

BEGA VALLEY SHIRE COUNCIL

Merimbula District Structure Report

Adopted July 2008 (as amended)



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1. What is the purpose of this Structure Report for Merimbula District?

This report is a preliminary planning investigation of land use needs for the Merimbula District for the next 20 years. Structure reports have also been prepared for other major urban districts of the Shire: Bermagui/Wallaga Lake, Bega, Tathra, and Eden.

It is a consultation document designed to draw out community discussion on land use and population issues and contains a series of draft recommendations for public comment.

Input from the community will help Council develop a comprehensive review of its current Local Environmental Plan (LEP) and help establish the long term land use vision for the district.

How will it be used?

The Structure Report will be used to guide decisions and plans made by Council that affect the study area. It will also be used to inform private sector investment.

Once submissions have been received and reviewed by Council, refined recommendations will be resolved to set the preferred land use zoning and planning actions to be developed for the Comprehensive LEP (CLEP). The CLEP will blend together the whole range of social, economic and environmental inputs into a long term planning scheme. Once prepared, the CLEP will also be exhibited for public consultation. Council is working towards exhibition of the CLEP in 2008.

What is underway or completed which influences this report?

The work of developing Council's 20 year vision and creating a whole new planning scheme for the shire to guide that vision "on the ground" are major tasks.

Documents such as the 20 Year Plan and Social Plan provide important social and community inputs to the land use planning.

The CLEP and a series of specific Development Control Plans (DCPs) for the study area will also be guided by inputs from a range of strategies including:

- urban land use structure reports (of which this is an example)
- a rural lands review to set the land use direction for the rural zones of the shire
- a commercial lands strategy to ensure commercial business needs are addressed
- an employment lands strategy to ensure there are sites available for anticipated business growth

- a natural resources strategy to ensure we conserve all the important natural resources of the shire
- an Aboriginal cultural heritage study to improve protection of Aboriginal cultural heritage throughout the shire landscape
- a community-based heritage study to improve protection of important European heritage elements
- In terms of infrastructure, Council is moving to address 20 years of supply with regard to water and sewer services.
- Council is refining its urban stormwater management strategies which will include plans to improve water quality flowing from existing and new developments
- A specific DCP is proposed for the Merimbula Town Centre given its role as the districts town centre.

State level influences

- The South Coast Regional Strategy sets the State level planning direction for the Shire
- The NSW Government coastal policy and related guidelines and statements also influence the future development of the study area
- The recent amendments by the State Government to the *Environmental Planning and Assessment Act* that introduced a new template and a requirement for new DCPs. This will require the conversion of all zones to the most relevant template zone and the conversion of all existing DCPs to meet the requirement of a single DCP to apply to any parcel of land.
- Local planning also has to be consistent with other existing regional plans, State Environmental Planning Policies and Ministerial directions.

2. The study area, aims and objectives

The study area is depicted in Map 1, and covers the urban and urban fringe areas of Merimbula and Tura Beach, the villages of Pambula, Pambula Beach and South Pambula, and the surrounding rural hinterlands.

Aim

To develop a 20 year land use vision for private and vacant Crown Lands within the study area with particular focus on residential land needs.

Objectives

The objectives of the Merimbula District Structure Report are to:

1. define the desired character and scale for the direction of Merimbula and Tura Beach and the villages of Pambula, Pambula Beach and South Pambula over the next 20 years
2. define the footprint and boundary of settlement in the study area
3. meet population projections for 20 years and ensure a diversity of housing choices
4. preliminary identify adequate land supply for diverse business uses to cover the coming 20 years, including opportunities for:
 - expanding tourism opportunities
 - expanding employment opportunities:

More detailed work on business land supply will flow from Council's Employment Lands and Commercial Strategies
5. ensure that the environmental values of the study area are not compromised by future development
6. complement the plans of management process and ensure open spaces and natural areas are connected to provide recreation, conservation, public access and cultural and heritage opportunities in and around the study area
7. Ensure future development meets the expectations of the community in terms of social, cultural, environmental and economic outcomes.

3. Community vision and options

Where will Merimbula, Pambula and Tura Beach be in 2025?

The following matters are considered to be “givens” with regard to the future direction of this area:

- the proportion of senior citizens in the study area will continue to grow perhaps as much as 10% higher than current proportions
- throughout the 20 year period and beyond that, Australians will continue to desire coastal living opportunities
- Merimbula will remain the principle tourism destination of the Shire.

Local factors affecting growth rates over the next 20 years

Merimbula, Tura Beach and the Mirador area

- growth constrained by Coastal policy requirements, vegetation, topography and water and sewer infrastructure limitations
- infill development within existing footprints
- new residential capacity at Mirador Estate, Lakeside and South Pambula
- local service centres for residents of Pambula, Pambula Beach and South Pambula
- community concerns over traffic, parking and the environmental impact of more development
- urban tourism and entertainment
- large retirement aged population

Pambula

- development constrained to the existing zoned areas including South and West Pambula
- close proximity to important wetland systems providing habitat for diversity of plants and animals
- important light industrial and bulky retailing area

Pambula Beach

- development is constrained by land supply and surrounding reserve systems
- resolution of the future use of Crown Lands.

South Pambula

- development is constrained by water and sewer infrastructure provision
- limited lots available in remaining urban zones

4. Context and analysis of land use in the study area

4.1 Demography and growth options

The Merimbula District community portraits and other demographic data based on Australian Bureau of Statistics data have been used in the Bega Valley Shire Community Profile and are summarised here for reference.

The figures have been updated to reflect 2006 census data.

Population change and variations in age distribution

Merimbula, South Pambula and Tura Beach all experienced a growth rate higher than the Shires average of 1.1% per annum between 1996 and 2001. Merimbula's population at the 2001 Census was 4,883 persons (16% of the Shire's population), a growth of 2.2% per annum since 1996. Tura Beach's population at the 2001 Census was 2,105 persons (6.9% of the Shire's population), a growth of 5.1% per annum since 1996.

Pambula's population at the 2001 Census was 923 persons, a growth of 0.8% per annum since 1996. Pambula Beach's population at the 2001 Census was 728 persons, a growth of 0.8% per annum since 1996. South Pambula's population at the 2001 Census was 333 persons, a growth of 3.8% per annum since 1996.

The 2006 census shows some slowing of rates of growth in the District. The overall rate of growth for the urban areas of the District 2001 to 2006 was 2.48% p.a. Shire-wide it was 2.13 %. Merimbula grew to 5008 (0.5% pa), Pambula / South Pambula grew to 1489 (3.72% pa), Pambula Beach to 756 (0.78%pa) and Tura / Mirador grew to 10083 (5.12% pa).

The age distribution of the population of Merimbula contains a much higher proportion of people aged over 65 years compared with the Shire as a whole. The proportion of people aged over 55 is also higher than the Shire average. In total 46.3% of the population of Merimbula were over 55 in 2001. Conversely Merimbula has a smaller than average proportion of the population in younger age groups, particularly children aged between 5-14 years.

Tura Beach has a large proportion of its population over 55 years of age with 48.1 % of its residents falling into this age group compared with 31% for the Shire as a whole, although very few residents are over 85 years.

The population profile of Pambula closely mirrors that of the Shire as a whole, with the exception of a much higher than average proportion of population over 85 which is probably due to the presence of a residential aged care facility and hospital in Pambula. Pambula Beach has a higher than average proportion of residents aged over 65 years, reflecting its role as a retirement destination.

South Pambula has a comparatively much younger population than the Shire as a whole, with an age profile which reflects a population of predominantly young families. There is a much larger proportion of the population in all of the younger age cohorts, particularly amongst children and adults aged between 25-35 years. In contrast there is a significantly lower proportion of the population aged over 65 years.

