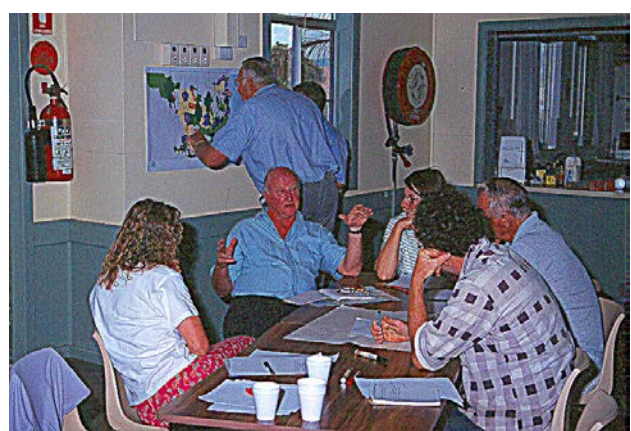




GREAT LAKES RURAL LIVING STRATEGY COMMUNITY CONSULTATION REPORT



Great Lakes Rural Living Strategy

Community Consultation Report

Prepared for Great Lakes Council by



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1 Introduction

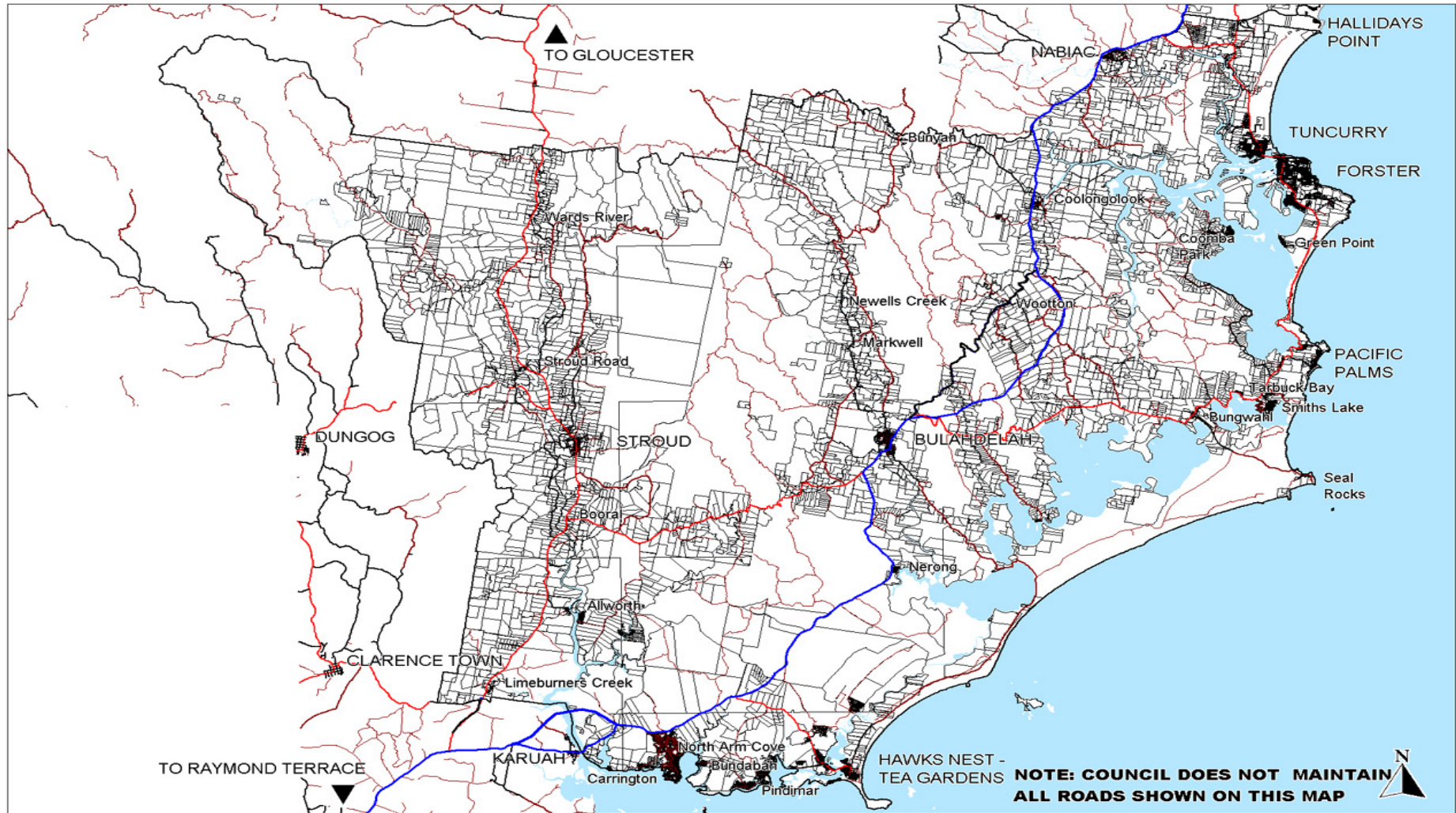
Great Lakes Council is preparing a Rural Living Strategy, which will cover the rural land and villages in the Local Government Area (LGA). The study area is shown on Map 1. The Strategy will make recommendations on directions for future population growth including land subdivision and the need to conserve certain lands which have significant environmental, scenic or cultural characteristics. It will also provide strategic details on which areas have limitations to further development because of their particular physical constraints, for example, steep slopes, the likelihood of flooding, the potential for acid sulphate soils and so on.

The Strategy is to be based upon the identification of service centre catchments. A set of performance criteria will be established to assess suitable land within these catchments for rural living opportunities. The Council has identified a set of criteria and possible service centres.

As the Strategy develops, Council wants to ensure that it gains the most effective input from the community because it is the community, after all, who are vitally interested in the future of their area. In an area such as Great Lakes, which has such a diverse range of settlements scattered throughout a varying landscape, it is important that the community is involved in the process of identifying the future direction.

Council engaged the services of EDGE Land Planning to provide an independent facilitation of the community consultation process. Four workshops were conducted throughout the LGA in October 2000.

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Map 1: Great Lakes LG

2 Consultation workshops

2.1 Background

One of the key priorities in preparing the Rural Living Strategy has been to seek the views of residents about how they would like to see the future of their area. A series of community workshops were held to enable people to have their views heard. The workshops were designed to clarify the vision that the residents had for the LGA over the next 20 to 30 years and to identify actions that could be taken to achieve the vision.

The community workshops were advertised in the local and letters were sent to groups and organisations who it was felt would have an interest in the process.

At the workshops, attendees were asked to provide their names and contact addresses to enable Council to contact them to advise of further information on the process of preparing the Rural Living Strategy and also to provide them with feedback on the workshops.

2.2 Workshop Details

Workshop No 1 - Nabiac

Date: 11 October 2000
Time: 9.30 am to 12.30 pm.
Location: Nabiac Showground Hall
Participants: 15

Workshop No 2 - Stroud

Date: 11 October 2000
Time: 3.00 pm to 6.00 pm
Location: Stroud RSL Hall
Participants: 16

Workshop No 3 Bulahdelah

Date: 12 October 2000
Time: 10.00 am to 1.00 pm
Location: Bulahdelah School of Arts
Participants: 13

Workshop No 4 – Hawks Nest

Date: 12 October 2000
Time: 6.00 pm to 9.00 pm
Location: Hawks Nest Community Hall

Participants: 18

2.3 Workshop Format

The aims of the workshops were twofold: to provide information to the community about the Rural Living Strategy process and to get feedback from residents. To get the most benefit out of these workshops, they were independently facilitated by Ian Sinclair, of EDGE Land Planning.

Ian Sinclair was the chair of the workshops and welcomed the participants and provided a broad introduction to the workshop and the Rural Living Strategy. People were seated at tables of 4 to 6 to enable them to discuss the issues amongst themselves and to provide a group focus.

Roger Busby Strategic Planning Manager and Richard Pamplin, Strategic Landuse Planner at Great Lakes Council provided an overview of the Rural Living Strategy and described the service centre philosophy that is to be applied. Ian Sinclair then gave an overview of the strategic planning process and outlined some basic rules for brainstorming as well as the reason why we carry out community consultation.

*"Tell me and I'll forget,
Show me and I may remember,
Involve me and I'll understand"*
Anon.

The next step in the workshops was to ask the participants to think about the sort of place that they wanted the LGA to be in 20 to 30 years time. Questions to be answered to help define this vision were as follows:

- How much development? Should it be finite?
- What types of future landuses would you like to see?
- Are there any that are inappropriate? Which ones?
- Are there any elements that should be conserved? What are they?

