

## RURAL RESIDENTIAL LAND SUPPLY - COBARGO AREA (575.14.121)(GB)

STAFF HAVE COMPLETED THE REQUIRED DRAFT LOCAL ENVIRONMENTAL STUDY FOR THE COBARGO AREA AND RECOMMENDATION IS MADE THAT COUNCIL RESOLVE TO PREPARE A DRAFT LOCAL ENVIRONMENTAL PLAN TO INVESTIGATE REZONING FOR A MINOR INCREASE IN ALLOTMENT SUPPLY.

### Background

As part of the implementation of the Lower South Coast Settlement Strategy, Council is required to review rural small holding supply in each section of the Shire. Councillors would recall that reports have already been completed for the Wolmulla, Broadwater and Kiah areas and staff are continuing to progress completion of reports for the Bald Hills, Bermagui and Tanja areas.

The subject of today's report is the review of the Cobarago area and copies of the Draft Local Environmental Study have been furnished to Councillors with the business paper.

### Findings of the Draft Local Environmental Study

The Draft Local Environmental Study has reviewed rural residential lot supply within a 10km radius of Cobarago. The summary findings of the report are that there is still significant concessional allotment supply within 10km of Cobarago however there is much less lot supply in close proximity to the town (eg. 2 to 3km).

Demand for rural small holdings in this area appears to be in the order of 10 or more dwelling houses per year however much of this demand appears to be being catered for from existing concessional allotment entitlements.

To address lot supply closer to town, two areas of land are proposed for rezoning to provide between 15 and 20 additional lots in the short term.

Council staff have now introduced a land monitor to measure more precisely the annual consumption of rural residential allotments and a further review land supply in the Cobarago area (as indeed all areas of the Shire) would be proposed to be effected on about a 5 yearly basis.

### Summary

There have been a number of rezoning requests from landowners more distant from Cobarago however the concessional allotment supply is such that it is difficult to justify further rezonings except for some supply in the immediate village area. The 15 to 20 allotments proposed in the rezoning should address the land supply needs for the next 2 to 3 years at least and, if Council can demonstrate that these allotments sell quickly, then this should be adequate

proof to put before the Department of Urban Affairs and Planning to justify further increases in lot yield close to the town.

### Recommendation

That Council resolve to prepare Draft Bega Valley Local Environmental Plan 1987 (Amendment No. 121) to propose implementation of the 1999 Cobargo Draft Local Environmental Study on Rural Residential land supply as follows:

(a) that area 1 be rezoned to 1(c1) Rural Small Holdings (Hobby Farms) with minimum average lot size 5ha. (Map No. 4 of the Study).

(b) that Lot 6133, DP 814585 be considered for subdivision of up to 5 lots (4 lots having frontage to the Bermagui/Cobargo Road and 1 residue lot to the north).

Suspension of Standing Orders

171/99 RESOLVED on the motion of Councillors Whelan and Collins that Standing Orders be suspended to deal with a subsequent motion.

172/99 RESOLVED on the motion of Councillors Whelan and Collins that a vote of thanks be given to Councillor Fern for his efforts on the Tathra Beach Reserve Committee over the past six years he has served it.

6. NOMINATIONS FOR LOCAL GOVERNMENT REPRESENTATION ON THE PROPOSED NSW COUNCIL ON ENVIRONMENTAL EDUCATION (230.7.1)(GB)

173/99 RESOLVED on the motion of Councillors Morgan and Higgins that Council nominate Councillor Miller as a representative for consideration as the Local Government representative on the proposed NSW Council on Environmental Education and that the Local Government and Shires' Association be advised prior to the 29 March 1999.

7. RURAL RESIDENTIAL LAND SUPPLY - COBARGO AREA (575.14.121)(GB)

174/99 RESOLVED on the motion of Councillors Neilson and Whelan that Council resolve to prepare Draft Bega Valley Local Environmental Plan 1987 (Amendment No. 121) to propose implementation of the 1999 Cobarigo Draft Local Environmental Study on Rural Residential land supply as follows:

- (a) that area 1 be rezoned to 1(c1) Rural Small Holdings (Hobby Farms) with minimum average lot size 5ha. (Map No. 4 of the Study).

- (b) that Lot 6133, DP 814585 be considered for subdivision of up to 5 lots (4 lots having frontage to the Bermagui/Cobarigo Road and 1 residue lot to the north).

8. ALCOHOL FREE ZONE - BEGA (JT) 373.7.1

175/99 RESOLVED on the motion of Councillors Higgins and Miller:-

- 1. That Council not proceed with the request to declare an Alcohol Free Zone within the carparking area bounded by Gipps and Church Streets, Bega.

- 2. That the applicant's be advised of Council's decision in regard to this matter.

4.

**REQUESTS FOR REZONING - RURAL SMALL HOLDINGS (575.17.1)**  
FURTHER WORKSHOPS HAVE BEEN HELD WITH REZONING  
APPLICANTS AS REQUESTED BY COUNCIL'S STRATEGIC PLANNING  
COMMITTEE.

### Background

At the meeting of Council's Strategic Planning Committee held on the 15th June 1995, preliminary consideration was given to the 45 outstanding rezoning requests for rural small holdings in various parts of the Shire.