Urban area	Median age	% Over 65	Dwelling occupancy rate
Merimbula	49	25	2.36
Pambula and South Pambula	40	16	2.44
Pambula Beach	48	25	2.73
Tura Beach	54	31	2.38
Shire	44	19	2.51

Table 4.1: Relevant figures from the 2006 Census

As at the date of this report going to public exhibition, Council has only just received adjusted Census data for the Shire and the data is still under analysis. However, preliminary data from the census indicate the following more significant changes in the period 2001-2006:

- The overall rate of growth of the district seems to have decreased from 3.1% pa to about 2.48% pa.
- The % of people over 65 in the district continues to rise- now 25.3% against a Shire % of 19 and a state of 14.
- Rates of growth were much greater in Tura, Mirador and South Pambula than Merimbula, Pambula and Pambula Beach.

The census figures used above for both 2001 and 2006 are the adjusted overnight count and as such include visitors on census night. There were 1432 visitors in the urban part of the District on census night 2006 and 10083 residents. The tourist nature of Merimbula is obvious from the fact that 1159 of the 1432 visitors were in that town.

Household composition 2006

Town	Home owned / purchasing %	Rented %	1 person household %	3 or more people per household	Separate house	Multi unit
Merimbula	60	33	33	27	63	37
Pambula	78	20	25	38	78	22
Pambula Beach	71	25	23	32	85	15
Tura Beach	79	18	20	27	81	19
Shire	72	24	26	33	84	16

Table 4.2: Household composition 2006**Income levels**

Town	Average household income pw \$	% Individual incomes over \$600pw	% Individual incomes under \$250pw	Labour force participation in %
Merimbula	1012	17	27	53
Pambula	973	17	29	58
Pambula Beach	1010	19	30	52
Tura Beach	939	16	29	43
Shire	947	16	32	54

Table 4.3: Income and workforce data 2006**Population projections**

Name	1986	1991	1996	2001	2006
Merimbula	3278	4270	4383	4,883	5,008
Tura Beach	800	1404	1639	2,105	2,830
Pambula	731	985	1045	1,256	1,489
Pambula Beach	690	724	701	728	756
TOTAL	5499	7383	7768	8972	10083
% change in 5 years		34	5	15	12

Table 4.4: Study Area Urban population counts, census night 2001 and 2006**Discussion on growth options**

The rate of growth over the next 20 years will be influenced by a wide range of factors but in particular national and regional migration trends, variations in the economy and variations in the birth rate.

Research of areas such as Tura Beach has also indicated that intensive marketing of new estates by developers can accelerate population growth. Conversely, limitations in supply can constrain growth or relocate it to other districts.

Predicting small population sample areas is a very inexact science as is witnessed by the wild fluctuations in growth rates over the 20 years.

The population over the past 20 years grew by 4584 persons and it is reasonable to project it should increase by at least another 4000 in the next 20 years. But such a projection could easily have an error margin of plus or minus 25%

In planning for sufficient land supply for the next 20 years, it is important for Council to not underestimate growth. As such it is recommended Council adopt a higher than likely growth of 5000 extra residents by 2026.

The 2006 interim census data put the urban population of the study area at 10083. It is estimated there are about 400 additional persons in the rural areas of the district, which gives a total 2006 estimated resident population of 10483 for the study area. The higher likely growth projection in the study area for the next 20 years is 5000 persons, giving a permanent resident population of approximately 15500 as at 2026.

Occupancy rates may reduce below the approximate 2.4 persons per dwelling by 2026, and 2.3 is suggested for the study period. At such a rate, a total of 2083 dwellings should be allowed for.

The following break up of that supply is recommended:

- Around 15% for large lot residential and rural living outside the urban zones (312 dwellings). (Note that it would be a significant challenge to provide this volume of lots from the rural sections of the District given environmental constraints and as such, supply capacity within the District will likely be passed well before the 20 year period and other Districts of the Shire perhaps have to address the shortfall in supply).
- 65% for detached, low density residential (note even though the population is aging, there are still very strong trends for detached home ownership in low density estates (1413 dwellings)).
- The remaining 20% for medium density , senior living and aged care housing (435 dwellings)

Growth impacts of tourism

The tourist industry is very strong in the area and impacts on the number of dwellings provided in addition to demands for other forms of accommodation such as resorts, motels and the like. There is also a reasonably high amount of long term land purchases as people put aside land for retirement. Growth rates have varied dramatically over the past 20 years but it is prudent for Council to increase the overall supply of urban dwellings by 500 for temporary letting with 300 being

medium density and 200 detached dwellings. This would lift the medium density total to 717 and the detached housing to approximately 1613.

4.2 Residential capacity calculations

The following table is adjusted from Council's land monitor with reductions in yields for environmental constraints. Detailed environmental investigation may further reduce some areas and as discussed in Section 7, several large areas have major potential environmental constraints.

Zone	Locality	Area (ha)	Total Existing Lots	Vacant Lots	Approved Lots	Estimated Additional Lot Yield
2(a)	Barrambool	48	213	146	4	81
	Merimbula	126	956	59	21	236
	Pambula	23	124	11	4	42
	Pambula Beach	36	403	24	2	22
	South Pambula	5	30	1	0	19
	Tura Beach	243	1382	329	20	198
2(f)	Pambula	9	32	9	0	10
Total Low Density Housing Lots		491	3140	579	51	608
2(b)	Berrambool	16	165	12	8	7
	Merimbula	65	393	15	121	79
	Pambula	15	134	14	2	33
	Pambula Beach	1	3	1	0	0
	Tura Beach	11	117	28	26	2
2(c)	Berrambool	8	165	8	0	154
	Merimbula	77	179	58	53	85
	Pambula Beach	3	2	0	0	0
	Tura Beach	3	47	19	0	0
Total High Density Housing Lots		199	1205	155	210	360
1(c)	Bald Hills	268	88	32	0	14
	Bournda	169	20	12	30	78
	Broadwater	53	51	25	2	14
	Griegs Flat	124	3	8	0	79
	Lochiel	245	44	15	10	39
	Millingandi	314	87	16	7	80
	Pambula	90	47	18	0	21
	Tura Beach	52	32	7	12	1
Total Rural Residential Lots		1315	372	133	61	326

Table 4.5: Lot estimations from existing zoned land

Overall estimation of current supply for lots and dwellings

From the above table it is conservatively estimated that there is potential for an additional 1100 low density residential lots, 500 medium density lots and around 450 rural residential lots.

From the above population projections it is estimated that 1600 low density residential lots may be required over the next 20 years.

The growth discussion suggests around 700 medium density dwellings will be required over the 20 years. In theory this can easily be accommodated within the 500 lots suggested as being available. But the siting of some of these lands is more remote from village and town centres and will likely go over to lower density yields.

The population discussion suggests around 300 rural residential lots will be required over the 20 years. The supply tables suggest this is available. However the review work to date has not gone into the detailed environmental constraints of much of the current small holdings zoned land and as such the yields are optimistic and will require review on an ongoing basis.

Long term it is likely environmentally responsible rural residential supply in the District will not meet demand and less constrained districts of the Shire would need to cater for that demand.

The supply of low and medium density and rural residential lots should be reviewed in 5 years to ensure an adequate supply of all types of living opportunities.

4.3 Employment lands

Supply of land for industry and business will be the subject of a separate Employment Lands Strategy due for exhibition with the CLEP. However some overview of employment lands is desirable in this report for context purposes.

Tura Beach and Merimbula are envisaged to have only minor role in industrial activities, with Pambula as the major focus for the industrial needs of the area.

McKell Drive industrial estate in Pambula contains some vacant Crown Land which is constrained for development due to environmental factors. The industrial area between Arthur Kaine Drive, Toallo and Munje Streets in Pambula is at capacity.

South Pambula has a large industrial zoned area along Mount Darragh Road which is being investigated for expansion and possible provision of sewer to accommodate more general or light industry.

4.4 Commercial lands

Council has adopted a Commercial Centres Strategy to address the 20 year commercial land needs in the four larger centres of the shire (Bega, Merimbula/Pambula, Eden and Bermagui).

The Strategy outlines the role of the Merimbula/Pambula/Tura Beach to function as a Local Centre, servicing the weekly needs of the communities in the study area including the rural hinterland. The draft strategy discusses the need for some limited expansion of the commercial zones in Tura Beach and Pambula.

The strategy also proposes Bega as the long term regional centre which will help alleviate congestion and unacceptable development pressures on the Merimbula District.

