively improve housing diversity and affordability by providing a range of lots sizes and dwelling typologies including integrated housing with component for affordable housing, opportunity to make better & efficient use of land already identified under existing planning provisions as being suitable for development for rural res lots.