



Undefer Seven Deferred Sites Planning Proposal - July 2016

Lochiel, Bald Hills, South Bega, Eden,
Wolumla, Merimbula, Bemboka

Bega Valley Local Environmental Plan
2013



Contents

Background	3
Part 1 – Objectives or Intended Outcomes	4
Part 2 – Explanation of the Provisions	5
Part 3 – Justification	7
1) Lochview Farm Road, Lochiel	7
2) Woodland Lane, Bald Hills	9
3) Tathra Road, Bega	11
4) Palestine Road, Eden	13
5) Mirador Drive, Merimbula.....	15
6) Princes Highway, Wolumla	17
7) Polacks Flat Road, Bemboka	18
Section A – Need for the Planning Proposal.....	21
Section B – Relationship to Strategic Planning Framework.....	22
Section C – Environmental, Social and Economic Impact.....	25
Section D – State and Commonwealth Interests.....	25
Part 4 – Mapping	26
Part 5 – Community Consultation	28
Part 6 – Timeline	29
Attachments	30
Attachment 1: Council reports and resolutions	30
Attachment 2: State Environmental Planning Policies	35
Attachment 3: Section 117 Ministerial Directions.....	36

Background

This planning proposal seeks to provide resolution for seven (7) sites currently deferred from the Bega Valley Local Environmental Plan 2013. Bega Valley Shire has been working closely with staff from the Department of Planning and Environment's Regional Office to finalise these deferred sites and is now in a position to submit a Planning Proposal for them.

This Planning Proposal proposes to restore the zonings and lot sizes as exhibited as part of the original draft Bega Valley Shire Council CLEP (2010).

This proposal provides the following key outcomes;

- Removal of deferred status for 7 properties
- Application of zoning and lot sizing as exhibited under draft BVSC CLEP 2010.

Part 1 – Objectives or Intended Outcomes

This Planning Proposal assists in;

Lot 445 DP 1061010 Lochview Farm Road, Lochiel

Reaffirming (as exhibited in the Draft BLEP 2010) the zoning as Rural Landscape Zone (RU2) with a Minimum Lot Size of 120 Hectares;

Lot 4892 DP 1103062 at Woodlane Lane, Bald Hills

Reaffirming (as exhibited in the Draft BLEP 2010) the zoning as Rural Landscape Zone (RU2) with a Minimum Lot Size of 120 Hectares;

Part Lot 1 DP 1164038, Lot 1 DP 110354, Lot 2 DP 1101354 Tathra Road, Bega

Reaffirming (as exhibited in the Draft BLEP 2010) the zoning of the land as Primary Production (RU1) with a Minimum Lot Size of 120 Hectares.

Lots 1 – 5 DP 455379, Palestine Road, Eden

Reaffirming (as exhibited in the Draft BVLEP 2010) the zoning of the land as Large Lot Residential (R5) with a Minimum Lot Size of 5000m².

Lot 600 (Part) DP 1193160, Mirador Drive, Merimbula

Reaffirming (as exhibited in the Draft BVLEP 2010) the zoning of the land as Low Density Residential (R2) with a Minimum Lot Size of 2000m².

Lot 5 DP 1021345, Princes Highway, Wolumla

Reaffirming (as exhibited in the Draft BVLEP 2010) the zoning of the land as Primary Production (RU1) with a Minimum Lot size of 120 Ha.

Lot 3 DP 750226, 604 Polacks Flat Road, Bemboka

Reaffirming (as exhibited in the Draft BVLEP 2010) the zoning of the as RU1 Primary Production with a Minimum Lot Size of 120 Ha.

Part 2 – Explanation of the Provisions

This Planning Proposal seeks to amend the BVLEP 2013 to re-zone lands considered a deferred matter (DM) under the BVLEP 2013.

The proposal will delete the Deferred Matters and then amend the BVLEP 2013 by applying zonings in the following manner:

1) Lochview Farm Road, Lochiel

Lot 445 DP 1061010

- Amend map sheet LAP_001 by deleting DM Deferred Matter.
- Amend map sheet LZN_012C by applying RU2 Rural Landscape.

2) Woodland Lane, Bald Hills

Lot 4892 DP 1103062

- Amend map sheet LAP_001 by deleting DM Deferred Matter.
- Amend map sheet LZN_12 by applying RU2 Rural Landscape
- Amend map sheet LZN_12C by applying RU2 Rural Landscape
- Amend map sheet LSZ_12 by applying AD 120 Ha MLS
- Amend map sheet LSZ_12C by applying AD 120 Ha MLS

3) Tathra Road, Bega

Part Lot 1 DP 1164038, Lot 1 DP 110354, Lot 2 DP 1101354

- Amend map sheet LAP_001 by deleting DM Deferred Matter.
- Amend map sheet LZN_011C by applying RU1 General Rural Zone
- Amend map sheet LSZ_011C by applying AD 120 Ha MLS

4) Palestine Road, Eden

Lots 1 – 5 DP 455379

- Amend map sheet LAP_001 by deleting DM Deferred Matter.
- Amend map sheet LZN_021A by applying R5 Large Lot Residential
- Amend map sheet LSZ_021A by applying X1 5000m2 MLS

5) Mirador Drive, Merimbula

Lot 600 (Part) DP 1193160

- Amend map sheet LAP_001 by deleting DM Deferred Matter.
- Amend map sheet LZN_020B by applying R2 Low Density Residential
- Amend map sheet LSZ_020B by applying V 2000m2 MLS

6) Princes Highway, Wolumla

Lot 5 DP 1021345

- Amend map sheet LAP_001 by deleting DM Deferred Matter.
- Amend map sheet LZN_011 by applying RU1 Primary Production
- Amend map sheet LSZ_011 by applying AD 120 Ha MLS

7) Polacks Flat Road, Bemboka

Lot 6 DP 750226

- Amend map sheet LAP_001 by deleting DM Deferred Matter.
- Amend map sheet LZN_003 and 010 by applying RU1 Primary Production
- Amend map sheet LSZ_003 and 010 by applying AD 120 Ha MLS

Part 3 – Justification

1) Lochview Farm Road, Lochiel

Lot 445 DP 1061010

Key Outcome: Restoration of RU1 zoning and 120ha lot size, no additional lots.

The subject property is located at the end of Lochview Farm Road approximately 8 kilometres west of the junction of Mount Darragh Road and the Princes Highway at South Pambula. It contains a dwelling and associated outbuildings and is currently used for agricultural purposes (see Figure 13).

A significant proportion of the central section of the property is on a ridge top whilst the northern and eastern areas slope down to the Pambula River. The majority of the property is grassland with remnant vegetation along the river frontage and in the southwest corner.

The property has an area of approximately 53 hectares and is the residue of an existing holding, which has been subdivided in the past to create a number of rural residential allotments. These allotments are located to the west of the subject property and range in size from 1.5 to 5.5 hectares. The majority of these allotments have been developed for rural lifestyle and are not currently used for agricultural type purposes.

The subject property was deferred from BVLEP 2013 pending a review of the zoning and is currently zoned mostly 1(a) Rural General (49.8 hectares) with two small sections of 1(c) Rural Small Holdings (totalling 3.14 hectares) with no residential subdivision potential under the BVLEP 2002. In the Draft BVLEP 2010, the property was proposed to be zoned RU2 Rural Landscape Zone with a minimum lot size control of 120 hectares.

The land immediately to the west of the property is currently zoned E4 Environmental Living Zone with a 4 hectare minimum lot size.

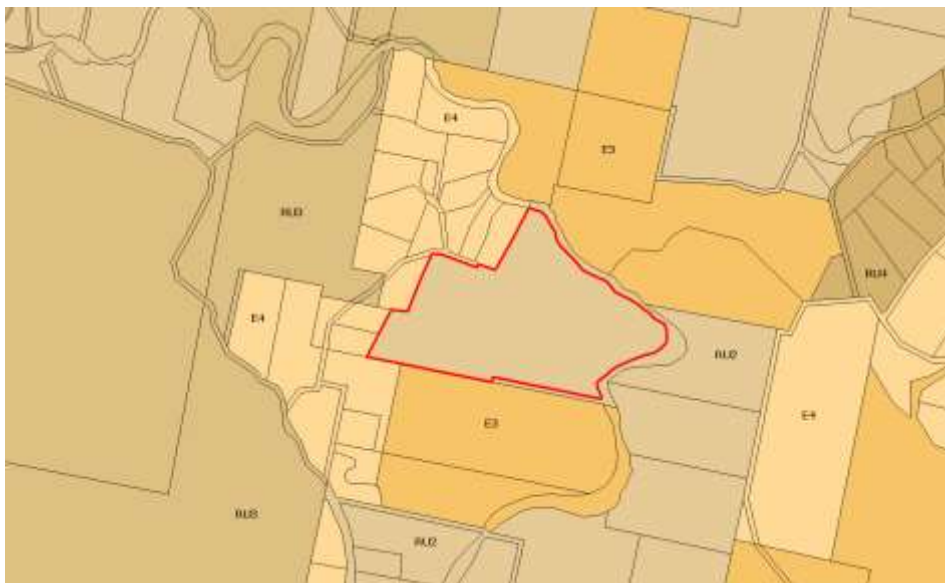


Figure 1: Lochview Farm Road, Lochiel: Land Use Zones (Exhibited BVLEP 2010)

