

Community Consultation Report

Overview

A mix of formal and informal consultation was undertaken to support the development of the residential subdivision proposal for Blueys Beach. This consisted of conversations and correspondence with residents met throughout the process since late 2021, culminating in a series of in person drop-in sessions held in Pacific Palms area, with a follow up event in Sydney. This was an opportunity for residents to meet the development proponents face-to-face, and at-length, to inquire about the proposal and voice their concerns.

Details about the primary events in Pacific Palms are given below. This event forms the basis of this community consultation report, augmented as relevant by information received through conversations and correspondence outside of the event, and the smaller Sydney event.

Community consultation drop-in sessions at Pacific Palms

What – Open Community Consultation Session for Blueys Beach Estate

Where – Mobys Function Centre, Boomerang Beach (**Figure 1-1**)

When – Saturday 5th, and Sunday 6th March 2022 – 9:00 – 12:00 each day

Community consultation session was conducted at the concept stage for the proposed Blueys Beach Estate development. Plans to date were presented to the community to receive their response and resolve issues or include mitigation measures prior to finalisation of the design and lodgement. The event was advertised via a flyer drop throughout the Pacific Palms area (**Figure 1-2**), and existing resident contact lists, and was distributed further through community group networks.

Approximately 500 people attended the sessions in some capacity, in around 180 separate groups. No data on residence was obtained, but 176 community members left their names and emails.

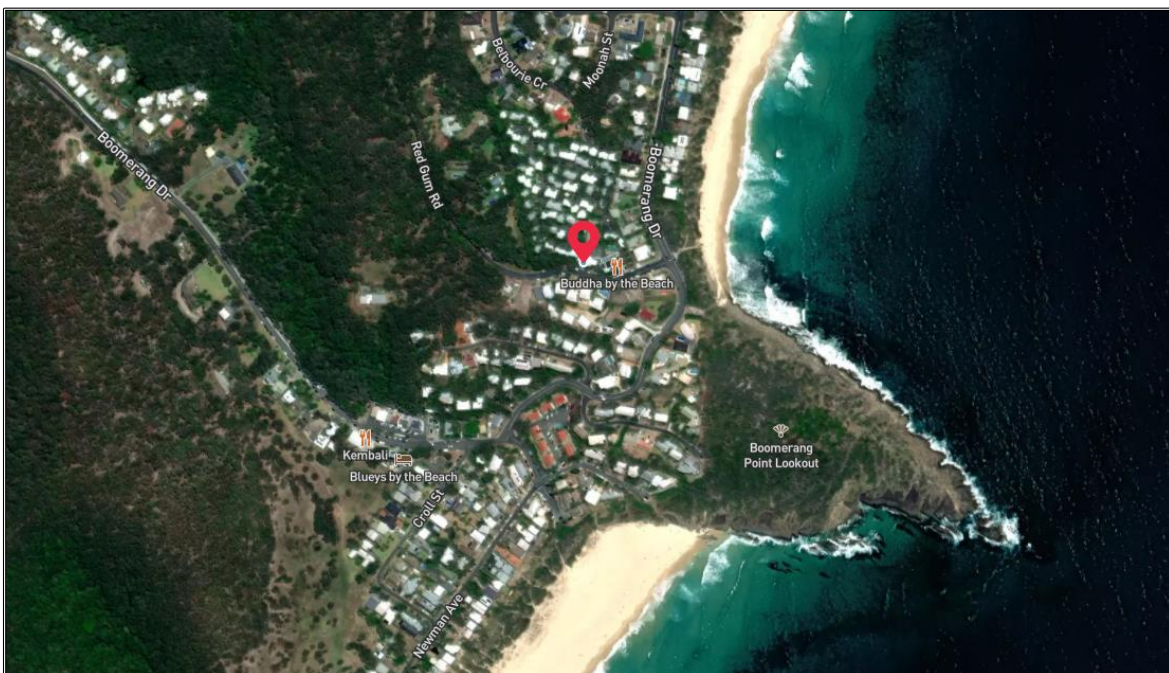


Figure 1-1 Event location – Mobys Function Centre, Boomerang Beach.



Figure 1-2 Event flyer.

Objectives

The drop-in sessions and surrounding consultation was undertaken with the following objectives:

- To present the development at a concept stage to the community, and inform them of the progress of the development proposal.
- To allow the community to raise issues, concerns, and otherwise inform the process at an earlier stage than is generally permitted in the development process.
- To allow the community to meet the developers and development team in a face-to-face setting, and discuss their thoughts on the proposal at length.
- To facilitate resolution to, or mitigation of community issues, and inclusion of ideas prior to finalisation of the plans and lodgement.

