

# THE Rosedale ASSOCIATION



Newsletter Issue 96 December 2004

## PLACE STATEMENT FOR THE COASTAL HAMLET OF ROSEDALE, EAST OF GEORGE BASS DRIVE

This is a draft place-based statement for Rosedale. If you can improve on it or add to it, or if you disagree with it, please let one of us know (see contacts box on page 3). If we do not hear from you, we will assume that you agree with it.

Also, this document acknowledges material contained in the Coastal Design Guidelines for New South Wales, prepared by the State Government's Urban Design Advisory Service, and the Place Statement for Guerilla Bay, prepared by John Hodges, B Arch FRAIA.

### PRESENT CHARACTER

Rosedale is surrounded by native forest and rural land, has pleasant walks and beautiful beaches and outlooks. It is one of a small number of locations in the shire which have largely retained their original character as isolated hamlets of modest beach holiday homes in an attractive bushland setting with a holiday atmosphere. There was no planning process which sought to achieve this present character, but Rosedale and like hamlets have avoided becoming 'suburbia by the sea'. The residents now see that their houses and their relationship with each other and the surrounding bushland form a rare combination which is worthy of protection. *continued on Page 5*

### ROSEDALE RECEIVES MORE BEACH AWARDS

Rosedale has received more honours in the state's South Coast Region Clean Beach Challenge. We won the Partner Local Government Leadership Award and were highly commended for the Department of Infrastructure, Planning and Natural Resources Natural Heritage Award.

For the first award, judges looked for evidence of the local council's proactive influence in and around the beach community. In citing Rosedale, officials noted 'The first highlight for our judge was the enthusiasm shown by local stakeholders. The beach is all the better after many years of work by the local community, Green Corps, local council and Mission Australia.

'To count the vegetation replanting and weed eradication carried out would be a feat in itself and it is little wonder the council has such an enviable relationship with the community. The agreement between the council and the community has worked, which is just as well as massive development in the above catchment has prompted the group to undertake water quality testing of the lagoon to monitor effects, if any, from the development.

'The commitment and friendliness of the council staff as well as the overall friendliness of both locals and visitors is reflective of an appreciation of this very special part of Australia.'

For the second award, judges looked for evidence of the community's commitment to the preservation of local fauna and flora. Ian Holmes accepted the honours on Rosedale's behalf in November in Tathra.



## PRESIDENT'S PIECE

I write this at the end of October and record with pleasure that Saltwater Creek has broken out to the sea after good rain. Good rain? We had 284 mm for the month of October—the most since 1983! It is not often that the channel through what is normally the frontal dune is 30 metres wide. Despite the rain, water restrictions continue at modified Level 3 in preparation for the tourist influx. This means that one hand-held hose is permitted for 15 minutes every second day. Do call 1800 44 1070 to find out the latest level.

The regional judge for the Clean Beach Challenge visited us in September, and we will know the result by the time you read this.

After work by the Green Corps and Landcare on the carpark, which I reported in the last newsletter, our Landcare volunteers have been busy planting native trees and shrubs on the cliff slopes at the southern end of the beach (otherwise called Banksia Flat) and on Council land north of Dale Place, which was much denuded after clearing two large fallen trees. In addition there have been several weeding sessions. There can never be enough of these, particularly after rain and with the growing season upon us. Remember that we meet on the fourth Saturday of the odd-numbered months. We ask you to join us and give a few hours to Rosedale.

I have mentioned Place-Based Planning before and this newsletter presents a draft Place Statement for Rosedale. John Hodges, BArch FRAIA, produced a draft for Guerilla Bay and we thank him and the Guerilla Bay Association for permission to adapt it for Rosedale. Let me explain its significance.

Two existing (and important) documents are being reviewed and

will be merged. These are the Rural Local Environment Plan (LEP) and the Urban LEP. Council is concluding review of the Rural LEP and the Department of Infrastructure, Planning and Natural Resources (DINPR) is producing a Eurobodalla Urban Settlement Strategy as a first step in review of the Urban LEP. This will set the framework for sustainable settlement across urban areas of the Shire. A discussion paper has been produced and a community reference group formed. Rosedale is represented.

