

EUROBODALLA SHIRE COUNCIL

PUBLIC FORUM

Ordinary Meeting of Council on 27 May 2025

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

Name	Agenda Item	Presentation Provided
Kathryn Maxwell President, SHASA	QON25/001 – Batemans Bay Masterplan	Attached
Stephanie Chiu	QON25/001 – Batemans Bay Masterplan	Not provided
Frank Ross	QON25/001 – Batemans Bay Masterplan	Attached
Brett Stevenson, A Better Eurobodalla	QON25/001 – Batemans Bay Masterplan	Attached
Owen Cartledge	FCS25/026 – Quarterly Budget Review Statement for period ending 31 March 2025	Attached
Johanna Weaver Congo Community Association	FCS25/028 – Land acquisition for road widening – Part Lot 15 Potato Point Road, Bodalla – Borang Creek Bridge Upgrade	Attached
Moruya Golf Club	FCS25/029 – Renewal of Lease to Moruya Golf Club	Attached

Draft Batemans Bay Master Plan 2025

Thank you for the opportunity to speak, on behalf of SHASA on the draft Batemans Bay Master Plan 2025. SHASA supports the issues raised in Anthony Mayne in a Question on Notice 25/001 Batemans Bay Masterplan.

SHASA has identified a number of significant concerns with the draft Master Plan. These include:

1. Process

The Process undertaken to develop the Master Plan.

- The ESC Housing Strategy should be finalised before draft master plans for townships are developed. The township and suburbs should be considered together as well as separately.
- We welcome the commitment of the planning team to exposing the draft for comment, and to making themselves available to discuss the proposal. However this cannot replace community involvement, engagement, consultation which does not seem to have had any part in developing the draft.
- The failure to consider the Council's Coastal Management Plan or Climate Action Plan, in addition to any plan or policy including the ESC:
 - Community Strategic Plan (CSP), Community Engagement Strategy, Batemans Bay Waterfront Master Plan and Activation Strategy,
- This draft has apparently been prepared in a vacuum of strategic planning. It does not acknowledge the master plan developed through extensive community consultation, prior to release of a draft, with the final released in 2015. SHASA acknowledges the time and energy commitment of Council and the community to the preparation of the 2015 plan and wishes to ensure that the decisions reached at that time are not ignored.

2. Failure to consider climate impacts on the future of Batemans Bay

- Climate – the current situation on the Northern Beaches and mid North coast has many lessons for the Eurobodalla in the future. Over 10,000 houses flood damaged, significant infrastructural damage, billions of dollars in damage. We can expect the next seventy years

to bring far more extreme climate events to Australia's coast that will impact low lying property. Yesterday the prime minister said Australia was getting "far too much experience in dealing with extreme weather events". "The science told us that there would be more frequent events and they would be more intense, and that is what we are seeing," he said.

- The past weather is not a good indicator of future weather. Approving more, and more expensive, development on land that is now at increased risk of flooding does not seem to be good business. Therefore we should not be building more on the low lying areas, but planning a retreat of our essential infrastructure to higher ground.
- Over seventy years the major impacts of climate change in Batemans Bay will certainly include:
 - Sea level rise (just look over the Bay to Surfside and Long Beach)
 - Storm surges (just look over the Bay to Surfside and Long Beach)
 - Bushfires
 - Flooding
- Insurance risks. Many properties in these flood prone areas have had their insurance premiums skyrocket to unaffordable levels and in some cases cannot even get insurance. They are becoming **stranded assets**.
- The current draft master plan does not give sufficient weight to these valid, scientifically proven concerns for the future.

3. Engineering requirements for construction on riverine and coastal sites

This will make building some of the proposed high rise apartment towers very expensive. Very expensive foundations required to build on swamps/low lying riverine areas.

The draft master plan does not mention the geotech as a challenge, consideration, risk in development. The risk of not being able to secure adequate insurance, or the likely increase in the cost of insurance, has not been considered in the draft plan.

4. Quality of the build

We do not have builders that can build quality high rise apartments. Just look at the problems plaguing high rise apartments in Sydney.