The participants were encouraged to write down their own individual answers to these questions to identify for themselves their own vision. Then people were asked to discuss their vision within the group around their table to come up with a group consensus and to write the group consensus views down on the butcher's paper provided. These were then shared with the whole workshop by a group spokesperson. The participants were then asked to consider the actions that could be taken to achieve the vision. They were asked specifically what they as a community could do to achieve the vision and what the Council could do. These were also written down on the butcher's paper and presented to the whole workshop.

In addition to the workshop participants providing their verbal comments on the vision and actions for the future of the catchment, a technique was used to provide the Council with feedback on particular photographic images of elements of the LGA. The photographs were mounted on pieces of paper which were placed on the walls of each

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workshop venue. Participants were asked to write what the photographs meant to them on the paper surrounding the photographs during the workshop.

3 Workshop Outcomes

3.1 Introduction

A summary of the outcomes of each workshop is presented below. There are a number of themes that run through the workshop responses, which are listed in no particular order below:

- Lifestyle
- Develop land to its capability
- Clean air and water
- Achieving a balance between conservation and development
- Maintaining viable villages and allowing limited expansion
- Education and communication
- Clean non-polluting industry
- Social needs of residents
- Flexible planning controls
- Provision of infrastructure
- Community involvement
- Communication with residents
- Managed growth
- Conservation of vegetation, rural character and scenic beauty
- Conservation of natural environment, rivers, beaches and lakes
- Promotion of tourism

The full list of the outcomes as transcribed from the butcher's paper is at Appendix A.

3.2 Workshop No. 1 – Nabiac

Vision

Visions at this workshop included extending the boundaries of small villages to enable them to develop and prosper thereby remaining viable. There was also a desire to ensure that the growth is managed correctly. It was acknowledged that expansion of population meant that the economy would also expand. The concept of a village service centre as outlined was agreed with and it was emphasised that the zones should not be rigid and the development should suit the topography and landuses. The specific topographical and locational constraints of particular villages were highlighted as well as the benefits of Bulahdelah as a service centre.

People didn't want to see heavy industry in Great Lakes LGA and wanted to see the encouragement of non industrial business such as cottage industries, home-based businesses and businesses associated with the Internet.

Lifestyle was an important component and there needed to be attention to maintain the natural features and lifestyles of the area. It was felt that the area should be a place for retirees who don't want to live in the larger centres. People wanted freedom

for families to spread their wings on lot sizes ranging from 0.4 ha to 2 ha (1 to 5 acres) so that their children can run around and play without abuse from neighbours.

People wanted clean air and clean water as well as ensuring that land is developed according to its capability. There was also a desire to see a sensible balance between the utilisation and conservation of the natural resources in the catchments. There was a call for the consideration of alternate effluent disposal technology.

Good agricultural land such as dairy farms should be maintained and viable farming land should be kept as rural. There was a desire to rezone the 40 hectare minimum to 10 hectares as the 40 hectare minimum was not viable for agricultural purposes.

Flexibility in the application of policy was needed to ensure that the strategy can be modified if things change. There is also a desire to see that education of the community is carried out about agricultural practices. One group felt that there should be no zoning or development standards and the development should be permitted on its merits only.

Actions

Actions identified, that the community could contribute to, include writing to all levels of Government about the problems with development in the area as well as trying to help with a bottom up approach to consultation with the Council. The community should be aware of the system of change as well as be educated as to how the process of Government is carried out. This will enable input to be given when it is needed. The community can also spread word amongst themselves so it can have better representation and this could be done via social get togethers. Another action is to liaise with the Council and local progress associations.

Actions that the Council can carry out included education programs to inform the community about the protection and appreciation of rural land and catchments. Council staff should try to be more friendly, understanding, supportive and helpful with the needs of people in rural areas. The Council should also be aware of supply and demand of land for sale. Action should be taken to reduce the costs associated with subdividing land. The Council should also lobby the State Government about the need for a balance between the consideration of people and wildlife and that rural landholders are a threatened species. There were particular actions in relation to Coolongolook and these included providing for security and certainty in the zoning of land, creating business opportunities, maintaining the social infrastructure as well as promoting retailing.

3.3 Workshop No. 2 – Stroud

Vision

There was an overall desire to see managed growth, which is sustainable for future generations. Maintain the pristine nature of the area with scattered development around established service centres averaging a lot size of five hectares. Land type and natural boundaries should be used as a constraint to development. The development should also be within close proximity to the existing service centres to avoid subsidisation costs by the wider community. Lot sizes in urban areas should be reduced. There was also a desire to see the development of 5, 10, 25 acre blocks for city people to “get away to”. There is also need for a village business centre that has milk, food stores and a park and that will service the surrounding area. There was a desire to put a limit on the amount of residential growth in the area and that there should be no over development, with development only permitted on unconstrained land, preferably land that had already been cleared. In association with this growth there needs to be road and transport systems provided. Also communications, especially phones are needed to be provided for the area.

Agriculture should be encouraged within the area, particularly alternative forms of agriculture such as organic farming. There is a need to protect agricultural land and limit subdivision. The 40 hectare minimum should be continued. Building permission should be given on the existing lots, which are less than 40 hectares. A buffer zone is required around intensive agricultural uses. Zoning should preserve the high value biodiversity, good agricultural land and areas of high scenic value.

Service type industries are to be encouraged and villages with a basic level of service and convenient shopping are to be provided. The promotion of technology, tourism and ecotourism are seen as beneficial for the area particularly basic meals and accommodation. Home-based employment was also seen as being desired. Employment is needed for younger people.

There should be no heavy industry or mining in the LGA because of environmental concerns. No poultry development or piggeries to be permitted near areas of population such as villages, as well as no villages or further subdivision to be allowed near existing piggeries or poultry operations. Hobby farming and bush blocks should be limited as well as limiting the growth of the village areas and rural land to preserve the village and rural feel which is a tremendous asset to the LGA.

The protection of the environment was seen as important with particular reference made to areas of high biodiversity and conservation value. The rural nature of the area, rivers, water quality and native vegetation areas all should be conserved.

The costs of implementing the plan was considered to be an issue as was the capacity of the present administration to provide services for an area as large and diverse as Great Lakes. The secondary catchment areas provided on the rural residential catchment maps were seen as being excessive and these could lead to too much demand on the provision of services. They should be restricted to the primary catchment areas so that services can be provided more efficiently.

Actions

Actions that the community can become involved in are public unity and setting up community planning committees. The community can also encourage closer consultation with Council. There should be a better representation on Council from the rural areas generally and particularly the Stroud, Booral and Girvan areas. The community groups can be better coordinated so as to provide consistent and complimentary advice to Council. The community can also lobby for a 1800 number for STD areas to access the Council offices in Forster. The community can also help market Great Lakes as an ecotourism destination.

The Council should contact the community through the volunteer bushfire brigades, School P. and C. Associations and Progress Associations as well as other district groups. Council should also contact the ratepayers, residents and owners about important meetings via individual letters. One suggestion of providing better communication with the residents is to provide money to the Progress Associations to cover the cost of notifying people in the area. The Council should bring back a ward system to encourage and have better representation from the rural areas. Communications should be improved particularly as TV, print, radio and phone do not cover the whole area in sufficient detail. The Council should ask NBN and Prime, which are broadcast from Taree, to include stories from the area and vice versa as part of the LGA only receives Newcastle TV and radio. The Council should issue a quarterly newsletter so that the community can keep up-to-date with Council activities.

The Council should limit the extent of rural residential areas to be zoned for these purposes and revise down the secondary catchment on the rural residential catchment maps which is too large and uneconomic for the provision of services. Rural residential development should only be permitted on unconstrained land around existing centres, which are able to be adequately serviced, and there is a preference for development of cleared areas only. The Council should prepare sustainable development guidelines and enforce them. Land capability should dictate the size of future rural residential development. The 40 hectare standard should be applied in general rural areas. Council should proactively encourage ecotourism through offsetting section 94 contributions and incentives for nature conservation. The Council should also offer development bonuses / grants / transferable development rights for conservation works so that people are provided with an incentive to undertake conservation works. Incompatible landuses such as intensive animal establishments should be separated from residential and rural residential areas and vice versa. Areas of high biodiversity value should be examined and zoned for national parks and scenic areas as well as placing restrictions on clearing in these areas. Zoning is an important tool to control landuse and merit based assessment of subdivision should not be permitted. An examination should be carried out on the methods to protect prime agricultural land. Councillors should comply with the adopted strategy and subsequent LEP and be consistent in its application. The Booral and Stroud Road areas should be included in the settlements nominated (as service centres), as these are communities in their own right with services and urban residents.

The Council should try to centralise the area so that the residents can have an improved level of service and feel more responsibility. This will also enable Council to supply more activities to the area. Councillors and Council should attempt to fulfil the expectations and needs of residence particularly in the Karuah Valley.