An LEP template is being produced for adoption across NSW and our Rural and Urban Plans will be merged into an Integrated LEP. The integrated plan will be supported by documents which include the residential design code and place statements for selected localities. So there it is—an hierarchy of documentation that will determine what can be built where.

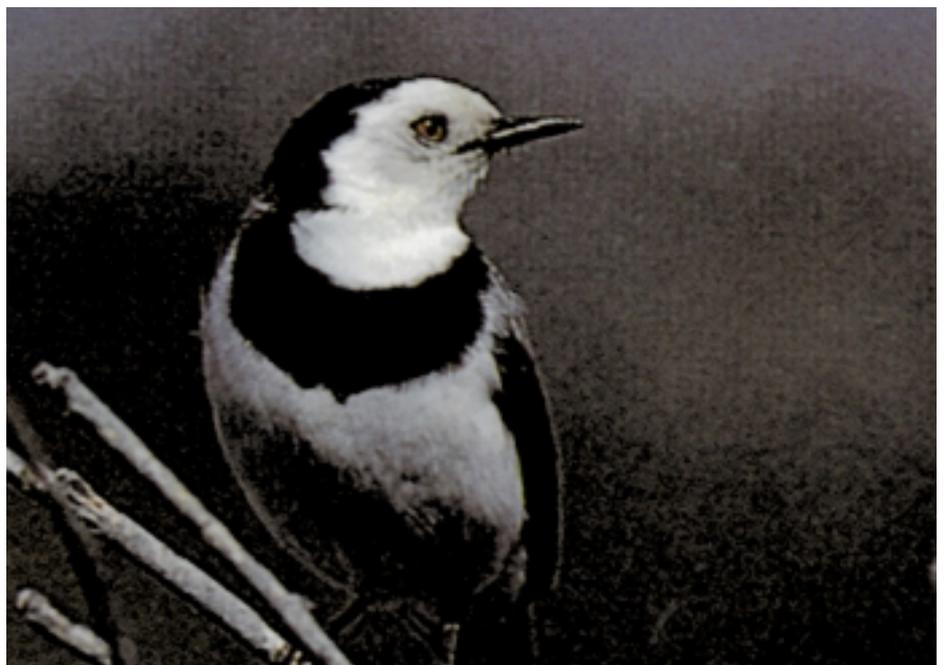
The Residential Design Code for dwellings addresses such matters as floor space ratios, building height,

boundary setbacks, privacy, landscaping, parking and waste management and 'is to be supported in the future by place statements that express the desired future character of an urban locality, village or settlement. These statements will set the community's vision for each area for coming years and will become a consideration during the assessment of development applications.

Please read the draft place-based statement for Rosedale. If you can improve or add to it, or if you disagree with it, please let me know. If we do not hear from you we will assume that you agree with it. You will note the potential conflict between the draft and what Brian Voce reports on a fire plan for Rosedale. We are going to have to work our way through this one.

I hope that when this newsletter reaches you it is still timely for Jan and me to wish you a happy Christmas and a healthy and prosperous new year.

**Ian Holmes**



## FIRE -TIMELY REMINDERS

The following may look familiar, but we believe it's worth repeating. We are approaching the time of year when we have a good chance to clean up around our properties and to take stock of preparations for the coming summer. Recent rain will see an increase in growth which will translate into fuel for bushfire. Here's a check list.

### PREPARATION

- Clear ground fuel around the house (grass, leaves, litter etc.)
- Clear gutters (an ongoing need) and debris on roof
- Determine if gutters can be blocked and filled with water
- Prepare firebreaks around house
- Screen or fill in openings able to admit sparks/burning debris
- Remove or relocate flammable materials (woodpile, rubbish, debris)
- Ensure hose(s) long enough to reach all sides of house and left fitted to tap(s)
- Have buckets, rakes accessible
- Work in with your neighbours

### IN CASE OF FIRE

- Listen to local radio for fire news
- Wear protective clothing (long sleeves etc.)
- Wet down roof, surrounds
- Fill gutters with water
- Fill containers, bath etc. with water (for dousing spot fires)
- Plug gaps at doors, windows with wet towels
- Close up house (doors, windows, openings)
- Patrol after fire has passed; douse spot fires
- Check roof cavity frequently for spot fires

## FIRE PLAN FOR ROSEDALE

Local fire authorities will be working closely with the Rosedale community to formulate a fire protection plan.