5. Aesthetics and appropriateness of heights

High rise apartments are out of character with the South Coast. No other similar local government areas with similar geography and population are planning high rise apartments. Where high rise development has been permitted, at the Gold Coast and Sunshine Coast in Queensland, there is considerable community dissatisfaction with the impact the towers have had on the aesthetics of the area, traffic pressure, and community spirit.

- The draft plan is seeking to increase the height limit of future development to 100 metres. Our members have been unable to find any example of a coastal town similar to Batemans Bay where buildings of such height are proposed. The most similar plans, for Wide Bay, Byron Bay and Coffs Harbour, are not proposing heights above 6 storeys, and in most cases less.
- There is no evidence that high rise apartments will contribute positively to the community, or address the crisis of affordable housing in this area.

There is a 99m (30 storey) building in Newcastle, and they have a population of 348,000. In Port Macquarie we see a 10 storey (~30m) building for a population of 47,000.

The South and Far South coast has its own character and charm. It is unlikely to be improved through any ambition to reproduce the Gold Coast on the South Coast!!!

6. Will not fix the problem of affordable housing

These high rise apartments, if they are constructed, will likely be targeting high income people from Canberra wanting a holiday apartment with views of the Bay. Today nearly four of every ten houses in the Eurobodalla are owned by people who do not live in the Eurobodalla. Many are empty most of the time.

More housing does not equal more affordability. In Anglicare's 2025 Rental Affordability Snapshot, they reveal data "that calls into question the assumption that increasing supply alone will ease rental stress for low-income households. The data shows that even with more properties on the market, affordability rates (that's the number of properties available to rent that cost less than one third of the renter's weekly income) remained static or actually declined for most groups."

The idea that private supply alone will improve affordability is not borne out by the evidence...

Increasing supply is part of the solution, but only if the right supply is built.

If the Council wants to increase affordable housing, it must propose ways of providing the right supply.

7. Insufficient green space and usable green space

Usable green space is vital to a livable and vibrant community. The Master Plan mentions the value of green space several times but apart from replacing the Perry Street carpark little or no new green space is created. Existing green spaces will be lost if development is allowed on existing RE1 and RE2 areas such as Mackay Park and the foreshore in front of Clyde Street.

8. Crime and safety. This 106 page document only mentions crime once. “Introduce crime protection through environmental design principles” on page 52. This is despite Batemans Bay having extremely high rates of crime. It is ranked 100 out of 100 on the Red Crime Maps.

8. Future population projections and where they come from.. A lot of people moved to the Bay, and other smaller rural and regional towns, during the pandemic. However, this demand appears to have peaked. In the last year the population of the Bay increased by 0.1%. The plan assumes a very significant increase in population but does not acknowledge the significant investment in public infrastructure that will be required.

Just as a side note, planning for a future that is focused 75 years in the future is a mug's game.

Think about the changes in Canberra's plan in the 75 years since 1950. What was the Bay like in 1950? Could any plan that was developed then be of any use in guiding the community today?

9. Council needs to be transparent about the reasons why this major transformation is needed.

Council has not been able to sell the former bowling club site despite signs saying a sale is under consideration. We understand that a developer may have lobbied Council to lift the height restriction for the town centre in order to build high rise apartments on the site.

The draft master plan is not explicit about what land is Council owned. What is the Council's role in this. What would the benefit to the community be?

10. We need a probity audit on the process for developing (what was originally an affordable) housing strategy. We were promised an affordable housing strategy but now it seems affordable has dropped off - will the next iteration take into account ALL feedback (from both consultations). Its hard to find the word affordable anywhere - none of Judith Stubbs recommendations were adopted but it was the substantial background paper.

After serious consideration, and discussion with the planning team and with multiple groups in the area, SHASA's recommendation is that this draft be not be accepted, but that the Council revisit the Master Planning process, build on the work of Council and community over the last few decades, and undertake wide consultation with all key stakeholders, not just developers and businesses in Batemans Bay. We believe that a truly consultative process will come up with many options for development that will lead to a Batemans Bay that is unique, beautiful and welcoming while being clearly well attuned to its Country and its people.