Methodology

An open format was selected rather than a town-hall style approach, in order to allow the community to control the discussion, and give ample face-to-face time with the developers and development team. This consisted of the following:

- Display of twelve, A0 format posters (**Figure 1-4**), including the following information:
 - o Concept stage layout,
 - o Concept landscape plan,
 - o Transport and active travel analysis,
 - o Local environment appreciation,
 - o Summary of local economy,
 - o Summary of preliminary community consultation and responses.
- Attendance of the development team, stationed throughout the room to answer questions and take notes of community input. Specifically, this consisted of:
 - o The proponents (Jack Joseph & Jake O'Neil),
 - o The design team (four Cardno staff, including planners and engineers)
- Space for additional written participation (post-it-note 'thought wall', and ideas boards).
- Option for community members to put their names down on a mailing list for further information about the proposal.



Figure 1-3 Community consultation drop-in session.

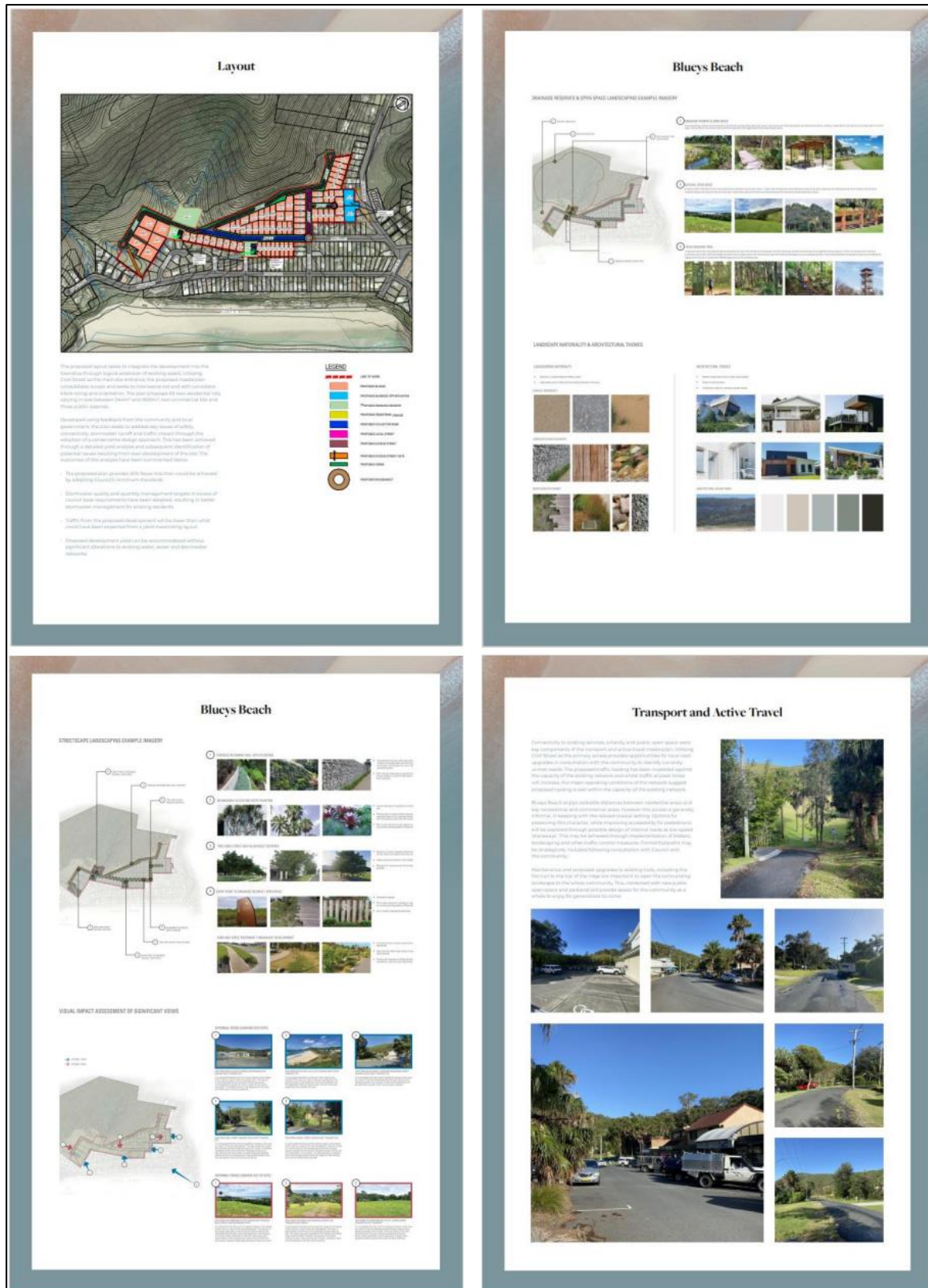


Figure 1-4 Examples of posters from community consultation.

