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TRANSCRIPT OF PROCEEDINGS

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INDEPENDENT PLANNING COMMISSION

PUBLIC MEETING

RE: NARRAWALLEE RESIDENTIAL SUBDIVISION MODIFICATION 3

PANEL: **SOO-TEE CHEONG (CHAIR)**
STEPHEN O'CONNOR

ASSISTING PANEL: **ALANA JELFS**

SPEAKERS: **PAUL MITCHELL**
JOHN WILLMOTT
JAN GREGORY
BRIGITTE NAIRN

LOCATION: **ULLADULLA CIVIC CENTRE**
81B PRINCES HWY
ULLADULLA, NEW SOUTH WALES

DATE: **10.00 AM, TUESDAY, 2 APRIL 2019**

MR S. CHEONG: Good morning, everyone, and welcome. Before we begin, I would like to acknowledge the traditional owners of the land on which we meet. I would also like to pay my respects to their elders past and present and to the elders from other communities who may be here today. Welcome to the public meeting on the proposal whereby Hazcorp Proprietary Limited, the proponent, is seeking to modify the project approval for the Narrawallee residential subdivision to convert the southern open space reserve to six residential lots, increasing the total number of residential lots from 166 to 172, to clarify the location of second traffic management device required within Leo Drive, to delete the requirement to provide a sewerage pumping station within Stage 4 and to undertake administrative modifications to the conditions of approval to reflect the changes outlined above.

My name is Soo-Tee Cheong. I'm chair of this Independent Planning Commission of New South Wales Panel which has been appointed to determine this modification application. Joining me is my fellow commissioner Stephen O'Connor and Alana Jelfs, who's coming to sit down there, from the Commission's Secretariat. before I continue, I should state that all appointed Commissioners must make an annual declaration of interest, identifying potential conflicts with their appointed role. For the record, we are unaware of any conflicts in relation to our determination of this modification application. You can find additional information on the way we manage potential conflicts in our policy paper which is available on the Commission's website. In the interests of openness and transparency, today's meeting is being recorded and a full transcript will be produced and made available on the Commission's website.

The public meeting gives us the opportunity to hear your views on the modification application. The Independent Planning Commission of New South Wales was by the New South Wales Government on 1 March 2018 as an independent statutory body operating separately to the Department of Planning and Environment. The Commission plays an important role in strengthening transparency and independence in the decision-making processes for major development and land use planning in New South Wales. The key functions of the Commission include to determine State Significant Development applications, conduct public hearings for development applications and other matters, provide independent expert advice on any other planning and development matter when requested by the Minister for Planning or the Planning Secretary.

The Commission is an independent consent authority for State Significant Development applications and provides an additional level of scrutiny where there are more than 25 objections, reportable political donation, objections by the relevant local council. The Commission is not involved in the Department's assessment of this project, the preparation of their report or any findings that are within it. The meeting is one part of our decision-making process. We have also met with the Department, the proponent and Shoalhaven City Council. Each of these meetings were recorded and a full transcript is available on the Commission's website. After today's meeting, we may convene with relevant stakeholders if clarification or

additional information is required on matters raised. Records of all meetings will be included in our determination report, which will be published on the Commission's website.

5 Following today's meeting, we will endeavour to determine the modification application as soon as possible, however there may be delays if we find the need for additional information. Before we hear from our first registered speaker, I would like to lay some ground rules that we expect everyone taking part in today's meeting to follow. First, today's meeting is not a debate. Our panel will not take questions
10 from the floor and no interjections are allowed. Our aim is to provide the maximum opportunity for people to speak and to be heard by the panel. Public speaking is an ordeal for some people. Though you may not agree with everything you hear today, each speaker has the right to be treated with respect and heard in silence.

15 Today's focus is public consultation. Our panel is here to listen, not to comment. We may ask questions for clarification but this is usually unnecessary. It would be most beneficial if your presentation is focused on the issues of concern to you. It is important that everyone registered to speak receives a fair share of time. I will enforce timekeeping rules. As chair, I reserve the right to allow additional time for
20 the provision of further technical materials. A warning bell will sound one minute before the speaker's allotted time is up and again when it runs out. Please respect these time limits.