The area manager for Bega Valley and Eurobodalla, Superintendent Ian Gibson, said the move would be a cooperative effort with the community. A public meeting was planned at which fire issues specific to Rosedale could be identified and addressed and a community education program put in place.

Your committee is expecting an approach in the near future towards initiating a public meeting in Rosedale. This process has already started in Guerilla Bay where fire hazards have been identified and clearing and other works undertaken involving both council and the local community.

Superintendent Gibson said he would be looking forward to developing close relationships with the community and developing a collaborative approach to improving fire safety.

**Brian Voce**



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## PLACE STATEMENT FOR THE COASTAL HAMLET OF ROSEDALE, EAST OF GEORGE BASS DRIVE

*continued from Page 1*

### DESIRED FUTURE CHARACTER

The desire for the future is:

1. To maintain and enhance the present bushland character of the hamlet.
2. To maintain the present informal coastal lifestyle free of commercialism.
3. To maintain the present bushland character of the land to the north and south.
4. To maintain and enhance the present bushland backdrop to the beach.
5. To maintain and promote the well-being and presence of native fauna.

### METHODS FOR ACHIEVING THE DESIRED CHARACTER THE HAMLET

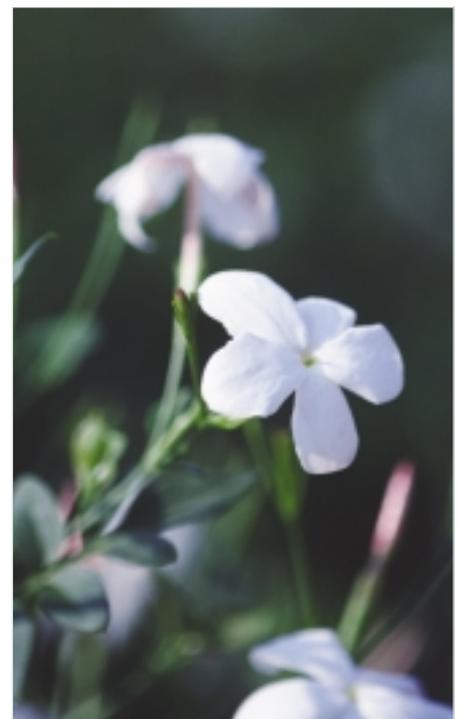
1. Buildings and the settlement as a whole should be subordinate to the natural environment—'to touch the earth lightly' (Glenn Murcutt).
2. Boundaries between buildings and the surrounding bush should be blurred.
3. Indigenous vegetation should be used and the removal of invasive and exotic plant species encouraged.
4. Vegetation to screen the view of buildings from the beach should be established where it is absent.
5. Access to the beach should remain as narrow tracks for foot traffic only.
6. Wires along public roads for electricity and telephone services should be placed underground.
7. Where the existing surrounding private land has a natural bushland character, this should be retained.

### BUILDINGS

1. Buildings should have a coastal bushland, not a city suburban character.
2. Buildings should be of low profile with rooflines following the gradient of the site and preferably single storey. They should also be well mannered, respecting the amenity of their neighbours.
3. To achieve a coastal bushland character, elements which are typically associated with the city such as large areas of face brick walls, small windows, tiled roofs and small eaves overhangs should be avoided. Instead, materials of a bush like character such as stone, bagged brick, timber, fibre cement and corrugated metal sheeting should be used.
4. Verandahs and decks which provide the 'third space', not entirely internal nor entirely external which softens and humanises a building so effectively, should be provided.
5. Large windows and glass doors which capture the views of bush and sea should be used. Any large areas of glass should be shaded from the summer sun.
6. Bush-like colours such as dirty greens, warm greys and mustards should be used.
7. Fashions and styles such as Federation, Mexican, Tuscan and Hollywood etc. should not be followed. The aim should be 'Australian Coastal Bushland Modern', which is 'of the place and of the time'.
8. Buildings should not be monumental nor prominent. They should 'retreat' into the bush, not 'advance' to the road or even more importantly, to the beach.