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Feedback in general

Feedback was diverse, reflecting a rapidly changing demography in the area.

As expected, there was a vocal segment of the community in opposition to the development, either in general, or for specific reasons such as infrastructure concerns. Many members of the community had less reservations but were keen to see the development undertaken in a way which responded to the changing nature of the area in a positive way.

There were varying degrees of understanding of the status of the site as land which had been earmarked for development through historic zoning (although several community members were nonetheless keen to exercise their rights to object).

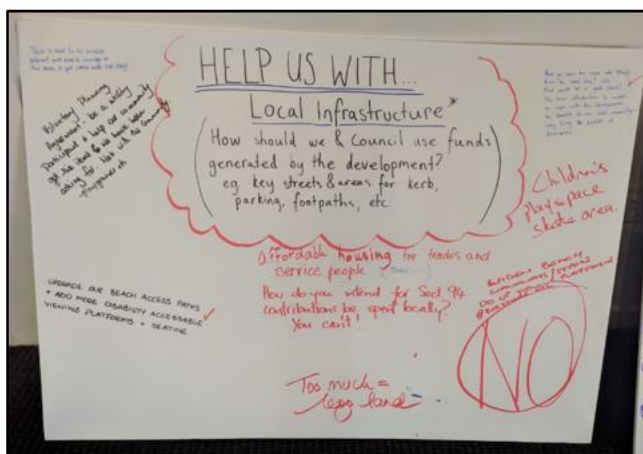
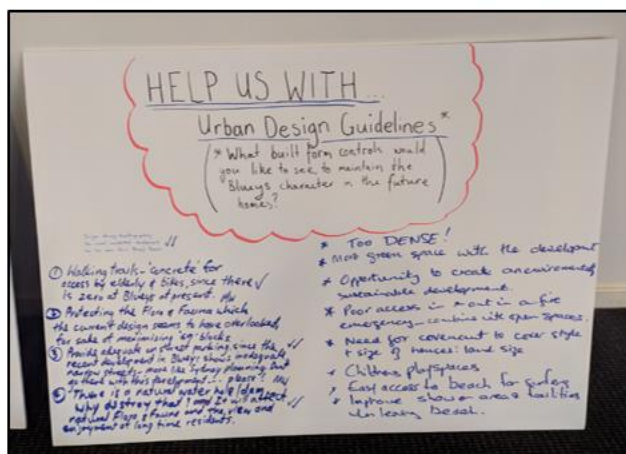
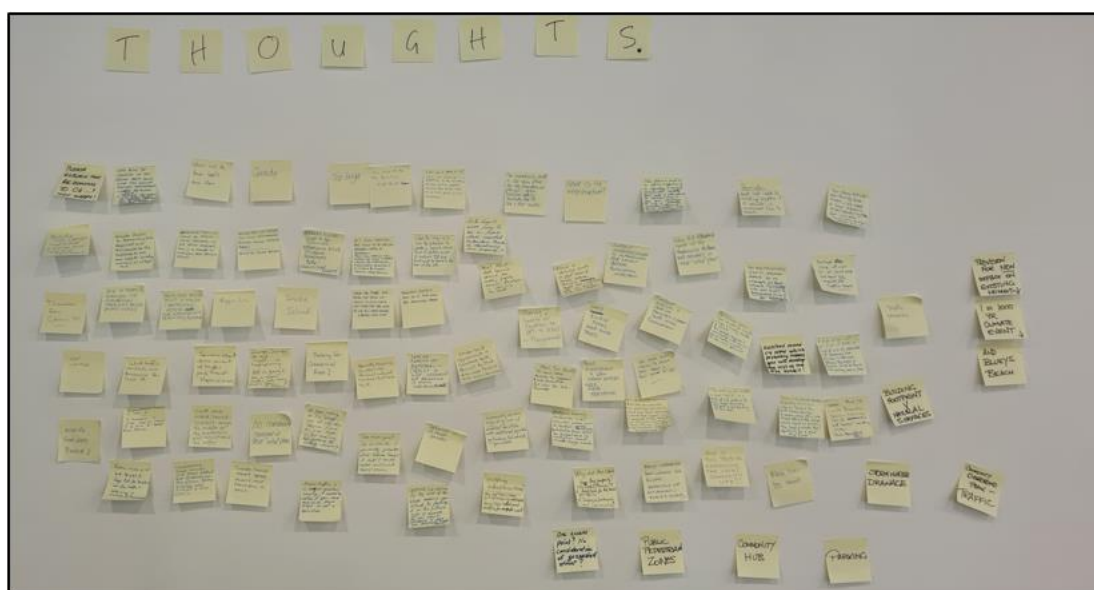