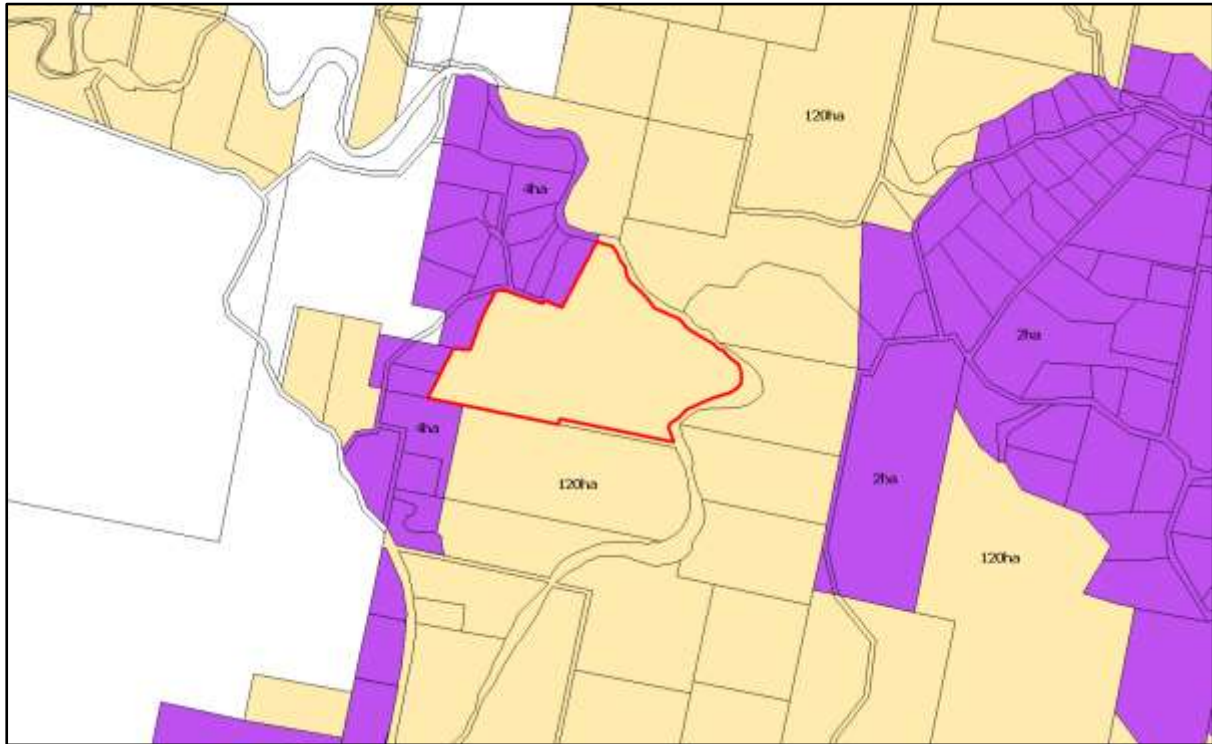


Figure 2: Lochview Farm Road, Lochiel: Minimum Lot Sizes (Exhibited BVLEP 2010)

The review of the proposed zoning and minimum lot size controls was in response to a submission received on behalf of the landowner during the public exhibition of Draft BVLEP 2010. The submission requested that the land zoning be amended to E4 Environmental Living Zone with a minimum lot size control of 4 hectares to permit further subdivision for the purposes of rural residential development. The submission included a bushfire assessment and onsite sewer report supporting a rural residential subdivision of approximately 27 rural residential lots ranging in size between 1 and 4.5 hectares.

With regard to the total land area of the subject property and the requested 4 hectare minimum lot size, a total of 26 allotments would theoretically be achievable. The lot yield would however be dependent on issues regarding access, topography, native vegetation, threatened fauna and proximity to watercourses being adequately addressed.

The proposed amendments to the zoning and minimum lot size control are not supported as the Draft Rural Living Strategy 2016 strongly discourages rural residential subdivision not adjoining existing villages or towns. The site is over 7km to South Pambula residential area and over 10km to Pambula shopping centre. In addition, the supply for South Pambula is considered as sufficient for the next 30 years. It is recommended to undefer the land to the originally exhibited Draft CLEP 2010 mapping shown in Figure 1.

2) Woodland Lane, Bald Hills

Lot 4892 DP 1103062

Key Outcome: Restoration of RU2 zoning and 120ha lot size, no additional lots.

The subject property is located within the rural area known as Bald Hills, approximately 4kms south east of the village of Pambula. The property has an area of approximately 45 hectares and is accessed via Woodlands Lane, which is a private gravel road. An intersection with the Princes Highway is located approximately 3 kilometres to the east. The property contains a rural dwelling and associated outbuildings and is currently used for grazing stock. The property is predominantly cleared of vegetation and is constrained with some minor gully areas, Bald Hills Creek crosses the southern areas of the property in a west to east flow direction.

Council has approved the subdivision of the allotments immediately to the west of the subject property into 8 lots comprising 7 rural small holdings ranging in size from 4.6 to 7.2 hectares and a residue lot of approximately 142 hectares containing the existing dwelling and farm buildings. These lots to the west form part of a much larger farm holding having a total area of approximately 406 hectares, which is currently used for grazing purposes associated with beef cattle production.

Allotments surrounding the remainder of the subject property comprise rural small holdings ranging in size from approximately 3.8 to 10 hectares. These allotments are predominantly developed with rural residences and associated outbuildings and landscaping. The Belmont Drive rural residential estate is located to the southeast and comprises approximately 19 allotments ranging in size from approximately 1 to 2.5 hectares.

The subject property was deferred from BVLEP 2013 pending a review of the zoning and is currently zoned 1(a) Rural General Zone with a minimum lot size control of 120 hectares under BVLEP 2002. In the Draft BVLEP 2010, the property (and most of the surrounding land) was proposed to be zoned RU2 Rural Landscape Zone with a minimum lot size of 120 hectares. The land to the south of the property is currently zoned RU4 Primary Production Small Lots or E4 Environmental Living with a 2 hectare minimum lot size.



Figure 3: Woodlands Lane, Bald Hills: Land Use Zones (Exhibited BVLEP 2010)

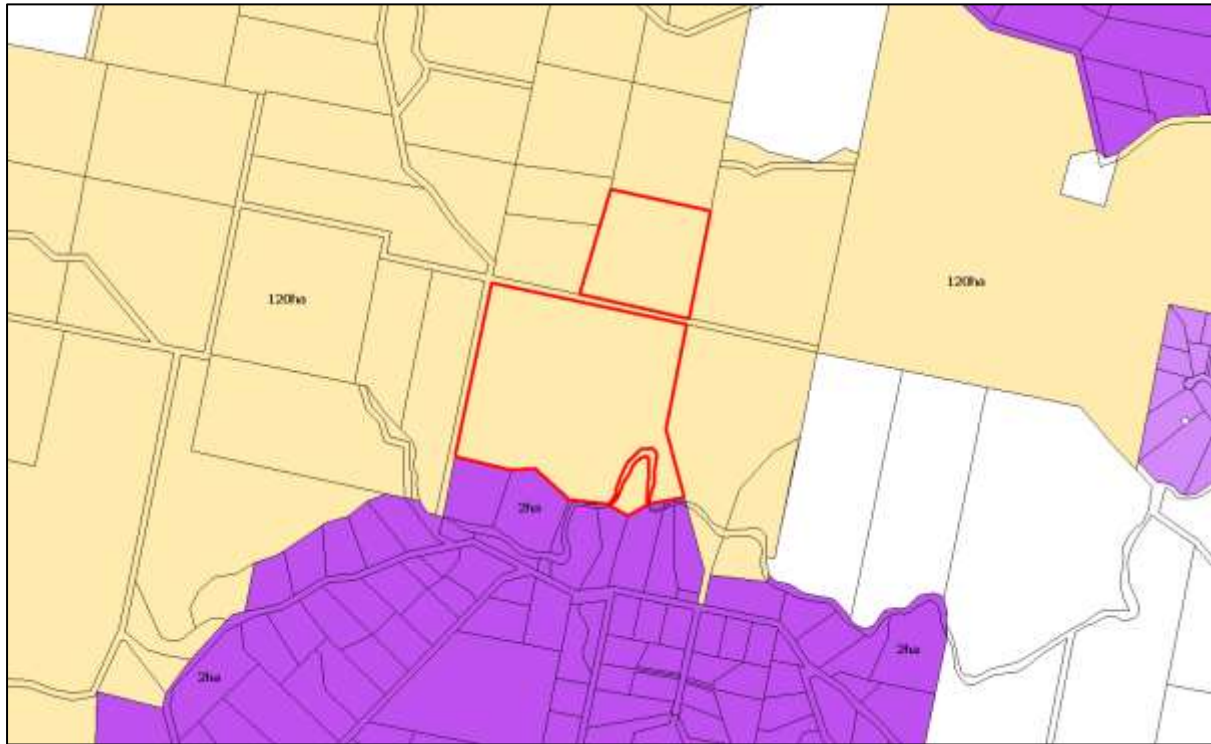


Figure 4: Woodlands Lane, Bald Hills: Minimum Lot Sizes (Exhibited BVLEP 2010)

In response to a submission received on behalf of the landowner during the public exhibition of Draft BVLEP 2010, the proposed zoning and minimum lot size controls of the subject land were reviewed. Subsequent to the review, Council resolved to extend the E4 Environmental Living Zone north over the subject property and to apply a 4 hectare minimum lot size.

Subsequently, communications with the Department of Planning have indicated that this proposal will not proceed to the Gateway process. The site has major issues that relate to accessibility and infrastructure. Council staff have advised the Department that S94 funds levied from future development will be inadequate to cover the costs of the future bridge and road construction in this location.