Frank Ross
Eurobodalla Greens

Mark Ferguson
Interim General Manager
Eurobodalla Shire Council
PO BOX 99, Moruya NSW 2537

Dear Mr Ferguson,

ESC Meeting 27.5.25: Submission re Item 9 QON 25/001 Bateman's Bay Masterplan

Thank you for the opportunity to make this submission in regard to Item 9 QON 25/001 Bateman's Bay Masterplan for Council's meeting on 27 May 2025. I am doing so on behalf of the Eurobodalla Greens.

Introduction

We fully support Council's initiative in drafting a Masterplan for Bateman's Bay's development in consultation with the community. In particular we support the development of a Plan which optimises Bateman's Bay location as a gateway to the Nature Coast and walks the talk in creating a vibrant city centre which is connected and sensitive to its environment. Based on the current draft and advice from its Planning staff, we appreciate, in summary that at this stage, the Plan is designed to:

1. Facilitate the sale of Council's adjacent bloc of land at 2 Vester Street, North of the Bay Pavilions and a large number of rezoned blocks along the foreshore to the East ;
2. Increase the population of the town centre and immediate environs by 8000 through zoning changes and amendment of building height levels to 80 metres; and
3. Provide a basis for the flourishing tourism, social and economic amenity of the town centre and environs for the next 75 years.

We agree that the town centre requires substantial redevelopment; that development of an appropriate Masterplan is a substantial and necessary investment by the Council in achieving the economic and environmental viability of the Bay and the Shire.

Background

Council, consultancy and media reports advise that the Bay Pavilions, opened in April 2002, has proven to be an increasing financial burden on ratepayers - which has now reached the sum of \$5.6 million per year. Since 2023 Council has sought to offset some this cost by selling its adjacent 14000 Cubic metres "Gateway" block of land (2 Vester Street) through Sadil Quinlan Real Estate Agents.

As the Agents advised that Council's LEP zone building height limits on this land appeared to be an impediment to possible sale of the Gateway bloc, in late 2023 the General Manager requested the Planning Branch to develop a proposal to raise the height limits on the land to facilitate a possible high rise hotel/residential building on the site. As economic viability issues with the adjacent Bateman's Bay commercial precinct were also becoming prominent, it was decided at the Executive level to extend this high rise proposal to the precinct - and then to extend it to Batehaven under the auspices of a Masterplan.

The key driver of the Masterplan has therefore been one of increasing building heights throughout Bateman's Bay to facilitate the economic viability of businesses. The resulting draft Masterplan has many sites from the Gateway block east all along the foreshore to Batehaven where it is proposed to allow buildings up to a height of 80 metres. The main aim is to facilitate an increase in population of some 8000 to the town centre precinct – and thereby enhance its social and business amenity.

On 5 May 2025, Council released the Masterplan Draft (with 6 attachments) for public comment. Due to its length of 367 pages and very abstract structure (eg, organised around 5 “Themes:… Flourishing; Morphology: Typology: Ecology: and Capacity”) and content, ratepayers could be forgiven for throwing in the towel. Despite the abstract structure and language however, the maps with diagrams tell the main story: Council is seeking to give a license for high rise apartments and hotels along the Bateman's Bay foreshore up to a height of 80 metres.

The main proposal to drastically increase building heights in Bateman's Bay has already provoked much community and media comment. The questions in Councillor Mayne's Question on Notice at today's meeting reflects a number of these concerns. I would also suggest they also reflect limitations in the scope, structure and content of the Masterplan which limits the potential for Bateman's Bay to become a thriving, sustainable coastal city.

Issues

The genesis of the current Masterplan was in the perceived need to facilitate a maximum sale price for the Gateway block to the North of the Bay Pavilions through rezoning for high rise; and this was then extended to the Bateman's Bay foreshore to the East. While there are attachments with economic assessments there is no independent environmental assessment. This creates a number of issues:

1. the Plan does not provide any details of the geotechnical basis for high rise. Since the geotechnical condition of the ground on the proposed blocks for rezoning is critical to their saleability; and there is already substantial evidence that they mostly have a 20-30 metres depth of sand and mud – and therefore very high cost for any investment in high rise – this issue alone may render the Plan's basis to be uneconomic. Drilling associated with the construction of the Bay Pavilions and the Bateman's Bay Bridge is the primary evidence for the 20-30 metre depth of sand and mud above the bedrock. Council's Planning officers acknowledge that there may be geotech issues but that it will be up to developers to establish the facts of depth to the bedrock after they buy their block, obtain a DA and do the drilling.