Though we will strive to stick to our schedule today, speakers sometimes don't show or decide not to speak. If you know someone who will not be attending, please
25 advise Alana. If there are issues you are unable to address or you feel you could not completely address in the allocated time, we would encourage you to provide written comments to the Commission. Written comments should be made within seven days of this meeting. If you would like to project something on the screen, please give it to
30 Alana before your presentation. If you have a copy of your presentation, it would be appreciated if you would provide to the Secretariat after you speak. Please note any information given to us may be made public. The Commission's privacy statement governs our approach to your information. If you would like a copy of our privacy statement, you can obtain one from the Secretariat or from our website.

35 Before I call the first speaker, I would like to clarify that the modification application has been amended through the responses to submissions process and now comprises an increase of six residential lots and now proposes to retain the central and northern bushland reserves in accordance with the original approval. As there are only four
40 speakers registered to speak this morning, if anyone in the audience would like to speak after the last speaker, could you raise your hand and give your – if anyone want to speak from the audience? No? Okay. Right. Finally, I would like – I ask you – everyone present, please turn their mobile phones to silent. Yes. Thank you. I will now call the first speaker. Our first speaker is Paul Mitchell.

45 MR P. MITCHELL: Good morning. My name is Paul Mitchell, as is up on the slide. I live at Narrawallee, Matron Porter Drive. I've been a ratepayer in

Narrawallee, owned houses in Narrawallee for about 20 years and have lived part-time in Narrawallee and now full-time for about the last six years since I retired. I've made an active decision, as has my partner, my wife, to live in the Shoalhaven, to live at Narrawallee. And so my comments are really about where I live and where I want to continue to live and where I fully expect to die. Like a lot of people, I am – I'm not quite a local. My parents are in this local cemetery, but I don't think I'm considered a local till I'm in the local cemetery but I'm hoping that I will achieve that status. Hopefully, I will have a couple of – a decade or two of good years living in Narrawallee. So that's the background. I love the place.

10 MR CHEONG: Excuse me - - -

MR P. MITCHELL: I like living here.

15 MR CHEONG: Excuse me can you address to the Chair and - - -

MR MITCHELL: Yes.

MR CHEONG: So that it can be recorded properly.

20 MR MITCHELL: Okay.

MS A. JELFS: This isn't being picked up in that microphone so you will need to address them and face into the

25 MR MITCHELL: Sorry. I'm used to attending other sorts of meetings in this space. I apologise. And I will address the Chair, now. The – what I want to argue towards – and I hope you will indulge the pathway I take towards that – is that if the Independent Planning Commission has some powers to vary the assessment done by the Department of Planning and to remove the allowance for the additional to six allotments at the southern end of the development. The point I'm going to argue towards is to ask you to please use any powers that you have to do that. But, again, please indulge my pathway.

35 Currently, the Shoalhaven City Council is going through a major planning exercise, as part – which the Shoalhaven Growth Management Strategy out to 2041. There's a current document under draft assessment and submissions and comment that's a major supporting document to that – the development of that strategy. Consultants – planning consultants were brought in and they were asked to characterise the villages, the suburbs, the townships in the Shoalhaven. Now, I hope that this sort of document is part of the background reading that you will be doing, but I just want to say with – this. In this, when they're characterising Narrawallee and Mollymook, which are co-joint suburbs, they've created a number of images.

45 What's interesting about this is that any of these pictures that refer to a streetscape are residential area, where people actually live. You will notice that there are substantial lots of mature trees in the backgrounds in the – and in the surrounding

area. Now, you could look at these at your leisure, but I think you can see from a casual glance that the – that where it's not a picture of a public building or a beach, there are trees. Now, this is also from the document. It's also character statements about Narrawallee, Mollymook and this is the image that has been used to
5 characterise Narrawallee and characterise the co-joined suburb of Mollymook where I live.

And you will notice something about this picture and that is there are some individual mature trees in this street, there are some individual and – or mature trees
10 within residential blocks and there are stands of mature trees surrounding the area. So when this area was developed, one of the things that was retained was much of the vegetation. And, yes, residents when they bought a block have removed trees so that they can put in houses, but very often in defying the character, the built environment, the streetscape. And I would argue the social capital of the area is
15 trees. If you look up, you see trees.

