

EUROBODALLA SHIRE COUNCIL

PUBLIC FORUM

Ordinary Meeting of Council on 25 March 2025

Please refer to the minutes of the [Council Meeting](#) for outcomes of the agenda items.

Name	Subject/Comments	Presentation Provided
Rob Pollock, Moruya Chamber of Commerce	PSR25/005 – Endorse the Draft Batemans Bay Master Plan for Community and Stakeholder Consultation	Attached
Alison Miers	PSR25/005 – Endorse the Draft Batemans Bay Master Plan for Community and Stakeholder Consultation	Attached
Sally Christiansen, Dalmeny Matters Inc	PSR25/007 – Response to a Petition about the Dalmeny Land Release Area Draft Master Plan	Attached
Sally Bouckley, Director, Southbound Escapes	FCS25/018 – Review of Council Decision – Proposed Licence for Food Truck, Narooma	Not provided
Jake Whelan	FCS25/018 – Review of Council Decision – Proposed Licence for Food Truck, Narooma	Not provided
Jim Bright	FCS25/018 – Review of Council Decision – Proposed Licence for Food Truck, Narooma	Not provided
Geoff Davis	IR25/003 – Maloneys Beach Reserve Access	Attached

Moruya Business Chamber -support for Batemans Bay Masterplan

The Moruya Business Chamber understands that the Masterplan will be run out firstly for Batemans Bay then other major centres in Moruya and Narooma. We also understand that the LEP/DCP will be worked on to reflect the masterplan.

ESC doesn't have large businesses in this Shire. Moruya will have the two biggest employer groups, Eurobodalla Shire Council and the New Regional Hospital.

90 % of businesses in our region are owner operators with a small workforce of less than 10 employees, so it is vitally important that we look after them and we need investment and growth. Small Businesses are doing it tough and they are very reliant on tourism from our closest major Cities Canberra/Wollongong/Sydney/Melbourne.

Businesses and the community are happy that the ESC has not had the rate hikes which our neighbours have had. We are happy that there is now a financial officer at ESC and our finances are more transparent and seems to be heading in a better direction.

We now need an investment strategy that will work and bring larger investors. A Masterplan is needed to bring clarity to future investment that will help small business and allow existing businesses to remain viable in an area with no Major Businesses at present.

I represent Moruya and was born here at MDH. Our community is growing older and we are attracting many Baby Boomers of my generation. All of our CBDs need investment and allowances for multiple level development. Our town Moruya has just one motel in the CBD area and are in desperate need of more short- term accommodation in the CBD. **Moruya is in a crisis for housing at present** and urgent housing development needed. A Masterplan for Moruya must be worked on to prepare for the New Regional Hospital opening. There are some people who just don't want development but you can't have a Major health Facility without the housing required for the staff to operate the facility. Can't have you cake and eat it!

Masterplan can't be just aspirational and a wishy washy statement, it needs to seriously attract investors to our CBDs and townships to create accommodation both short and long term. Our aging population need somewhere to live. We have not enough jobs for our youth, this is reflected in the age dependency ratio which puts our Shire at 557th out of the 563 Shire in the entire Nation. This needs addressing and the bold decisions with regard to investment need to be made to have a more balanced demographic.

Local Real Estate agents are frustrated that rural land needs rezoning to allow more housing within the 2-3 klm radius minimum of the CBD area.

We seriously need to look at increased height levels for our CBDs to make investment possible. No one complains when we have multilevel Hospitals-Centrelink buildings but we will need Multi level buildings in our CBDs to house the population and maintain a strong CBD area in our townships that will help maintain our existing small businesses and the services we all require. We have a fantastic waterway at Moruya that has no river board walk or bicycle track, no separate entry for powered water ski craft along the riverbank .We don't even have signage for the ESC greatest car park heading south for Caravans or RV's.

With a By Pass planned for Moruya a Masterplan for future investors must happen ASAP and we recommend that the Batemans Bay plan be acted on quickly so our other townships can move forward with clarity. Moruya Business Chamber asks that we need the next MASTERPLAN acted on

or in conjunction with Narooma, but with the New Hospital is on its way and the By Pass, these two things will change our town, and clarity is desperately needed now .

Good Morning Mayor and councillors - thank you for the opportunity to speak today.

My name is Alison Miers and I am here today with my husband Alan Imrie to support the Batemans Bay Masterplan.