On this issue alone, the outcome could therefore be that the Shire is left with:

- a number of weed infested zombie blocks and empty buildings along the foreshore with high mesh fences which make Bateman's Bay look a complete eyesore; and
- the Masterplan as a complete dead duck.

Given the issues with high rise on the foreshore, it would thus seem sensible that the Plan should propose other sites in the precinct for high rise development which are closer to bedrock and do not impede visual amenity of the Bay. Such sites would appear to be available along the escarpment of Catalina Heights to the South of Golf Links Drive.

2. Flooding. According to Council's own flood zone maps, most of Bateman's Bay foreshore is vulnerable to flooding at times of storm surges and high tides. Climate change is exacerbating and increasing the incidents of heavy storms and rising sea levels. Most of the data regarding sea level rise Council relies on is already out of date. While the Masterplan proposes no underground parking for the proposed high rise units along the foreshore, given that more recent climate change data indicates a geometric increase in sea levels within the next 30 years, the chances of increasing inundation are very high. This situation would require Council factoring in the need to build costly engineering works to protect these buildings for most of this time; plus considering other options for locating high rise as per item 1 above..
3. In addition to the above lack of consistency with the Shire's Climate Action Plan 2022-2032, there are many other related oversights. For example, in discussing the possible carbon footprint and social amenity of apartment blocks and hotels, it is clear that high rise ones pose much greater issues and costs in this area. The Plan should thus accordingly provide alternative combinations of low rise and medium density zoning heights to achieve meeting Climate Action targets and social outcomes.
4. Optimising visual amenity. One of Bateman's Bay greatest assets for tourists and residents is its visual amenity along the foreshore. There are many opportunities for improving this amenity along the lower areas between Orient Street and the shore by removing buildings over time as opportunities permit to create Plazas from the main shopping areas to the Shore. The other main option is to zone the rest of the Shoreline for recreation and put the LEP zones for apartment blocks or hotels away from the Shoreline (as per item 1 above)'
5. There is no mandatory requirement for a percentage of affordable social housing in the Plan's proposed new developments areas in Bateman's Bay. This is a common requirement for developers as part of the DA process by many Shire Councils with a lack of affordable housing,
6. Lack of meaningful consultation with indigenous stakeholders. We are advised that this has been verbally done but there are no records about with whom; from where; about what issues; whether there were representatives of any indigenous organisations involved; and what was the agreed outcome. This consultation clearly needs to be properly done.
7. The rapid and accelerating rate of economic, social and technological change in the times we live in make long term planning problematic. No other Shire in Australia has a Masterplan longer than 30 years, The Eurobodalla Shire's draft Masterplan's ambition to provide a development framework for 75 years is thus objectively nonsensical - and should be reduced.
8. The draft Masterplan has not considered the revolutions in telecommuting and transport (eg, electric cars) which makes Bateman's Bay and the rest of the Shire a very attractive housing option for people formerly working in cities like Canberra and Sydney. Creating attractive housing and urban environments for telecommuters in Bateman's Bay and the rest of the Shire should accordingly be a part of the Plan.
9. The draft Masterplan has not referenced any other Masterplans from other comparable Shires or municipalities in Australia. Some prime examples include Byron Bay,

Harvey Bay (QLD) and Bayside Shire Council (VIC). Given they have done a lot of the hard work in developing models to meet the complex economic, social and environmental development issues in their coastal communities, our Shire's Planning staff should research and reference these other Masterplans as part of their development of our Plan.

10. Given Bateman's Bay is a base or a transit point for some 1.4 million tourists per annum (and increasing) - and this is vital to our economy, some greater focus on this in the Masterplan would seem necessary. At present the draft Plan focuses on the details of having a "Tourism Quarter" where people are entertained and otherwise serviced. There is a thus clear need for the Planning staff to research and segment the tourist market so that proposals for improving access to, and the quality of goods and services to tourists, is a more key component of the Masterplan.