Now, this is a satellite shot that I've nabbed off Google Maps. Anyone can look at it. And, from what I can see on the mapping satellite system, this shot was probably taken very early in 2019, perhaps late 2018, but it's fairly recent. Now, the reason I
20 put this up – and, again, I'm arguing a pathway to what I'm going to ask you is that you will see that the scale of this development – and it's not finished. If we look down at the bottom left-hand corner of that, there's going to be more of this development being cut in. We can see that the scale of it pretty much is going to come to be equal to or dominate what's already in Narrawallee.

25 The bottom of that shot is roughly where people argue about whether they live in Mollymook or they live in Narrawallee. But, effectively, that's Narrawallee. But you will see that the scale is large. Now, something that I know is probably outside of the imperatives that drive your determination is that in this area down here, there
30 is currently a very large chunk of land up for sale for similar development. So, from the point of view of the people who live here, and the people who will die here, what we're seeing is something of great scale.

Now, what I want to do is just come in this is at the northern end of that picture.
35 What I'm trying to characterise here is that although this area was developed over the last 30, 40 years, you will see that there's a lot of retention of mature trees. You can see by the scale, comparing them to what's – these stands of trees that these are quite mature. Now, what I'm going to quickly say because I know I'm time limited is this. The Shoalhaven has one of the most liberal allowances for people to remove mature
40 trees in their residential blocks. We call it the 45 degree rule. What that means, in effect, is that pretty well any substantially sized mature tree can be taken out without any permission being required from council.

Now, that's another issue that needs to be discussed but the reason I make that point
45 is simply this. You will see that this has been retained within the streetscape within what makes up the character of where we live, even though any one of those trees that's on a residential block could have been removed without any permissions being

required from our local council. Still the residents retain these trees. They retain them for a reason – because it's the nature of where we live. It's the character of where we live. There are other arguments that I'm sure you're aware of that we need to have mature, shade trees, particularly in our streetscapes to reduce the amount of energy that we use for air conditioning and the like. It's just simply 21st century logic that you retain a number of substantial trees. It's also with that habitat.

Now, here's another shot. This a little bit further to the south. But, again, you will see this is the character of Narrawallee. This is the character of what we have. This is the character of why people chose to live here, why they came here. If you like, why they migrated from Sydney and other places – sorry. I was talking to the audience again. I apologise, Chair. So what do we see as characterising the development that's under discussion today? We see that every bit of vegetation, not just trees, not just trees that were in the way of where a road needed to go, every scrap of vegetation is removed, every bit of it. Why? The reason is because the developers are doing what they're supposed to do. The members of their board are duty bound to maximise shareholder benefit. How would you maximise shareholder benefit? What you would do is you would maximise yield, you would get as many blocks in as you could. That's what it looked like yesterday. And you will see that the new areas – same thing – all the trees have been taken out.

What are they replaced with? This is the area that was first developed about twenty and 2017. There are the trees that are being put in to replace these trees. What I would like you to see is that that tree is about 400 millimetres, in old speak, a little bit less than two foot, from the kerb. Obviously, the horticulturalists who put that tree in has put in something that will never grow to any substantial size. How do we know that? We know that because if that tree grew to the same size as these trees, it would destroy the side of the road or the infrastructure underneath it. So this is the proposal. Is it okay if I speak for two minutes more, Chair?

MR CHEONG: Yes. Yes. Yes.

MR MITCHELL: Two minutes?

MR CHEONG: You can have an extension of time.

MR MITCHELL: Thank you very much.

MR CHEONG: Continue.

MR MITCHELL: This is the proposal. There was going to be a parkway there or public reserve areas, with a bit of parking – recreational material in it – to join up with this existing area. Okay. So what – the council doesn't want to maintain it because the council hasn't got any money. That's the quick version. What's going to happen when – if those six houses are built? This area which is currently being maintained by local residents is going to become an isolated island in between fences.

There's going to be one pathway in and I think maybe a pathway there. People will not allow young children to play there in that, sort of, circumstance where it's not open to public view. I used to be a research coordinator at the Department of Community Services. People have – in the 21st century, people are much more
5 protective of their children. They don't let them wander the way we wandered.