### LANDSCAPING

1. Landscaping is the single most important element in achieving the desired character. There are many urban areas with a high proportion of unattractive buildings which are nevertheless pleasant environments because trees and shrubs screen the buildings and create the beauty.
2. Landscaping at Rosedale should be as natural as possible. Ideally what nature put there should be left there and nothing artificial nor exotic added.
3. If an area needs to be cleared for outdoor living or recreation, or for bushfire protection, it should be as small as practical and have blurred edges. It should look like a natural native grassed clearing in the natural bush. Paving should be restricted to a minimum.



## PRIVACY

1. Privacy should be attained by screens, courtyards and planting rather than by fences.
2. Fences are a very strong element in the determination of character. Nothing changes the character of a bush settlement into that of a city suburb with greater effect than the erection of fences. They also foster exclusivity rather than inclusivity.
3. If, for practical reasons, a fence is required, it should be as short and as low as possible and preferably a post and wire type.

## BUSHFIRE

1. One of the greatest threats to the survival and enhancement of the bushland character of Rosedale is the power given in 2002 to bushfire control authorities by the State Government. A case is known in this Shire where a Council landscape officer required the retention of trees on a building site while a bushfire control officer approved their removal. All trees were removed.
2. Rosedale is in a 'bushfire prone' area and hence any new development requires the creation of an 'asset protection zone'. If these zones become nothing more than another name for bushland eradication zones it will be an environmental disaster not only for Rosedale but for the whole coast of NSW.
3. Our community and other like-minded groups will need to make representations to the State Government for a more responsible balance between fire control and the environment.
4. The science of fire mitigation is still in its infancy and there is disagreement among 'experts' in the field as to the best methods of control. Fortunately there are some bushfire management consultants who are aware of environmental needs and will attempt to persuade authorities of reasonable compromises.
5. Nothing will stop damage by a major fire in an area like Rosedale, not even the removal of every tree and shrub in the hamlet. Furthermore, research by many separate organisations has come to the same conclusion—that the greatest risk comes from embers, not direct contact with the fire. Hence, significant benefit is gained with little environmental damage, by the removal of anything near a building which embers can easily set fire to, such as leaves, dead grass and ferns, twigs and small branches, and by preventing embers from lodging in or on buildings. The removal of trees and shrubs will gain little in bushfire protection but cause great loss in environmental quality.
6. For new landscaping, fire resistant species of trees and plants should be used.



## DEVELOPMENT CONTROLS

1. The Shire Council is presently preparing a new development control plan titled 'Eurobodalla Residential Design Code'. Controls in this plan include those for the amount of floor space, building height, boundary setbacks, visual and acoustic privacy, view sharing and landscaping.
2. Rosedale is zoned 2ec which is 'residential with recognition of environmental constraints'. In the above code there are some special controls for 2ec zones, including the requirement for the preparation by a qualified landscape architect of a landscape plan for all new development, and a smaller allowable floor space ratio for the 'imprint' of the house on the block. This is particularly important at Rosedale, where many of the blocks close to the sea are small (600m<sup>2</sup>).
3. A Place Statement once agreed to and adopted by Council will also be a form of development control. Because of expected strong development pressures it is important therefore to establish a statement as soon as possible.



