

**SOUTHERN JOINT REGIONAL PLANNING PANEL
PUBLIC BRIEFING MEETING NOTES
Bulky Goods Complex, George Bass Drive, Surf Beach
(2011STH022, DA79/12)
Friday 3 February 2012**

PANEL MEMBERS PRESENT:

Pam Allan	Chair
Alison McCabe	Panel Member
Mark Grayson	Panel Member
Pat Campbell	Panel Member
Michael Britten	Panel Member

COUNCIL OFFICERS IN ATTENDANCE:

Phil Costello	Eurobodalla Shire Council
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APOLOGY: NONE

- 1 The meeting commenced at 1pm and closed at 2.36pm. The meeting was held at the Eurobodalla Shire Council.

2. Acknowledgement of Country

3. Declarations of Interest

Allen Grimwood did not act as a Panel Member due to past involvement in strategic policy related to the site.

4. Purpose of the meeting

The Chair, Ms Pam Allan, advised that the meeting is a public briefing session only and that a determination will not be made. The purpose of the meeting is an opportunity for the Panel to understand the key issues and community concerns with the proposal.

5. Council Presentation

Phil Costello, Eurobodalla Shire Council, gave a presentation to explain his role as the Assessing Officer for the Development Application (DA). Mr Costello gave an overview of the application, the site, history of the application, referrals to other agencies, and summary of submissions received.

6. Applicant Presentation

David Seymour of UrPlan gave a presentation on behalf of the Applicant. Mr Seymour outlined the history of the proposed development and existing constraints within the area. Mr Seymour also outlined the benefits of the development including the provision of 90 equivalent full-time positions.

7. Environment Protection Agency Presentation

Dr Sandie Jones, Environment Protection Agency (EPA) (part of the Office of Environment and Heritage) gave a presentation outlining the role of the EPA in managing issues related

to Aboriginal cultural heritage and in providing 'concurrence' on the Species Impact Statement (SIS).

Dr Jones outlined that the current application does not currently comply with "due diligence" requirements in relation to Aboriginal cultural heritage and therefore further work is required. A permit to impact (AHIP) Aboriginal items may be required.

Dr Jones outlined the considerations for the concurrence decision on the SIS, and outlined key issues from the submissions and key concerns from OEH regarding the DA. This included:

- size and scale of development;
- disruption to the fauna movement corridor;
- creek buffer;
- disruption to hydrology;
- suitability of the proposed offset;
- impacts to endangered species; and
- impact on high quality vegetation and habitat.

8. Public Presentations

A number of people registered to speak and presented their concerns to the Panel:

Dr Fiona Whitelaw, Coastwatchers Inc.	addressed the panel against the item
David O'Leary, Bos'n's Body Corporate	addressed the panel against the item
Paul Bradstreet, Friends of Our Beaches	addressed the panel against the item
Chris Kowal	addressed the panel against the item
Neville Hughes	addressed the panel against the item
David Brewer	addressed the panel for the item
Mike Alves	addressed the panel against the item

9. Key Matters Raised by Public Presentations

The key matters raised by the public presentations to the Regional Panel included:

- Against the proposal:
 - Council has a conflict of interest in assessing the DA.
 - Economic benefits will go to Council not the community.
 - Impacts on residential amenity and property values.
 - Inappropriate location – would be better located on Princes Highway / Bateman's Bay.
 - Numerous environmental studies demonstrate high environmental sensitivity and ecological value of the site. The site has the same values as the surrounding area to be offset.
 - Impact on biodiversity values - the site is included as a wildlife corridor in the Regional Strategy.
 - Ecological impacts due to vegetation clearance, including increased runoff to the nearby creek which is already polluted.
 - Potential flooding issues related to increase flows to the creek.
 - Buffer to George Bass Drive should be wider (90m), and should be included in the offset.
 - Insufficient landscaping to screen the development.
 - Signage is too large and visible, and does not meet the DCP requirements.
 - Potential illumination spillover.
 - Concern with the terms of, and compliance with, any offset agreement.
 - Proposal does not meet DCP requirements in terms of maximum cut depths and appropriate seaside architecture.
 - Development is inconsistent with the South Coast Regional Strategy, which promotes the "nature coast" and pristine environment.

- Existing uses on site (i.e. waste treatment) may be incompatible with the development. Need to ensure sufficient buffer is maintained.
- For the proposal:
 - There are no alternative sites to accommodate Bunning's due to the large footprint and high level of environmental constraints in the area.
 - There is good access to the site and trucks can avoid the CBD.
 - Site is ideally located for future population growth.
 - Site has been zoned as industrial since the 1970s and is identified as employment land suitable for a bulky goods development.

10. Concluding Comments and Future Steps

The Chair, Ms Allan thanked attendees for their time and the opportunity to understand the issues raised by the community.

Ms Allan advised that Phil Costello, Council Assessing Officer, is preparing the assessment report and will incorporate submissions made during the meeting into the report.

Endorsed by

Pam Allan
Chair
Southern Joint Regional Planning Panel
Date: 10 February 2012