

EUROBODALLA SHIRE COUNCIL

PUBLIC FORUM

Ordinary Meeting of Council on 26 August 2025

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

Name	Agenda Item	Presentation Provided
Brendan Leo, Director Leo Planning Pty Ltd (via audio visual link)	PER25/016 – DA0127/25 - Shop Top Housing - 82 Princes Highway, Narooma	Attached
Vicki Vince (via audio visual link)	CAR25/011 – Post-Exhibition and Finalisation of Hanging Rock, Corrigans Beach and Observation Point Plan of Management	Not provided
Allan Bright	MR25/005 Advocacy for Maintaining Emergency Services in Batemans Bay	Attached
Patricia Hellier	MR25/005 Advocacy for Maintaining Emergency Services in Batemans Bay	Attached
Mylène Boulting, Local Radiotherapy Head Petitioner and ONE New Eurobodalla L4 Regional Hospital Advocate	MR25/005 Advocacy for Maintaining Emergency Services in Batemans Bay	Attached
Renee Carver	CAR25/011 – Post-Exhibition and Finalisation of Hanging Rock, Corrigans Beach and Observation Point Plan of Management	Attached
Kerrie-Anne Benton	CAR25/011 – Post-Exhibition and Finalisation of Hanging Rock, Corrigans Beach and Observation Point Plan of Management	Attached
Margaret Pugh	CAR25/011 – Post-Exhibition and Finalisation of Hanging Rock, Corrigans Beach and Observation Point Plan of Management	Not provided
Joan Brown	CAR25/011 – Post-Exhibition and Finalisation of Hanging Rock, Corrigans Beach and Observation Point Plan of Management	Not provided
Corinne East Director, Caravan & Camping Industry Association NSW Managing Director, Easts Holiday Parks	CAR25/011 – Post-Exhibition and Finalisation of Hanging Rock, Corrigans Beach and Observation Point Plan of Management	Attached

Brendan Leo – Town Planner for the applicant speaking in support of the recommendation

Mayor and Councillors,

Thank you for the opportunity to address the meeting. I will keep my presentation brief.

The development application before you has been comprehensively assessed by Council staff and is recommended for approval. The proposal will deliver a high-quality mixed-use development comprising 20 apartments, including 4 dwellings dedicated to affordable housing under the SEPP Housing framework, alongside new retail spaces and appropriate parking provision.

In addition to meeting local housing needs, the project represents a significant private investment in Narooma, bringing construction and ongoing employment opportunities, new commercial tenancies, and the activation of a currently vacant site into a productive and vibrant shop top housing development.

While the application involves variations to height and landscaping standards, these have been carefully considered and are supported on the basis that they are reasonable, justified, and appropriate to the commercial context of the site and consistent with relevant planning policy.

The architectural design is a contemporary example of coastal architecture which is consistent with the Narooma Style Guide and will make a positive contribution to the character and future vision of this locality.

I acknowledge that submissions were received during public exhibition, including concerns around height, visual impact and parking. On parking, the proposal fully complies with the statutory parking requirements of SEPP Housing, providing 29 spaces where 28 are required, plus a loading bay. Council's report confirms that consent cannot be refused on parking grounds where compliance is achieved.

In relation to height and visual impact, the design has been reviewed in detail by Council staff and has been found to be consistent with the planning controls and Narooma's coastal character. The building provides a high-quality response to this prominent site and will set a positive benchmark for future development in the Narooma Flats part of the town centre.

Furthermore, all internal and external referrals offered support for the proposal further demonstrating the suitability of the proposal for the site and having regard to applicable planning policy and development standards.

We understand that change can raise concerns, but we believe this proposal strikes the right balance between growth and maintaining Narooma's valued identity.

We respectfully urge Councillors to support the professional advice of staff and adopt the recommendation for approval.

Tony and I are available to address any questions or concerns you may have regarding the proposal.

Thank you

**Brendan Leo
Town Planner**

SUBMISSION TO COUNCIL MEETING 26TH AUGUST 2025

Mayor Hatcher (in absentia), Lady and Gentlemen Councillors, Council Staff, members of the gallery. May I begin by thanking councillors for the opportunity to speak in support of the motion to be discussed today.