3.4 Workshop No 3 – Bulahdelah

Vision

There is a need to halt population decline in rural areas. It should be done by permitting development on its merits and not delineated by the service centre radius - which is just one tool. The provision of electricity, bitumen road and phone also needs to be considered. The people want quiet enjoyment not a dense residential area distant from the town. The concept of sustainable communities is supported and this is one which consists of a central town with a number of villages surrounding it and a number of hamlets surrounding each village. The village would have a post office, High School, bakery, butchers, etc. The hamlet would have 200 people and general store.

An increase in population will generate employment. Employment should be provided in the service industries such as tourism and ecotourism, conference centres and retirement associated businesses. Plantations, boutique farming, horticulture, aquaculture, horses, pigs and poultry should all be encouraged and located away from the outskirts of a town. The use of information technology with fibre optic connected to the villages should be encouraged (it is noted that a fibre optic cable runs along the Pacific Highway).

The farmers must have a right to farm agricultural land. Do away with the 40 hectare minimum subdivision size. Provide buffers for new developments, thereby reducing landuse conflict. Control noxious weeds and feral animals. Ensure that the environmental qualities are maintained and do not compromise catchment management.

Conserve waterways, scenic areas, air quality, natural environment and the current standard of living and provision of services.

The cost to ratepayers in dollars and time of processing development applications and dealing with development tissues should be kept to a minimum. This is an issue that people saw as important.

Actions

Actions which the community could become involved in include taking a more active role in Council decision-making as well as Progress Associations and Chambers of Commerce. It was also felt there was a need to establish and promote better relationships between Council and the public. The community could press for the Land and Environment Court appeal fees to be slashed to allow minimum wage earners to afford to fight for their rights. The community should press local Councillors for information on local activities. The community could get involved in organisations or groups such as the bee keepers and aquaculture associations. The community could also take an active role in the planning of villages and hamlets. They should have a role in setting of lot sizes as well as the layout of subdivisions. They should take a role in forming visions of future of the village.

The Council should communicate more with the residents and place documents such as issues papers on the Internet. Be more open in Council affairs which concern citizens and ensure that choices are available subject to the rights of other people.

The Council should also more clearly identify the towns, villages and hamlets within the area. Acknowledge existing hamlets and include them in the planning policies. Focus on the facilities in existing villages to ensure that the services (schools, medical and Government services) are not lost. The Council should also be aware that in many areas the population will double in ten years within the existing subdivision boundaries. New productive industries should be encouraged.

The Council should also use better effluent disposal for sewage by using tree base disposal areas for the small villages. It should also admit past errors and revisit poor planning decisions such as land subdivision in Coolongolook and Bulahdelah. The Council staff should become more flexible and less rigid with development guidelines and septic tanks. Remove the Department of agriculture from the classification of land and instead use independent expert consultants.

The Council places too much emphasis on Forster. The Council offices should be relocated to a central point such as Bulahdelah, Wootton or Coolongolook. The Council should also oppose State based central administration.

3.5 Workshop No 4 Hawks Nest

Vision

Development to be well balanced within the land capability / suitability of the area and wildlife is to be protected. The provision of basic infrastructure (roads, electricity and communication) preferably to be provided before development occurs. Legitimise non-urban residential lots (paper subdivisions) within the village of Pindimar. The land outside the village area to be rural residential development suitable to the land capability with sizes ranging from 2 to 40 hectares. The market should dictate the restrictions placed on the landuses except to comply with legal issues. Development should be on the merits of the case and subject to the demand for residential and rural residential development. Development should only be limited by the ability to provide essential services and it should be finite, based on exhaustive professional studies.

Employment should focus on tourism, farm homestays, health, aged services, highway services, retail at a scale to service the population, rural industries, timber, aquaculture, poultry, oysters, intensive agriculture, light industry and home-based businesses with high-tech communication to the workplace which is compatible to the area. There should be improved medical centres, nursing homes and hostels as well as after school facilities / day care for children to be looked after whilst parents work. Development should be permitted on its merits. Business generates business and employment will come with development.

Landuses which were considered inappropriate are noisy and smelly industries, mining, tanneries, intensive agriculture especially piggeries and feedlots, heavy

industry within 15 km radius of a town or centre of population, and high-rise developments in rural and urban areas. The location of subdivisions should be carefully selected to make market requirements such as offering desirable living environments, which are quiet, well serviced and have roads maintained. Toxic waste, nuclear reactors and Sydney's waste as well as National Parks were considered inappropriate for the area. The excessive use of fertilisers on grazing land as well as the maintenance of agricultural land classification without proper in-depth study and consideration were all considered inappropriate.

The elements within the LGA that should be conserved include rivers, lakes and ocean foreshores, beaches, the views, ridgelines, critical habitats, natural features, riparian zones, the coastal hinterland, wildlife corridors, the country lifestyle environments and rural land generally. All areas preserved must be maintained by the relevant authority.

Actions

The community felt that it should take a more active interest in the community affairs particularly with development applications. The public should educate themselves in basic laws governing their environment and be aware of the appropriate channels to discuss things with Council. They should become involved in local area planning. Through the elected representatives, have more meetings, contacts, letters and form special interest groups and thereby express your vision to the Councillors. This will keep the Councillors honest and efficient. Support the local Chambers of Commerce and Progress Associations. The community should obtain consensus through associations throughout the community on major issues and present to Council in a structured form. The community should not become complacent. Be vigilant, assertive, and organised and feel sure that the input is heard and acted upon. The Council should be informed when problems are still small so that they do not get out of hand. The group / regional approach is the true strength particularly if the Council zone or directive is not functioning well. Demand transparency and accountability from the Council as well as engaging in community debate on local issues. The community should be allowed to comment on baseline study findings before any one strategy is presented as well as being allowed to workshop the local strategy from collected data.

The Council should provide more information to residents and ensure that the information gets through. Notify all residents which are affected by a proposal by direct mail because there are a large number of absentee ratepayers who do not read the local newspapers. The Councillors should make themselves more accessible and user-friendly to the ratepayers. The Council has become too distant to the point of becoming a "them and us" situation. Council should remember that they represent the ratepayers. The Councillors should report back to ratepayers so that the ratepayers know that they are being heard. Listen and take notice of what the community is saying and not ignore the real wishes of ratepayers. The Council and Councillors should be more innovative and positive when dealing with the community. The Council should initiate, control and facilitate the future.

There is a need to re introduced the ward system. Council should stand up against bureaucratic (State Government) decisions in the interests of ratepayers. The Councillors should understand laws and legislation relating to issues before making

decisions. There is a need for a smaller Council to represent the local community rather than a large one, which represents the large area views.

No item should go on a Council meeting agenda until all parties notified have responded. The Council should take early action to rectify problems as this alleviates additional expense and also causes minimal disruption to administrative staff. The Council should have a "can do" rather than a "can't do" attitude. Staff should give advice on what can be done, not just what can't be done.

The Council should recognise that small acreage development (up to 10 acres) should be seen as residential lots. There should be appropriate controls on dams, which should be fenced like pools, and dogs are to be kept under control by owners in fenced yards.

Incentives should be provided to developers, to encourage retention of habitat, particularly for wildlife in sensitive areas. These incentives could be a density tradeoff. Incentives could also be used to encourage appropriate use of green technologies.

The Council should encourage sustainable agriculture. Areas that are necessary to be preserved should be identified and set aside and excluded from any development potential. Planning should occur at a district level first and then integrate back into the LGA and regional planning perspectives.

3.6 Photo Boards

The photo board technique was used to find out the community's views on a number of images that are representative of the Great Lakes rural area.

The images included:

- Rural villages to urban areas.
- New subdivisions.
- Wetlands and waterways.
- Parks and community centres.
- Commercial centres and general stores.
- Rural industries.
- National Parks.
- Signage.
- Rural buildings.
- Tourist activities.
- Rural landscapes.
- Rural roads.
- Beaches.
- Rural uses.

The detailed responses from each of the photo boards is included as Appendix B. As a general statement, it can be said that the community wants to keep the rural lifestyle that it has and does not want to see a large amount of new subdivisions or development occurring. It also would like to keep the rural landscape and native vegetation. The agricultural uses should be permitted but should not create conflict with residential or rural residential areas.

4 Conclusion

Great Lakes Council is preparing a Rural Living Strategy which will cover the rural land and villages within LGA. A major component of the process is to consult with the community to find out the visions for the future as well as the actions that can be taken to achieve these visions. The Council is keen to listen to the views of the community before deciding on the details of the strategy.