## CONCLUSION

1. Rosedale is one of very few seaside settlements in Australia where the bush is more prominent than the buildings.
2. It is possible to stand on the beach and not be aware there are more than twenty houses fronting it. Roads through the hamlet are surrounded by trees.
3. In most coastal settlements it is the other way around. The buildings, roads and footpaths, the telegraph poles and high maintenance gardens are prominent—no different to what is found in a typical city suburb.
4. In the first half of last century the founders of Rosedale obviously preferred a different character, one which put bush clearly first and buildings clearly second. Most of those who followed agreed.
5. In this way the founders and their followers created something very rare and obviously to the vast majority of residents, very precious.
6. There are now examples of development in Rosedale which, if repeated in large numbers, will change the present dominant bushland character. The greater the number of these examples the greater the chance that newcomers, especially people who do not understand or value this character, will follow these examples. When such people can be catered for in almost every other place along the coast, this is not a fair or reasonable outcome for Rosedale.
7. It would be a great loss not only to the residents but to the people of NSW if this fine and rare example of a true bushland settlement was damaged, not to mention destroyed. This will surely happen if it is not protected. The establishment of this Place Statement will contribute to the required protection.

## CHECK OUT OUR WEBSITE

Check out our website for a range of useful information. In addition to relevant news items, there are items on Rosedale's history (including stories from individuals), natural history and Landcare. Past newsletters are there, as well as links to information on tides, weather, rainfall and water conservation.

Anton Cook looks after and maintains the website, which is at [www.netspeed.com.au/rosedale](http://www.netspeed.com.au/rosedale).

## SEEKING PHOTOS OF ROSEDALE

Kit Tischler and Deirdre Prussak working on a history of Rosedale, and hope some of you have old photographs or stories to contribute.

David MacKenzie is also seeking photos to develop a 'picture' of what Rosedale has looked like over the years. He is particularly interested in photos that show the landscape, beach-scape and urban-scape of our community.

Items can be sent to the Secretary, Rosedale Association, PO Box 2015, Malua Bay NSW 2536. Be sure to write your name and address (in pencil) on the back margin of any photographs, and we will ensure they are returned safely.



## LETTER TO THE EDITOR

### CLEAN BEACH AWARD – HOW DO WE KEEP IT?

I am writing in protest of the indigenous people who, according to the law, are allowed to drive their vehicles onto the beach.

I was once told by our former Rosedale Association President that they took such care with the environment to even drive off the beach using the same tread marks as they had used to drive onto the beach. Well I guess I was either misinformed or times—and their driving habits—have changed.

Last year they drove their trucks up into the sandhills that the Rosedale Landcare folk are striving to maintain. I personally collected numerous empty bottles and cans left around the area of their fishing.

Over the last three weeks there have been frequent visits to Rosedale where the beach sand has been churned up by their vehicles. Now I am told that this is the law, these people are allowed to do so.

Yesterday I found many metres of fishing net abandoned on the beach. Much too much for me to drag to the rubbish bins. Today when the cars returned I asked one man if he would be kind enough to take his fishing net off the beach. He stated it was not theirs. I replied that I had seen them with this net and it would not kill him to pick it up as Rosedale had recently won the Clean Beach Award. 'It's not ours, it must have been washed up by the tide'. This blonde headed, blue eyed man then drove onto the beach.

**Deirdre Prussak**

### OUR SHIRE

- 40% of the shire is national park, 30% is state forest, 20% is productive farmland and 10% is urban settlement.
- Permanent population 34,100
- Visiting population (>3 nights) 3.1 million annually
- People 17 or younger 25% (most leave for study or work)
- People 65 or older 22% (percentage growing as retirees move in)
- Jobs 10,338
- Cars per household 1.6

### ADOPT A PATCH

This scheme is for those who simply cannot get to our working bees but genuinely want to contribute at times convenient to them. Call it self-operated working bees if you like. Some areas you could quietly assume responsibility for keeping weed free are:

- the gully leading down to Nuns Beach
- the strip between George Bass Drive and the first house on Rosedale Parade (No. 2)—it has recently been cleaned out and is now easy to keep that way if it isn't allowed to get away again. Give Rosedale more than a clean beach, give it a tidy front door
- the nature strip outside your place, perhaps join with neighbours to do the whole street (depends on which street perhaps)
- the strip of reserve adjacent to your boundary, keep it weed free and nurture the growth of native species or even plant some
- the path you frequently take in your regular walks
- many other opportunities exist.



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The Rosedale Association

P.O. Box 2015

MALUA BAY NSW 2536

ROSEDALE ASSOCIATION NEWSLETTER

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