I am very pleased to see that many folk who spoke at the Meet the Candidates forum, held at the Batemans Bay Soldiers Club last year, and who pledged to actively support our fight to maintain an Emergency Department in Batemans Bay, were successfully elected and now present. Congratulations to all.

Please allow me to commence by introducing myself, I am not Peter Ryan. Peter is President of our Committee and currently overseas. My name is Allan Bright, and I am the Treasurer of this committee and responsible for looking after \$186.07.

When I came to the Bay in 1967 there was a cottage hospital in North Street that, though small, included an Emergency Department... When our present hospital was built in 1970 a more extensive, better equipped and larger capacity Emergency Department came into being.

These facilities have provided professional care to cater for the needs of our local community, and visitors to the area, to my mind, with distinction for well over half a century!!

Fast track to our present situation where Batemans Bay has a resident population that is over 10 fold more than we boasted then, with an estimate to grow to 40,000 as suggested in the Master Plan compiled by THIS council.

This number does not include holiday makers.

AND POTENTIALLY NO HOSPITAL EMERGENCY DEPARTMENT. Surely an absurd proposition and one that “beggars belief”. Where is the common sense – where is the logic - where is the duty of care?

Should this closure take place then Batemans Bay will be the largest town in NSW without an Emergency Department with an aged population that is over 30% higher than the national average (51 versus 38), and an obvious greater requirement for health care services whilst supporting five local nursing homes.

Now I want to make it abundantly clear – despite comments to the contrary - our committee DO SUPPORT the new Eurobodalla Level 4 hospital currently under construction BUT NOT AS A TRADE OFF TO CLOSE THE BATEMANS BAY EMERGENCY DEPARTMENT.

When residents became aware of the suggestion to close the Bay hospital after the new facility south of Moruya became operational, there was an immediate uproar. Within a few short months a petition seeking to maintain an Emergency Department in the Bay received approximately 18,000 signatures and has subsequently been debated in State Parliament. It is worth noting that this support not only came from residents in the 2536 electorate, and visitors to the area, but was also widely supported from residents across the Shire.

It should also be understood that our committee has never issued adverse comment regarding the Medicare Urgent Care Clinic now operating out of the Batemans Bay Hospital premises, nor the proposed Community Health Facility.

WE support any activity that will improve the health and wellbeing of locals and visitors to our Shire.

BUT now for some facts: neither of the new services in the Bay by their very own admission, will be able to treat Chest Pain or Tightness in the Chest, Breathing Difficulties, Uncontrollable

Bleeding, Severe Burns, Poisoning, Seizures, Numbness or Paralysis, Infant Fever, Any Life Threatening Injury including Unresponsiveness.

NEITHER IS EQUIPPED TO OPERATE AS AN EMERGENCY DEPARTMENT.

Let us now consider some extremely important reasons why a fully operational Emergency Department needs to be maintained in the Bay.

The new hospital under construction will have less emergency care beds than what are currently available at the Moruya and Batemans Bay Hospitals.

The proposed Moruya bypass, which was always stated to be the universal saviour for all our health concerns, is now off the radar and not likely to reappear anytime soon.

During holiday periods, and not just at Christmas, the Moruya Bridge is a bottleneck making access to, and through, the town very difficult.

As experienced in recent times during periods of adverse weather conditions access to Moruya from the North can be disrupted – like not possible.

There is no public transport available in the evenings between Moruya and Batemans Bay from Sunday to Thursday and then, only limited.

There is an expression in medical terms called the “Golden Hour”, that briefly states ‘this is the period following a traumatic injury, during which prompt medical intervention is crucial for maximizing the chances of patient survival and minimizing long-term complications. This concept is a cornerstone of modern trauma systems.’ A quote from the World Health Organisation.

At this point I wish to acknowledge the wonderful work done by our paramedics. They are a bunch of highly trained, very professional and caring folk who do a fantastic job serving our local community.

BUT through no fault of their own they do have limitations like lack of numbers, vast distances to travel, wait times and need for further support.