Recommendations

To resolve the outstanding issues in the Masterplan outlines above it is recommended that:

1. An independent environmental assessment of the issues and opportunities in the proposed developments in the draft Masterplan be obtained. This should include geotechnical issues in proposed areas for medium to high rise development; and sea level rise (as in item 2 above) – as well as the standard other issues in such assessments.
2. The draft Masterplan should be amended to provide alternative combinations of low rise and medium density zoning heights to achieve meeting Climate Action targets and social outcomes.
3. The draft Masterplan needs to address the need further optimise visual amenity of the Bay for tourists and visitors.
4. The draft Masterplan needs to recommend a mandatory requirement for a percentage of affordable social housing in the proposed new developments in Bateman's Bay.
5. Formal consultation with representative indigenous stakeholders on the Plan be obtained, recorded, and together with future liaison arrangements, be agreed.
6. Reduce the term of the Masterplan to 30 years.
7. Develop proposals to incorporate telecommuting and transport changes into the housing and other related areas of the Masterplan.
8. ESC Planning staff to research other comparable Masterplans coastal towns such as Byron Bay, Harvey Bay and Bayside Shire Council and report to Councillors on options they provide for amendment of our Masterplan.
9. ESC Planning staff to research and segment the tourist market so that proposals for improving access to, and the quality of goods and services to tourists, is a more key component of the Masterplan. This would include developing a precinct for servicing transit tourists going through the Bay on the Highway, together with one for those residing in or adjacent to the Bay

Yours sincerely,

Frank Ross

ABE Presentation on QON 25/001 Batemans Bay Masterplan

Good afternoon. Thank you for the opportunity to address Council regarding QON 25/001 Batemans Bay Masterplan.

I am presenting as Co-Convenor of A Better Eurobodalla (ABE), a community forum dedicated to having open and inclusive government in our region. ABE has applied the principles of good governance and technical expertise to the draft Batemans Bay Masterplan ("the Masterplan") and has identified significant problems with both the draft document as well as the response to Councillor Mayne's Questions on Notice.

The questions raised by Cllr Mayne canvass critical issues, and the responses provided in the agenda paper are exceedingly meagre and uninformative. For example, it strains the bounds of credulity that a "3D Fly By Video" which accurately represents the permissible building height and bulk proposals included in the Masterplan could not be included "*because of cost*". An accurate simulation video would cost no more than an inaccurate one, and avoid potential for misconception and misunderstanding.

One of Councillor Mayne's questions was a request for Council to prepare a summary document encapsulating the set of assumptions (such as population growth rates, demographic characteristics etc) incorporated in the Masterplan. This would give the community a useful starting point to assess the utility and credibility of the document in delivering its stated objectives, such as affordable housing, etc. However, the agenda papers indicate that this request will be answered by a probity report, which seems a bizarre response to a relatively straightforward question.

One important supplementary question is why Council's ownership interest in several of the blocks of land proposed for high rise development is not acknowledged as a potential conflict of interest or role in the draft Masterplan. Conflicts of interest or role are both significant governance issues under the NSW Local Government Act, which sets the rules under which all NSW LGAs must operate. This is a critical issue which needs to be included in the terms of reference for the probity report.

In the interests of transparency, the community needs to know the terms of reference for the probity report before it is commenced, and be assured that an unabridged version of the final report will be available to the community. If this does not occur, it will indicate that Council has learned nothing from its unnecessarily clandestine behaviour throughout the Batemans Bay Pavilions project, which has created an ongoing financial black hole for Eurobodalla ratepayers. The Eurobodalla community cannot afford for this Masterplan to spawn another white elephant, draining community resources and hindering alternative sustainable growth options for both Batemans Bay and the wider Eurobodalla Region.

I will now briefly consider the draft Masterplan. This document was foreshadowed in Council's draft "Not an Affordable" Housing Strategy, whose significant shortcomings were identified in multiple presentations to Council on 24th November 2024, including one by ABE. The community has been told that the Masterplan is not just about height, but is also about affordable housing. However, this is not supported by a simple textual analysis – the term "*affordable housing*" occurs just 5 times in the 106 page document, while "*height*" occurs 158 times. In fact, the Masterplan recommends extensive height and zoning changes to the Eurobodalla LEP. Council has recently secured a \$200,000 grant to implement these changes, claiming they will provide an additional 8,000 dwellings. No documentation to support these projected 8,000 additional dwellings (equivalent to 16,000 people) is included in the Masterplan.