Figure 1-5 Post-it-note 'thoughts wall' from drop-in session day one, and ideas boards.

A total of 164 post-it notes were contributed by the community. Community members were permitted to contribute freely and at their election, and it is unclear to what degree these notes were produced by the same individuals. Contents were nonetheless compiled and categorised, allowing limited quantitative assessment of the prominence of different community concerns. In particular, these were grouped into the following categories:

Environment - concerns or suggestions regarding the environment, climate, sustainability

Traffic - concerns or suggestion regarding traffic congestion

Drainage - concerns or suggestions regarding drainage, stormwater, overflow etc.

Development size/scale - concerns or suggestions regarding lot size, density and building scale

Community infrastructure - concerns or suggestions regarding social/community infrastructure (e.g., bushwalking trails, skate parks)

Local character and lifestyle - concerns or suggestions regarding the 'way-of-life' (e.g., the view, feel of the area etc.)

General concerns - general disagreements with development

The spread of these issues across the contributions is summarised in the table below, noting that single notes could cover multiple issues.

Table 1-1 Distribution of issue categories from post-it-note wall

Issue category	Percent of contributions
Environment	14%
Traffic	23%
Drainage	10%
Development size/scale	16%
Community infrastructure	15%
Local character and lifestyle	5%
General concerns	18%

The distribution of these issues is considered broadly similar to those heard directly from more vocal members of the community. Many of the issues raised have been included in the summary in the following section.

Key themes and consideration

Key issues raised by the community have been summarised, along with a qualitative assessment of their demographic representation among participants. These, along with subsequent consideration of the issues, are summarised in **Table 1-2**, below.

Table 1-2 Summary of key community comments raised during drop-in session events and surrounding consultation.

Community comment	Demographic	Consideration
Infrastructure		
Residents of the low lying areas of the existing village have ongoing difficulty with stormwater	Common to residents along west side of Newman Ave and adjoining streets.	- Stormwater designed being finalised following analysis of stormwater study. Final design will meet Council requirements for water

(localised flooding in storm events etc).		<p>quality, and requirement for no additional burden to existing stormwater infrastructure within predictable events.</p> <ul style="list-style-type: none"> - In regard to the latter requirement, the abundant land available in the basin locations will be used to improve upon predictable stormwater events as much as possible.
Concerns around ongoing management of stormwater infrastructure.	Common to residents along west side of Newman Ave and adjoining streets.	<ul style="list-style-type: none"> - Management strategy currently being finalised, stormwater infrastructure likely to be dedicated to Council for ongoing maintenance.
<p>Traffic impacts to Croll and View Streets.</p> <p>Suggestion that Boomerang Ave commercial frontage be used for main access to alleviate pressure – however differing views on this point across community, particularly due to concerns about loss of main street amenity.</p>	<p>Focused around Croll & View St residents.</p> <p>Focused around Croll & View St residents.</p> <p>Different views presented by others in community, particularly those with commercial interests on existing street.</p>	<ul style="list-style-type: none"> - Council general preference to avoid entrance from Boomerang Dr for amenity and traffic safety reasons, but open to high-quality and researched design solutions. - Extensive urban design analysis has concluded that allowing vehicular access through the commercial frontage is will improve accessibility, exposure and connectivity. - Traffic calming measures to be deployed on Croll St.
High traffic during peak times. Peak season extending outside of traditional times.	General (frequent)	<ul style="list-style-type: none"> - Noted. Has been given consideration in traffic study, though industry-standard traffic models generally based around mean impacts.
Single access raised as issue for emergency services.	RFS volunteers etc.	<ul style="list-style-type: none"> - Additional emergency egress being provided at south of site. - RFS approval being sought for concept.
Environment		