They cannot be everywhere at once and for this, and other reasons, many presentations to Emergency Departments are carried out by concerned relatives, friends, or in my wife's case, a complete stranger. To eliminate an Emergency Department in the Bay would be a disaster, especially in circumstances where prompt treatment is essential.

I think it is also very important to not lose sight of the fact that a considerable number of the presentations to the Bay ED come from nearby communities to the North like Nelligen, North and South Durras, Long Beach and Maloney's Beach. Conscious of time constraints these folk are very anxious to maintain the Bay's present ED.

To conclude I wish to thank the Mayor for tabling this motion. Our committee and the residents of Batemans Bay will not stop fighting until we have a satisfactory outcome for our community. We envisage an Emergency Department that is staffed 24/7. It must contain a 7 bed emergency ward, which we currently have, and an 8 bed triage/recovery support unit, again available in the current hospital footprint.

There is already a service similar to what we desire catering for the needs of the Nelson Bay community at the Tomaree Polyclinic, which we would like replicated in Batemans Bay.

Thank you and best wishes with your deliberations. For the sake of our community and visitors, I sincerely hope that you will support our cause.

Good afternoon Deputy Mayor, Councillors, General Manager, Staff, Gallery and those comfortable zooming from home my name is Patricia Hellier from Batemans Bay.

I am here today to speak and support the **Mayoral Minute MR25/005 Advocacy for maintaining Emergency Service in Batemans Bay.**

Hopefully technology will allow the Mayor to zoom in on this meeting.

Firstly I would like to acknowledge that the community welcome the planned Level 4 Hospital.

The new Councillors may not be aware this is not the first time that there has been advocacy to the State Government on this issue.

On the 30th April 2024 there was a Mayoral Minute which contained 3 points – the 3 points were as follows :-

1. To advocate to the NSW Government to prioritise construction of the Moruya Bypass to provide direct and efficient access to the hospital from the north of the shire.
2. Advocate to the NSW Government for increased ambulances services in the north of the shire to coincide with the opening of the new Eurobodalla Regional Hospital.
3. Advocate to the Australian Government of extended opening hours of the Batemans Bay Urgent Care Clinic to 24/7 to coincide with the opening of the new Eurobodalla Regional Hospital.

Whilst there was support for these 3 Mayoral Points it was believed that the Mayoral Minute did not cover all areas of concern and there was advocacy to some Councillors for a 4th point to be added that being

Request to the NSW Government to reassess the need for the emergency department at the Batemans Bay Hospital in light of demographic change and uncertainty around construction of the Moruya by pass.

The 4th point was added to the Mayoral Minute and the **4 points were adopted unanimously.**

At this meeting there was a discussion in relation to replies from the **State Government** on this and other issues. To my knowledge Council never received an acknowledgement or reply to this advocacy.

In just over 12 months there has been a number of changes.

Firstly it is obvious that there is no funds for the Moruya By Pass.

Secondly the expected opening of the new Level 4 Hospital has jumped from the end of 2025 to sometime in 2027.

Thirdly it is recognised there is extreme pressure on Ambulance Services. It is known that Aged Care facility staff in Batemans Bay have made a number of phone calls requiring an ambulance By the time the patient was picked up and the ambulance reached Moruya Hospital unfortunately some patients have passed away.

Fourthly the Batemans Bay Master Plan has been placed on exhibition with the realisation of the expected population increase.

In relation to the two points recommended today

1. Advocate to the NSW Government to maintain an operational Hospital Emergency Department in Batemans Bay 24/7 after the Eurobodalla Hospital opens in Moruya.
2. Advocates to the NSW Premier and Minister for Health to ensure health equity for regional communities.

I support the advocacy on these two points but I believe this advocacy does not go far enough.

Firstly I firmly believe that the Mayoral Minute should also include an advocacy for immediate increase in ambulance services for our entire shire. On visiting a friend in Batemans Bay hospital I witnessed a woman rush in she asked me where the ED was, I showed her, she then asked if there was a wheel chair available she said her Dad had chest pains and she had rang for an ambulance and was **told it could take up to two hours**, I asked if I could help, she said she had family in the car and I watched her run out to her car with the wheel chair and a couple of men got out of the car and help a man into the wheel chair they then ran into the **ED this is not an isolated incident.**

Secondly I believe that Council should be also advocating for an update report on the proposed Moruya by pass.