We have both been in business in Batemans Bay for over 40 years and have seen numerous changes and councillors coming and going during this timeframe.

The major change for Batemans Bay was the building of the Stocklands shopping complex which was built approximately 20 years ago. It was approved with 14 shops and at the time Alan was on the tourism board and expressed that 14 would be a struggle but the town desperately needed the parking, after approval it was altered into 28 shops. The result being, many businesses within the CBD moved into the shopping complex, the rents were increased and numerous businesses have come and gone, and the soul of the CBD was lost and has never returned. Everything from this time has been piecemeal - council staff putting energy into revitalising the CBD with smaller projects and then moving on and nothing happens. It needs a big picture project to be followed through to completion as outlined in the new CBD master plan.

We have been involved with the two previous CBD plans with external consultants and a large amount of rate payers money was put towards these, but to no avail. The council members change/ the staff change and the agenda changes, we applaud the move by council to employ an urban planner to reside in the area and help steer the current plan to where it is, with his local living experience.

The current demographic has changed significantly and there needs to be an urgent shift with infrastructure and development for quality growth within the CBD and we see the current plan addressing this.

We congratulate the current council for adopting this plan in house to revitalize the CBD and we require everyone to support this, to see it come to fruition, rather than all the energy, money and time invested to go by the wayside.

We had the opportunity 7 years ago for Terry Snow from Canberra Airport and Willinga Park at Bawley point to invest into Batemans Bay, he was prepared to spend 1 billion dollars to develop a foreshore precinct along with purchasing the airport, this was presented to council planners, and unfortunately it was not supported and this opportunity will never return, but it shows the level of potential we have for our region, when an astute forward thinking business person like Mr Snow, was interested to create a flow to our region.

Therefore we feel, the citizens of this region must encourage this master plan and development of our area, for our future children and grandchildren's children, to see this area thrive.

Thank you for your time.

Regards

Alison

Good morning Mayor and Councillors,

Thank you for your time and attention today. I am speaking about the item **Response to a Petition about the Dalmeny Land Release Area Draft Master Plan** on behalf of community association Dalmeny Matters.

I presented this petition, with over 1000 signatures, at the end of last year. The community is concerned about the development proposed for 100 hectares of bushland in Dalmeny. These concerns include bushfire risk, potential impact to waterways and Mummaga Lake, stormwater impacting on properties, loss of biodiversity, lack of affordable housing provision, ongoing costs to ESC and social impacts.

Residents have been raising these issues with Council since the public land was sold in 2021.

This petition is a call for transparency and engagement. Residents have been given very little information and feel frustrated after years of trying to raise concerns only to be brushed aside.

- If you look at the wording of the petition, it is calling for *Councillors*, as the decision makers in this process, to meet with the community, to visit the site and to advocate for meaningful consultation and assessment of the concerns raised by the petitioners.
- The only current information that has been shared with residents regarding this project is that the Master Plan is being completed by the landowners.
- No other information has been shared: no timeline, no sense of the size of the development, the vision for the development, what was considered to be wrong with the original Master Plan, how different the new version will be or information about *how* risks and concerns are to be addressed.
- If residents are not included in the planning process it is very difficult to have any meaningful consultation. The community is engaged with this matter and looking to contribute to the draft Master Plan.

The motion which you will consider today recommends that Council acknowledge the concerns raised, **but does not recommend** updating residents on the progress of the project, sharing of information, dialogue between the landowners and residents or a chance for the community to contribute ideas, values or priorities.

The number of residents that have petitioned you on this matter speaks to the level of concern, the dissatisfaction with the lack of transparency and the feeling of being shut out of the process.

Meaningful Consultation

To give some brief background. In 2021 ESC engaged consultants to prepare a Master Plan and Development Control Plan with a budget of \$100,000 coming from a Real Estate Development Fund.

However, last year Council made the decision that the Draft Master Plan presented to the community required further work and that ESC did not have the capacity to undertake this work. We were informed that the Master Plan would be drafted by the landowners instead.

- The community has had no contact or consultation with the landowners about their vision for this project, and whether they have a sense of what the priorities and values of the community are.
- We do not know if the landowners have been given minutes of previous public meetings, this petition, or the many written submissions made by residents over the past 3 years.
- We are asking for consultation opportunities with Council *and* the landowners to allow for community values and priorities to be identified and incorporated before the Master Plan has reached a more finalised stage.