So this is the satellite – the most current satellite shot I could get. The developer has already pushed over a lot of the vegetation there in expectation that it's a done deal. I would ask you that it's not a done deal. I would ask you to use whatever power you
10 have to help us – I lost it altogether – to help us maintain the overall character of where we live, to maintain the habitat that it provides for local fauna, to help us maintain the social capital that we brought into when we made our decision to live here and to die here. Thank you very much.

15 MR CHEONG: Thank you, Mr Mitchell. The second – Mr Mitchell, Commissioner O'Connor would like to ask you a question

MR S. O'CONNOR: Just so I understand the argument – thank you. Just so I understand the argument you're making, those six proposed lots – your preference
20 would be for those lots not to be created and for that land where the six lots are proposed to be created to continue to be proposed for future open space to make the existing - - -

MR MITCHELL: To be - - -
25

MR O'CONNOR: - - - public area - - -

MR MITCHELL: Open space.

30 MR O'CONNOR: - - - at the rear of those allotments larger?

MR MITCHELL: In concert with that public reserve and whether or not it has some play equipment put in or not I think is something that needs to be determined if you do what I would ask, which is to deny the development

35 MR O'CONNOR: Okay.

MR CHEONG: Okay. Can - - -

40 MR O'CONNOR: We just need them to stand

MR CHEONG: You need to actually - - -

MR O'CONNOR: Yes – when – in future.
45

MR CHEONG: It's okay?

MR O'CONNOR: Yes.

MS JELFS: Yes. We didn't pick up what – all

5 MR MITCHELL: Sorry.

MS JELFS: Can the microphone - - -

MR MITCHELL: Yes.

10

MR CHEONG: Would you like to repeat that and speak to the microphone.

MR MITCHELL: In answer to Stephen's question, I responded that yes, my
argument is that part of maintaining the character and culture of our area would be to
15 maintain some open space and to deny the developer the additional six blocks where
the original planning proposal had allowed for open space public reserve and perhaps
some recreation processes.

MR CHEONG: I now call on Mr John Willmott.

20

MR J. WILLMOTT: Good morning, Commissioner, and good morning, Mr Chair
..... microphone, as well.

MS JELFS: I will just do a test.

25

MR WILLMOTT: Test. Test. Test. Test.

MS JELFS: Yes.

30 MR WILLMOTT: Yes. Good morning, Chair, Commissioner, people gathered. I
would like to further the acknowledgement of country and acknowledgement of
ancestors past and present of the Murramarang People who walked this land before
European inhabitants. Following on the last speaker, I come from a family which
has actually resided in the area since the 1860s. The bushland was the bushland of
35 my youth. I grew up on 10 acres of ground, riding horses, motorbikes, through the
land that has now been cleared. I went on to become a councillor of the City of
Shoalhaven. I was a councillor of the City of Shoalhaven at the time that the State
Government approved the development that is now being done. I am an urban
planner. I have a Masters of Planning and a Masters of Development.

40

We, in the southern Shoalhaven, are facing a dilemma. The draft housing strategy
that Shoalhaven has put – and it isn't – hasn't been adopted by council. It is draft,
along with the character statements. The conclusion was that Shoalhaven has enough
land to cater – zoned land to cater for urban expansion until 2041. The case is
45 Ulladulla and districts represents 15.33 per cent of the Shoalhaven's population and
when applied over the land available in the report is 184 lots. This includes 300

allotments at Manyana, which I do not count as Ulladulla, and it includes 140 allotments that the local Lands Council have decided not to develop.

5 We are heading to a crisis in relation to supply of land. There is no rezoning
underway in a mass way to cater for the shortfall. There is a population change on
the coast, as you Commissioners would see, up and down the coast, with an aged
demographic and the political will often falls. We are in a situation taking – with the
growth of the past 20 years projected forward for the next 20 years, not taking into
account that climate change is becoming a real community phenomenon, people in
10 Sydney are likely to say, “We are heading south. It’s too hot north”. We’re getting a
four lane highway south. But we are not catering for the future growth. On my
projection forward, on the past 20 years, Ulladulla and districts will have a deficit of
four and a half thousand dwellings based on current zoning.