I firmly believe the population of Batemans Bay has grown. When I visited the Batemans Bay Hospital all of the wards and beds were full. Moruya Hospital is experiencing the same situation.

On Win TV last night there was an article about today's motion in response to the motion the Minister for Health Ryan Park made a statement and I quote **"We can't have Level 4 Hospitals 15 to 20 minutes away in Regional and Rural areas"**.

The residence of Batemans Bay know that they will not be able to access the new Level 4 Hospital in the time frame that **Health Minister Park stated** we also know what is required and that is to maintain our Batemans Bay ED and have a reliable ambulance service.

Patricia Hellier
26/8/2025

Public Forum 26 August 2025 – Presentation re MR25/005 - Mylene Boulting

Thank you for the opportunity to address you today.

My name is Mylene Boulting, a Turlinjah resident and one of the co-founders of the ONE New Eurobodalla Level 4 Regional Hospital Advocates group.

Since 2018, as outlined in our mission statement, we've been advocating for a single, unified health facility for Eurobodalla. Currently, our fragmented services put us at a disadvantage compared to other regional hospitals. A consolidated Level 4 delineation facility would help both attract and retain general practitioners, specialist medical services, nursing and allied health staff, ensuring sustainable healthcare for our community.

Our group has focused on the interests of residents from north of Batemans Bay to south of Narooma, all united in support of equitable access to improved Emergency, Critical Care, Surgical, and Obstetric services.

I am speaking to you today about the Mayoral Motion MR25/005 – Advocacy for maintaining emergency services in Batemans Bay.

To better understand the basis for this motion, I'd like to ask Council about the expert briefings received on the subject, specifically regarding two previous motions:

1 - Motion MR24/36 of April 30th 2024 (refer attached)

We assume Council, like us, is unacquainted with NSW Health's infrastructure decision-making criteria. Therefore I would like to refer Council, and especially new Councillors, to the adopted Motion MR24/36 of April 30th 2024 and respectfully ask what further information has been received subsequently to point 4 which states:

THAT Council:

- 4. Request the NSW Government reassess the need for the emergency department at Batemans Bay Hospital in light of demographic change and uncertainty around construction of the Moruya bypass.*

2 – Notice of Motion (NOM24/006) of August 20th 2024 (refer attached)

I also want to remind Council of its unanimous decision to advocate as a matter of priority for the creation of a Local Radiotherapy Services centre (LRS) in Eurobodalla.

After five years of campaigning for this service, we know that to function it must be co-located with a Level 4 hospital with a fully operational ICU.

The Southern NSW LHD executive have repeatedly advised that if the Batemans Bay Hospital still needs to be staffed when the new Eurobodalla Hospital opens they will face an almost unsurmountable challenge in recruiting the increased number of skilled staff required. This is due to fierce competition for skilled professionals from other major hospital redevelopments in neighbouring LHDs on the South Coast that are planning to open around the same time.

The consequence is clear: without an ICU, there can be no Level 4 hospital for Eurobodalla, and without a Level 4 hospital, there will be no LRS for the whole Far South Coast—an outcome that would be devastating not only for Eurobodalla but for the entire region down to the Victorian border.

On behalf of the many concerned residents, I respectfully request Council to formally share any information it may have received so far on these matters with our community. If this information has not yet been made available, it would seem more prudent for Council to defer the vote on today's Motion, and to seek answers from the NSW Department of Health, which has executive oversight of and relevant expertise in Healthcare planning and services.

Thank you.

7. MAYORAL REPORTS

MR24/001 EUROBODALLA REGIONAL HOSPITAL

File Ref: S006-T00016

24/36 MOTION Councillor Hatcher/Councillor Harrison

THAT Council:

1. Advocate to the NSW Government to prioritise construction of the Moruya Bypass to provide direct and efficient access to the hospital from the north of the shire.
2. Advocate to the NSW Government for increased ambulance services in the north of the shire to coincide with the opening of the new Eurobodalla Regional Hospital.
3. Advocate to the Australian Government to extend opening hours of the Batemans Bay Urgent Care Clinic to 24/7 to coincide with the opening of the new Eurobodalla Regional Hospital.
4. Request the NSW Government reassess the need for the emergency department at Batemans Bay Hospital in light of demographic change and uncertainty around construction of the Moruya bypass.