Transparency and information sharing

The background to this motion acknowledges the concerns raised by residents including environmental impacts, social impacts, lack of affordable housing, bushfire risk, stormwater and ongoing costs to ESC.

- **It does not specify any ways in which these concerns are to be addressed and no information in this regard has been shared with residents.**
- Sharing information would go a long way to restoring some trust and goodwill with the community regarding this project.
- The background to this motion states that “*While Council recognises the constraints of the land, the risks from natural hazards, environmental impacts, limitations of local services, and the lack of affordable housing, Council remains committed to preparing a draft master plan.*”
- If Council is satisfied that there are ways to mitigate these constraints, hazards and impacts then can this information be shared with the community to help reassure the petitioners?
- What is being done differently to make this a safe and sustainable development?

I want to give some examples of information which ESC could share with the community.

Technical Studies

- The background to this motion indicates that ESC has completed technical studies in relation to bushfire risk, stormwater, biodiversity and traffic that address concerns raised in the petition. Can these be shared with the community to increase transparency and help residents have confidence that their submissions are being taken seriously?

50% to be Retained?

- The Background to this motion states that “*The draft masterplan presented to the public some time ago avoided up to 50% of the land area as a non-developable area and also sought to retain key water courses*”. Is this information included because it is also true of the current Master Plan?

Environmental and Social Impact

- The background to this motion acknowledges that “*The development of the Dalmeny Land Release Area does raise the potential for ecological and biodiversity impacts including the potential disruption of local habitats, risks to endangered species, and impacts on Mummaga Lake's ecosystem.*”
Can Council share information regarding how waterways, Mummaga Lake and habitat of threatened species are to be retained and protected onsite? Has there been any decision made regarding who would own and manage retained bushland into the future?
This is relevant to the community as
 - 1) This work often falls to local landcare or other community groups, and
 - 2) The community lost over 40 hectares of well used public open space when the decision was taken to sell the Council portion of the LRA and would like to be informed about open space provision in the Master Plan
- The background to this motion states that “*The proposed development has raised concerns about losing community character, increased traffic, and noise during construction. The Council has engaged with the community to address these issues and ensure that any future development contributes in a positive manner to the social fabric of Dalmeny.*” Can ESC provide information about how these concerns have been addressed?
- Regarding infrastructure, local services and public spaces, can Council share their assessment of how these will be affected by the development and what upgrades or improvements residents can expect?

Residents are the ones that will live with the development, that bear the impact of any poor planning, that know the area intimately and that may be called on as volunteer groups to help manage the retained waterways and bushland reserves onsite.

We deserve to be part of the planning process, before the work is all but finalised and sent out to Public Exhibition. We deserve to have transparency of process and available information. We are calling on you as our elected representatives to ensure we are given a voice and to make sure that there is a fair balance of priorities between developers and the community.

Good afternoon Mayor and councillors.

Thank you for the opportunity to present today.

The purpose of my presentation is to recommend to the Mayor and councillors that Option 1, as proposed by council, for beach access at Maloneys be accepted and implemented by council.

Option 1 provides the most amenity and functionality to the community replacing that lost as a consequence of National Parks closing the long-established council informal track that had served the community for decades.

The circumstances surrounding track closure have now been well documented. Discovery has confirmed that there was no public consultation nor prior planning by National Parks to use their contractors funded by a non-monetary compensation as a consequence of an easement authorised by the ESC. Additionally, the ESC has confirmed there was no consultation supporting its decision process in approving track closure. This is history now.

We have had significant unease in the local community as a result of the track being closed by the National Parks, this has led to previously unheard-of police visitation and surveillance camera implementation.

The implementation of Option 1 will go a long way in providing a circuit breaker in restoring community harmony and trust.

Restoration of beach access at the amenity and opportunity existing prior to the National Parks closing the council owned track will begin the healing process and provide local ratepayers the beach access previously existing.

Our team of confirmed locals have studiously and transparently discovered most of the circumstances associated with the track closure. It is not the purpose of this presentation to note those circumstances today. We would be happy to provide, at a later time, the detail and a thorough fact-based appreciation of our discovery should any councillors wish.

In summary, Option 1 provides the access for families, the sick, disabled, invalid, those seeking solace, launching small water craft and unloading beach paraphernalia that was available prior to the National Park closing access nearly two years ago.

Please Mr Mayor and councillors endorse Option 1 such that we all might move on.