4.5 Recreation, open space and environmental lands

Council is at an advanced stage in the preparation of detailed plans of management for all the foreshore public reserves in the study area.

These plans propose a range of measures to protect important natural values of the area and ensure development of appropriate public facilities and access. State and Local Government aims to retain or acquire foreshore land for public ownership.

There are many other parcels of environmentally sensitive land in the study area outside of the public reserves.

Much of these areas is already zoned for environmental protection but in many of the recommendations in Section 7 are comments relating to possible expansion of environmental protection zoning and/or the need for further studies for any urban rezoning to address issues such as native flora and fauna, Aboriginal and European heritage, landscape enhancement, soil and water management and public access.

5. What are the key land use issues facing the study area over the next 20 years?

5.1 Identification of key land use issues

The following issues have been identified as of high importance and a discussion of each follows in the subsequent sections.

- Population
- Style of settlement
- Ageing of the population
- Impacts on natural values
- Employment lands
- Heritage
- Infrastructure
- Rural residential living

5.2 Population

This issue is expanded in Section 4.1.

The South Coast Regional Strategy identifies Bega as the regional centre for the shire. One impact of this Strategy is likely to be a cap on the availability of future coastal residential lands in the area which will ultimately slow population growth in the Study area.

For the life of this strategy, Merimbula is projected to retain similar patterns of growth to the previous decade, and to remain the largest population District of the Shire. However, the long term projections for the next 30-50 years, predict that Bega will emerge as the Regional Centre.

5.3 Style of settlement

The Study area contains one district town centre in Merimbula and four village style centres at Tura, Pambula, South Pambula and Pambula Beach and each has its own distinct style.

Merimbula is the largest settlement characterised by a relatively dense urban settlement pattern and large town centre. The town is spread out around Merimbula Lake and has a strong tourist tradition which helps create a resort atmosphere in the town. Future development at Merimbula is highly constrained by the lack of vacant urban zoned land, the topography and other environmental constraints.

Tura Beach is a relatively new area characterised by low density housing and (to date) small scale commercial development. Tura Beach still has some supply of vacant land which is currently zoned urban. Between the settlements of Tura Beach and Merimbula is a new residential development at Mirador, which although

constrained by bushfire regulations and environmental values will ultimately provide significant further supply.

Pambula is one of the oldest villages in the Shire and has retained some of its early heritage buildings as well as a village atmosphere. This is reflected in the low scale residential and retail development and small size of the village. There is growing interest in redevelopment for seniors living. Commercial and industrial development has occurred on the outskirts of the main village centre.

South Pambula is a relatively new settlement, separated from Pambula by the Pambula River Flats and dairy pasture. South Pambula is fairly small with no retail activity and a large industrial area adjoining the western edge. Although there is some scope for further development, without rezoning and augmentation of sewer, the settlement can not grow much further in size.

Pambula Beach is another village characterised by low density residential development, with limited retail activity and some tourist development. Growth of the village is constrained by the surrounding National Park. However, there is a significant area of Crown Land that requires planning resolution.

Ageing

It is likely that there will be a significant growth in the number of senior citizens over the 20 year period. This brings with it a need to significantly increase the proportion of accessible and smaller housing and generally improve accessibility of services in the public sector. Single storey and ramp access should be encouraged in many dwellings, accessible shops and senior-friendly car parking areas need to be developed and encouraged if we are to retain the bulk of the over 65 population in the town of their choice.

Specialist aged care facilities are currently available in Merimbula and Tura Beach, and further expansions are planned.

5.4 Impact on natural values

The study area contains many important natural values, in particular the water bodies of Merimbula and Pambula Lakes which require protection and water quality enhancement to ensure long term ecological values are retained.

The water quality of these lakes is also important as they both support oyster industries and play an important role in public recreation activities.

Improved foreshore zoning and enhancement of fauna corridors is a recommendation of many parts of this report and these actions would flow through as tasks for the CLEP and its associated Merimbula DCP.

Map 11 of this report indicates possible conservation of and improvements to connectivity between natural areas which will be essential to achieve if the

biodiversity of the District is to have some prospects of long term retention. Map 10 (Areas 42 & 50) also indicates two areas where retention and enhancement of vegetation cover should be encouraged. To implement these proposals specific controls and incentives will be included in the draft CLEP for public comment.

Any intensification of development in the District must be preceded by careful study of the implications on natural resources, especially water quality, and generally the goal of no net increase in water pollution should be a requirement.

New development should compensate for any natural resource disturbance by enhancing other degraded lands in the study area. The proposed DCPs for the area should identify trade off areas for rehabilitation.

Recommendations from the Merimbula Lake Estuary Management Plan, Reserve Plans of Management and other studies also need to be incorporated into the various DCPs to help guide land use decisions.

5.5 Employment

The most significant increases in employment for the people who live in the entire study area in the period between 1996 and 2006 were in the industries of retail trade, property and business services and tourism.

The actions of Council relating to the Commercial and Employment Lands Strategies will attempt to ensure adequate supply of land to address likely business and employment needs. The Social and Economic Strategies will attempt to ensure the broader actions available to Council beyond land use are canvassed and structured into Council's Management Plans.

5.6 Heritage

Aboriginal heritage

The study area has a rich Koori heritage. The evolving Heritage survey will help better identify these values and in turn controls can be developed for the emerging CLEP and Study area DCP to ensure ongoing conservation.

Significant development of any lands in the study area warrants consultation with the local Aboriginal community and Council has a protocol already in place to steer this process.

European heritage

Council has a community heritage survey underway and is being greatly assisted by various historical groups throughout the shire including citizens of the area. Again, appropriate findings regarding heritage land use from the survey will feed through into controls and protection measures for the CLEP and town DCPs.

5.7 Infrastructure

Generally, infrastructure provision for sewer, water and stormwater can be extended to match the 20 year options proposed in this report with some augmentation of systems required. Higher rates of growth would necessitate accelerated provision of services however this is achievable given Council's advanced planning. It is important to ensure that new development meets the full cost with regard to provision of additional infrastructure.

The recommendations of this report include investigation of further infrastructure extensions at South Pambula and if some of the larger Crown Land areas such as Mirador and Pambula Beach prove capable of development with regard to the environmental constraints then the consequences of the additional service loadings will need careful assessment.

5.8 Rural residential living

The study area contains several areas of land zoned for rural residential living.

These consist of a large section of rural residential land adjacent to Sapphire Coast Drive opposite Tura Beach, an area of approximately 450ha west of Pambula in the Bald Hills area, three areas west of Merimbula Lake in Millingandi, three areas west of Pambula Lake on the Princes Highway, and some smaller areas in Lochiel.

These rural residential areas range from largely undeveloped rural land with considerable potential for subdivision to some large areas where there is little potential for further subdivision given environmental constraints (see Section 7 for detail).

An independent panel commissioned to investigate the suitability of certain land for development as part of the South Coast Regional Strategy included the current 1(c) Rural Small Holding zoned areas west of Merimbula Lake. The panel concluded that due to topography and soil conditions the sites are unsuitable for urban development and should remain as rural small holdings

Concessional allotments are also currently still available in the rural zones and the future of this form of provision of small lot farming is being explored as part of the rural lands review.

If desires for rural living are to be fully met in the District, then further rezoning of land may be required in 10 years. The desirability of such further rezoning will need to be balanced at that time against the possible adverse impacts on the character of some of the district landscapes and the role of other districts.

6. Estimated residential demand and supply

Overall, the demographic data suggests that Council needs to plan for a population increase across the District of around 5000 permanent residents in the next 20 years. The dwelling occupancy ratio is projected to drop to 2.3 persons per dwelling which indicates an overall need for approximately 2200 extra dwellings between now and 2027.