(The Motion on being put was declared **CARRIED**)

Division

For the Motion: Crs T Dannock, P Diskon, D Grace, T Harrison, M Hatcher, A Mayne, R Pollock OAM, A Schutz and A Worthington.

Against the Motion: Nil.

NOM24/006 EUROBODALLA HOSPITAL ADVOCACY

File Ref: S006-T00016

24/109 MOTION Councillor Mayne/Councillor Harrison

THAT Council urgently seeks clarification on the proposed local radiotherapy service for the L4 Eurobodalla Hospital and seeks support from NSW and Commonwealth Governments. That Council *joins the community in supporting* the inclusion and prioritisation of local radiotherapy services, *noting the 5 year interval between the widely subscribed 2022 community Local Access to Radiotherapy Petition lodgement in Parliament and NSW Health's extended delivery date for the new Eurobodalla Hospital in late 2027."*

(The Motion on being put was declared **CARRIED**)

Division

For the Motion: Crs T Dannock, P Diskon, D Grace, T Harrison, M Hatcher, A Mayne, R Pollock OAM, A Schutz and A Worthington.

Against the Motion: Nil.

Thank you, Mayor and counsellors, for giving me the chance to address the Plan of Management for Hanging Rock, Corrigans, and Observation Point Reserves today.

My name is Renee Carver, and I'm here today not only as a resident but also to represent the parks that my family owns in the area, including Clyde View Holiday Park, which I manage at Batehaven.

As part of my conversation today I wanted you to know, I've been running a petition at Clyde View so the community had a mechanism to continue to voice their concerns about camping and what emergency use could mean as they hadn't known about proposed changes to the use of the reserves. To date I have a (insert) signatures against camping of any type on these reserves.

Some of these comments are:

"Thanks for Considering ESC but there are sufficient park alternatives"

" No camping, what about the safety of our kids whilst using the park"

"What about the Batemans Bay Brand", if camping is allowed, we could become another Vancouver.

"What about the value of my house?" If free camping is allowed like what has happened at the Moruya campground, will this happen here at Catalina.

These are some of the concerns of residents, businesses and tourists. These people like me see this as a slippery slope.

As a business that has contributed to the local economy for more than 40 years, 365 days a year, I say camping of any sort at Corrigans and Hanging Rock Reserves is reckless because no one here today can guarantee the community it won't morph into something else or have unexpected and undesirable consequences that Council can't effectively control. Noise, rubbish, damage to kids' playing areas, not to mention the enormously costly infrastructure and improvements acknowledged as necessary to sustain camping, such as thousands of tonnes of fill to mitigate the lakes formed after rains at these reserves. These are unintended consequences.

But above all, there is no need for any camping. There's a glut of accommodation capacity outside of the two weeks of the Christmas peak season across the whole of the Eurobodalla Shire.

The aim should be to facilitate consistent and manageable events in the off-season, thereby supporting accommodation providers as well as other businesses that contribute to the local economy. Not prioritise support for onsite camping organised by individual event organisers at the expense of existing accommodation suppliers who are already facing economic challenges.

So on that note, please endorse the recommendations of

1. no camping for some of the reasons I've stated and significantly more included in our formal submission,
2. only emergency use as designated by the higher levels of Government and
3. no footpath as it's outside of the Plan of Management for these reserves

I would also like to extend my gratitude to the Counsellors whom I met with and for listening to the concerns of the members of the community and for the rest of the chamber who confirmed you read my submission. I would also like to thank council staff, in particular Peta Brooks and Cathy Arthur of Community, Arts and Recreation Services, who trawled through all the submissions that were submitted by the community. They asked hard questions and addressed them with the document we now have. A document that the wider community supports. That was appreciated.