The Masterplan exhibits similar problems to the draft Housing Strategy in that it fails to include any references to sources or supporting studies, such as the consultancy documents available on the Masterplan webpage. As a result, it is virtually impossible to validate or cross check any of the information presented in the Masterplan – it must be accepted on face value.

The NSW Government Integrated Planning & Reporting Framework provides the planning benchmark for all NSW LGAs, and is the basis for Council's own delivery and work plans. In the Eurobodalla strategic planning context, the high level plan is the South East & Regional Tablelands Plan, whose timeline extends to 2042, which is then implemented through the Eurobodalla Local Strategic Planning Statement (LSPS), that extends out to 2040. It is notable that the first priority action listed in the Eurobodalla LSPS is to "*develop an Affordable Housing Strategy*".

At odds with this strategic context, the Masterplan pays lip service to affordable housing and targets a population of 40,000 for Batemans Bay by 2100. However, the Masterplan does not define the area for this population target, and no explanation is provided for the exceptionally long 2100 timeline. Given that the supporting economic study utilises a 2042 time horizon for its analyses (consistent with both the Southeast Regional Plan and Council's usual planning horizon), the following questions are relevant - *What methodology and data was used to project so far out into the future? What confidence limits can be placed on this type of projection? Where else has this methodology been used?*

The Masterplan is largely silent on the biophysical issues which need to be properly assessed before deciding to build 100 metre residential towers on a vulnerable coastal floodplain faced with the prospect of rising sea levels and more frequent and intense extreme events such as floods, storms, coastal erosion episodes and bushfires. In spite of this, the words "*sea level*" are mentioned only once in the document, with a passing reference to work being undertaken to define how construction of unspecified protective works will occur. This is not a credible response to such a major issue.

The Masterplan also fails to consider the geotechnical capability of the Bay's underlying sediments and rocks to support massive structures up 100 metres high, and whether specialised construction methods would be required to make such proposals viable. There is no consideration of the consequent cost implications on the affordability of dwellings in these high rise buildings, nor what effects their vulnerable coastal location would have on their insurance eligibility and costs.

In addition, the Masterplan does not provide any substantive consideration of the infrastructure and servicing requirements for the large scale structures it proposes, including their technical and economic feasibility and who will bear the costs of providing these services.

In summary, this is not a masterplan - it is a masterclass in how NOT to do strategic planning. The document fails to adequately address multiple major systemic strategic issues which cannot be resolved by subsequent "site by site" development assessment processes.

The document should be deferred so it can be significantly reworked in close consultation with the community to properly integrate the multiple issues that need to be threaded together to bring it up to an acceptable standard.

Thank you,

Dr Brett Stevenson
Co-Convenor
A Better Eurobodalla
27/5/25

Good afternoon all, my name is Owen Cartledge, a resident of Malva Bay. I wish to speak to Agenda Item FCS 25/026, The Quarterly Budget Statement. ①

Information here states ① "the financial position at June 30 will be satisfactory."

BUT at variance to ① we have ② "The ESC is struggling to contain operating expenses within operating revenue"

I am CONFUSED.

The above is all following on from a mid year 2023 Budget Reset, and a December 2023 document which outlines 12 key budget actions.

FCS 25/026 introduced this Agenda Item with words that included "progressive leadership, collective vision, sound strategic financial management & reporting."

So we have financial concerns expressed 24 months ago, & 17 months ago & all I hear is that there is much

work to be done. I ask you Councillors, ②
What is happening? I suspect that not much
is happening. There does appear to be
some activity in Community Care, but nothing
yet to improve The Pav fiasco. The
Pav is now a line item in the books
which is an improvement.

In contrast to 24 months of little
activity or/and communication I have observed
that Administrators who move in on councils
achieve reform in much shorter time periods.