Projecting the exact demographics and indeed overall population increase is complex given the small sample sizes and wide range of variables. But there is some certainty with the following:

- In the order of 50% of the in migration will likely be of persons over 50.
- That the proportion of people over 65 will continue to grow and may exceed 40% of the entire district population creating additional demand for increased accessible, medium density housing near town and village centres.
- The need for aged care facilities will increase at a rising rate throughout the 20 years and possibly not stabilise for 30 years.
- Around 15% of the growth will be for large lot or rural residential lifestyles = approximately 300-350 lots. This may not all be supplied with the recommendations from this report but supply is estimated to be sufficient for the next 10 years. Significant further supply of small holdings in the District is environmentally challenged and in the longer term, other Districts of the Shire may need to fill the gap in demand.
- Even with the aging population, many people will seek detached housing opportunities and Council should plan for about 65 % of the dwelling growth to be low density residential = about 1400 lots plus an additional 200 lots for tourist accommodation as discussed below. In theory, supply of 1600 lots may be achieved from the recommendations in this report, but 5 yearly reviews are recommended to adjust supply if necessary.
- Medium density apartments and units are growing in demand and that demand will likely increase with the aging population. It is recommended about 20% of the growth be planned for multi unit housing. With allowance for tourist rental apartments discussed below, it is projected that approximately 700 units will be required over the 20 years.
- Tourist accommodation and speculative purchases for later retirement homes and the like are a significant force on dwelling consumption but even more difficult to project than permanent population growth. However, Council needs to plan for about 500 extra dwellings over permanent population to

address the impacts of holiday letting. This 500 has been added to the above figures split as 200 additional low density and 300 medium density dwellings.

Calculating potential supply of lots from current vacant urban zoned lands is complicated by the fact that a very high proportion of these lands are constrained by topography, native vegetation, threatened species, catchment protection and bushfire issues that arise. Only through detailed and expensive site by site environmental surveys, can accurate yields be determined.

A further complication arises from the fact that much of the vacant urban zoned land is owned by the Department of Lands or the Eden or Bega Local Aboriginal Land Councils. The Department of Lands has recently become more active in resolution of land use direction but has otherwise seemed content to do little with most Crown urban zoned lands over the past 20 years.

Council would like to encourage these two major land owner groups to expedite environmental surveys of their lands so a more accurate picture of the supply from the existing urban zones might be resolved. To assist with this, Council has committed to work with the Local Aboriginal Land Councils and the Department of Lands to assist with planning studies to define the long term land uses of claimed land and other Land Council properties. The Land Councils are financially constrained and face complex legislative procedures where they wish to develop land for general sale to the community.

Even with the above limitations, the report concludes that there is no supply shortage in any residential category for Merimbula District that requires any major rezoning action in the immediate future.

There are currently about 750 vacant developed residential lots in the District with an estimated capacity to supply over 1000 dwellings. This “on hand” stock includes a proportion withheld from sale long term for speculation, retirement housing and other purposes. Current vacant lot numbers are high following a fall off in demand over the past two years and probably 300 to 400 lots are readily available in the district at present.

Conservative estimates from unconstrained current un-subdivided urban zoned land indicate supply potential of at least a further 500 low density lots. But if Crown and Land Council lands are added the total may be 1000+ lots.

Projecting the split in use of these lots between single detached houses and multi-unit housing is difficult as there are past trends of some medium density lots being consumed for single dwellings. Land cost rises are now reducing this trend and Council should be discouraging development of appropriately zoned lots with true multi unit housing potential from being “wasted” as single dwelling sites. Consolidation of towns has many service and other community savings.

Conservatively, there is potential in the current zones for at least 1000 low density lots and possibly up to 1500. The projected demand for the 20 years is 1600. As such no review is recommended of further low density supply for at least 5 years beyond the minor recommendations in Section 7 which could yield around 300 lots.

The estimated requirement of around 700 medium density dwellings in the next 20 years may not be able to be provided by infill of the current urban fabric and the recommended new medium density zones, and the following measures are also being considered by Council:

- further supply of sites for Seniors living areas near existing shops, possibly near the Tura and Pambula neighbourhood centres
- encouraging two and three storey mixed use development in the Merimbula commercial centre with apartments above ground floor (a recommendation of Council's Commercial Centres Strategy)
- defining other residential areas close to the Merimbula Town centre where three storey apartment clusters can be encouraged
- liberalising some of the controls on dual occupancy in some of the low density residential areas

Little of the supply in the current zones are in sought after coastal areas which may slow Merimbula's overall growth until the remaining coastal living opportunities at centres such as Eden, Boydtown and Bermagui are taken up. Zoning of additional coastal lands for urban development is restricted by the NSW Coastal Policy and the direction of the South Coast Regional Strategy as much of the undeveloped coastal land has high conservation value. This limitation on the release of urban land with premium coastal attributes is also likely to encourage the emergence of locations with large capacity that are reasonably close to the coast such as Bega, Kalaru and Wolumla.

Land and housing prices in the District represent a challenge for many first home buyers and those on more modest incomes. Housing strategies for improving rental supply and lower cost housing are being developed as part of Council's Social and Housing Strategy which will be exhibited with the CLEP. This report makes a number of recommendations for increasing supply in more modest priced areas such as South Pambula, however it is recognised there are other techniques and strategies beyond lot supply for improving affordability and these are the tasks of the Social and Housing Strategy.

7. Summary of land use recommendations

7.1 Conversion of current zones to the new template.

In September 2006 The NSW State Government introduced significant changes to the structure and content of LEPs. One of these changes was the introduction of a 'template' which Councils have to use when preparing new LEPs.

The template sets out a number of standard zones that council's can choose from in their new LEPs. As a consequence, all current zones will need to change to the new zones in the template. Appendix 1 contains an overview of the new template zones recommended in this report.

Much of the land in the District will simply be rezoned to the closest comparable zone in the State Government's template. However a number of suggestions are contained in this report that may result in more significant zone changes. These areas are identified by the numbered areas in Section 7, (see also maps 8, 9 & 10).

7.2 Review of lot yields and zoning Merimbula / Tura Beach urban area.

(see map 8)

Area 1: Large Lot residential areas in Tura Beach

Some of these sections are unsewered. There is some expectation from current residents that these areas should remain low density urban.

Subject to site constraints evaluation, it is estimated that the land has no further potential lot yield.

Recommendation for Area 1: That the land be zoned E4 Environmental Living in the CLEP and the minimum lot sized be mapped to reflect the current lot size.

Area 2: Undeveloped Crown Lands zoned 2(a) at Tura Beach

This area comprises a residual Crown parcel in the 2(a) Low Density Residential zone. The land is mostly covered in native vegetation in various stages of regeneration and includes drainage lines and some marshy areas. If the natural resource issues are not a constraint, the site might be suitable for low density residential development.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 70 low density lots.

Recommendation for Area 2: That Council propose the parcel be included in the R2 Low Density Residential Zone and that suitable vegetation and public access

corridors be provided to connect the existing reserve to Sapphire Coast Drive and to the existing roads.

Area 3: Mirador 5(a) and 1(a) zoned lands

This Crown Land has similar constraints to Area 4. The 1(a) Rural General zoned section is under land claim. The 5(a) Special uses zoned land was originally set aside as a potential school site but does not seem to now be in the Department of Education's long term proposals.

Subject to site constraints evaluation, it is estimated that the land has no potential lot yield.

Recommendation for Area 3: That the land be proposed for E2 Environmental Conservation in the CLEP.

Area 4: 2(a) zoned lands at entry to Mirador owned by Department of Lands

Almost all the parcel is covered in mature forest. There are significant environmental constraints to the development of this parcel including possible threatened species, high bushfire risk and most of the site drains to Back Lake. The open Bloodwood forests represent some of the highest quality remnant mature forest in the study area. The area is known threatened species habitat and provides important catchment protection, landscape and aesthetic values.

The proposed high density development of the neighbouring land to the east and subsequent removal of the majority of vegetation from that site is a further reason to conserve this area.

No potential lot yield has been estimated for this land.

Recommendation for Area 4: That Council proposed to zone the land E2 Environmental Conservation in the CLEP.

Area 5: low density 2(a) zone with 2000m2 minimum

This area is privately owned and currently vacant and would yield about 40 lots if the 2000 m2 restriction under the current LEP was kept in place.

This site may have some environmental constraints including vegetation, threatened species, soil and water management, bushfire and servicing and it is recommended that the zoning of this area be reviewed in conjunction with Area 6 which is in the same ownership. Currently commenced consent exists for low density residential development of this area. As part of a trade off for better conservation and to improve opportunities for medium density in the district, it may be desirable to zone Area 5 for R3 Medium Density Residential development subject to the recommendation for Area 6 being affected.