15 It’s okay not to want development. I understand it. I understand people come here
for an amenity. But economies must progress. The area has had a history of
doubling every 20 years. We currently have a situation in Ulladulla with 29 vacant
shops, something I have not seen in my lifetime. We can only rectify and stimulate
the working economy of this district with population growth. We are too far from
20 the city for industry. We do not have critical infrastructure to cater for it. Having
said that, if there is land that is not suitable for development, I’m not afraid to say so.
In this case, the land identified has been approved for 176 lots and to maximise that
further, to me, is a sensible outcome. That sensible outcome comes with conditions
that I will cover.

25 When the initial land was agreed to be subdivided, we were in a state of – under
Minister Sartor and a court case involving the Shoalhaven City Council, Shoalhaven
City Council v Timbs – the High Court of Australia – where Mr Timbs lost his life
due to a tree falling on his house and killing him. Council went down in that case.
30 That is the reason for the 45 degree rule which was identified to you earlier. Minister
Sartor was taking the view across the state that land should be cleared of all
environmental hazards so people don’t purchase blocks and 10 years later, apply to
build houses and not be able to build them due to environmental constraints. Having
said that, I will come back to – the original application included a large dedication of
35 land to the Narrawallee Creek Nature Reserve. This is an important north-south link
for fauna between Lake Conjola and Burrill Lake – may I continue?

MR CHEONG: Yes, you may.

40 MR WILLMOTT: That, in my view, needs to be strengthened and I would be
hoping that there’s voluntary agreements or agreements by yourself that there be
some contribution ring-fenced to the Narrawallee Creek Nature Reserve for possible
future land acquisitions to help strengthen it on its western boundary or
embellishment of what is there. It is an extremely important habitat. Just to the west
45 of this property is a series of seven springs which to the old timber cutters and
indigenous population was the freshwater supply for the Narrawallee area. I
professionally and personally regard the additional allotments a relatively small

increase in terms of the area but it will help with incremental lots across the area of assisting to provide the housing deficit that we're facing in 20 years time. That's my presentation. Thank you for your time. Thank you.

5 MR CHEONG: Thank you. I now call Jan Gregory.

MS J. GREGORY: Janice Gregory representing Ulladulla and Districts Community Forum, Commissioners. I also live in Tallwood Avenue, Narrawallee, part time from 1972 and permanently from 2004, and I do feel to be a member of this community
10 because of involvement with the various local group and, to follow through from Paul, my husband is in Mollymook Cemetery. The removal of the originally approved bushland reserve within this subdivision will considerably diminish the amenity and the aesthetic quality of the built environment. The bushland reserves must be retained. More lots for housing is strongly opposed by the forum.

15 These proposed six blocks are in an area called the Southern Reserve. About 50 trees stand as sentinels. They add natural beauty and cool shade to the area. Those in Carinya Place bought their land knowing there was a reserve at one end of their street. The goalposts shouldn't be changed. This reserve must not be removed.
20 Council stated it had not desire to have a formal playground, and I support council on this aspect. From the corner of Gemini Way and Amaroo Place, it's 600 metres to the playground in Leo Drive. While there are only three pieces of play equipment, it's an ideal park for kicking a ball, having an informal game of touch, or riding around on bikes. To the park at Narrawallee Inlet, it's 1.2 kilometres from the same
25 corner. Two formal playgrounds within two kilometres is reasonable. Young children can walk with parents while older children can walk, ride bikes, scooters, or skateboards.

30 Play is a vital part of childhood and growing up. Children learn through play to develop social, physical, and emotional skills. Organised play, at times, is fine. But natural play is needed. Children need the opportunity to get dirty and gain the bacterial benefits that allow children to develop their immune systems. Children who play in reserves are better off than those who spend their time with a device in the hand or a screen in front of their chair or beanbag. The three different bushland
35 reserves in this area will provide children with an informal, outdoor learning environment that incorporates areas for quiet, natural, creative, active and stimulating play that will allow children to learn whilst using their imagination.