The proposed amendments to the zoning and minimum lot size control are not supported. Existing supply of rural residential land is currently forecast at approximately 30 years, so no further rezoning of rural residential land can be justified in this catchment.

3) Tathra Road, Bega

Part Lot 1 DP 1164038, Lot 1 DP 110354, Lot 2 DP 1101354

Key Outcome: Restoration of RU1 zoning and 120ha lot size, no additional lots

This existing dairy farm was originally zoned 2 (f) Future Urban Zone under the LEP 2002.

In 2010, the originally exhibited land was to be RU1 Primary Production, with a MLS of 120 Ha. This property is one of 2 parcels of land to the south of Bega left for future residential expansion. Primary production (dairying) on the land is still occurring in an efficient manner and should not be displaced by urban uses at this stage.

This property is one of only two large parcels of land to the south of Bega left available for the future residential expansion of Bega and that retention of the rural zoning effectively “land banks” the site for future residential needs. This property would be included in a future residential growth strategy.\

As such, Council does not support the original request for Large Lot Residential (R5) and supports Primary Production (RU1) zoning with a MLS of 120 Ha.

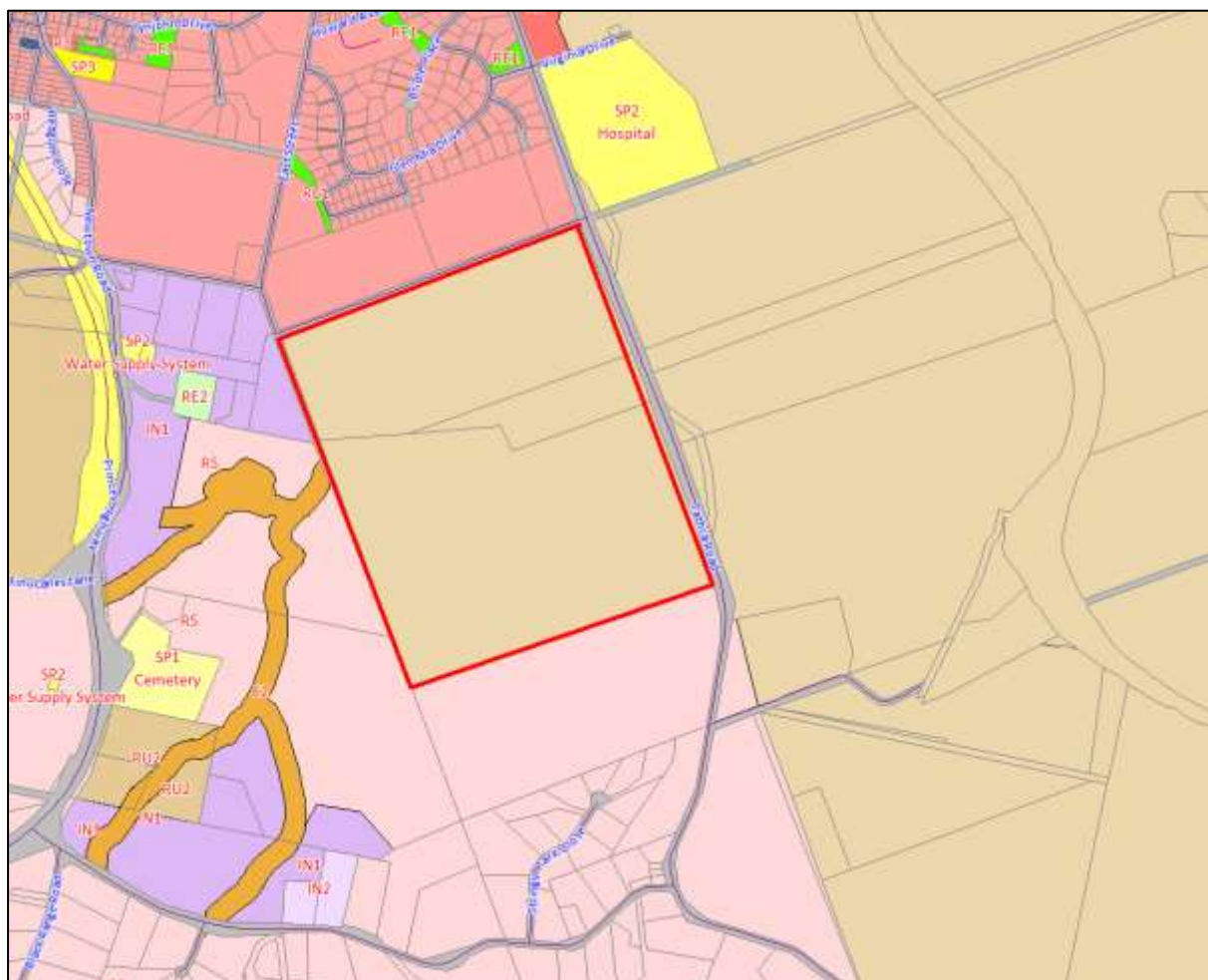
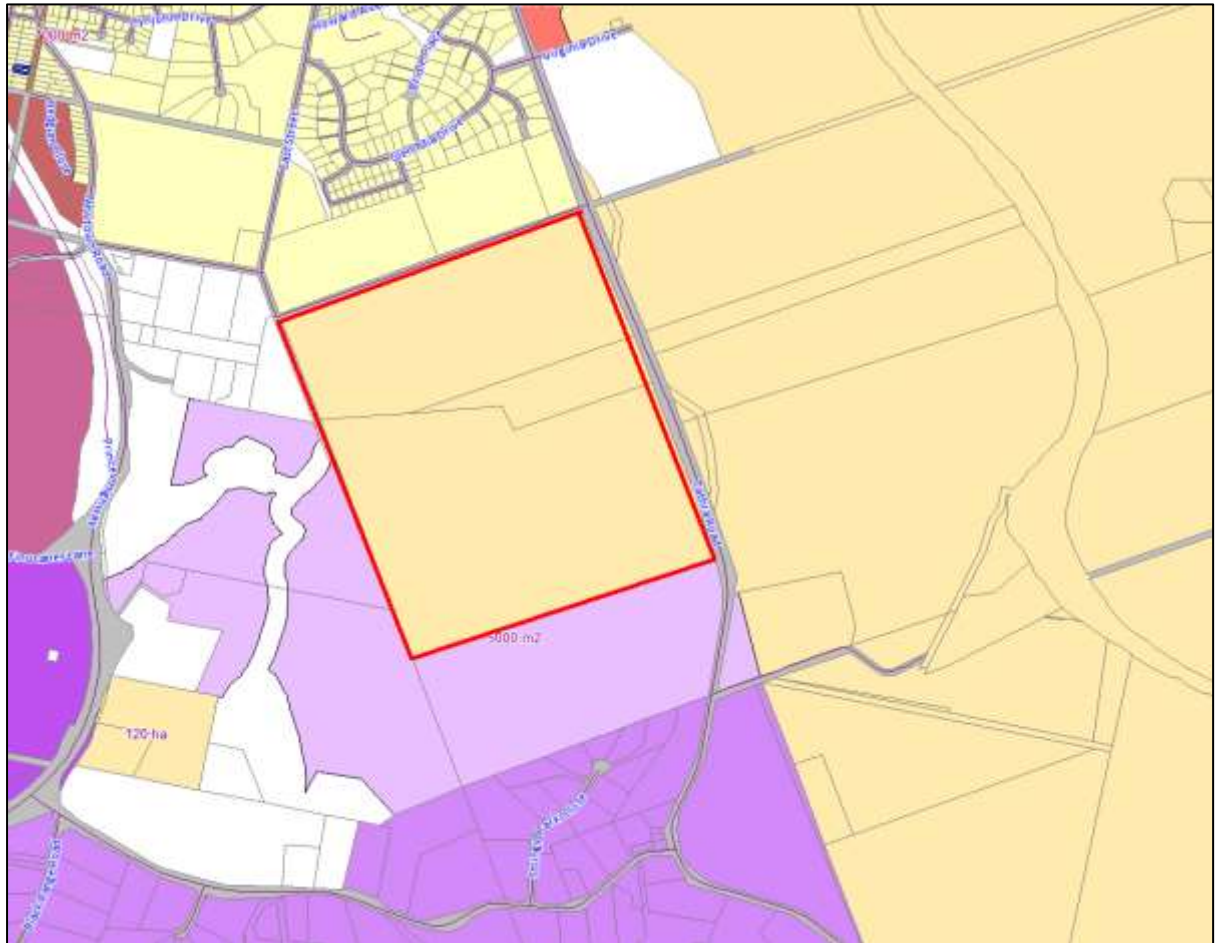


Figure 5: Tathra Road, South Bega: Land Use Zones (Exhibited BVLEP 2010)



Subject Land

Figure 6: Tathra Road, South Bega: Minimum Lot Sizes (Exhibited BVLEP 2010)

4) Palestine Road, Eden

Lots 1 – 5 DP 455379

Key Outcome: Restoration of E4 zoning and 5000sq/m lot size, no additional lots.

These five lots were proposed by the landowner to be rezoned from Large Lot Residential to Industrial Zone. This has been rejected by Council staff as a) the applicant could not provide a clear strategic justification for the land to be rezoned into industrial land, b) the access issues onto Imlay Street intersection with Government Road required detailed design work which was not forthcoming from the applicant.

The lots were proposed by the landowner to be zoned for industrial purposes, to allow for small lot industrial uses. The site is topographically separated from the existing North Eden Industrial areas and does not have appropriate Highway intersection access. There is sufficient small lot industrial land capacity within the existing North Eden Industrial estates and further vacant industrial land adjacent to the car yards on Imlay Street.