25/8/2025

Dear Councillors,

Please find below my proposed Speech at Ordinary Meeting of Council 26 August 2025

Re: CAR25/011 POST-EXHIBITION AND FINALISATION OF HANGING ROCK, CORRIGANS BEACH AND OBSERVATION POINT PLAN OF MANAGEMENT: S020-T00021

Kindest regards

Kerrie-Anne Benton

Thank you for the opportunity to voice my objections to some proposals contained in the Draft Hanging Rock, Corrigan's Beach and Observation Point Reserves Plan of Management. Having fully analyzed the contents of the POM, several issues arose. Some unintended.

I am not here as an employee but someone with real concerns. I'm someone who is expert in tourism and marketing, owned businesses here and in Sydney, worked in large corporations and this Council and I fought with my own hard cash to keep this place like it is and which I and all here today, enjoy. I was instrumental in the successful award winning 'Unspoilt South Coast NSW' campaign and it continues to resonate and support the Eurobodalla nature-based brand. I took the initial calls from producers of River Cottage Australia convincing them to consider our region and not Berry and Foxhound.

So, when I say I have concerns believe that these are not baseless.

There are three areas that concern me.

1. Pathway
 - a. The connection between Corrigan's Beach and Observation Point, is outside of the POM. It's not part of Reserves 66122 and 60913.
 - b. I submit that all references should be removed.**
2. Emergency Use
 - a. This is an exceptionally broad statement and could mean anything, including the current emergency that affects this and other regions.
 - b. Council should not be the authority that decides what any emergency is that would occupy these reserves.
 - c. I submit that the document should say a natural emergency as designated by the State or Federal Government such was the state of emergency of the 2019/2020 south coast bushfires.**
3. Event camping, accommodation or the variants used in the Plan of Management.
 - a. I submit that the document should say on-site accommodation for event security purposes.**

- b. This is a major issue on many levels and business-impacting. It's unnecessary. There are numerous caravan parks, short stay apartments, motels, national park camping and cabins not to mention the myriad of Stayz & Air BnB options.
- c. The only accommodation an event truly needs is for onsite security which is the case for Bells Carnival that has been visiting the region for more than 40 years. Staff stay on site for that specific purpose. Attendees stay elsewhere. The same for the likes of the CCIA caravan and camping show, Red Hot Summer Tour etc. Security not general participants or attendees.
- d. I hear camping was earmarked because of the Sea Otter event. This is naive and unbelievable given Batemans Bay swells 3-fold during the peak season proving there is adequate off-peak accommodation for any sustainable event. Conversely, enormous events are not sustainable unless they're spread over several major towns and locations. I've seen first-hand their demise. Unconsidered, unsustainable with huge expectations, promises and hype.
- e. There is a very good reason why commercial caravan parks exist in the region instead of having free or near free RV, caravan or tent camping. It is low yield. Rather there are costs to Councils and the community in maintenance, facilities and infrastructure unlike businesses that pay for these and contribute year round to the local economy.
- f. Also Word spreads like a wildfire when there is a whiff that camping may be tolerated in parks, or reserves especially if beach side. Trust me. Word of mouth camping on these reserves will travel and likely from those camping there for the events or others seeing those campers. And it will morph as the grapevine does.

I'm happy to educate anyone who cares to know the reasons behind many restrictions associated with Tourism in this region, the demise of past events or other information that helps you and others becoming more informed.

I want to take the opportunity to commend those Councilors who availed themselves with some businesses their concerns and I want to call out Council staff, Peta Brooks and Kathy Arthur who actively listened and understood my concerns and what I foresee as unintended consequences that the Consultant authors have not envisioned.

To close from my extensive research of all elements of the document and mulling over every word it is clear in my mind the document was drafted from a jaundiced, utopic viewpoint.

24 August 2025

General Manager
Eurobodalla Shire Council
via email: council.meetings@esc.nsw.gov.au

Subject: CAR25/011 - Post-Exhibition and Finalisation of Hanging Rock, Corrigan Beach and Observation Point Plan of Management - supportive

Mayor, Councillors and General Manager,

Thank you for the opportunity to address you today. My name is Corinne East, I am here on behalf of the Caravan & Camping Industry Association of NSW, as a serving Director, representing over 480 caravan parks and manufactured home estates across the state, including several key businesses here in the Eurobodalla of which I am also the Managing Director of our local family owned and run Holiday Parks.