Searching for answers to the above
vacuum I examined about 340 pages of
the following

- a) Draft Delivery Program (2025-29)
- b) Draft Operating Plan (2025-26)
- + c) Resource Strategy (2025-35)

Figures here indicate a financial deficit
for 7 years with a surplus in year 8. The
documents also seem to argue that on current
allocations, either 56% or 77% of ^{assets} ~~assets~~ will
be maintained. Grants may help some of
the gap.

These documents also state very clearly that no SRV is proposed.

Also these pages itemise 6 significant future challenges to the ESC budget. The tone of these financial challenges adds to my arguments and reinforces my initial concerns about FCS 25/026.

ie. I am CONFUSED

It is fascinating that the SRV is recently renamed by IPART as RV. Nothing special anymore, is this the new normal?

I gather from year 10 the ESC no longer has to itemise, justify and report on their 2015 SRV. This may provide some gravy to the stressed General Fund, if these funds were reallocated.

In the last five years the ESC has moved some distance from the dark past, towards improved financial reporting but has further to travel. Opening up ESC briefing sessions to residents would assist in a better informed debate.

Councillors, what is going on, how are things on the financial front? Do we residents need to donate 2 or 3 coffees equivalent a day to the the ESC?



Public Forum Presentation

27 May 2025

Johanna Weaver

I make this presentation in the public interest in my capacity as the public officer of the Congo Community Association (the CCA).

CCA and I respect due process and will therefore limit our submission to that which relates directly to the agenda item and carry over the remainder of the issues CCA would like to bring to ESC's attention to the next Public Access session.

With Reference to FCS25/028 LAND ACQUISITION FOR ROAD WIDENING - PART LOT 15 POTATO POINT ROAD BODALLA- BORANG CREEK BRIDGE UPGRADE, inter alia that:

- Council approves the acquisition of the land
- If the acquisition of part Lot 15 DP752131 cannot be negotiated by agreement, Council make application to the Minister for Local Government and Governor to acquire part Lot 15 DP752131 by compulsory process for road widening pursuant to the Land Acquisition (Just Terms Compensation) Act 1991.
- Once acquired, the land be dedicated as public road in accordance with the provisions of the Roads Act 1993.

CCA welcomes and supports this acquisition. The sole purpose of my public forum presentation today is to support the approach, and ask **why a similar process – which is well-established, best practice - has not been adopted with Congo Road North in the past 25 years?**

Recalling that a similar resolution was made by Council in 1999 to formalise Congo Road by acquiring three portions of land (traversing Lot 24, 181 and 197). Acquisition of the portions of Lots 24 and 181 was finalised within the negotiation period provided for under the *Land Acquisition (Just Terms Compensation) Act 1991*. A public road was dedicated on both acquired portions. In contrast, acquisition of the portion of the Lot 197 has not yet been finalised, and the road reserve is now inaccessible to the public.

As Councillors consider FCS25/028 today, we ask you to also consider what is so different between this acquisition and Congo Road North, and why are residents and rate payers still waiting for Congo Road to be formalised 25 years after this Council decided to do so?

There are a number of other issues CCA would like to raise Councillors with respect to Congo Road North, which we will do so at the next Public Access.

Thank you for your time today.



26/05/2025

To Whom It May Concern,

Subject: Letter of Support for Renewal of Lease – Moruya Golf Club

I am writing to express strong support for the renewal of the lease for the Moruya Golf Club, located in the Eurobodalla Shire.

The Moruya Golf Club is a cornerstone of our local community, providing not only a high-quality sporting facility but also a vibrant social and recreational hub for residents and visitors alike. The Club supports a wide range of community activities, promotes healthy lifestyles, and contributes significantly to local tourism and the economy.

Beyond golf, the Club regularly hosts charitable events, community gatherings, and supports junior development programs, making it an inclusive space for all ages. Its role in fostering community spirit and promoting physical activity cannot be overstated.

Renewing the lease will allow the Moruya Golf Club to continue its valuable contribution to our region, maintain and improve its facilities, and provide ongoing employment and volunteering opportunities.

I strongly urge the relevant authorities to approve the lease renewal, ensuring the long-term sustainability of this important community asset.

Thank you for considering this submission of support.

Sincerely,

Yours sincerely,

Kym Batt

President, Board of Directors

Blair St Anne

General Manager

Moruya Golf Club