A series of workshops were held throughout the rural area to gain the views of the community. These can be summarised as falling under the following headings:

- Lifestyle
- Develop land to its capability
- Clean air and water
- Achieving a balance between conservation and development
- Maintaining viable villages and allowing limited expansion
- Education and communication
- Clean non-polluting industry
- Social needs of residents
- Flexible planning controls
- Provision of infrastructure
- Community involvement
- Communication with residents
- Managed growth
- Conservation of vegetation, rural character and scenic beauty
- Conservation of natural environment, rivers, beaches and lakes
- Promotion of tourism

It is clear that the community wishes to see the continuation of the lifestyle benefits of the area which includes having prosperous villages, but they should be expanded in a managed way. Development should be to the capability of the land with minimum pollution and there should be a recognition of the physical constraints to development. There should be no heavy industry or mining and clean industries such as technology based, service type and ecotourism should be encouraged. There should be a balance between conservation of natural resources and the development of the area. Biodiversity, waterways and natural features should be conserved. The agricultural land should be kept for agricultural development and there is a desire to see the minimum allotment size reconsidered. Alternative forms of agriculture should be encouraged and no intensive agriculture should be permitted near the villages or rural residential areas and conversely no village expansion or rural residential areas should be permitted near existing intensive agricultural uses. There is a need to improve communications within the area in this includes telephone coverage, radio and television coverage as well as the standard of road access.

The community suggested a number of actions that they themselves can take and these include the following:

- Encourage more people to become involved in the process of Government and Government decision-making.
- Talk amongst themselves about issues and become better informed.

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- Encourage better representation on Council from rural areas.
- Be better coordinated in order to provide consistent and effective advice to the Council.
- Establish and promote better relationships between Council and the public.

There are a number of suggestions that the community felt the Council could do and these revolve around the issues of communication and transparency. Specific actions include the following:

- Carrying out education programs to conform the community about the protection and appreciation of rural lands and catchments.
- Council staff should try the more friendly, understanding, supportive and helpful with the needs of people in rural areas.
- Encourage growth management and target specific industries that relate to the rural lifestyle and biodiversity benefits of the area.
- Provide a better level of service to the rural people by introducing a newsletter and supporting communication through the local community groups as well as utilising the Internet.
- Reintroduce the Ward system so that a better representation can be given to the rural areas.

The rural community of Great Lakes have provided their vision and suggested actions to be taken to achieve that vision. It is now up to the Council to prepare a strategy that can achieve the balance between the desires of living in a rural area, having productive agriculture and conserving the biodiversity and habitat value of the LGA.

Appendix A – List of Workshop Responses

Workshop Number 1 - Nabiac

Vision

Extending boundaries of small villages.

- ◆ Freedom for families to spread their wings on one to five acres so children can run around without abuse from neighbours.
- ◆ Choices - not 100 useless acres in Great Lakes LGA or 1/6 of an acre.
- ◆ Use composting toilets in sensitive areas.
- ◆ Develop land according to its capability.
- ◆ Clean air.
- ◆ Clean water.
- ◆ People who know their neighbours respect people.
- ◆ Sensible balance between the utilisation and conservation of the natural resources in our catchments.
- ◆ Keep our villages viable.
- ◆ Ongoing attention to maintain our features and lifestyles.
- ◆ Villages not to die but to prosper within limits as a small town such as Coolongolook.
- ◆ A Place for retirees who don't want to live in the larger centres.
- ◆ Bulahdelah village cannot expand because of its geography (floodplains and mountains) and a huge saw mill on northwest boundary. To ensure we don't lose our high school and hospital (only public hospital within the LGA and 50 minutes by ambulance to next hospital) we need 500 more people, therefore one to four hectare lots within five kilometres of Bulahdelah.
- ◆ Good agricultural land such as dairy farms should be maintained.
- ◆ Education is vital - four hectares cannot keep 20 head of cattle.

Action - Community

- ◆ Education programs from Council to educate community on protection / appreciation of rural land / catchments.
- ◆ Write to all levels of Government stating desperate need of development. If more available land, prices lower and more people will be able to afford to move in - supply and demand.
- ◆ Develop a bottom up approach.
- ◆ We should not have to put up with how department of Agriculture treated the nation 100 years ago. Let's talk to people as individuals, therefore treat each portion of land individually, subject to its specific capability.

Action - Council

- ◆ Great Lakes Council staff should try to be more friendly and understanding and supportive and helpful. Problem is they are mostly urban dwellers and do not understand the rural needs / people.
- ◆ Council should be aware of supply and demand of real estate needs. Example is only one housing block for sale in Nabiac. Problem is even large blocks of one half to 1 acre could be subdivided but the conditions which Council puts onto

the block make it prohibitive – it costs more to subdivide than people can afford to pay.

- ◆ Convince policymakers in Macquarie Street there should be a balance between consideration of humans and other forms of life - rural landholders are a threatened species.

Vision

- ◆ No heavy industry in Great Lakes LGA.
- ◆ Rezoning of 40 hectares to 10 hectares.
- ◆ Extend village zone (Coolongolook).
- ◆ The existing half acre village blocks should not be zoned rural 1(a)
- ◆ No zoning - no development standards. Merits only!
- ◆ Consider effluent technology.

Actions

- ◆ Security and certainty of zoning of Coolongolook area and Great Lakes. Council to do studies etc and if zone allows development to occur then it should be allowed for what may be permitted.
- ◆ Liaise with Council through local progress association.
- ◆ Retailing in Coolongolook.
- ◆ Create business opportunities.
- ◆ Maintain social infrastructure.

Vision

- ◆ Pressure of population expansion is going to continue no matter what. Let's do it right.
- ◆ Population is good for economy and hence employment.
- ◆ Non viability of 40 hectare lots for Agriculture.
- ◆ Encourage non-industrial business such as through the Internet. Encourage cottage industry and home-based businesses.
- ◆ We must keep the viable farming land as rural.
- ◆ Utilise the concept of a village service town - lot size increasing as the distance from the centre increases but still have flexibility. The zones should not be rigid as to the size of the lots but to suit topography and landuse. The inner zones have better telecommunication infrastructure, which is economic to provide because of distance from the central hub.
- ◆ Nothing is finite. Flexibility is a must to modify the strategy as needed.

Actions - Community

- ◆ The community to be aware of the system of change. Be educated as to how it is done. The steps of the process. Then stay on top of the situation so the input can be given when needed.
- ◆ Community to spread the word amongst themselves so that it can have a better representation.
- ◆ Social get together.

Actions - Council

- ◆ Council can provide more workshops to keep us up-to-date.
- ◆ Council can listen to us, consider our input and not just pay us lip service.
- ◆ Provide newsletters as things develop.
- ◆ Help us to understand the system so we can make it work for the community.

Workshop Number 2 - Stroud

Vision

- ◆ Costs to implement plan.
- ◆ Road and transport system to be provided for the growth of the area.
- ◆ Communications, especially phones.
- ◆ Capacity of present administration.
- ◆ Tourism facilities for food and rest - basic meals and accommodation.
- ◆ Reduced lot size for urban people.
- ◆ Industry in redeveloped zone. Service type industry. Village with a basic level of service and convenience shopping.
- ◆ The Karuah Valley is unique (River / Valley / rural).
- ◆ Develop as 5, 10, 25 acre blocks for city people to get away.
- ◆ Council planning should make provision for Development in a village business centre that has milk, food, stores and park.

Actions Community

- ◆ Public unity (getting involved).
- ◆ Community planning committees.
- ◆ Contact to community re Council matters, ie, through volunteer fire group, School P & C, Progress Associations and other district groups.

Actions Council

- ◆ Notice to residents / owners / ratepayers of important meetings (like this) not in the press but by mail.
- ◆ Give money to Progress Associations to cover the cost of notifying people in their area.
- ◆ Ward system in Council.
- ◆ We have nil press coverage at Stroud.

Vision

For LGA area generally but mainly area of interest are Stroud, Booral, and Girvan.

- ◆ Limits to rural residential growth.
- ◆ Limited amount of development - no over development and only on unconstrained land (preferably already cleared areas).
- ◆ Development within close proximity to existing service centres to avoid subsidisation costs over wider community.
- ◆ Managed growth and sustainable for future generations.

- ◆ No poultry developments or piggeries (intensive animal industry) near areas of population such as villages and the converse.
- ◆ Continue to apply the 40 hectare standard in general rural zones.
- ◆ Agriculture to be encouraged including alternative forms.
- ◆ Appropriate low-key tourism development - Council to proactively encourage ecotourism.
- ◆ Secondary catchment areas are excessive on Council's map - too much demand on services. Should be more restricted to primary catchment areas so that services can be provided more efficiently.
- ◆ Encourage home-based employment.
- ◆ Continue to allow Agriculture and encourage alternative forms of Agriculture (example organic Agriculture)
- ◆ No heavy industry.
- ◆ No mining.
- ◆ Limits hobby farming / bush blocks (don't allow widespread).
- ◆ Limited growth to village areas and rural areas to preserve the village and rural feel (it is a tremendous asset to the LGA).
- ◆ Protect environment generally.
- ◆ Protect areas of high biodiversity conservation value (but where are they?)
- ◆ Protect prime agricultural land - restrict subdivision.
- ◆ Zoning to protect areas of high biodiversity value and good agricultural land and areas of high scenic value.