The request is not supported as industrial usage of this site would be in conflict with the existing adjoining rural residential properties. There is no clear strategic justification for the land to be rezoned as industrial land as there is significant capacity in the existing Eden industrial estates and there are major highway intersection constraints.

Council does not support the rezoning request to Industrial Zone and it is recommended that the lots be retained as R5 Large Lot Residential with a MLS of 5000m2.



Figure 7: Palestine Road, Eden : Land Use Zones (Exhibited BVLEP 2010)



Figure 8: Palestine Road, Eden: Minimum Lot Sizes (Exhibited BVLEP 2010)

5) Mirador Drive, Merimbula

Lot 600 (Part) DP 1193160

Key Outcome: Restoration of R2 zoning and 2000sq/m lot size, no additional lots.

RCL Group - DR Design P/L submitted in 2011 that Stage 13 of Mirador Estate request change from R2 Low Density Residential (as exhibited) to R3 Medium Density residential and change minimum lot size for stage 13 from 2000m² to 450sq m and requests access via Casurina Place.

The servicing of the whole of Mirador has been based on the development proposed in the staging plans which included dual occupancies. It is not considered that 450sqm lots are appropriate in the Bega Valley at this stage of its development particularly in Mirador where the lots are of a much larger size. Given the residential housing nature of Tura Beach and Mirador together with its physical separation from Merimbula it is not considered appropriate to zone land as R3.

Council does not support the request for medium density residential zoning (R3). It is recommended that the originally exhibited zoning and lot sizing be retained.

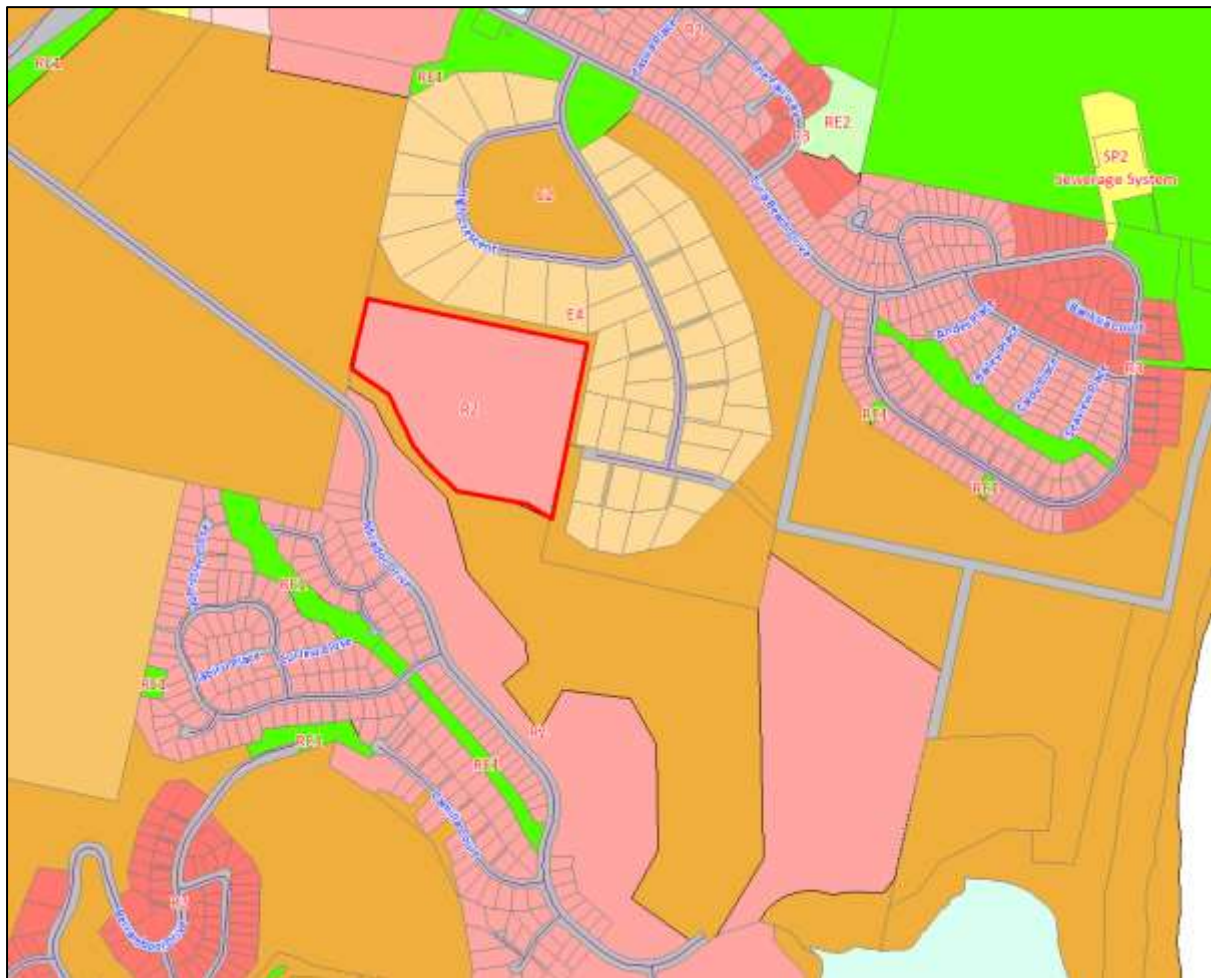


Figure 9: Mirador Drive, Merimbula: Land Use Zones (Exhibited BVLEP 2010)

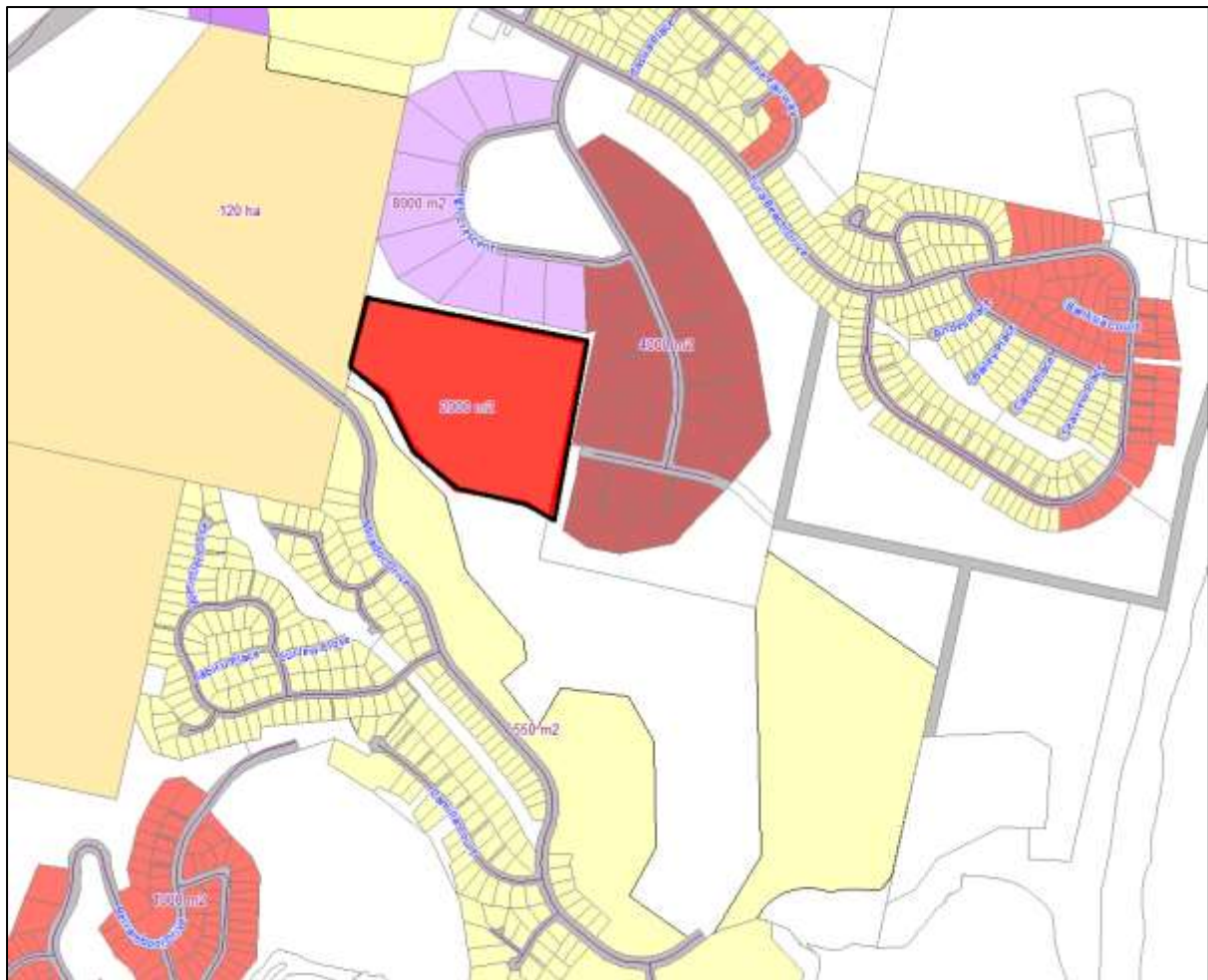


Figure 10: Mirador Drive, Merimbula: Minimum Lot Sizes (Exhibited BVLEP 2010)

6) Princes Highway, Wolumla

Lot 5 DP 1021345

Key Outcome: Restoration of RU1 zoning and 120ha lot size, no additional lots.