Area 6: 2(c) zone north of gully

This mostly vacant area is the subject of an old consent for 104 lots. The consent has been recognised by Council as having commencement in that seven lots have been created on the western side of the gully.

The site has significant environmental constraints as it comprises sections of mature forest and has steep sections that drain direct to Back Lake. It also has some flight path constraints and elements of the approved subdivision layout are no longer likely to be achievable.

The land is well positioned for urban tourist facility incorporating extensive areas of native vegetation with its close proximity to the beach and reserve.

To achieve any trade-off between the Areas 5 and 6 the lodgement of a new development application would be required which would be subject to current assessment requirements.

Recommendation for Areas 5: That Area 5 be zoned R2 in the CLEP as a holding action with the lot size map to show a 2000m² minimum. Further that the long term use of this area be reviewed in 5 years, if not resolved by the owner in that time.

Recommendation for Area 6: That Area 6 be zoned R2 in the CLEP as a holding action and the land use be reviewed in 5 years, if not resolved by the landowner in that time.

Recommendation for the 6(a) zoned land between Areas 5, 6 and 7: That the current 6(a) zoned lands in this area be zoned E2 in the CLEP.

Areas 7 and 8: 2(a) zoned land north-east of Merimbula Drive

These areas are the subject of a development application which is currently under review. They are recommended for retention in the R2 Low Density Residential zone. Some adjustment between the R2 and open space areas may be needed to match the final zone boundaries.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 60 low density residential lots.

Recommendation for Areas 7 and 8: That Area 7 be zoned R2 in the CLEP based on the current limits of the 2(a) zone.

Area 9: 2(c) zoned land adjoining Back Lake

This area is the subject of an approval for 44 lots. The site is in close proximity to the lake but was cleared some years ago as part of a tourist development proposal. Rezoning to low density is recommended given the proximity to the lake as low density will increase the ability for landscaped areas to absorb run-off and nutrient.

Recommendation for Area 9: That Council propose to zone the land R2 Low Density Residential in the CLEP to reflect the recent approval and ensure low scale development of the site, and all lands not part of the subdivision and service roads be zoned E2.

Area 10: Current 6(c) zoned land at Back Lake

Much of this site is environmentally constrained and below flood level. Subject to site constraints evaluation it is estimated that this land has very limited potential lot yield except for the flood free section in the south.

Recommendation for Area 10: That the area marked as flood pliable on Council's flood mapping be zoned E2 Environmental Conservation and the remainder be zoned R3 Medium Density Residential in the CLEP.

Area 11: Vacant 2(a) zoned land north of Lakeview Ave.

This area is vacant Crown Land and has a number of significant environmental constraints as it is in close proximity and drains to Back Lake. The site is mostly covered in coastal native vegetation and is currently used for passive recreation.

The Merimbula and Back Lakes Estuary Management Plan identified this area as requiring a significant foreshore buffer zone. The area has important catchment protection and visual amenity values and is one of the last sections of the immediate catchment of Back Lake that is not developed or proposed for development. Back Lake is closed for the majority of the time and as such is susceptible to fluctuations in water quality and changes to catchment hydrology or nutrient inputs.

Any development on the site would require significant asset protection zones, resulting in the loss of important vegetation cover and presenting major stormwater management issues.

It is recommended that Council request the Department of Lands to add the area to the adjoining public reserve.

Recommendation for Area 11: That Council propose to zone the land E2 Environmental Conservation.

Area 12: tourist sites in current 6(a) zone

It is understood the two tourist sites within the 6(a) Existing Open Space zone are on long term lease from the Department of Lands. Coastal Policy considerations suggest it desirable these public lands are added to public reserve in the long term; however, their addition to the reserve is likely to be resisted by the Department of Lands on economic grounds, as the State will wish to retain the revenue.

From Council's position, this leasing situation is an anomaly compared with the situation at Tathra, Eden and Bermagui, where tourist sites within the public lands

are under Council's trusteeship and profit from these developments goes towards capital improvements on the public reserves instead of flowing to State revenue.

Recommendation for Area 12: that Council propose the land be included in the RE1 Public Recreation zone in the CLEP. Further that Council make submission to the Department of Lands requesting trusteeship of the lease areas transfer to Council who currently has the burden of maintaining the adjoining Crown reserves from ratepayer income.

Area 13: Magic Mountain

This area comprises land currently zoned 1(a) Rural General. About half of the area is developed as the Magic Mountain Recreation Park. The southern lot is mostly steep forested land while the northern lot has some more gentle slopes in part.

The owners have previously made request to Council for the land to be rezoned for residential as they consider theme parks are a declining market. This request is seen as having significant challenges given the steep topography, high bushfire danger and environmental values of the forested sections of the parcel and the receiving waters of Back Lake.

Subject to site constraints evaluation, it is estimated that the land has no potential lot yield.

Area 14: Vacant lands north of Merimbula Creek

The current 2(a) Low Density Residential zoned portion of this area has a number of constraints to urban development including bushfire hazard, native vegetation, topography, proximity to Back Lake and flooding. The western half is suited to environmental protection and the east half (approximately 75m east of the creeks running north-south that bisect the land) might accommodate some multi unit housing or tourism developments.

No potential lot yield has been estimated for this land.

Recommendation for Areas 13 and 14: That Area 13 be zoned RE2 in the CLEP as a holding action to allow time for the owners to develop a detailed concept to see if sustainable urban use might be developed in the south of the site – possibly with access and bushfire planning linked to Area 14.

That those parts of Area 14 currently zoned 2(a) be zoned R2 as a holding action to allow the owner time before the five year review to test the urban capacity of the site. Further that any review include assessment of possible linkages with Area 13.

That those parts of Area 14 currently zoned 6(a) be zoned E2 in the CLEP.

Area 15: Merimbula Caravan Park and adjoining 2(c) zoned land

The caravan park is a developed tourist facility and has economic and social value to Merimbula. It is currently zoned 6(c) Private Open Space. Inclusion of this area in the new SP 3 tourist zone would allow for modernisation of facilities and a wider range of tourist uses to evolve over time on the site. Much of the adjoining vacant 2(c) Residential Tourist zoned land has significant environmental constraints and is traversed by a steep gully. Small sections might be suitable for additional tourist development or alternatively low density residential development.

Recommendation for Area 15: That this area be recommended in the CLEP for zoning SP3 Tourist and that the private lands south of the caravan park be zoned R2 Low Density Residential.

Area 16: Current 2(a) zoned land (Kowara Crescent / Illawong Heights subdivision)

This area is almost fully developed as low density residential housing. Housing quality and value varies but some housing is aging and there may be some infill capacity if the zoning changed to medium density. The area is close to the town centre, of relatively flat topography and over time could improve supply through some medium density redevelopment, which in turn would further Council's goal to consolidate and increase the residential density of inner Merimbula.

No estimation of potential lot yield has been made for this land. In the short term redevelopment would likely be minor but as housing stock ages this area could become a reservoir for medium density supply.

Recommendation for Area 16: that the land be proposed for zoning R3 Medium Density Residential on the CLEP.

Area 17: Small tourist zone at west entry to Merimbula

This area has high bushfire exposure and is very steep. A Recent approval for a three additional lots has been approved on this site and no further development potential is envisaged.

Subject to site constraints evaluation, it is estimated that the land has no further potential lot yield.

Recommendation for Area 17: That Council propose the area be zoned R2 Low Density Residential in the CLEP.

Area 18: Privately owned 7(d) zoned lands adjoining Merimbula Top Lake

This area comprises mostly moderate to steep slopes draining directly into Merimbula Lake.

About 80% is in natural forest cover. Approval for a vineyard on the site does not appear to have proceeded to date beyond the clearing of land stage. The land also includes the current access to the tourist development below (see comment on Area 19). Much of the land forms part of the vegetated backdrop to the Lake and is highly visible from sections of the Lake and Highway.

Further clearing of any significance, including for bushfire requirements may be difficult to support given the environmental constraints, and as such the land is not considered suitable for urban uses.