Actions-Council

- ◆ Limit the extent of rural residential areas to be zoned for those purposes.
- ◆ Revise down secondary catchment in your rural living strategy - too large - uneconomic provision of services.
- ◆ Rural residential development only on unconstrained land around existing centres which are able to be adequately serviced. Preference for development of cleared areas.
- ◆ Prepare sustainable development guidelines and enforce them.
- ◆ Land capability to dictate size of future rural residential development.
- ◆ Continue to apply the 40 hectare standard in general rural areas.
- ◆ Proactively encourage ecotourism through offset of section 94 contributions / incentives for nature conservation.
- ◆ Council to offer development bonuses / grants / transferable development rights for conservation works, that is, provide incentives for people willing to undertake conservation works.
- ◆ Separate incompatible landuses (example intensive animal industry away from residential and rural residential areas and the converse).
- ◆ Examine the zoning of areas of high biodiversity conservation value and national parks and scenic areas and at least place restrictions on clearing in these areas.
- ◆ Zoning is important to control landuse - not on-merit assessments of subdivision ad hoc across the LGA.
- ◆ Examine protection necessary to protect prime agricultural land - restrictions on subdivision.
- ◆ Councillors to comply with adopted strategy and subsequent LEP - be consistent.

Actions Community

- ◆ Encourage closer consultation with the Council.
- ◆ Market Great Lakes as an ecotourism destination.
- ◆ A better representation on Council from the Stroud Booral Girvan area.
- ◆ Better coordinate our community groups to provide consistent and complementary advice to Council.

Vision

- ◆ Maintain the pristine nature with scattered development around established service centres (6 km) averaging lot size is minimum 5 hectares. The land type and natural boundaries to be used as a constraint to development.
- ◆ Allow building on already existing holdings less than 40 hectares.
- ◆ Employment needed for younger people.
- ◆ Promote technology, rural tourism and ecotourism.
- ◆ Inappropriate land uses are coal mining - it will put River and therefore town water at risk.
- ◆ No heavy industry.
- ◆ Buffer zone around intensive Agriculture.
- ◆ The elements that should be conserved - rural nature, River water quality, native vegetation areas.

Actions Community

- ◆ More representation on Council from rural areas especially from Stroud area.
- ◆ Bring back wards so we can ensure representation.
- ◆ 1800 number for STD areas to access Council (lobby for this).
- ◆ Booral and Stroud Road should be included in the areas nominated, as they are communities in their own right, with services and urban residents.
- ◆ Try to centralise the area so we can improve the services and feel more responsibility. Supply more activities.

Action Council

- ◆ Be more interested in the Karuah Valley.
- ◆ Improve Communications -TV, print, radio and phone do not cover the area in sufficient detail. Get NBN and Prime from Taree to include stories from the area and vice versa as we only get Newcastle TV and radio.
- ◆ A Council newsletter quarterly so we can keep up-to-date with Council activities.
- ◆ Councillors and Council should attempt to fulfil the expectations and needs of residents in the Karuah Valley.

Workshop No 3 - Bulahdelah

Vision

- ◆ Halt population decline in rural areas. Identify development on its merits - performance based not delineated by service centre radius - that's just one tool. Power, bitumen road, phone also need to be considered. Shouldn't be finite - this is self regulation. Nobody wants a dense residential area distant from town - they want quiet enjoyment.
- ◆ Service industry, tourism industry, plantation industry, boutique (niche) farming. Due to decimation of timber, dairies, chickens. Increase in population generates employment.
- ◆ No performance based controls.
- ◆ Control noxious weeds and feral animals.
- ◆ Consider buffers for new developments reducing conflicts.
- ◆ Conserve waterways, scenic areas and air quality.

Actions Community

- ◆ Take a more active role in Council decision-making and progress associations / chamber of commerce.
- ◆ Establish and promote better relationships between Council and the public.

Actions Council

- ◆ Information (issue papers etc) to be placed on Internet.
- ◆ More clearly identify Towns, Villages and Hamlets.
- ◆ Admit past errors and revisit poor planning decisions such as Coolongolook and Bulahdelah land subdivision.
- ◆ Council and staff become less rigid and more flexible with development guidelines, septic tanks. They seem to offer Rolls-Royce type solutions to problems.
- ◆ Remove the Department of Agriculture from land grading. Instead use independent expert consultants.
- ◆ Council appears to place too much emphasis on Forster. Relocate Council (offices) to central point such as Bulahdelah, Wootton or Coolongolook, or Port Stephens. Main Council building should be in Bulahdelah.

Vision

- ◆ Less than 5 percent employed in Agriculture.
- ◆ Service industries to service tourism and retirement.
- ◆ Clean industries.
- ◆ Conference centres.
- ◆ Horticulture, aquaculture, light industrial, horses, pigs and poultry (offensive smell and waterways polluting dwellings and soil) allowed away from outskirts.
- ◆ Cost to ratepayers in dollars and time kept to a minimum.
- ◆ Right to farm must be allowed.
- ◆ 60,000 population in 2020.

- ◆ Do away with 100 acre rule.

Action Community

- ◆ Press for Land and Environment Court Appeal fees to be slashed to allow minimum wage earners to afford to fight for their rights.
- ◆ Press local Councillors for information on Council activities.
- ◆ Community could get involved in organisational groups such as Beekeepers and aquaculture.
- ◆ Council should not be able to hide behind the Land and Environment Court.

Action Council

- ◆ Better disposal of sewerage effluent by using tree based disposal areas including small villages.
- ◆ Be more open in Council affairs, which concern citizens.
- ◆ Ensure choice is available subject to rights of other people.
- ◆ Oppose Council and State central administration.
- ◆ Oppose centralisation (Council and community).
- ◆ Council should foster new productive industries.
- ◆ Council should not be stood over by State Authorities.
- ◆ Was Council directed by DUAP to prepare this plan?

Vision

- ◆ A sustainable communities concept which consists of a central town with a number of villages surrounding that and a number of Hamlets surrounding each village. The village would have a post office, high school, bakery and butchers. The Hamlet would be 200 people with a general store.
- ◆ Employment: information technology with the fibre optic connected to the villages (it is noted that a fibre optic cable runs along the Pacific Highway). Ecotourism, agricultural diversity and service industries.
- ◆ Land use: maintain environmental qualities. Not to compromise catchment management. Reed bed water treatment.
- ◆ Conservation: natural environment and standard of living and services.

Sustainable settlements concept

This is the concept which has a central town surrounded by a network of villages, which are then surrounded, by a network of Hamlets. The general criteria is to have tar sealed roads, walking distance to shops, orientation of land and energy efficiency rating of houses, water treatment factors and a community centre. The town would be 5000 people plus and would have major services and a major library. The villages would have populations between 500 and 5,000 and would have health, accountants, shops, post offices and a library outlet. A Hamlet would have population of between 150 and 500 and have a general store and basic facilities.

Action Community

- ◆ Take an active role in the planning of villages and Hamlets. To set lot sizes and placement. Water-sewerage works-industrial area. Forming visions for the future of the village and its development. Broadband access to the central area.

Action Council

- ◆ Acknowledge existing Hamlets and include them in planning policy. Many Hamlets need expansion to bring them to sustainable populations-over 150 people. Expansion of existing village zones to 20 to 50 households.
- ◆ Focus on facilities in existing villages to ensure that services (schools, medical, and government services) are not lost.
- ◆ Be aware that in any areas population will double in ten years with existing subdivisions.
- ◆ Community communication.

Workshop No 4-Hawks Nest

Vision

How much development?

- ◆ Provision of basic infrastructure (example roads, power, and communication) to be provided before development occurs preferably.
- ◆ Legitimise non urban residential size blocks - approximately 400 in village of Pindimar (paper subdivision). Land outside village area confined to rural residential suitable to land capability with sizes ranging from 2 to 40 hectares.
- ◆ Minimum restrictions on land uses except to comply with legalities. Let the market dictate as the best expression of need.
- ◆ Protection of wildlife and include an abundance of park areas.

Employment.