The 'Wanatta' property is 144ha and is currently used for grazing and beef production. The site was exhibited as RU1 Primary Production zone with a 120ha lot size and deferred from BVLEP 2013 following a request from the landowner for a zone permitting rural residential subdivision.

Rural residential zoning of this site is not supported as there is ample supply within the Wolumla catchment, the majority of which is more appropriately located adjacent to the Wolumla Village. This is proposed to be supplemented by land identified through the draft Wolumla Growth Strategy at properties on the western and southern fringes of Wolumla Village.

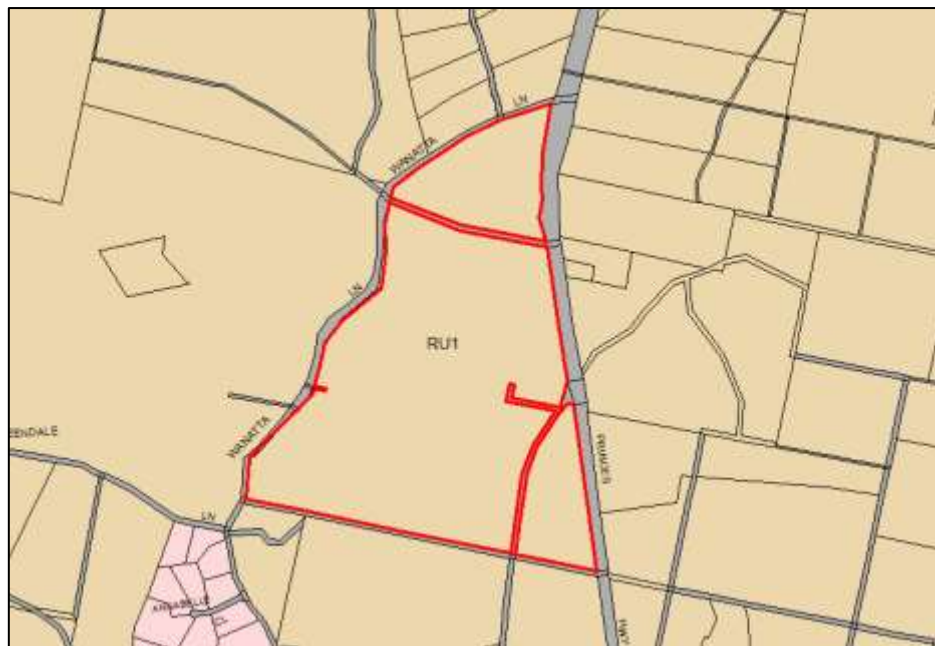


Figure 11: Princes Hwy Wolumla - Proposed Zoning (Exhibited BVLEP 2010)



Figure 12: Princes Hwy Wolumla - Proposed Minimum Lot Size AD120 Ha (Exhibited BVLEP 2010)

7) Polacks Flat Road, Bemboka

Lot 6 DP 750226

Key Outcome: Restoration of RU1 zoning and 120ha lot size, no additional lots.

The existing 344 Hectare agriculture property sits to the east of Bemboka by approximately 3km. The holding ceased being a dairy farm in the late 1950's. Surrounding land uses include intensive feeding of cattle to fatten steers and small land holdings for rural lifestyle blocks.

In July 2011, the landowners submitted a request that a 133 Hectare parcel of this larger farming parcel be rezoned from RU1 Primary Production (as exhibited) to RU4 Primary Production Small Lots with a proposed minimum lot size of 10 Hectares.

This is a problematic rezoning request in that there is no evidence of a pattern of small scale orchards or other intensive horticultural operations already in operation (e.g. market gardens) to which the RU4 Primary Production Small Lots Zone could be applied.

For this RU4 proposal to be properly justified, the landowners would need to demonstrate that *existing* sustainable small scale intensive horticultural industries are present on the land or in the immediate vicinity. For example, evidence could be provided of longer term leases to market gardeners.

The rezoning proposal is deficient in that no agronomist report and/or a horticultural industry expert report has been provided with the submission.

Currently Bemboka has an excess of rural living land, especially in the general rural zones (RU1, RU2), largely from concessional allotments. The current proposal would add to the existing 32 to 45 years supply of rural living land, which conflicts with the recommendation in the *Draft Rural Living Strategy 2016*;

'Bemboka catchment - Any large scale expansion of rural residential zoned lands are not supported. There is ample long term supply.'

Given the parcel of land to be rezoned is approx. 130 Ha with proposed MLS of 10 Hectares, approximately 12 new RU4 zoned lots could be created. This is considered 'large scale', in regards to both number of lots created and the size of land removed from larger scale primary production.

The DCP states at 4.1 that rural living and agricultural operations will continue as key land uses across the Bega Valley Shire.

Based on environmental conditions, it is likely that dairying and grazing will form the primary agricultural land uses within the Shire, although there is scope for the expansion of small lot intensive operations such as market gardens.

Broad scale grazing/dairying at present in the vicinity. There are 3 x 2 Ha rural residential blocks abutting the property to the west. There is no evidence of intensive horticultural operations on these lots.

There are 6 other small rural living lots within 3km to the north along Polacks Flat Road, none of which have any evidence from the aerial photography of intensive cultivation or fruit growing or other intensive commercial scale horticultural operations.

Conclusion

Despite some positive small lot production aspects of this land, such as access to permanent water which would lend itself to small lot agricultural production, there is a demonstrated absence of demand for such intensive horticultural or livestock activities in the Bemboka catchment. Additionally there is an ample supply of rural living land zoned R5 Large Lot Residential to the north of the Bemboka Village.

It is considered this request to rezone land from RU1 Primary Production to RU4 Primary Production Small Lots be refused.

Council does not support the rezoning request and it is recommended that the lots be retained as RU1 Primary Production with a Minimum Lot Size of 120 Hectares.



Figure 13: Polacks Flat Road, Bemboka Proposed Zoning (Exhibited BVLEP 2010)

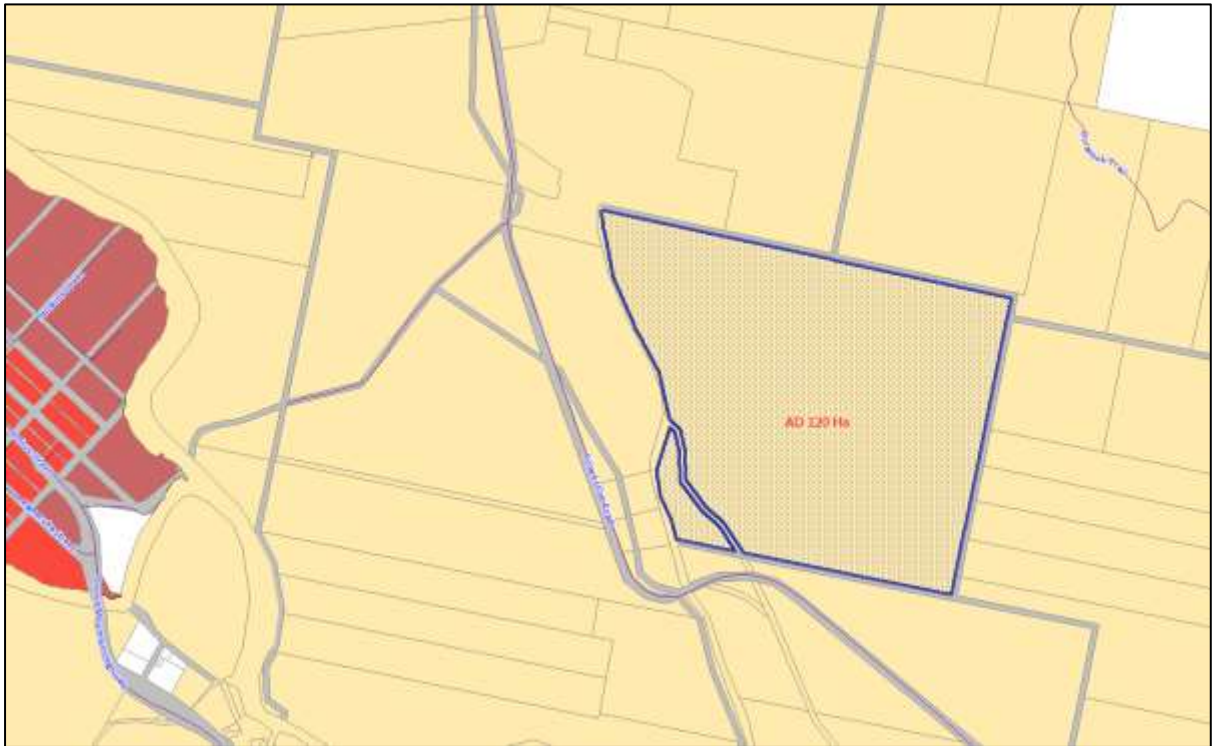


Figure 14: Polacks Flat Road, Bemboka Proposed Minimum Lot Size 120 Ha (Exhibited BVLEP 2010)

Section A – Need for the Planning Proposal

Q1. Is the planning proposal a result of any strategic study or report?

Council resolved on 13th December 2005 to prepare a draft Comprehensive Local Environmental Plan to replace BVLEP 2002. The Draft BVLEP 2010 was prepared based on the following:

- The majority of the Shire has simply been changed to the closest comparable zone available in the standard State wide template. This means that the majority of land owners wanting to develop or improve their properties will not be affected by the draft plan.
- Where there are changes proposed, the focus is on improving opportunities for economic development and jobs in the Bega Valley town centres, through the expansion of business, mixed use and industrial zones.
- Protection of productive agricultural land through the use of the RU1 Primary Production and RU2 Rural Landscape zones.
- Establishment of allotment sizes through a “Lot Size Map”, thus determining subdivision and dwelling entitlements.
- Recognition of environmentally sensitive land through the use of the E3 Environmental Management and E4 Environmental Living zones.
- Protection of sensitive foreshore areas and bushland public reserves through the use of the E2 Environmental Conservation Zone.