Recommendation for Area 18: That council propose to zone the current 7(d) land within 150m of Merimbula Lake E2 Environmental Conservation, and the remainder of the land be zoned E3 Environmental Management with a 40ha lot size as a holding action in the CLEP.

Area 19

This area is partially developed for tourist accommodation. Capacity has been retained for road access from Lakewood drive and for related servicing.

The site may have some vegetation, bushfire and aboriginal archaeological heritage constraints and further development needs additional setback to the existing foreshore reserve. The character of the area and proximity of the lake best suits lower density residential or possibly some duplex or apartment clusters. To facilitate that development, medium density zoning is recommended to match the adjoining urban area and allow some flexibility in housing choice. Alternatively the site could be zoned SP3 Tourist to allow the extension of the tourist accommodation that currently exists to the west.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 40 low density lots or 25 multi unit housing lots.

Recommendation for Area 19: that Council zone the land a combination of R3 Medium Density Residential and E2 Environmental Conservation in the CLEP. The E2 zone should extend 100 metres from Merimbula Lake edge except where there is existing tourist development within the 100m in which case it will reduce to 50m. Further, that the relevant DCP include guidelines regarding the suggested development character outlined above.

Area 20

This residual area of 2(c) Residential Tourist zoned land faces significant constraints due to topography, vegetation and bushfire issues. Because of these constraints it is doubtful that any further residential yield can be achieved from this section. Small parts of the area may be able to be incorporated with adjoining lands for low density development but yield would be very small. Alternatively the area could be considered for environmental protection zoning. It is recommended that the land be

zoned E3 Medium Density Residential which may permit low yield residential development if environmental and bushfire constraints are addressed.

No estimation has been made of the potential lot yield of this land.

Recommendation for Area 20: that Council zone the land to R2 Low Density Residential in the CLEP as a holding zone for review in five years with the land owner to be encouraged to finalise assessments in that period.

Area 21

These three parcels are also very constrained and access may be an issue, however some development such as medium density clusters may be achievable – leaving adequate areas for bushfire protection and minimising excavation areas on the steep slopes. The northern two allotments are currently zoned 2(c) Residential Tourist and the southern lot 2(a) Low Density Residential.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 30 medium density dwellings.

Recommendation for Area 21: That the northern two allotments (Lot 6 DP 216812 & Lot 2 DP 733858) be zoned R3 Medium Density Residential and the southern allotment (Lot 201 DP 793447) be zoned R2 Low Density Residential in the CLEP.

Area 22

This is another steep and environmentally constrained site. A seven lot low density residential development has been approved on the site and some further development may be possible with the remainder conserved for environmental protection.

The major gully line that runs through the property has significant stability problems as result of stormwater discharge. Further development of this sub-catchment could add to existing problems and may restrict further development of this area particularly as it is important to retain the majority of the existing vegetation.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 10-15 low density residential lots (including the approved subdivision), or a medium density cluster of 10-15 dwellings.

Recommendation for Area 22: that council propose the site for R3 Medium Density Residential CLEP, with the objective of designating part of the site as E2 Environmental Conservation zoning in the future once development options for the site are finalised.

Area 23: 2(c), 5(a) and 6(a) zoned land at South Fishpen

This area comprises current 6(a) zoned public crown reserve and an area of both Council and Crown Land zoned 5(a) Special Uses for Community Facilities as well

as a small section zoned 2(c) Residential Tourist adjacent to the existing tourist development at south Fishpen.

The 5(a) section was previously proposed as a site for major community facilities (the Sapphire Coast Cultural and Recreation Centre concept). However costs and other Community project priorities have seen this concept become dated and Council is currently reviewing the options for the land. Recently, the Scientific Committee has included much of the vegetation which covers Area 23 in the Endangered Ecological Community – Bangalay Sand Forest.

Area 23 land uses need to be resolved in conjunction with the extensive lands to the south (see comments on Area 49).

Recommendation for Area 23: See recommendation for Area 49.

Summary of anticipated lot yields from the Merimbula Map

The summary of anticipated lot yields / dwellings from current urban zoned (Areas 2, 4 - 9, 11 – 12, 14 - 15, 17, 19 – 22) based on the above analysis is 300 as a conservative minimum. However, the number may be as high as 400-500 depending on the outcome of the environmental site studies required to determine yields for some of the Areas.

7.3 Review of lot yields and zoning Pambula urban areas

[\(see map 9\)](#)

Area 24: West Pambula future urban zone

This area will require a new zone as the template does not allow for future urban zones. Further significant development for residential purposes is constrained by topography, road costs and lack of reticulated sewer. It is considered beyond community capacity to sewer this area and the prospective development yield could not fund sewer extension.

It is recommended the area be added into the proposed R5 Large Lot Residential zone to the west. Perhaps in time it might prove economic to service the area and lands to the west and increase the supply of residential lots but this is not warranted in this review.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of an additional 10 residential lots.

Recommendation for Area 24: That the land be proposed for zoning R5 Large Lot Residential in the CLEP with the lot size map to depict a minimum of 2000m².

Area 25: Crown and Land Council lands north-west of Pambula Urban area

This area surrounds the Primary School and abuts the highway on the northern approach to the town. It is currently zoned part 1(a) Rural General and part 1(c) Rural Small Holdings.

The land has gentle to moderate slopes and is dissected by several creek lines. It is mostly covered in native vegetation at various stages of regeneration. Part of the land is Crown Land and part is owned by the Eden Local Aboriginal Land Council.

The most easterly section adjoining the highway is Crown Land and warrants zoning E2 Environmental Conservation for landscape and environmental reasons. Subject to further environmental assessment, sections of the remainder may be suitable for R2 Low Density Residential Zoning.

No estimation of potential lot yield has been made for this area.

Recommendation for Area 25: That the section of the land comprising the area east of the extension of Monaro St be proposed for zoning E2 Environmental Conservation in the CLEP. That the remainder of the area be zoned RU2 Rural Landscape as a holding zone and the land be set for review in the next five year period subject to appropriate studies being carried out.

Area 26: Land Council and Crown 2(a) zoned lands east of Pambula School

Approximately the eastern 1/3 of this area is Crown Land and comprises a gully system and attractive vegetation at the village entrance. It should be zoned E2 Environmental Conservation.

As a trade-off it is likely the remaining area (owned by Eden Local Aboriginal Land Council) could be cleared and developed for low density residential.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 20 low density residential lots.

Recommendation for Area 26: That Council propose to zone the eastern 1/3 of the area to E2 Environmental Conservation (actual extent of zone to include gully drainage line). That Council propose the remainder of the area for zoning R2 Low Density Residential.

Area 27: vacant 2(a) zoned lands at Pambula

This area is Crown Land under claim by Eden Local Land Council. Most of this area appears to be native vegetation in various stages of regrowth however some of the area might accommodate residential or industrial development subject to resolution of environmental constraints. The resolution of this area needs to be coordinated with the planning of the adjoining rural zoned land (Area 47) to ensure an adequate wildlife / conservation corridor and resolve if there is sufficient residue for residential

extension from the west and/ or a small industrial estate to compliment the existing 4(a) zone on the eastern side of Arthur Kane drive, which has been fully developed. A section of the land is within the Obstacle Limitation Surface Area and flight path.

No estimation of potential lot yield has been made for this area.

Recommendation for Area 27: That Council zone the land R2 Low Density Residential in the CLEP as a holding action, pending a more detailed review of this area and the land to the north east.

Area 28: Vacant industrial lands at Pambula

Area 28 comprises Crown Lands mostly zoned 4(a) Industrial but also includes the former Pambula waste facility site which is in the 7(d) Environment Protection zone.

Supply of further industrial lots is highly desirable but the bulk of Area 28 contains mature forest and is likely to include habitat of endangered species such as the yellow bellied glider. Instead it may be suitable for the remaining land to be added to the adjoining National Park.

Recommendation for Area 28: That the land be proposed for zoning as IN1 General Industrial.

Area 29: 1(c) zoned lands at Pambula Beach

This small area of land is zoned for rural small holdings but now appears an anomaly. The land is mostly cleared but sections are low lying and adjoin and include fresh water SEPP 14 wetlands.