- ◆ Tourist type commercial enterprises.
- ◆ Sports facility.
- ◆ Improved medical centres and nursing home / hostel.
- ◆ After school facilities / day care for children to be looked after whilst parents work.
- ◆ Horticulture on small land holdings as well as agriculture and aquaculture.
- ◆ Home industry with high-tech communication to workplace.
- ◆ Holiday / residential.
- ◆ Crafts.
- ◆ Home occupations and home industries.
- ◆ Business generates business - employment will come with development.

Inappropriate land uses.

- ◆ Noisy, smelly industries.
- ◆ Mining.
- ◆ Intensive Agriculture - piggeries and feed lots.
- ◆ No heavy industry.

- ◆ High-rise developments in rural and urban areas.

Elements to be conserved.

- ◆ Rivers, ocean foreshores.
- ◆ Parks and lawns and access to rivers and all waterways.
- ◆ Wildlife corridors of adequate size.
- ◆ Country lifestyle environment.
- ◆ Government land already secured for conservation.
- ◆ Incentives to developers to encourage retention of habitats (wildlife) -density trade-off.

Action Community

- ◆ Complacency - we must not be complacent.
- ◆ Residents/ratepayers should take a more active interest in community affairs (DA's, etc.).
- ◆ The public should educate themselves in basic laws governing their environment.
- ◆ Keep Council's honest and efficient.
- ◆ Express your visions to Councillors.
- ◆ Obtain consensus through associations throughout the community on major issues and present them to Council in a structured form.
- ◆ Through the elected representatives have more meetings, contact, letters and form special interest groups.

Action Council

- ◆ Councillors should make themselves more accessible and user friendly to the ratepayers.
- ◆ Councils have become too distant to the point of becoming a them and us situation. Councils should remember they represent the ratepayers. Need to introduce a ward system.
- ◆ Listen and take notice to what the community is saying and not ignore the real wishes of ratepayers.
- ◆ Notify all affected ratepayers by direct mail because of large number of absentee ratepayers who do not read the local newspapers.
- ◆ Communicate on all issues and facts and eliminate 'sanitised' information.
- ◆ Councillors / Council should be more innovative and positive when dealing with the community / ratepayers.
- ◆ Council initiate, control, facilitate the future.
- ◆ Council should stand up against bureaucratic (State Government) decisions in the interests of ratepayers.
- ◆ Councillors should understand legislation and laws relating to issues before making decisions.
- ◆ Small (sub) Council (areas) southern eg. Tea gardens, Pindimar, etc. Smaller Council to represent the local community rather than a large Council which represents large area views.

Vision

How much development.

- ◆ Well balanced within land capability / suitability eg in Tea Gardens / Hawks Nest area there is a need for small rural residential 5 to 10 acre blocks. In Bulahdelah need 5 to 10 acre blocks.
- ◆ Should not be finite - subject to demand.
- ◆ We support the smaller acreage development within 15 kilometres service centre radius (less than 40 hectares).

Employment.

- ◆ Tourism in Tea Gardens / Hawks Nest.
- ◆ Rural light industrial in Bulahdelah.
- ◆ Light industry compatible to area.

Inappropriate land uses.

- ◆ Any heavy industry allowed within 15 km radius.
- ◆ Location of subdivisions should be carefully selected to meet market requirements eg to offer desirable living environments, that is quiet, well serviced, roads maintained.

Conserve.

- ◆ Beach area and surrounds.
- ◆ River / Lakes system.
- ◆ Area where there is a genuine need to protect endangered species.
- ◆ All areas conserved must be maintained by the relevant authority.

Action Community

- ◆ Be vigilant.
- ◆ Be assertive.
- ◆ Be organised.
- ◆ Feel assured that their input is heard and acted upon.
- ◆ Inform Council when problems are still small.
- ◆ Know / be made aware of appropriate channels to Council / developments.
- ◆ If the Council zone / directive is not functioning know that group regional approach is true strength.

Action Council

- ◆ Be more upfront.
- ◆ Ward system re introduced.
- ◆ Listen to community and follow the requirements.
- ◆ Councillors to report back to ratepayers so they know about being heard.
- ◆ No item to go on Council meeting agenda until all parties have RSVP.
- ◆ More liaison between Council staff and Councillors.

Great Lakes Rural Living Strategy

Community Consultation Report

- ◆ Take early action to rectify problems. Alleviates additional expense. Minimal disruption to administrative staff.
- ◆ Signage of development application on properties.
- ◆ Trust group region representation of problem as opposed to a personal problem.
- ◆ Focus issue zoning. Smaller acreage up to 10 acres must be seen as large residential lots. Have appropriate controls, that is dams fenced like pools, dogs to be kept under control by owners and in fenced yards.

Vision

How much development?

- ◆ we can't say - should be on merit and balanced

What types?

- ◆ anything on its merits

Should it be finite?

- ◆ The market will determine. It is related to access to various locations in and out of Great Lakes.

Future employment opportunities

- ◆ Related to tourism, health, aged services, highway services, retail at a scale to service the population, rural industries, timber, aquaculture, poultry, oysters, intensive Agriculture.

Inappropriate land uses

- ◆ Toxic waste, nuclear reactors, Sydney's waste, no more national parks.

Elements to be conserved.

- ◆ Beaches, waterways, views, lifestyle, critical habitats, ridge lines, natural features, riparian zones, coastal and hinterland.

Action Community

- ◆ Demand more information from Council.
- ◆ Become involved in local area planning.
- ◆ Support Chambers of Commerce and Progress Associations.
- ◆ Question Council's decisions.
- ◆ Engage in community debate on local issues.
- ◆ Demand transparency and accountability from Council.
- ◆ Be allowed comment on baseline study findings before any one strategy is presented.
- ◆ Be allowed to workshop local strategy from collected data. Inquiry by design.

Action Council

- ◆ Provide more information to residents and ensure information gets through.
- ◆ Incentive plan to encourage appropriate use of green technologies.
- ◆ Encourage sustainable agriculture.
- ◆ Planning criteria needs to be broader - flexible - performance based.
- ◆ Give accurate information on plans.
- ◆ Areas that are sacrosanct need to be identified and set aside.
- ◆ Have a can do rather than can't do attitude.
- ◆ Staff give advice on what can be done not just what can't be done.
- ◆ Plan by district. Integrate it into the LGA and region.

Vision

How much development?

- ◆ Development should only limited by the ability to provide essential services.
- ◆ Should be finite based on exhaustive professional study.

Types of employment desirable.

- ◆ Tourism and service industries: farms stays, highway service centre Pacific Highway.

Inappropriate land use.

- ◆ Mining, national parks, designated uses such as Tanneries, feedlots, extensive animal husbandry. Maintenance of substandard grazing land - excessive use of chemical fertilisers. High-rise development. Maintenance of agricultural land classification without proper in-depth study and consideration.

Elements to be conserved.

- ◆ Natural features, foreshores, creeks, rivers, lakes, rural precincts, flora and fauna but not to an excessive degree.

Appendix B – Photo Board Responses



Nabiac Workshop

- Great, I bet these people know each other.
- A lifestyle choice.
- Another living option.
- Old settlement.
- Okay but needs renovation.

Stroud Workshop

- Rural township but need Council to tell owner to keep tidy.
- Character.
- More acceptable than current 'visual' building construction in urban areas - has some rural flavour.
- Ugly poles and wires.

Bulahdelah Workshop

- A Hamlet and peace.
- A choice, very important to have choice.
- Old Hamlet that could be expanded upon.

- Okay if people living there like it this way.
- Poor supply of services, no Kerb and Guttering or footpaths, overhead electricity supply.
- Layered planning - cater for all income categories and living values. Kerbing and guttering not generally necessary only increases run-off.

Hawks Nest Workshop

- Getting better, semi rural.
- Houses too close, lots too small for rural residential living.
- No K. and G. - good.
- Nice character.
- Owners finances limited.
- Needs some TLC.
- Passed its use by date.
- Needs painting.
- Okay in rural village - has a certain charm.
- Has rural character - new roof perhaps?



Nabiac Workshop

- Not for Nabiac.
- Claustrophobia.
- Urban living if you like it.
- Nice and neat - appropriate for centre of town.
- Excuse me!
- No.
- Urban sprawl. Could be anywhere. Who planned this?
- Okay if you want to live shoulder to shoulder. Why not underground electricity?

Stroud Workshop

- Not rural concept.
- Sterile.
- Progress, how wonderful.
- Not for here.
- Bland - blah.

Bulahdelah Workshop

- What type land has been reclaimed to produce this? Wetlands?
- Planned subdivision.
- Okay for urban family living. Trees will grow.

- Urban development - good contrast to country lifestyle.
- Brick toilet blocks. How hot is it in the suburb on summer nights?
- The major cause for degradation of the lake system. What used to be wetlands.
- No character - one could be anywhere. Where has good urban design gone?