The Draft BVLEP 2010 was publically exhibited from the 12th May 2011 to the 29th July 2011 and 456 submissions were received. Following consideration of those submissions, Council categorised them into four groups:

- Appendix 1: Support (or partial support) for the submission request, with only minor changes required to the exhibited draft CLEP. The CLEP was amended in line with these recommendations.
- Appendix 2: Support (or partial support) for the submission request, however, due to the nature of changes proposed re-exhibition would be required. Land subject to the submissions is to be identified as a ‘deferred matter’ in the CLEP. Staff are to prepare planning proposals seeking to amend the CLEP, once adopted, in accordance with Councils’ resolutions and a “gateway determination” by the Minister for Planning prior to re-exhibition.
- Appendix 3: Further research is to be carried out by Council staff prior to progressing a resolution of the submissions via a future report to Council. Land subject to the submissions is to be identified as a ‘deferred matter’ in the CLEP.
- Appendix 4: No agreement with the submission request, or the submission to be noted but no need for further action at this time. No change to exhibited draft CLEP is required.

The full Council Report and adopted minutes from the relevant meeting of 12th June 2012 are provided at Attachment 1.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes or is there a better way?

Yes. It is considered that this Planning Proposal is the most appropriate and available means of achieving the objective.

Section B – Relationship to Strategic Planning Framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

South Coast Regional Strategy

One of the major aims of the South Coast Regional Strategy (SCRS) is to ensure an adequate supply of land to support economic growth and to provide capacity to accommodate a projected 5,200 new jobs in the Bega Valley Shire.

Section 7 of the Strategy addresses Economic Development and Employment Growth and provides a number of key action points. This Planning Proposal supports the following key action points of the SCRS:

- Consideration will be given to zoning changes that address concerns regarding tenure, location, constraints and specific opportunities.
- Local Environmental Plans will protect and add to employment lands in existing economic centres, including major regional centres and major towns, and identify and protect all regionally significant employment lands.

In terms of outcomes, this Planning Proposal is compatible with the SCRS given that all land is to be back-zoned and will not be subject to any intensification of use, either agricultural or in the built environment.

Q4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?

Bega Valley 2030 Community Strategic Plan

The Community Strategic Plan (CSP) identifies the long term aspirations of the Bega Valley Shire's community.

This planning proposal supports one key aims of the CSP:

- To ensure the unique environment is protected to maintain biodiversity and water quality and managed for our community, to provide growth and economic opportunity.

Q5. Is the Planning Proposal consistent with applicable State Environment Planning Policies?

This Planning Proposal is consistent with the applicable State Environmental Planning Policies (SEPPs). The SEPPs that are applicable to this Planning Proposal are detailed in this Section. For a complete checklist of SEPPs, refer to Attachment 2.

SEPP No. 44 Koala Habitat Protection

This SEPP aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline

This planning proposal is consistent with the SEPP as the sites are not considered core Koala habitat due to the low probability of Ribbon gum or Red gums being present on site and the lack of recent records which indicates the absence of a breeding population of Koalas.

SEPP No. 55 Remediation of Land

This SEPP introduces planning controls for the remediation of contaminated land. The policy states that land must not be developed if contamination renders it unsuitable for a proposed use. If the land is unsuitable, remediation must take place before the land is developed.

Bega Valley Shire Council's records indicate that none of the subject land is contaminated.

Q6. Is the Planning Proposal consistent with applicable Ministerial Directions?

This Section addresses consistency with applicable Section 117 Directions. Attachment 3 contains a complete list of all 117 Ministerial Directions applicable within the Bega Valley Shire.

1.2 Rural Lands

This Direction applies when rezoning or removing general rural lands.

This planning proposal protects existing grazing and dairy lands by back-zoning land. Minimum lots sizes are to be 120 Hectares at Bald Hills and Lochiel and the South Bega Sites. The South Bega (Jerang P/L) site is an existing dairy with substantial modern infrastructure.

2.1 Environment Protection Zone

This Direction applies when a relevant planning authority prepares a Planning Proposal. The objective is to protect and conserve environmentally sensitive areas.

This planning proposal is consistent with this Direction as all lands are to be back-zoned and will not result in any intensification of the built environment or agricultural activities.

Heritage Conservation

This Direction applies when a relevant planning authority prepares a planning proposal. The objective is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

This planning proposal is consistent with this Direction as it includes provisions to protect and conserve identified places or items of significant heritage value.

As part of the assessment of a development application for a 63 lot rural residential subdivision under DA2010.379 over Part of Lot 2432 DP 793758 to the immediate west of the South Bega Jerang P/L land, an Aboriginal Archaeology Assessment was undertaken detailing the likely presence of aboriginal artefacts over the site. The assessment identified that the subject area detailed in this Planning Proposal has either a very low potential artefact density in the landform, or a low/moderate potential artefact density.

Given that there is moderate potential for Aboriginal artefacts to occur on the subject lands and an Aboriginal cultural heritage assessment would be needed to inform any future development of this area.

A review of Council's BVLEP 2002 and BVLEP 2013 identified that the subject land retains no items of European heritage. The South Bega Jerang land is in close proximity to an item of local significance – the Old Bega Hospital. Clause 5.10 of the BVLEP 2013 empowers DA planners to request a heritage impact management plan for any developments within the 'vicinity' of a heritage item.

3.1 Residential Zones

This Direction applies when a relevant planning authority prepares a Planning Proposal that will affect land within an existing or proposed residential zone or other zone in which significant residential development is permitted or proposed to be permitted.

The objectives of this Direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services and minimise the impact of residential development on the environment and resource lands.

This Planning Proposal is inconsistent with this direction one site (Jerang P/L) is currently 2(f) Future Urban zone. The Future Urban zone has an objective which seeks to investigate the need for future urban land uses, this includes residential development. However, in this instance the back-zoning is considered appropriate as the future need for residential housing for South Bega can be deferred given current demand and land supply trends.

3.4 Integrating Land Use and Transport

This direction applies when a relevant planning authority prepares a Planning Proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes. The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve a number of planning objectives.

This Planning Proposal is consistent with this direction as adequate infrastructure is available to continue agricultural uses.

4.4 Planning for Bushfire Protection

This Direction applies when a relevant planning authority prepares a Planning Proposal that will affect, or is in proximity to land mapped as bushfire prone land. The objectives of this Direction are to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and encourage sound management of bush fire prone areas.

The properties that are the subject of this Planning Proposal are identified as containing buffer to Category 2 Bush Fire Prone land, therefore consultation with the NSW Rural Fire Service under Section 56 of the *Environmental Planning and Assessment Act 1979* will form part of the Planning Proposal process.

This Planning Proposal is consistent with the objectives of this Direction as it does not encourage the establishment of incompatible land uses and appropriate development of the land can occur through the application of the provisions contained within Planning for Bushfire Protection 2006.

5.1 Implementation of Regional Strategies

Planning Proposals must be consistent with a regional strategy released by the Minister for Planning.

As detailed at Q3, this Planning Proposal is consistent with the overall vision, land use strategy, policies, outcomes and actions identified in the South Coast Regional Strategy.

6.3 Site Specific Provisions

This Direction applies when a relevant planning authority prepares a Planning Proposal that will allow a particular development to be carried out. The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls.

This Planning Proposal does not seek to include additional uses beyond what is permitted within the land use table.

Section C – Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no critical habitat in the Bega Valley Shire. With regard to threatened species, populations or ecological communities, all the proposed un-deferred matters will be back-zoned, so there will be no change in existing land uses.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Nil.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposed re-zoning will have positive social and economic effects as it will discourage inappropriate rural residential subdivisions and also discourage the oversupply of urban land release on the southern edge of Bega.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the planning proposal?

No additional public infrastructure requirements for the subject areas are required.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation with State and Commonwealth public authorities has not yet been undertaken. The level of consultation will be determined by the NSW Department of Planning and Environment when it makes its Gateway Determination.

Part 4 – Mapping

Changes to the proposed map sheets will be undertaken in a suitable format for public exhibition once the Gateway Determination is issued.

This Planning Proposal will result in changes the following properties on the following BVLEP 2013 maps:

LAP_001

Amend map sheet LAP_001 by deleting:

DM Deferred Matter for Lot 445 DP 1061010 Lochview Farm Road, Lochiel, Lot 4892 DP 1103062 at Woodlane Lane, Bald Hills, Part Lot 1 DP 1164038, Lot 1 DP 110354, Lot 2 DP 1101354 Tathra Road, Bega, Lots 1 – 5 DP 455379, Imlay Road, Eden

LZN_003

Amend map sheet LSZ_020B by applying:

- RU1 Primary Production to Lot 6 DP 750226, Polacks Flat Road, Bemboka

LSZ_003

Amend map sheet LSZ_003 by applying:

- AD 120 Ha MLS to Lot 6 DP 750226, Polacks Flat Road, Bemboka

LZN_011

Amend map sheet LZN_011 by applying:

- RU1 Primary Production to Lot 5 DP 1021345, Princes Highway, Wolumla

LSZ_011

Amend map sheet LSZ_011 by applying:

- AD 120 Ha MLS to Lot 5 DP 1021345, Princes Highway, Wolumla

LZN_011C

Amend map sheet LZN_011C by applying:

- RU1 Primary Production to Part Lot 1 DP 1164038, Lot 1 DP 110354, Lot 2 DP 1101354 Tathra Road, Bega .