The Committee decided that the best way of dealing with this large number of requests was to hold workshops over three evenings to give the opportunity for each applicant to make further submission with respect to the preliminary comment provided by staff in the report to the Committee of 15th June 1995. Council subsequently endorsed that recommendation and the workshops were held on the 22nd and 29th June and 6th July 1995.

An indication was given that the full report on this matter might be presented to Council's meeting of the 25th July 1995, however, a number of applicants have tendered late written submissions and other priorities in the Strategic Planning Section have necessitated the report being deferred to Council's meeting of the 8th August 1995. Given the large amount of information provided by applicants and the large number (45) of requests, the report on this matter is likely to run to approximately 200 pages.

In the interests of efficiency, it is proposed to provide a summary only of the overall report in the Business Paper to Council's meeting of the 8th August with the full report to be provided as an ancillary document to Councillors and senior staff with extracts being provided to each applicant.

### Recommendation

That Council endorse the proposal set out in the report to Council on 25 July 1995 to include only a summary of the rural small holding rezoning investigations in the Business Paper for the meeting of the 8th August 1995.



REQUESTS FOR REZONING - RURAL SMALL HOLDINGS

RESOLVED on the Motion of Councillors Miller and Wooten that Council endorse the proposal set out in the report to Council on 25 July 1995 to include only a summary of the rural small holding rezoning investigations in the Business Paper for the meeting of the 8th August 1995.

6(A) ZONINGS - CORRECTIONS TO BOUNDARIES

RESOLVED on the Motion of Councillors Miller and Wooten that Council vary restriction as to user No.3 applying to Lot 11 DP 794078 dated 8th November 1988 so as to permit the retention of the existing PVC water tank on the understanding that the owners will keep this tank well screened from the lake.

DRAFT LOCAL ENVIRONMENTAL PLAN AMENDMENT NO. 80 - GIPPS STREET, BEGA

RESOLVED on the Motion of Councillors Rogers and Breckwoldt:

A. That Council grant a rate postponement to Dr Blomfield on Lot 1 DP 571756 under Section 591 of the Local Government Act 1993.

B. That Council waive any interest payment on postponed rates if Dr Blomfield sells Lot 1 DP 571756 in the first five years.

C. That Council proceed to public exhibition with draft Local Environmental Plan Amendment No. 80 which intends to rezone Lot 1 DP 510904 (Momsen Motors) to 3(a) Business.

SUBDIVISION OF RURAL TOURIST FACILITIES

RESOLVED on the Motion of Councillors Miller and Wooten:

A) That Council adopt the "Guidelines for Creation of Rural Tourist Facility Lots under Clause 17 of the Bega Valley Local Environmental Plan 1987" as presented to Council on the 25th July, 1995. Further, that staff implement these guidelines when considering any future application for subdivision of rural tourist facilities.

This is Page 9 of the Minutes of the Ordinary Meeting of the Council of the Shire of Bega Valley held on 25 July 1995.

General Manager

Mayor

**Number: 36****Name: Budnick (File - 575.17.36)****Locality: Quama****Property Description: Lot 212, DP 634721****Owners Request:** Subdivision of the land into two allotments of about equal area**Recommendation 8.36**

"That Lot 212, DP 634721 not be considered for further rural residential subdivision in the short term."

**Number: 37****Name: Austin (File - 575.17.37)****Locality: Cobargo****Property Description: Lots 613, 611, 612, DP 790606**

**Owners Request:** Subdivision of the land into 5 allotments comprising 4 x 4ha allotments fronting the Bermagui Road with a large residue allotment of approximately 40ha to the north.

**Recommendation 8.37**

"That Lot 613, DP 790606 be included in the short term review for supply of rural small holdings in close proximity to Cobargo."

**Number: 38****Name: Gowing (File - 575.17.38)****Locality: Bega****Property Description: Portions 102, 109-112, Parish of Bega****Owners Request:** Rezoning of the subject land to rural small holdings.**Recommendation 8.38**

"That negotiations be held with the landowner to assess his attitude to possible relocation of zone boundaries so as to site concessional allotments and 1(c) development in the south west of the section of the property and convert the remainder of the property to a single agricultural lot zoned 1(a)."

**Recommendation 8.35**

"That Lot 7, DP 804554 be investigated in the short term for rationalisation of the 7(b)/2(c) boundary with the objective of achieving an exchange whereby an additional allotment can be created from the 7(b) exchange area with the remainder of the land zoned 1(c) to be rezoned to 7(b)(Foresore Protection)."

**Recommendation 8.36**

"That Lot 212, DP 634721 not be considered for further rural residential subdivision in the short term."

**Recommendation 8.37**

"That Lot 613, DP 790606 be included in the short term review for supply of rural small holdings in close proximity to Cobargo."

**Recommendation 8.38**

"That negotiations be held with the landowner to assess his attitude to possible relocation of zone boundaries so as to site concessional allotments and 1(c) development in the south west of the section of the property and convert the remainder of the property to a single agricultural lot zoned 1(a)."

**Recommendation 8.39**

"That Lot 11, DP 708332 be included in the short term review of the Bald Hills 1(c) zone."

**Recommendation 8.40**

"That an amending Draft Local Environmental Plan be prepared that proposes the rezoning of the zone boundary within Lot 44, DP 827636 so that it ensures that allotments A to F of the current development approval all lie wholly within the 1(c) zone."

**Recommendation 8.41**

"That Lot 1, DP 565787 be included in the review of the Bald Hills 1(c) zone in the short term."