Hawks Nest Workshop

- Typical suburban area in Australia.
- Blocks too small, area too sanitised.
- Sardine can development.
- Awful - too close, no individuality.
- Rates too high here.
- Little boxes, little boxes, ticky tacky on the hill.
- Roll Kerbing good. Obviously some like it as they live there.
- Little boxes and just like ticky tacky.
- Little scope for individuality as residences too close.
- Terrible. Why would I come to Hawks Nest / Tea Gardens to live in these boxes?
- More landscaping.



Nabiac Workshop

- Must keep this to share with others.
- A lifestyle.
- Beautiful if we maintain this.
- Good conservation.
- Worth preserving.
- Nice.
- Should preserve beautiful sites like these.

Stroud Workshop

- Looks to have poor access.
- Protect the water quality.
- Protect reliant habitats.
- Controls on over use.
- Can capture eco- tourism

Bulahdelah Workshop

- The key attraction of this area together with the aquatic attractions such as the beaches and the ocean water. It needs to be recognised as the big picture and treated accordingly. To focus on the rural community to fix without compensation, what has been destroyed by township and suburban developments is unbalanced.
- We must have a policy, which allows us to introduce more salt water to

the Lakes. Too many studies too little action.

- Leave the fish alone, they do a good job.
- Fish / crustacean breeding area (mangroves) must be preserved.
- Visual and environmental protection.
- Tourism.
- Beauty to be preserved.
- Preserve it before we lose it.
- Must be preserved - it plays such an important role in our area.

Hawks Nest Workshop

- Pity the mangroves are so dirty.
- I'll take it.
- The kind of tranquillity we all need at times.
- These areas need to be kept.
- Worth travelling.
- Nice.
- Good view.
- Fix blue green algae.
- Not endangered.
- Should be preserved and owned by Government.
- Gone fishing.
- Any building blocks available and what price?
- Keep this area the way it is.
- Great view, Great attraction.



Nabiac Workshop

- Nice for town.
- Pleasant village atmosphere.
- Families enjoying our local community.
- Village lifestyle.
- Community asset.
- Lovely place to stop a while.
- Must ensure sufficient Great Lakes Council \$ to maintain.

Stroud Workshop

- Very well kept Park.
- More needed this is good.
- Good to see shade provided.
- Great to see Council planning Park.

Bulahdelah Workshop

- Any toilets?
- Attractive travel stop.
- Tourism.
- Community facilities.
- Good community meeting area - could be very attractive with good design.
- Important tourist stop off.
- Great.

Hawks Nest Workshop

- Looks more like a school yard.
- Enhances the amenity of area.
- Adds to the attractiveness of an area.
- Need more of them (tables and chairs in parks)
- Oi, oi, oi good Park.
- Better fencing needed (child protection).



Nabiac Workshop

- Good.
- Attractive concentrated commerce centre.
- Should have bull nose veranda and roof painted.
- Community focal point.
- Progress.
- Good.
- A community need.

Stroud Workshop

- Very good planning.
- Design elements could be better.
- Looks rather "pre fab".
- Quite good plan.

Bulahdelah Workshop

- More opposition for less price for goods.
- Regional shopping.

- Services.
- Hamlet development.
- Depends on demand but could be developed preserving village approach.
- Village service centre. Pity they are not clumped together in Nabiac.

Hawks Nest Workshop

- Not much greenery.
- Suitable to a very small community only.
- Okay but better landscaping needed.
- Good size and scale for neighbourhood service centre.
- Friendly size.
- I agree.
- Okay for large village.
- A barn by any other name.
- Where is the supermarket?
- Could be model for village service centre.



Nabiac Workshop

- Beaut.
- Has the nature strip been made safe and environmentally friendly?
- Great village atmosphere.
- Old World village. Good.
- Old World charm.
- Let's preserve some of this in Nabiac.

Stroud Workshop

- Village feel.
- Necessary service.
- Not inviting.
- Community needs services.
- The more people, the better the services provided.

Bulahdelah Workshop

- Will be killed by K Marts and economies of scale and choice available in modern shopping centres. Gloomy interior.

- Village services.
- Small industry for employment.
- Old-fashioned, impractical, but could be improved by restoration.
- Good reminder of country living.
- Hamlet development.
- May not be economical for today's economy and younger generation.
- Lots of old buildings could be preserved to retain the old character of a village place. This may not have any value.

Hawks Nest Workshop

- Passed its use by date.
- Suited for small village.
- Good look, better if 2 stories.
- It is it still useful?
- Cool.
- Nice buildings suited to country town.
- Quaint.
- No comment.
- Okay in country village.
- Human space, heritage interest.



Nabiac

- Sustainable.
- Not in rural residential areas.
- Utilising natural resources.
- By gone era.
- Industry? Not too sure.

- Needs support.
- Employment using renewable resource.
- Potential for ESD activities.
- Timber scarce.
- Lightweight, better than concrete.
- Rural industries.

Stroud

- OK, part of the country.
- No clearing of old growth forests.
- Encourage farm forestry.
- Well managed forest.
- A dead industry.
- Adds employment to the area.

Hawks Nest

- Glad it is at Booral and not near me.
- Turn it into wood chip.
- Okay in the right place.
- Need to look at total picture for service. Saw Mills and forests go together.
- Okay if away from rural residential and land is regenerated.
- Grow more trees on bad land not prime land.
- Limited future.
- Crap! Sustainable high demand future. Wood chips is good chips.
- What sort of wood?
- Okay if regeneration is part of the picture.
- Should be more of it.
- OK rural industries needed.

Bulahdelah

- Good employment for future generations.
- What is the truth? How sustainable are our present logging practices? There is deliberate confusion here.
- Industry/employment.
- Environmental impact.
- No if old growth forests, yes if plantation timber.
- Employment.



Nabiac Workshop

- Must have.
- Preservation a must for humanity as well as the animals.
- No good, have two pay \$ to enjoy our own backyard and that is why we need to be able to buy our own small acreage.
- Need some of these areas.
- Keep it the way it is.
- If we have to have it, employ more Park workers.
- Freedom, adventure, nature, fulfilment, pleasure.

Stroud Workshop

- Land set aside but we can't use it.
- Needs a national park zone.
- This area has a wealth of biodiversity value - it should be preserved and enhanced to facilitate the (appropriate) economic development of the area.
- Promote ecotourism.
- What is that used for and by whom?

Bulahdelah Workshop

- Revenue raising nonsense. Inhibits free access to what is ours.

- National parks should be maintained in good shape for the people.
- But how well is it being managed? Dogs, costs, fire control, weeds? Don't bite off more than you can chew.
- What are they doing signage?
- Now a restricted area.
- Great to create National Parks - preserved area.
- National Parks should have free access.
- Valued resource - retain for children.
- Depends on why restricted area in the first place - but if it is notable area ecologically, then preserve it at all costs.

Hawks Nest Workshop

- Agree with National Parks.
- Should be developed.
- Tell me more.
- Political land grab.
- Needs mowing.
- What does it offer?
- So what can I do there? Nothing.
- Needs clearing, looks scrappy.
- Amount is excessive and not managed correctly.



Nabiac Workshop

- Good signage - that's what visitors need.
- Good signs help visitors spend money.
- Natural facilities.
- Need signage.
- Visitors-unwanted people fire bugs.

Stroud Workshop

- Somewhere to go with facilities provided.
- Peaceful.
- Conserved areas of high biodiversity value and scenic value.
- Restrictions on clearing.
- If I'm looking for it, I would find it.
- Good - need for good signage is important. The road name and intersection sign are a great idea and would be good for the Bucketts Way.

Bulahdelah Workshop

- Too much.
- Good informative signage for tourist use.
- Good example of signage, should be more.
- Tourism.
- Signage could be more informative.
- Less touring visible size for motorists.
- Great but could be improved.

Hawks Nest Workshop

- Worth a drive to look see. Offering multiple features.
- Signs good, roads lousy.
- Now a National Park.
- No comment.
- Signage unkempt.
- Good tourist signage.
- No comment.



Nabiac Workshop

- Hope it looks better than this when it's finished - whatever it is.
- No residential development, the blocks are too small (too congested).
- Another dead centre, where is the planning thought?
- Regulated development.
- Too much clearing, leave nice trees.
- Will they have to leave some beautiful trees?

Stroud Workshop

- Subdivision at Tea Gardens is in general on poor land (fill). Has little to offer to residents.
- Why is it necessary to clear all the vegetation? Where does the fauna go? Sympathetic building footprints would be better.

Bulahdelah Workshop

- If left will lead to soil erosion.
- This one was cleared in this way because of the Statutory Authority's demands.
- Vegetation stripping.