LSZ_011C

Amend map sheet LSZ_011C by applying:

- AD 120 Ha MLS to Part Lot 1 DP 1164038, Lot 1 DP 110354, Lot 2 DP 1101354 Tathra Road, Bega .

LZN_012

Amend map sheet LZN 012 by applying:

- Lot 4892 DP 1103062 at Woodland Lane, Bald Hills

LSZ_012

Amend map sheet LZN 012 by applying:

- AD 120 Ha to Lot 4892 DP 1103062 at Woodland Lane, Bald Hills

LZN_012C

Amend map sheet LZN_012C & LZN 012 by applying:

- RU2 Rural Landscape to Lot 445 DP 1061010 Lochview Farm Road, Lochiel and Lot 4892 DP 1103062 at Woodland Lane, Bald Hills

LSZ_012C

Amend map sheet LZN_012C & LZN 012 by applying:

- AD 120 Ha to Lot 445 DP 1061010 Lochview Farm Road, Lochiel and Lot 4892 DP 1103062 at Woodland Lane, Bald Hills

LZN_021A

Amend map sheet LZN_021A by applying:

- R5 Large Lot Residential to Lots 1 – 5 DP 455379, Imlay Road, Eden

Amend map sheet LZN_021A by applying:

- X1 5000m2 MLS to Lots 1 – 5 DP 455379, Imlay Road, Eden

LZN_020B

Amend map sheet LZN_020B by applying:

- R2 Low Density Residential to Part Lot 600 DP 1193160, Mirador

Part 5 – Community Consultation

The Gateway Determination will confirm community consultation requirements. It is likely that the Proposal will be exhibited as a ‘low’ impact proposal for a period of not less than 14 days in accordance with Section 5.5.2 of *A Guide to Preparing LEPs*.

Public exhibition of the planning proposal will include notification on the Bega Valley Shire Council website, notification in the newspapers that circulate widely in the area (Merimbula News Weekly, Eden Magnet and Bega District News) and in writing to affected and adjoining landowners.

Information relating to the Planning Proposal will also be on display at the following Bega Valley Shire Council customer service centres:

Place	Address
Bega	Zingel Place, Bega NSW 2551
Merimbula	Market St, Merimbula NSW 2548
Eden	Cnr Imlay and Mitchell St, Eden NSW 2550
Bermagui	Bunga St, Bermagui NSW 2546

Part 6 – Timeline

The Project Timeline will assist with tracking the progress of the Planning Proposal through the various stages of consultation and approval. It is estimated that this amendment to *Bega Valley Local Environmental Plan 2013* will be completed by March 2017.

Council requests delegation to carry out certain plan-making functions in relation to this proposal. Delegation would be exercised by Council's General Manager or Group Manager Planning and Environment.

Table A: Approximate Project Timeline

Key Stages of Consultation and Approval	Estimated Timeframe
STAGE 1 – Submit Planning Proposal to the Department	July 2016
STAGE 2 – Receive Gateway Determination	August 2016
STAGE 3 – Preparation of documentation for Public Exhibition	September 2016
STAGE 4 – Public Exhibition of the Planning Proposal	October 2016
STAGE 5 – Review/consideration of submissions received	November 2016
STAGE 6 – Council Report	December 2016
STAGE 7 – Meetings	January 2017
STAGE 8 – Forward Planning Proposal to Department of Planning and Infrastructure with request amendment is made	February 2017
STAGE 9 – Date Council will make the Plan (if delegated), including any required consultation with the Parliamentary Counsel	March 2017
STAGE 10 – Anticipated date Council will forward Plan to the Department for notification	March 2017

Attachments

Attachment 1: Council reports and resolutions

Council Report: Planning and Environment Committee No. 4 - 12 June 2012

4. Bega Valley Local Environmental Plan 2012

In accordance with the Council resolution of 22 May 2012 staff have assessed both the written and oral presentations to the Council meeting regarding the Draft Comprehensive Local Environmental Plan 2010 (Draft CLEP). The staff summary is included as Appendix 7 of this report.

The report recommends amendment to the Draft CLEP and adoption of the plan. Further that the amended plan be forwarded to the Director-General requesting that the “plan be made” by the Minister for Planning.

Group Manager, Planning and Environment

Background

Council at its meeting held on 22 May 2012 gave consideration to a report on the Bega Valley Local Environmental Plan 2010 with the following staff recommendation:

“That, in regards to the draft Comprehensive Local Environmental Plan, Council resolves to:

1. Adopt the recommendations for the submissions outlined in:
 - Appendix 1 - support (or partial support) for the submission request, with only minor changes required to the exhibited draft Comprehensive Local Environmental Plan;
 - Appendix 2 - support (or partial support) for the submission request however, due to the nature of changes proposed, a “planning proposal” is to be prepared by Council and a “gateway determination” by the Minister for Planning is required prior to re-exhibition;
 - Appendix 3 - further research to be carried out by Council staff prior to progressing via a future report to Council; and
 - Appendix 4 - no agreement with the submission request, or the submission to be noted with no need for further action at this time – therefore proceed with the draft Comprehensive Local Environmental Plan as exhibited.
2. Amend the draft Comprehensive Local Environmental Plan in accordance with the recommendations in Appendix 1, the reclassification of various parcels of Council land in accordance with the report of the public hearing in Appendix 5, and the revised written instrument in Appendix 6.
3. Incorporate lot averaging into the draft Comprehensive Local Environmental Plan for land zoned R5 Large Lot Residential, E3 Environmental Management and E4 Environmental Living.
4. Adopt the amended draft Comprehensive Local Environmental Plan as per points 2 and 3 above, and forward the plan to the Director-General of NSW Planning & Infrastructure in accordance with the Environmental Planning and Assessment Act 1979 requesting that “the plan be made” by the Minister for Planning.
5. Proceed with a “planning proposal” and, if agreed by the Minister for Planning, re-exhibit those properties in accordance with the adopted recommendations of agreed submissions contained within Appendix 2. In the interim the subject land be “deferred”, *thereby retaining its current zoning and status under Bega Valley Local Environmental Plan 2002.*
6. Defer a decision on the submissions in Appendix 3 until strategic investigations are completed and reported back to Council. In the interim the subject land be “deferred”, *thereby retaining its current zoning and status under Bega Valley Local Environmental Plan 2002.*

7. Undertake further investigations into potential industrial sites in the Bega District for the longer term, noting that the draft Comprehensive Local Environmental Plan has already identified additional industrial land for the short to medium term in Bega (South) and Kalaru.
8. Note that the draft Comprehensive Development Control Plan requires further investigation and refinement, incorporating appropriate changes emanating from submissions.
9. Advise all those persons who have made submissions of the above.”

In accordance with Council’s Code of Meeting Practice the report was deferred for a further report due to addresses.

WHAT DOES THE PLAN SEEK TO ACHIEVE?

- The majority of the Shire has simply been changed to the closest comparable zone available in the standard State wide template. This means that the majority of land owners wanting to develop or improve their properties will not be affected by the draft plan.
- Where there are changes proposed, the focus is on improving opportunities for economic development and jobs in the Bega Valley town centres, through the expansion of business, mixed use and industrial zones.
- Protection of productive agricultural land through the use of RU1 Primary Production and RU2 Rural Landscape zones.
- Establishment of allotment sizes through a “Lot Size Map”, thus determining subdivision and dwelling entitlements.
- Recognition of environmentally sensitive land through the use of E3 Environmental Management and E4 Environmental Living zones.
- Protection of sensitive foreshore areas and bushland public reserves through the use of E2 Environmental Conservation zone.

Addresses to Council

There were a total of 22 individual addresses to Council while Mr C Maxted of Caddey Searl & Jarman addressed on behalf of 17 client submissions as well as matters raised by Caddey Searl and Jarman relating to subdivision clauses, lot sizing and height controls. In addition 11 written addresses were received.

The issues raised in all the addresses have been reviewed by Council staff including site meetings where appropriate.

As a result of this review, the staff recommendations for 21 of the submissions subject to addresses have been revised from that which was previously recommended to the Council on 22 May 2012.

Appendix 7 to this report is the staff summary of the addresses.

Appendix 1, 2, 3 and 4 attached to this report have been updated in accordance with the staff position included in Appendix 7.

Link to Planning & Environment Report 5 - 22 May 2012

Advice from the Department of Planning

Council on 28 February 2012 gave consideration to a staff report on the draft CLEP and as part of the resolution resolved the following:

- “1. That to progress the Comprehensive Local Environmental Plan:
- Council staff work with the Department of Planning on the proposed amendments to the exhibited CLEP that would be considered minor and not warrant further exhibition.
 - Staff report to Council on those proposed amendments that are deemed not to require further exhibition.

- The mapping to the CLEP be amended in accordance with that subsequent Council resolution.

Council has now received a solid overall endorsement of its approach to the finalisation of the CLEP as per the response of 31 May 2012 from the Regional Director, Department of Planning (see Appendix 8).

The Department has raised two main issues for consideration which relate to Littleton Gardens and to land owned by Bermagui Country Club.

In response, the following action is proposed by staff:

1. Further justification to be provided regarding Council's intended RE1 Public Recreation zoning of Littleton Gardens.
2. The E3 zone at the Bermagui Country Club be amended to E2 in accordance with the advice.