The area immediately adjoins the Holiday Hub Caravan Park and contains some of the development of that park. The remainder of the park is on Crown Land currently zoned 7(f1) Coastal Lands Protection. It is understood there is a long term lease for the caravan park.

Recommendation for Area 29: It is recommended that that part of Area 29 above 4m AHD be zoned R3 in the CLEP, as well as lots 98 & 99 DP 224960, and that the remainder of Area 29 be zoned E2 Environmental Conservation. It is recommended the caravan park lease area and Area 29 be zoned for tourist purposes.

Area 30 and 31: Vacant Crown Lands zoned urban and rural at Pambula Beach

These areas are under the control of the Department of Lands. Area 30 is zoned 2(a) Low Density Residential and Area 31 is zoned 1(a) Rural General.

Most of this land is covered in mature forest and has some significant environmental and bushfire constraints, including the proximity to Ben Boyd National Park, catchment protection issues and scenic value as the backdrop to Pambula Beach

Some of Areas 30 and 31 may be suitable for low density residential development, however the constraints may rule out residential development all together and it may be appropriate to add part of the area to the adjoining National Park.

Subject to site constraints evaluation, it is estimated that Area 30 may have a potential lot yield of 25 low density residential lots. No estimation of potential lot yield has been made for Area 31.

Recommendation for Area 30 and 31: That Council propose to zone the areas a combination of R2 Low Density Residential and E2 Environmental Conservation based on an environmental review to ascertain which parts of the areas are suitable for low density residential development by the Department of Lands. As a holding action pending resolution of the land use potential, Area 30 is proposed to be zoned R2 Low Density residential and Area 31 E2 Environmental Conservation in the CLEP.

Area 32: South Pambula urban areas

This area is partly zoned 2(a) Low Density Residential and fully subdivided and partly 1(a) Rural General. The rural section currently has a special use clause to enable low density residential development. This section is in fragmented ownership and the 1(a) zoning was retained to allow better control of development and reimbursement of servicing costs following Councils provision of roads and sewer to the area. This area has provided more affordable housing lots. A revision of contributions plans now allows this area to be formally zoned for low density residential.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 30 low density residential lots.

Recommendation for Area 32: That Council zone this land R2 Low Density Residential in the CLEP.

Area 33: Potential addition to urban zone at South Pambula

This area is mostly of moderate slope. There may be some natural resource constraints on developing the land for low density urban such as bushfire, threatened species and European archaeology but otherwise the land may be suitable for addition to the South Pambula urban area. This area continues to have potential to generate more affordable housing lots.

Development would allow closure of the dangerous intersection of Summerhill road and the highway or limitation to left hand turns.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 150-200 low density residential lots.

Recommendation for Area 33: That Council zone this land RU2 Rural Landscape as a holding action in the CLEP and include for consideration of R2 in the CLEP and be included for consideration of R2 Low Density in the next five year review, subject to land owners cooperating with the necessary studies.

Area 56: 1(a) land off Furner Street, Griegs Flat

This area consists of small lot ownerships to the east of the Princes Highway and is currently zoned rural 1(a). In the late 1990s Council supported rezoning of the area to allow a dwelling each of the ownerships.

Recommendation for Area 56: That the small lots in this Area are lot sized to permit a dwelling on each lot.

7.4 Review of lot yields and zoning Merimbula District rural areas

([see map 10](#))

Area 34

This area comprises 1(a) Rural General zoned lands to the east and west of Sapphire Coast Drive. The lands are in fragmented ownership and do not represent holdings of value to professional agriculture.

The land west of Sapphire Coast Drive is mostly heavily forested with topography either moderate to steep or compromised by many drainage lines. Part of the land also includes freshwater swamps and low lying areas unsuitable for development. The area is part of the Sandy Creek Catchment which drains to Bournda Lagoon in the Bournda National Park. This is a sensitive ICOL (intermittently closed and open coastal Lake), that suffers algal outbreaks due to excessive nutrients in the catchment. For these reasons further residential development should not be encouraged in this area.

Recommendation for Area 34: That the section of Area 34 west of the former Tathra Road be zoned E3 with a minimum area of 40ha on the lot size map.

That the section of Area 34 east of the old Tathra Road be zoned RU2 and retain the 120ha minimum in the CLEP as a holding action to allow landowners time to make submission to the five year review regarding possible further minor environmental living and ecotourism opportunities.

Area 35

This area comprises a section of 1(a) Rural General zoned lands which has been developed for tourism purposes, and a section of undeveloped 1(c) Rural Small Holdings zoned land in the east near Tura Beach.

Parts of the current 1(c) Rural Small Holdings zone have native vegetation constraints and smaller sections contain vegetation likely to be of value. The area also drains to Bournda Lagoon in the Bournda National Park. This is a sensitive ICOL (intermittently closed and open coastal Lake), that suffers algal outbreaks due to excessive nutrients in the catchment.

There is a need to resolve how much rural residential living might be accommodated in the 1(c) section of this area; however this would require a planning study financed by the landholders to resolve which areas are suitable for development and what the minimum lot size should be.

Recommendation for Area 35: That the section of Area 35 currently zoned 1(a) be zoned RU2 in the CLEP and the owner be allowed time to make submission to the five year review regarding the long term zoning.

That the section of Area 35 currently zoned 1(c) be zoned E4 in the CLEP with a 2ha minimum as a holding action. That the DCP contain constraints on any further subdivision of this section until a concept plan for the full zone has been prepared by the owners to Council's satisfaction.

Area 36: Crown Lands west of Tura Beach

This area comprises Crown Lands under Land Claim and are currently zoned mostly 1(a) Rural General with a small area of 1(c) Rural Small Holdings in the east.

Almost all of the area is covered in mature native vegetation and is likely to have significant constraints to most forms of development. The land also presents as an attractive timbered backdrop to the western urban areas of Tura Beach and Sapphire Coast Drive.

If environmental constraints could be addressed, then some of the flatter areas near to Sapphire Coast drive and in the south may be capable of development. However, it is more logical to retain this land for environmental protection (subject to adequate bushfire management to protect Tura Beach residential) and to focus planning assessment on the potential to develop sections of the Crown and Land Council lands east of Sapphire Coast Drive.

Recommendation for Area 36: That Council propose the land be zoned E2 Environmental Conservation in the CLEP.

Area 37: Granted Crown Lands west of Magic Mountain

Area 37 comprises a large parcel of land north-west of Merimbula Urban area. The land is in the ownership of the Bega Local Aboriginal Land Council.

The land is zoned 1(a) Rural General and is almost all comprised of very steep lands under native forest. It adjoins the Bournda Nature reserve in the north and the site drains to Back Lake via Merimbula Creek.

The high environmental values of the site and constraints on development imposed by those values, such as bushfire and water quality concerns, warrants the land being zoned E2 Environmental Conservation. Alternatively the land could be purchased or dedicated for inclusion into the Bournda National Park.

Recommendation for Area 37: That Council propose the land be zoned E2 Environmental Conservation in the CLEP.

Area 38: Sand and gravel yard and surrounding rural residential

This area comprises a small cluster of freehold lots zoned 1(a) Rural General fronting Merimbula Drive. The site is partially cleared near Merimbula drive and around the existing development. The northern section and surrounds of Merimbula creek are covered native vegetation.

The planning intent is to minimise the prospects of further dwellings and allow the existing business activity to expand within the environmental capacity of the site.

Recommendation for Area 38: That Council propose the land be zoned E4 Environmental Living to reflect the environmental constraints but that the CLEP permit the special uses of light industry and ecotourism development on the land on the lots where the current of timber and building supplies and aluminium manufacturing businesses are sited.

Area 39: constrained 1(a) zoned lands in the Yellow Pinch area

These parcels are mostly steep and rugged lands, generally well covered with native forest. For environmental and bushfire reasons this land should not be the subject of further residential subdivision.

It is proposed the areas both be zoned E3 Environmental Management and be the subject of a 40 Ha minimum lot size for future subdivision.

