



qB174734

11/14394

Ministerial Correspondence (D)

*checked by EW.***DEPARTMENT OF PLANNING AND INFRASTRUCTURE***Southern Region*

|                            |                                                    |                                               |                                                          |
|----------------------------|----------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|
| <b>Subject</b>             | Changes to the Bega Valley Shire Council Draft LEP |                                               |                                                          |
| <b>Action</b>              | <input type="checkbox"/> For Information           | <input type="checkbox"/> For Decision         | <input checked="" type="checkbox"/> Letter for signature |
| <b>Priority</b>            | <input type="checkbox"/> Urgent                    | <input checked="" type="checkbox"/> Routine   |                                                          |
| Minister Office Generated: |                                                    | Department Generated <input type="checkbox"/> |                                                          |
| Minister                   | <input type="checkbox"/> Chief of Staff            | <input checked="" type="checkbox"/>           | Parliament Generated <input type="checkbox"/>            |
| Deputy CoS                 | <input type="checkbox"/> Policy Advisor            | <input type="checkbox"/>                      |                                                          |
| Media                      | <input type="checkbox"/>                           |                                               |                                                          |

**PURPOSE**

- To provide a response to representations from the Hon Andrew Constance MP, Minister for Ageing and Minister for Disability Services, Member for Bega on behalf of Mr and Mrs Vipond about the proposed zoning of their land at Ridge Road, Coolagolite.

**RECOMMENDATION**

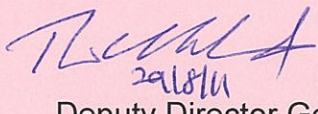
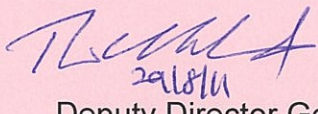
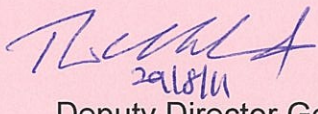
- That the Minister signs the attached letter, if approved.

**CURRENT POSITION**

- The draft Bega Valley Local Environmental Plan (LEP) 2011 was exhibited until July 8 2011.
- Council is currently reviewing the submissions and is considering potential changes to the draft LEP in response to those submissions.
- The Vipond's land is proposed to be zoned E4 Environmental Living as it contains valuable native vegetation.

**BACKGROUND**

- The Vipond's land is currently zoned 1(c) Small Rural Holdings with a minimum lot size of 5000m<sup>2</sup> for a dwelling.
- The draft LEP zones it E4 Environmental Living with a minimum lot size of 5 ha.
- Bega Valley Council has sought to address an oversupply of rural residential zoned land by limiting the amount of development in locations affected areas of high conservation value vegetation.

  
Executive Director,  
Planning Operations  
Minister Hazzard  
Contact Officer: Brett Whitworth  
Regional Director, Southern Region  
Phone: 4224 9450  
Mobile: 0437 868 167  
Deputy Director General,  
Plan Making and Urban Renewal  
Director General

2/9/2011

04 SEP 2011





**The Hon Brad Hazzard MP**  
Minister for Planning and Infrastructure  
Minister Assisting the Premier on Infrastructure NSW

**COPY**

The Hon. Andrew J. Constance MP  
Minister for Ageing, and Minister for Disability Services  
Member for Bega  
122 Carp Street  
BEGA NSW 2550

11/14394

*Andrew*

Dear Minister

I refer to your representations on behalf of Mr W and Mrs N Vipond, concerning the draft Bega Valley Local Environmental Plan 2010 (draft LEP) and its zoning of their land.

I am advised the exhibition of the draft LEP has ended and I note that Mr and Mrs Vipond have made a submission to Bega Valley Shire Council concerning the proposed planning controls for their land.

I understand Council is currently reviewing submissions to the draft LEP and is considering whether changes are necessary in response to those submissions.

I am also advised Council chose the E4 Environmental Living Zone and a 5 hectare minimum lot size for the Viponds' land due to its valuable vegetation that is worthy of protection.

I encourage your constituents to continue their dialogue with Council on this matter. Please note that before any decision is made on the draft LEP, Council is required to give careful consideration to all submissions made. Subsequent to this, the Department of Planning and Infrastructure will review how Council has responded to the submissions received during the public exhibition of the draft LEP.

Should your constituents have any further enquiries about this matter I have arranged for Mr Brett Whitworth, Regional Director, Southern Region of the Department of Planning and Infrastructure to assist. Mr Whitworth can be contacted on telephone number (02) 4224 9450.

Yours sincerely

**HON BRAD HAZZARD MP**  
Minister

04 SEP 2011