Preservation of trees across grassed area of site.	General (moderately frequent)	<ul style="list-style-type: none"> - Tree protection will be undertaken wherever possible, though constrained by need for earthworks interventions. - Cabbage tree palms will be relocated where possible to landscaped areas (due to compact root area). - Retention in place preferred, both in public space, and private land, the latter enforced where feasible by urban design guidelines.
Preservation of wildlife corridor, with multiple locals noting it to be actively used.	General (infrequent)	<ul style="list-style-type: none"> - Wildlife corridor function well recognised and will be preserved through development. - Wildlife Corridor Management Plan to accompany DA to preserve and enhance where possible.
Assurance of future conservation of western land.	General (infrequent)	<ul style="list-style-type: none"> - C2 and RU2 zoned land will be preserved in perpetuity with biodiversity stewardship agreement.
Privacy and public amenity		
Loss of privacy for lots immediately neighbouring site.	Local – immediate neighbours	<ul style="list-style-type: none"> - Urban design guidelines to be implemented requiring deep soil tree planting zone along rear of existing boundaries. Will consist of 6m where no dwellings, outbuildings, sheds etc can be placed, with requirements for tall vegetation.
Support for walking track through conservation area. Interest in level of investment into facilities.	General (infrequent)	<ul style="list-style-type: none"> - Walking track infrastructure will be dependent primarily upon conservation constraints, with some areas not permitting any works beyond existing (i.e. Littoral Rainforest area). - Opportunities for improved amenity e.g. seating,

		observation towers to be explored for less constrained areas.
<p>Design and treatment of public reserves. Suggestions included:</p> <ul style="list-style-type: none"> - Playgrounds - Sport/exercise facilities - Picnic facilities <p>Residents were wary that open space amenity will be compromised by the stormwater function.</p>	General, young families.	<ul style="list-style-type: none"> - While stormwater function is critical, high-quality landscape design will be pursued for multifunctional uses (including recreation and biodiversity). - Different kinds of amenities are being considered across the public reserves, including playgrounds and picnic facilities, as well as passive and active exercise facilities.
<p>People seeking improvement of surrounding infrastructure, e.g. pedestrian, stormwater, road kerb and formalised parking.</p> <p>Note mixed views in some circumstances, e.g. for vs. against kerb and guttering on Newman Ave.</p>	No obvious demographic breakdown in views on kerb treatment. Pro kerb and gutter included older residents and those with children. Anti- group also evenly spread, citing local character reasons.	<ul style="list-style-type: none"> - Street infrastructure upgrade outside of site to be strategic and limited to Croll St to allow improved access to neighbourhood centre for existing and future residents. - Form to follow Council direction.
Urban design and character		
<p>People were concerned about overall development footprint of future lots</p> <p>Soft street impact desired. No 'legoland' type development.</p>	General (frequent)	<ul style="list-style-type: none"> - Building and landscape character will be managed through urban design guidelines, controlling such factors as: <ul style="list-style-type: none"> - Building scale form and materials to match leafy coastal setting. - Setbacks and landscaping requirements at front and rear. - Permeable hardstand areas. - Dwelling development otherwise left to owner taste to allow diversity and promote high-quality architectural design.

Residential density concerns – guarantees wanted against dual occupancies, etc.	General (moderately frequent)	<ul style="list-style-type: none"> - Council generally not amenable to controls/convents preventing dual occupancies due to housing diversity imperatives. - Minimisation of such development instead pursued by seeking variation to allow dwelling frontages below 15m where possible in consistency with surrounding town layout.
Some people wanting larger lot sizes.	General (moderately frequent)	<ul style="list-style-type: none"> - Lot sizes proposed have been increased from minimum permissible. - Large, prestige homes undesirable in large quantities due to unaffordability, demographic change etc.

Summary and conclusion

The community consultation has been used to inform the final residential design, and to frame conversations with Council for that purpose. Even where residents have been resistant to the proposal, the consultation process has been able to shed light upon key community issues which demand further attention. While much of this has already been considered in some form, the consultation has allowed tailoring this to suit community interests, e.g. urban design guideline contents, and public open space treatment. In some instances, community input has raised novel issues or context to be considered in the traffic and stormwater investigations.

Broadly, the consultation has also been successful in its purpose to involve the community in the development approval process earlier and more intimately than is statutorily required. Further opportunities for community comment on the overall development of the site will be permitted through the forthcoming DA process, and in the lead up to the future development of the commercial area.