

Proposed Development 207 Broulee Road

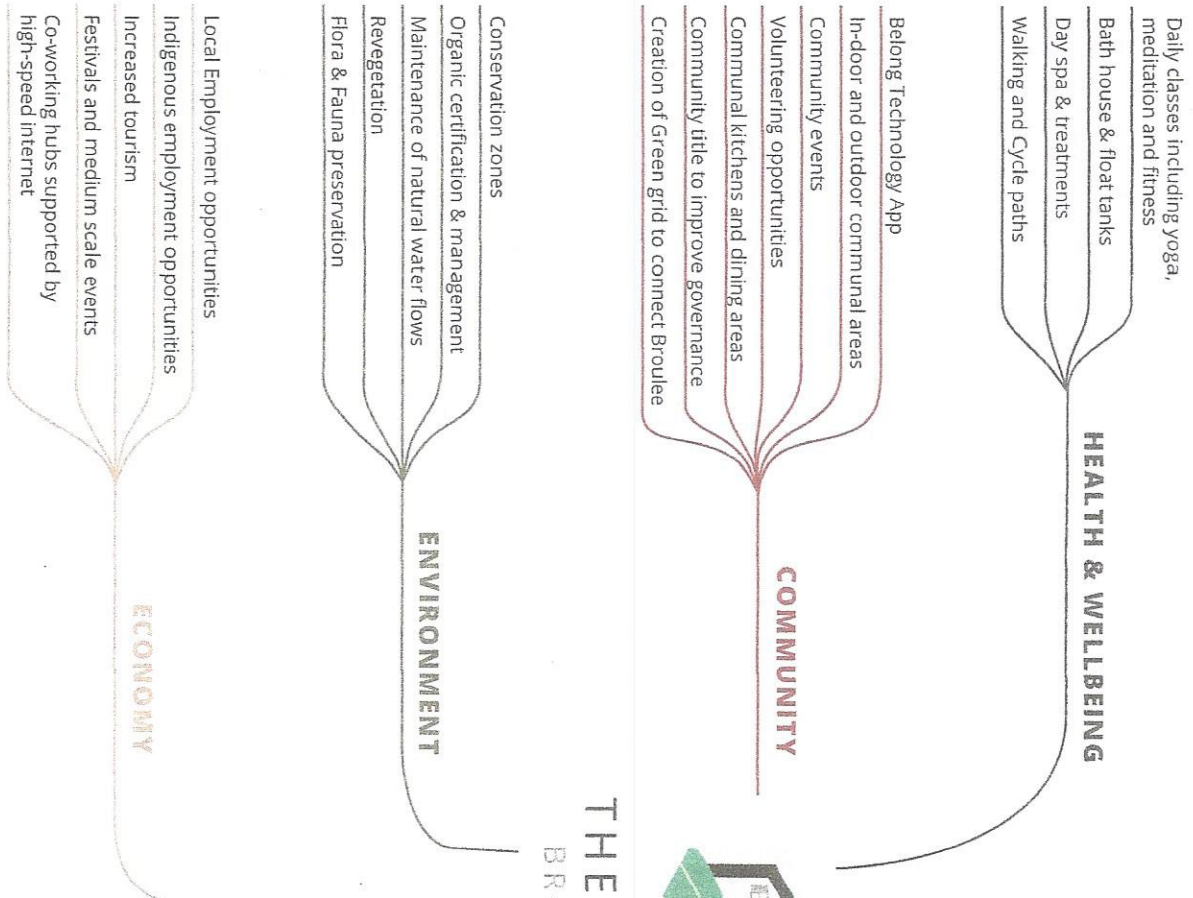
Broulee Mossy Point Community Association (BMPCA) is aware of a proposal being put forward by Ed Fernon of Freedom Development for a housing development at 207 Broulee Road which also includes The Bower on George Bass Drive. This development is proposed for a large area of land of more than 100 hectares which is currently zoned Rural.

There are a number of reasons why BMPCA is opposed to this development:

- It requires rezoning of land currently zoned Rural.
 - This land was confirmed as Rural by the recent finalized LEP.
 - Rezoning of land from rural to urban should not be done at the whim of a developer and a compliant land owner. Rather the zoning should be arrived at from a wide consideration the most appropriate use of land within the Shire.
 - There is currently ample land zoned for urban housing within the Shire. This urban zoning was recently achieved after consideration of environmental matters, the efficiency of access to community resources, the suitability of the land for housing and the need to maintain a variety of urban styles of development associated with major towns to villages. Residents have relied on the zoning and there is no reason for change now.
 - The LEP currently aims to minimize any off and onsite impacts on biodiversity, water resources and natural landforms. It is doubtful that the proposed development can meet these criteria.
- The proposed development does not provide a good model for housing development in Eurobodalla.
 - The developer has said that after an extensive investigation this is the only site within the Shire that is suited for this development.
 - The small scale farming enterprises associated with the development are not an efficient use of the land.
 - The development appears to require the employment of several “advisors” for the ongoing management of some elements. Funding for these managers is proposed to come from residents. This may fail in the future leading to possible environmental impacts as well as their costs being transferred to the wider community.
 - The housing appears to be inherently expensive because of the large area of land associated with each house in the development.
 - The proximity of the wetland and its links to the Illawong Nature Reserve raise the risk of environmental damage to this sensitive area.
- The proposed development is contrary to the long term concept of Broulee as an integrated village
 - In BMPCA discussions with Council about the approval of the existing Broulee Estate housing development, commitments were made that Broulee would remain as a village. Rezoning of 207 Broulee Road for urban development would break this commitment.
 - Broulee is still a village where residents meet and interact on the pathways, at the beach or elsewhere. It is a village where people volunteer for all sorts of community service and where people help each other. Broulee has roughly doubled in population in recent years and has put this community help and interaction increasingly at risk.
 - Broulee environs are already suffering from excessive unmanaged use. This is largely due to the additional population and tourist promotion of the area. This increased population pressure has damaged the frontal dunes, increased rubbish dumping and litter, parking congestion, beach pollution, and impacts on environmentally significant areas. Council funding seems unavailable to manage these impacts. Additional population within or associated with Broulee will continue to make matters worse

- The proposed development is marketed with many “catchy” attractions eg. affordable housing (only to those who can), community title including “co-living “, “rent to buy”, walkways to link with Broulee village using Council land, market garden development and sale of produce, onsite restaurant, a Discovery Centre for teaching the benefits of food self-sufficiency and environmental awareness.
- The proposed development makes little contribution to the Council’s housing objectives.
 - Despite the developer’s suggestion, the development is not suited to low income housing. This should be in an area not requiring car ownership, close to employment opportunities, close to shopping, transport and recreation opportunities. The proposal meets none of these requirements and the development cost per house is likely to be high.
 - It seems likely to end up as a small exclusive estate with a high proportion of holiday houses. The extensive list of attributes in the attached flyer will all need to be funded by the development. This creates the concern that the development will be for a relatively few wealthy people. Whilst we have no objection to developments geared towards wealthy people this should not be a justification for special treatment rezoning.

BMPCA does support design of future housing development to meet environmental considerations including global warming and the creation of living space that is more in accord with human needs. It does not see this proposal as meeting these criteria in a cost effective way. The Draft SEPP on Design and Place developed by the NSW Government remains a useful document by which to judge proposed developments. The recommendations in that document meet community needs in a more efficient and sustainable way than this proposal offers.



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