

**MINUTES OF NORTH ARM COVE RESIDENTS' ASSOCIATION – Special meeting  
held at the Community Hall on Saturday, 10 July 2010 at 10.00am**

**MEETING OPENED** at 10 am

**ATTENDANCE:** 21 as per attendance sheet including the following committee members:  
Len Yearsley, Susan Carter.

**APOLOGIES** Peter and Sandy Chappellow, Jan Carter, Mick Nolan. Janene More, Trish Peters.

**SPECIAL MATTER – the North Arm Cove/Fame Cove Development**

Len explained that although there were few specific details yet, support from the NACRA meeting was required to form a sub committee to monitor the development and inform the community. Concerned community members and NACRA committee members formed a group two years ago when the developer, Mr Phillip Lee, first submitted a development application for a large building on the top of the hill at Fame Cove. The group prepared to speak against the application at the Great Lakes Council meeting but the application was withdrawn by Minister. Now, however, the Minister has granted permission for the developer, Mr Lee, to submit a revised plan. The current sub committee is Pat Brennan, Tony Hann, Nigel Tully, Peter Freeman, Peter Chappellow, and Len Yearsley.

The site concerned is four lots covering 400 hectares zoned rural A (which allows for four houses to be built and land cleared for agriculture). The current proposal is for

- 18 hole golf course behind Bundabar
- 200 lot development facing Cove Boulevard
- A very large residential development on top of the hill looking towards Soldiers Point. This requires a 70 metre Asset Protection Zone for fire safety. It was originally described as a caretaker's residence valued at \$1 million and is now tagged with the other proposed development at \$50 million)
- Eco tourist resort opposite the end of Cove Boulevard and 50 metres back from shore line. It is described as small facility but will need major roads if open to public.

Len has received no response from the Minister of Planning to questions about whether the development is to be open to the public or a gated community.

Len explained some of the history of the development.

An application was made by a previous owner for a 67 lot subdivision with the balance of land granted to National Parks but this was never approved and the land was sold to the current developer, Mr Lee.

Mr Lee firstly submitted an application for a caretaker's residence (3 000 m<sup>2</sup>), an 18 hole golf course, numerous sheds and buildings totalling a further 3000 m<sup>2</sup> including a winery, duck shed and storage buildings, boat ramp and boat shed. Clearing work for the hilltop building was carried and roads were excavated for this without approval.

Next, the DA was changed to a residence and it included only the hill top development and golf course. Finally, the 200 lot subdivision and ecotourism resort were added.

Peter Freeman mentioned that there were some 300 pages of related material on the web and the Application can be seen on Dept of Planning website, Major Projects, 09\_0153.

Len pointed out that the Minister has stated that the project must address the following conditions before granting approval of the project:

- Strategic plan
- Design layout and desired future character
- Visual impact on Fame Cove and North Arm Cove
- Infrastructure provisions
- Traffic Access
- Hazard Management and Mitigation
- Water cycle management
- Heritage and archaeology
- Flora and fauna
- Socio-economic impacts
- Consultation with concerned groups including government departments and community groups. (Len explained that this excludes NACRA and other local villages eg Bundabar and Pindimer.)

The applicant indicates in his report (p6) that he will

- conserve the most sensitive parts,
- provide an enduring conservation legacy
- preserve the sensitive coastal ecology within Fame Cove and North Arm Cove.
- provide public access to and along the foreshore.
- protect the sensitive waterway.
- define a sustainable development footprint including a small scale tourist resort.
- provide for appropriate scale residential and tourist uses.
- Page 9 indicates environmental offset and/or dedication of land for conservation as a subject of a voluntary planning agreement.

However, his actions to date do not seem consistent with this intent.

Len explained the process of public notification allows 30 days only. This could be extended to 60 days by request to the Minister and the Minister can also receive a Preferred Project Report from us if community concerns are not fully addressed within the given timeframe.

Len expects December 2010 would be the earliest that the public notification could occur as an ecological report on Spring/Summer flowering has to be prepared before the Ministry will accept any specific plans.

Len wrote to the Minister for Planning, Hon Tony Kelly, requesting consultation before final proposals and explaining the consequences to our community. No written reply has been received

as yet, although Stuart Whittington of Dept of Planning advised by telephone that Len alerted when new information was posted on the web.

Pete Freeman mentioned earlier correspondence from the Minister agreeing that rational assessment of the proposal may allow better outcomes than random development.

John More suggested media could be involved now – even though all facts are not known. Len felt that it would be better to wait till more information was available.

MOTION: NACRA members support the on-going efforts of its North Arm Cove/Fame Cove Sub-committee which will update and advise the NAC community as further information becomes available.

Moved Len Yearsley

Gerry Kilby seconded

CARRIED

#### **Change to Firewise street meetings**

The 24 July meeting for Cove Boulevard residents remains the same – 10 00 am starting from Medina Bay.

The 31 July meetings have been changed to 7 August: 10.00 am for East Slopes Way residents and 1.00 pm for residents of The Esplanade and Promontory Way.

Planning for burning will start in 3 weeks.

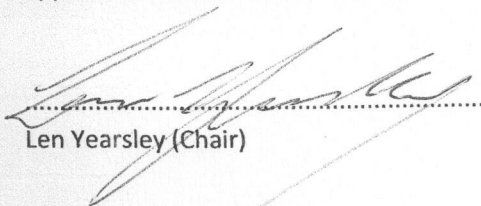
The next meeting is the AGM followed by a general NACRA meeting on 14 August. David Bortfeld (from the Council) hopes to be here with plans for Water Street and Casurina Park. Mr Bortfeld has commissioned a survey of Heros Beach for a possible boat ramp.

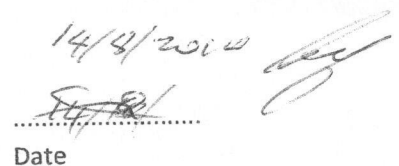
Ken Duffey asked the time frame for the Heros Beach project, but Len explained this was not yet available.

**MEETING CLOSED** at 11.10 am.

SUBMITTED – Susan Carter

Approved as a true and correct record:

  
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Len Yearsley (Chair)

14/8/2010  
  
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Date