40 The Southern Reserve, with its trees and other foliage, will provide modified and mottled shade and a cool play area. With very young children, parents can appreciate the shade as they take children for a walk. Since most of the natural trees in this area have been ravaged, it will be some time before newly planted trees will be high enough – if ever – to provide shade and new homes for fauna. In this Southern Reserve, children can learn about groundcover while actually experiencing
45 it. What is under the leaf pile? Is there a very hungry caterpillar? For children, it will seem a steep climb to the top of a mountain. That will give a vantage point from which the child can look to the guards at the Northern Reserve. The reserve gives

the opportunity for imagination and acting out We're Going on a Bear Hunt. Children will go to the Hundred Acre Wood to play with Christopher Robin and Winnie the Pooh.

- 5 For many children, the Southern Reserve will be a special place as they graduate from always being with a parent to socialising with their peers. From here, they can progress to the Central Reserve, larger and thicker. Their imaginations can be triggered by hide and seek, cops and robbers, and whatever is popular at the time. The retention of the Southern Reserve will play a role in essential growth of children.
- 10 Any concern regarding the maintenance of the natural reserve can be abated on the experience of the wonderful example set by Seaspray residents who have commendably maintained a park-like reserve that adjoins this natural area. I believe local residents from Carinya - - -

- 15 MR CHEONG: You may continue.

- MS GREGORY: - - - Place will keep an eye on the Southern Reserve, along with the Central Reserve, while other residents will care for the Northern Reserve. These residents will see that local children and grandchildren have a wonderful
- 20 environment in which to play and develop. The aesthetic and natural environment is a positive for all. The Southern Reserve is visually pleasant; this is far better than more houses. The Ulladulla Forum submits that no increase in the number of house lots should be approved. It submits that the developer should be required to retain the Southern Reserve area proposed as bushland reserve. Thank you,
- 25 Commissioners.

MR CHEONG: Can you come forward. Commissioner O'Connor would like to ask you a question.

- 30 MR O'CONNOR: Thank you. I understand from that statement you just made that you don't want to see these six lots created; you want to see that land added to the existing reserve and become a larger park. And did I also understand you don't want to see any children's play equipment provided in that area?

- 35 MS GREGORY: Yes. Jan Gregory. Yes. The Forum believes in retaining the bushland reserve, and as I know that council didn't want to put a formal playground there, I really believe that with the two play areas that are in easy walking distance, that's sufficient to expect any council to maintain.

- 40 MR O'CONNOR: Thank you.

- MR CHEONG: As I mentioned earlier, in the opening regarding potential conflicts of interests of Commissioners within – with their appointed role, before I call the next speaker, Commissioner O'Connor would like to make a statement concerning
- 45 his association with the next speaker.

MR O'CONNOR: Thank you. I would just like to make it known that I have filled in a declaration of potential conflict of interest form, because I personally know the next speaker, have known her for about five years. The Chair of the Independent Planning Commission has agreed that that is not a real conflict of interest and has
5 agreed that I can continue to sit on this Commission and determine this application. So I just wanted people in this room to know. If they want more details, it is on the Commission's website.

MR CHEONG: Thank you. I now call Brigitte Nairn to speak.

10 MS B. NAIRN: Do I need this? That one? Sorry. Okay. All right. I'm Brigitte Nairn and I'm speaking on behalf of the National Parks Association Milton Branch. The National Parks Association is a not-for-profit organisation with the aim of protecting the natural environment and ecosystems. The Milton Branch has over 200
15 members and for many decades has worked in the bush in Narrawallee. We are pleased that the developer has responded to the public submissions and now retains central and northern bushland reserves and we support the New South Wales Planning and Environment's recommendation to retain these.

20 We are happy that the mature trees will stay there and the understorey continues to provide shelter and food for birds and animals. We often see the white-bellied sea eagles perching and calling in the trees. The reserve also gives the current and new residents of the subdivision some welcome visual relief from shiny roofs and we are happy that that part of the ridgeline remains treed. NPA Milton though is appalled
25 and concerned that so much land has been totally cleared and with that, the hollow-bearing trees have gone. It is much, much starker than we had ever been able to envisage when we put in a submission about the modification 3 in 2017.