HEIGHT CONTROLS IN MERIMBULA, BEGA AND EDEN TOWN CENTRES

Staff have reviewed the height controls in Merimbula Town Centre in consideration of a number of submissions and workshop discussions with local professionals and Councillors. For the sake of consistency across the Shire reviews are now being undertaken for Bega and Eden Town Centres.

The matter is expected to be reported to Council in July and that any proposed changes will be treated as per Appendix 2.

Planning comment

The preparation of the draft CLEP has been a lengthy and extensive process for not only Councillors and staff, but the community as a whole. The process has included the 12 weeks of exhibition, including public information sessions, and a series of workshops with Councillors over the past 9 months since the completion of the exhibition period.

Further, Council staff have held a number of meetings with officers of the Department of Planning regarding all aspects of both the written instrument and the maps. Officers of the Department have also met with Councillors on several occasions over the last 6-7 years. These meetings clarified many issues and led to the inclusion of rural worker's dwellings becoming permissible with consent in the rural zones as part of the draft CLEP.

All public submissions and addresses, as well as Government agency submission and staff recommended changes, have been considered by Councillors at workshops.

Staff are of the opinion that Council is now in a position to resolve on the submissions and addresses received.

It is proposed that Appendix 1 be adopted by Council and that the draft CLEP be amended accordingly, including the mapping, and referred to the Department of Planning requesting that "the plan be made" by the Minister for Planning.

Appendix 2 and 3 represent submissions that are agreed to and require re-exhibition or submissions that require further investigation prior to resolution by Council. In the interim, it is proposed that the subject land be "deferred" thus retaining all the existing zonings and other provisions contained in the BVLEP 2002.

Staff are of the opinion that this pathway would finalise the CLEP process for the vast majority of landholders in the Shire and give surety and confidence in the planning process and strategic direction for the Shire.

Also, those persons who made submissions that are deferred would have the confidence that there would be no change to the current status of their land under BVLEP 2002 until their submission is re-exhibited or further investigated and finally resolved by Council.

The remaining submissions are proposed to be noted and/or not to be supported at this time.

Notwithstanding extensive workshopping of all the submissions with Councillors, it is open for any submission to be debated by Council at the meeting.

It should be noted that recommendation 7 to this report refers to investigations being undertaken into Industrial Land for the Shire as a whole, not the Bega District as recommended in the report to Council on 22 May 2102. This recommendation now accurately reflects Council's previously resolved position of 28 February 2012.

Conclusion

The draft CLEP has been prepared and exhibited in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (the Act) and all submissions are now placed formally before Council for determination. A public hearing has been held in relation to the reclassification of Council owned land.

It is proposed that the draft CLEP be amended as per the recommendations of this report and referred to the NSW Department of Planning in accordance with the Act, requesting that "the plan be made" by the Minister.

Recommendation

That, in regards to the draft Comprehensive Local Environmental Plan, Council resolves to:

1. Adopt the recommendations for the submissions outlined in:
 - Appendix 1 - support (or partial support) for the submission request, with only minor changes required to the exhibited draft Comprehensive Local Environmental Plan;
 - Appendix 2 - support (or partial support) for the submission request however, due to the nature of changes proposed, a "planning proposal" is to be prepared by Council and a "gateway determination" by the Minister for Planning is required prior to re-exhibition;
 - Appendix 3 - further research to be carried out by Council staff prior to progressing via a future report to Council; and
 - Appendix 4 - no agreement with the submission request, or the submission to be noted with no need for further action at this time – therefore proceed with the draft Comprehensive Local Environmental Plan as exhibited.
2. Amend the draft Comprehensive Local Environmental Plan in accordance with the recommendations in Appendix 1, the reclassification of various parcels of Council land in accordance with the report of the public hearing in Appendix 5, and the revised written instrument in Appendix 6.
3. Incorporate lot averaging into the draft Comprehensive Local Environmental Plan for land zoned R5 Large Lot Residential, E3 Environmental Management and E4 Environmental Living.
4. Adopt the amended draft Comprehensive Local Environmental Plan as per points 2 and 3 above, and forward the plan to the Director-General of NSW Planning & Infrastructure in accordance with the Environmental Planning and Assessment Act 1979 requesting that "the plan be made" by the Minister for Planning.
5. Proceed with a "planning proposal" and, if agreed by the Minister for Planning, re-exhibit those properties in accordance with the adopted recommendations of agreed submissions contained within Appendix 2. In the interim the subject land be "deferred", thereby retaining its current zoning and status under Bega Valley Local Environmental Plan 2002.

6. Defer a decision on the submissions in Appendix 3 until strategic investigations are completed and reported back to Council. In the interim the subject land be “deferred”, thereby retaining its current zoning and status under Bega Valley Local Environmental Plan 2002.
7. Undertake further investigations into potential industrial sites in the Bega Valley Shire for the longer term, noting that the draft Comprehensive Local Environmental Plan has already identified additional industrial land for the short to medium term in Bega (South) and Kalaru.
8. Note that the draft Comprehensive Development Control Plan requires further investigation and refinement, incorporating appropriate changes emanating from submissions.
9. Advise all those persons who have made submissions of the above.

Attachment 2: State Environmental Planning Policies

State Environmental Planning Policy		Compliance
SEPP No. 1	Development Standard	N/A
SEPP No. 4	Development without Consent and Miscellaneous Exempt and Complying Development	N/A
SEPP No. 6	Number of Storeys in a Building	N/A
SEPP No. 14	Coastal Wetlands	N/A
SEPP No. 15	Rural Land Sharing Communities	N/A
SEPP No. 19	Bushland in Urban Areas	N/A
SEPP No. 21	Caravan Parks	N/A
SEPP No. 22	Shops and Commercial Premises	N/A
SEPP No. 26	Littoral Rainforests	N/A
SEPP No. 29	Western Sydney Recreational Area	N/A
SEPP No. 30	Intensive Agriculture	N/A
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)	N/A
SEPP No. 33	Hazardous and Offensive Development	N/A
SEPP No. 36	Manufactured Home Estates	N/A
SEPP No. 38	Olympic Games and Related Projects	N/A
SEPP No. 39	Spit Island Bird Habitat	N/A
SEPP No. 41	Casino/Entertainment Complex	N/A
SEPP No. 44	Koala Habitat Protection	Consistent
SEPP No. 47	Moore Park Showground	N/A
SEPP No. 50	Canal Estate Development	N/A
SEPP No. 52	Farm Dams and Other Works in Land and Water Management Plan Areas	N/A
SEPP No. 53	Metropolitan Residential Development	N/A
SEPP No. 55	Remediation of Land	N/A
SEPP No. 56	Sydney Harbour Foreshores and Tributaries	N/A
SEPP No. 59	Central Western Sydney Regional and Open Space and Residential	N/A
SEPP No. 60	Exempt and Complying Development	N/A
SEPP No. 62	Sustainable Aquaculture	N/A
SEPP No. 64	Advertising and Signage	N/A
SEPP No. 65	Design Quality of Residential Flat Development	N/A
SEPP No. 70	Affordable Housing (Revised Schemes)	N/A
SEPP No. 71	Coastal Protection	N/A
SEPP No. 74	Newcastle Port and Employment Lands	N/A
SEPP	Housing for Seniors or People with a Disability 2004	N/A
SEPP	Building Sustainability Index: BASIX 2004	N/A
SEPP	Major Development 2005	N/A
SEPP	Development on Kurnell Peninsula 2005	N/A
SEPP	Sydney Region Growth Centres 2006	N/A
SEPP	Mining, Petroleum Production and Extractive Industries 2007	N/A
SEPP	Infrastructure 2007	N/A
SEPP	Temporary Structures 2007	N/A
SEPP	Kosciuszko National Park – Alpine Resorts 2007	N/A
SEPP	Rural Lands 2008	Consistent
SEPP	Affordable Rental Housing 2009	N/A
SEPP	Western Sydney Employment Area 2009	N/A
SEPP	Exempt and Complying Development Codes 2008	N/A
SEPP	Western Sydney Parklands 2009	N/A

Attachment 3: Section 117 Ministerial Directions

Section 117 Direction	Compliance
1. Employment and Resources	
1.1 Business and Industrial Zones	N/A
1.2 Rural Zones	Consistent
1.3 Mining, Petroleum and Extractive Industries	N/A
1.4 Oyster Aquaculture	N/A
1.5 Rural Lands	Consistent
2. Environment and Heritage	
2.1 Environment Protection Zone	Consistent
2.2 Coastal Protection	N/A
2.3 Heritage Conservation	N/A
2.4 Recreation Vehicle Areas	N/A
3. Housing, Infrastructure and Urban Development	
3.1 Residential Zones	Consistent
3.2 Caravan Parks and Manufactured Home Estates	N/A
3.3 Home Occupations	N/A
3.4 Integrating Land Use and Transport	N/A
3.5 Development Near Licensed Aerodromes	N/A
3.6 Shooting Ranges	N/A
4. Hazard and Risk	
4.1 Acid Sulphate Soils	N/A
4.2 Mine Subsidence and Unstable Land	N/A
4.3 Flood Prone Land	N/A
4.4 Planning for Bushfire Protection	Consistent
5. Regional Planning	
5.1 Implementation of Regional Strategies	Consistent
5.2 Sydney Drinking Water Catchment	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
5.5 Second Sydney Airport: Badgerys Creek	N/A
6. Local Plan Making	
6.1 Approval and Referral Requirements	N/A
6.2 Reserving Land for Public Purposes	N/A
6.3 Site Specific Provisions	Consistent
7. Metropolitan Planning	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	N/A