- Unsightly – what rehabilitation?
- Employment.
- Expansion into what?
- City subdivision first stage by what?
- Seems to be over disturbance but results might justify.
- Any area like this if handled well could be turned around or either made productive or preserved.

Hawks Nest Workshop

- Marvellous use of rural products.
- Too much clearing. Wildlife corridors not wide enough. Suitable for rural residential if on smaller hectare lots with more foliage instead of large lot with a lot of clearing.
- This is the road accessing the estate.
- Little appeal.
- Too big. Hard to sell.
- Uninteresting.
- More trees gone.
- That's progress.
- Okay as temporary sign.
- Stop this lunacy.
- Selective shot. Grass and vegetation will regrow or is it to be a road? What was removed was an eyesore - pruning is important.



Nabiac Workshop

- Inappropriate.
- The monolith.
- Inappropriate development.
- One erection I wouldn't want.
- No.
- Need high-rise.
- Keeps North Power profitable.
- Did pass every Council regulation because Great Lakes Council didn't have the correct regulations to prevent this eyesore.

Stroud Workshop

- Out of place, Council's fault.
- Totally unsympathetic to surroundings.
- Night time lighting ruins rural night sky.
- Gold Coast at Girvan.
- Each to their own, but ...
- What light from yonder window breaks?
- Talking point of area.
- The Girvan Gold Coast.

Bulahdelah Workshop

- While enjoying some of the best / extensive views in the LGA it is the most over capitalised building.
- It is certainly a talking point, everyone in the area knows him.
- We don't have enough eccentrics, great warts and all.
- A planning problem?
- Structure no go.
- Subjective to the eye of the beholder.
- Structure should be screened if possible.
- Outlook spoiled by poor development.
- Inappropriate development in rural area.

Hawks Nest Workshop

- Looks better in real life - poor photo.
- More suited to Hong Kong's New Territories.
- Money talks.
- Not on, tower unacceptable.
- Inappropriate.
- Is it the Sydney Hilton?
- Excellent.
- The building is in poor taste - shame on Council who approved it.
- Inappropriate to amenity of area.



Nabiac Workshop

- Great.
- Nice.
- Country industry how it should be.
- Provides tourist options.
- OK.
- Too expensive for the average Aussie holiday maker.

Stroud Workshop

- Very good.

Bulahdelah Workshop

- Okay, I suppose.
- Good business signage.
- Attractive for rural or rural residential.

- Tourism.
- Appropriate rural business.
- Looks right.

Hawks Nest Workshop

- I like it.
- Great fence.
- Good entrance.
- Lovely place.
- Pseudo American Wild West.
- Where is the river?
- Been there.
- Great tourist and employment opportunity.
- I agree.
- Subtle tourism.
- Should be more of it.



Nabiac Workshop

- Lovely rural scene.
- Looks beautiful.
- Be careful of erosion and what washes into the river.
- Be aware of land capability.
- Over grazed. Beaten pasture. Otherwise nice outlook.
- Picturesque.

Stroud Workshop

- Land over stocked.
- Degraded waterways - need for fencing riparian vegetation and reduced stocking. A farm plan needed.
- Land degradation and water quality issues.
- Unsustainable.

Bulahdelah Workshop

- Example of mixed farming showing diversity. Farm/forest.
- Employment.
- Land cleared too much. Needs trees to stabilise soil, reduce erosion, etc.
- Looks like some land management

strategies need to be implemented.

- Is this land management sustainable in its present form?
- If this is ploughed surface, then it will cause soil erosion, which will pollute and silt up waterways.
- Good for both worlds.
- Suitable for agricultural and horticultural and open space/forestry.

Hawks Nest Workshop

- Poor land management/erosion, too much clearing allowed.
- Good view.
- Okay.
- Lucky it doesn't need mowing with the cost of fuel.
- Wish this was my view.
- Wish I owned it.
- I do.
- Keep these views.
- Land degradation.
- Intensive agriculture will cause future problem and eventually lead to land degradation.
- Need rain.
- New development site? Quarter acre block? Yuk!



Nabiac Workshop

- Picturesque country Road.
- Necessary access.
- Pleasant environment.
- Great (only part of Buckets Way without pot holes).
- Yes.
- I agree.

Stroud Workshop

- Looks like Council should clean it up.
- Roadside remnant vegetation should be maintained.
- Needs more traffic signs to advise of fauna crossing - too many road kills.
- The start of the bumpy road - pot holes.

Bulahdelah Workshop

- Narrow road. Verges should be cleared of trees.
- If a high volume road yes - to increase visibility and lessen accidents.
- Okay.
- Fine.
- Scenic drive.
- Sign needs more info about the town.

Hawks Nest Workshop

- Hope it is not one of our main roads.
- Beautiful, pity the trees are so close to roadway.
- Verge needs mowing.
- Acceptable.
- Attractive.
- Needs mowing, nice road though.
- Ditto, keep trees.
- Not very appealing to me.
- Trees too close to road.



Nabiac Workshop

- Perfect for netball.
- Beach volleyball and attractive Aussie girls and boys.
- Maintain.
- Great place for recreation.
- Need for ongoing beach management plans.
- Lovely providing we can keep the weeds off the dunes.

Stroud Workshop

- Very inviting. A good view.
- Magic. I wonder what lives on the mountain?
- Clean, peaceful, safe place to take your family to. Plan your holiday.

Bulahdelah Workshop

- Typical Great Lakes beach view.
- Tourism.
- Lovely keep it for every body, great.

- Beautiful.
- People come from all over the world to be on beaches like this. Natural beauty - keep it that way.
- Keep it out of the hands of the NPWS and keep it free. Protect the dune vegetation.

Hawks Nest Workshop

- Hands off.
- Where are the nudes?
- Can tell a planner wasn't involved.
- Needs mining for help.
- This is what most folk come to the area for.
- Developers, hands off.
- Looks good.
- Keep it as is and vehicles off beach.
- Keep as is.
- Best picture award.
- Good picture.
- Nice.
- Worth protecting.



Nabiac Workshop

- Good.
- We all have varying needs.
- Children and wildlife are not the same thing.
- Yes they are.
- Rural lifestyle.
- Magnificent, but please keep in mind that children do come first.

Stroud Workshop

- Wildlife and children - is there a difference?
- Rural life.
- Need more signs that you can read.
- Great sign - need more of them, particularly in areas of rich biodiversity.
- Peaceful community.
- Nice place to go on a Sunday.

Bulahdelah Workshop

- Yes.
- No comment.
- Community awareness - good.
- Hamlet.
- Necessary.
- Are their children in the bush? Alone?
- Signage on approach to Hamlet, is this the only one in LGA?

Hawks Nest Workshop

- Oops. By the time I read the sign I'd killed both!
- Children and wildlife are a wealth hazard.
- Inappropriate signage.
- Acceptable.
- Tell the kids to keep off the road.
- Ridiculous, children and wildlife don't travel together.



Nabiac Workshop

- Very important.
- Important to village.
- Keep small town alive by encouraging community support.
- Essential for community.
- Interaction with local community.
- Fun, lots of children enjoying themselves.
- A must.

Stroud Workshop

- Rural village appeal.
- Tidy lawn tidy town

Bulahdelah Workshop

- A community facility. Is it fully utilised?
- Hamlet development.
- Oak trees grow from acorns.
- A sense of belonging and in scale with face-to-face participation.
- Important community and heritage value.
- Seems to say don't come near me. Openness welcome coming where are you?
- It's a good venue but could be brightened up a bit.

Hawks Nest Workshop

- Okay.
- Heritage?
- Probably fits with surrounding area.
- Not inviting or informative.
- Can Council afford to maintain this?



Nabiac Workshop

- Could be smelly chooks or pigs.
- Encouraging to see such a rural industry but be mindful of location.
- Not in or near rural residential.
- If class 1 or 2 Ag. leave as it is, if making enough money for family to survive, if not increase sizes of acreage in ag. classifications 1 and 2.

Stroud Workshop

- Potential land use conflict.
- Chicken sheds.
- Not all chicken farms look like this. Trees as barriers would be helpful.
- Buffer zones needed.

Bulahdelah

- Farmers rights should not be jeopardised by allowing any nearby development.
- Employment.
- Is this a sustainable industry? Possibly restrict development here.

- How much effect does it have on the environment? Are the chickens treated well?
- Farming must be retained as employment for this community.
- Out.
- Back blocks.
- Away from urban development and rural residential.
- Rural industry that affects all who live down wind.
- Typical opinion from people who don't farm.

Hawks Nest

- Can not smell a photo.
- Let's have free range.
- No problem.
- Visually distasteful.
- Economically necessary.
- Glad I don't live in the house.
- Great in the right location.
- Okay, as long as appropriate effluent management is in place.
- Love chickens, what else can I say?
- Especially in a good sauce!