Our Association has a direct interest in this Draft Plan of Management, not only because of our state-wide role, but because many of our members operate in the Eurobodalla region and contribute strongly to the local visitor economy.

I would like to begin by acknowledging Council's significant effort in engaging with stakeholders, listening to feedback, and revising the Plan of Management.

On behalf of our members, we would like to thank Eurobodalla Shire Council for taking our concerns seriously and for its considered response to community and industry feedback on the Hanging Rock, Corrigan Beach and Observation Point Reserves Plan of Management.

We acknowledge the work Council has done in revising this Plan following community and industry feedback, and we particularly support the clarifications around camping and emergency use more precisely.

A central issue raised throughout consultation has been the reference to "camping."

We strongly support Council's decision to remove unqualified references to camping, and to instead use the precise terminology of 24-hour on-site accommodation for security personnel during events.

This definition is critical. It ensures that accommodation on these reserves can only occur for event security personnel, enabling them to respond quickly to incidents, while avoiding any misinterpretation that might allow casual or recreational camping. This approach protects the amenity of these important foreshore areas and upholds the integrity of professionally managed caravan parks that are already licensed, regulated, and equipped to provide safe visitor accommodation.

Likewise, we endorse the amendment to define emergency use to limit emergency-related use to State Government declared natural disasters under State legislation, providing legal certainty and avoiding ad hoc interpretations, while ensuring that Council can accommodate urgent needs in the rare but serious circumstances of a declared natural disaster.

In the amendments, the reference to "*short-term camping (in accordance with the requirements of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds &*

Moveable Dwellings) Regulation 2005" we understand this is to facilitate the existing caravan park operations at Batemans Bay Beach Resort.

These are practical and responsible changes that we support.

However, we remain concerned with any move that could open the door to camping at Hanging Rock, Corrigans Beach, or Observation Point beyond those strict definitions. Allowing casual or event-related camping on these reserves risks creating unfair competition with existing businesses, undermining this vital economic contribution.

The Batemans Bay and Batehaven areas are already well-serviced by our member caravan parks, with several more just minutes away. These businesses provide hundreds of sites and cabins, employ local people, play a vital role in supporting tourism and local businesses as well as paying substantial fees to Council, and reinvestments and support into the community.

Research shows that every \$1 spent in a caravan park generates \$1.53 in flow-on benefits to the local economy — supporting restaurants, retailers, and tourism operators. To introduce event-related camping in public reserves risks undermining this economic contribution, creating unfair competition with regulated operators, and potentially leading to environmental and social impacts.

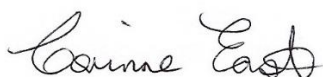
We want to be clear: our industry is not opposed to competition, nor to low-cost accommodation where there is a genuine market gap. We also recognise the important role of events in driving visitation. But a level playing field must apply, and Council should only consider such measures where there is clear evidence of unmet demand.

We recognise Council's commitment to enhancing the visitor experience at Hanging Rock, Corrigans Beach, and Observation Point. The Association encourages Council to continue working collaboratively with local caravan park operators and the wider tourism sector to develop creative initiatives that attract visitors while reinforcing, not competing with, existing businesses.

In closing, we thank Council for carefully considering the feedback and for adopting the amendments you have made — clarifying camping as event security personal accommodation only and defining emergency use strictly under State Government declarations — these provide certainty, protect the local environment, and respect the vital role caravan parks play in the Eurobodalla visitor economy.

On behalf of the Caravan & Camping Industry Association of NSW, I thank you for listening to our concerns. We look forward to continuing to work with Council to ensure the successful implementation of this Plan responsibly and to support sustainable tourism growth in the Eurobodalla region.

Thank you.



Corinne East

Director

Caravan & Camping Industry Association NSW

Managing Director

East's Holiday Parks t/a

BIG4 Batemans Bay at East's Riverside Holiday Park

BIG4 Moruya Heads East's Dolphin Beach Holiday Park

BIG4 Narooma East's Holiday Parks