30 The northern reserve is an island and you can see it on the photo. That's the northern reserve. All blocks around it are totally cleared. The central reserve still has a bank of bush connecting into the Garrad Reserve. Could I have the next photo. That's the central reserve being seen from Carinya Drive on the right hand side. The southern reserve, which is photo number 3, has little undergrowth but has trees on it. NPA Milton would like to see any remaining mature and hollow-bearing trees and the
35 surrounding vegetation protected in perpetuity on the land that has not been cleared yet. Could I have photo 4. This is the subdivision plan that has been put forward for modification 3.

40 The blue area on the left is the southern reserve, the two green areas are the central and the northern reserve, and the pink area on the top is the area that has not been cleared yet, and all the crosses are the habitat trees that are on that subdivision. That information has been taken from the flora and fauna assessment report. The proponent have put in – sorry.

45 MS: press that button and there's a laser and - - -

MS NAIRN: Okay. All right. So this is the southern reserve here and in the last documentation we read is – that the developer has put in a suggestion to put three blocks together, this big one here, this one and this one here, as a super-block that will be – only be able to be subdivided with council approval at a later stage. There
5 is two habitat trees in that super-block. So Milton – NPA Milton would like to see all the mature and hollow-bearing trees reserved. We are also concerned that all vegetation and trees have been removed from the buffer zone between the new roads and Garrad Reserve. When the steep land behind Blake Place was completely denuded – it's on the next photo – it looked like that and we speculated that the
10 developer surely would have to revegetate the buffer with endemic species.

Little did we suspect that it would look like this – next photo. This makes us fearful what will happen on the south-western side that has not been cleared yet and is also sloping steeply to a creek. We advocate keeping mature trees and shrubs in the
15 buffer zones, especially on the south-western side of the subdivision, and as a protection site to reduce fire risk does not require all vegetations or all trees to be cleared. We realise that due to fire risks, there may need to be some thinning but this should be done with care and with the aim to preserve as much of the vegetation as possible. NPA Milton remains, in principle, opposed to increasing the number of
20 lots in a subdivision that has been approved and is in the process of being released. For this subdivision, there is no population pressure for additional blocks.

MR CHEONG: You may continue.

25 MS NAIRN: More than half of the subdivision is set to be released and there are many other major new subdivisions close by, plus in the 2016 census 25 per cent of the houses in this area were unoccupied. The new residents are mainly young families and open informal space, such as the southern reserve, provide much needed play space for children.
30

In summary, we want no additional blocks, want habitat trees protected, mature trees protected, want the vegetated link from the central reserve to the Garrad Reserve and mature trees and bushes retained in the buffer zones. And here are two photos that show a soft transition that has been achieved around other edges. Next photo.
35

So this is as you get into Leo Drive – from Leo Drive into Garrad Reserve, Garrad Reserve is on the left and houses are on the right. And then, the next photo shows Leo Drive, where Garrad Reserve is on the right and the remaining bushland that goes down on the ocean side is on the left. And you can see that there is still a treed
40 buffer even though there is a road through it. Thank you for listening.

MR CHEONG: Can you stay there for a minute. I've got a question.

MS NAIRN: Yes.
45

MR CHEONG: To clarify, in your earlier submission you mentioned that you had no objection to the southern open space reserve to be developed. You now actually change your attitude towards that.

5 MS NAIRN: Yes, we did because when we put in the 2017 submission there was not everything cleared in this subdivision. So when we actually had a look at it now, it is – it's just much more of a moonscape than we had ever expected to be, plus it's – yes.

10 MR CHEONG: Okay.

MS NAIRN: It just made us really surprised and sad - - -

15 MR CHEONG: Thank you.

MS NAIRN: - - - to see it that way.

MR CHEONG: Thank you. Thank you. That was the last speaker for today. Can I just remind you, as I said earlier, there have been other meetings that we were – that
20 were referred to in the opening statement. Summaries of what was said at these meetings and this meeting will be placed on the Commission's website in the next few days. If anyone would like to make a written submission about anything to do with the Narrawallee subdivision modification application, you have seven days from today to do so. Thank you everyone for attending today, most of all to the speakers,
25 and thank you all for listening courteously to these speakers. There being no other speakers for the session, I now formally declare the meeting closed. Thank you and good morning.

30 **RECORDING CONCLUDED**

[10.48 am]