Recommendation for Area 39: That Council propose to zone the land E3 Environmental Management in the CLEP with a minimum lot size for new subdivision of 40 ha.

Area 40: mixed zones at Boggy Creek entrance to Merimbula Lake

This area comprises two sections of 1(a) Rural General zoned land and a section of 2(c) Residential Tourist zoned land. The 2(c) zone is a left over from a past proposal for a serviced tourist resort site but its retention is inappropriate given the area is unsewered and already subdivided to a density greater than recommended for best practice on site effluent disposal.

Recommendation for Area 40: That Council propose that part of the area within 150 metres of the Lake foreshore plus all areas gazetted SEPP14 be zoned E2 Environmental Conservation. Further that the remainder of these areas be proposed for zone E4 Environmental Living with a 10 ha minimum lot size for new subdivision. This would prevent further subdivision of this foreshore area. All existing dwelling envelopes are to be in the E4 zone.

Area 41: Crown Lands adjoining Merimbula Lake, under land claim

This area is Crown Land under land claim. It comprises mature forest of ecological and landscape value, including some SEPP 14 wetlands and is currently zoned 1(a)

general Rural. The area is recommended for zoning E2 Environmental Conservation.

Recommendation for Area 41: That Council propose the land for E2 Environmental Conservation zoning in the CLEP.

Area 42: Rural zoned private lands with wildlife corridor value

The hatching over the two parts of Area 42 and part of Area 50 on Map 10 indicate lands with remnant vegetation that are of value as a nature corridor between other areas of native vegetation or lands which might be encouraged to expand regeneration. The state template allows for hatching to be displayed on the zoning maps to depict areas of vegetation importance. It is recommended these two areas be shown as areas where retention of native vegetation would be fostered.

Recommendation for Area 42: That Council propose to depict Area 42 and part of Area 50 with hatching as areas where enhancement of native vegetation and wildlife corridor values should be sought.

Area 43: Forested 1(a) zoned lands west of Stringy bark Place.

Area 43 is mostly Crown Lands under land claim with some freehold lands on the western side. Most of the area comprises steep lands covered with native vegetation some of which is regeneration. It forms part of the wooded backdrop to Merimbula Lake. The topography and environmental constraints warrant this area being zoned E2 Environmental Conservation.

Recommendation for Area 43: That Council propose all of Area 43 for E2 Environmental Conservation zoning in the CLEP, except for the two lots in the north east of the area (Lot 503 DP 821437 & Lot 300 DP 750227) which have been developed for rural residential purposes and are recommended for inclusion in the existing rural residential zone north of the area, with the lot size to preserve current dwelling permissibility, and the two freehold parcels on the western side are recommended for RU2 Rural Landscape zone with a 120ha standard.

Area 44: Crown Land north of Stringy Bark Place

This Crown Land is under land claim. The land comprises moderate slopes and is covered in regenerating forest. The land needs an environmental review to establish if the vegetation could be modified to suit environmental living at a density of perhaps one dwelling per 5 ha. Some wildlife corridor value needs to be conserved as a link between Areas 41 and 43.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 5-6 lots.

Recommendation for Area 44: That Council zone the land RU2 Rural Landscape as a holding action to allow Lands or Lands Council five years to test if low density rural residential can be achieved.

Area 45: Crown and freehold lands zoned 1(a) fronting Bald Hills Road

This is a residual parcel of land with some established rural residential development and minor potential for rural small holdings. There are environmental constraints but it is felt placement of home sites near the road section of the land could be achieved while clearing would be minimised in the northern section.

Subject to site constraints evaluation, it is estimated that the land may have a potential lot yield of 6-8 lots.

Recommendation for Area 45: That Council propose Lots 204, 205 and 207 DP 750227 be zoned E2 Environmental Conservation but that the privately owned lots in the western section be included in the Bald Hills small holdings zone with a 2ha minimum lot size to preserve current dwelling permissibility.

Area 46: Golf Club lands north of Pambula

Most of Area 46 is steep rugged land heavily forested. It is owned by the Pambula-Merimbula Golf Club. There is a major creek line running north – south through the centre of this parcel. The western section has significant environmental constraints and is recommended for zoning E2 Environmental Conservation. The area 100m and greater east of the creek may have potential to accommodate a tourist development linked to the established golf course.

Recommendation for Area 46: section of the land greater than 100 metres east of the creek bisecting the land is proposed for zoning RU2 Rural Landscape in the CLEP as a holding action to allow the Club five years to establish if the area can be developed for tourism associated with the golf course. That the remainder be proposed for zoning E2 Environmental Conservation

Area 47: Eden Land Council lands north of Pambula

This area is crown land and is subject to a Land Claim.

The western half of the land is steep and has significant natural resource constraints. Some of the eastern half might accommodate residential or light industry as referenced in the discussion on Area 27.

A combined study of both areas is warranted by the landowners to resolve if some urban or light industrial use may be accommodated.

Recommendation for Area 47: That Council propose to zone the land RU2 Rural Landscape as a holding action pending the result of a detailed review of this area and Areas 27 and 46.

Area 48: Private rural zoned lands adjoining Merimbula Lake.

This area comprises mostly cleared rural lands adjoining Merimbula Lake and has been fragmented such that the potential for professional agriculture is limited.

The area includes the Kalorama and Acacia Ponds Caravan parks. The Acacia Ponds Park is essentially a manufactured housing estate, and there have been similar proposals for an expanded Kalorama. Council is in the process of providing sewerage capacity to the two parks to allow their development as an alternative and more affordable housing option. However, the proximity of the Lake sets limitations on further development.

Recommendation for Area 48: That Council propose that the strip of the land within 100 metres of Merimbula Lake (excluding existing dwellings or approved dwelling envelopes) and the area with SEPP 14 wetlands be zoned E2 Environmental Conservation in the CLEP. That the remainder of the area, excluding the developed Golf Course, be proposed for zoning E3 Environmental Living in the CLEP with a 5 ha minimum subdivision area. Further that the lands comprising Kalorama and Acacia Ponds Caravan parks be the subject of an allowance clause to permit caravan park development up to the capacity of the planned reticulated sewer. Further, that the developed sections of golf course be zoned RE2 Private Recreation and the area of the airport currently zoned 5(a) Special Uses be zoned SP2 Infrastructure (Airport).

Area 49: National Park and Crown Lands between South Fishpen and Pambula Beach

This is a complex area in need of planning resolution. Most of the area contains coastal forest and includes areas of Endangered Ecological Communities and habitat of threatened species.

Most of the southern section of this area has been gazetted National Park, but northern part of this section is mostly Crown Land, much of which is the subject of an unresolved Land Claim.

This northern section also includes Council's absorption pits for treated effluent and areas that may be the best economic and environmental option for long term "final option" disposal for treated effluent. Council has undertaken to minimise the need for dunal disposal of treated effluent by moving to farm irrigation at Pambula. However occasional ocean releases or dunal disposal as a "final option" during peak loadings are still required and it is premature for Council to surrender the potential site for a "final option" dunal disposal area within Area 49.

Council is the owner of a significant area of land immediately east of the airport. Previous discussions have indicated Council may be prepared to rationalise its holdings in this and the Council land adjoining the South Fishpen area so that a

logical National Park system can be created while still achieving other community objectives of Council.

Discussions between the various government agencies, Council and the Eden Local Aboriginal Land Council have indicated there is potential for a negotiated outcome for the Land Claim so long as the Land Council receives a grant of several small areas for cultural and economic purposes.

Recommendation for Areas 23 and 49: At this time assessment and negotiations between Lands, Eden Lands Council, DECC National Parks section and Council are continuing. The best long term planning decision requires consideration of areas 23 and 49 together and resolution of the ultimate tenures between the four parties.

If this work is completed to Council's satisfaction prior to finalisation of the CLEP, then both of the areas can be zoned to match the resolved positions. If the work is still outstanding as of the CLEP deadline, then the current 5(a) zoning should be rolled over to SP2 (airport) with the special use clause from the 2002 LEP for the airport extended to cover the two affected lots and the 6(a) and coastal protection zonings to E2. These zones can subsequently be refined once the assessment and negotiations are concluded. The parts of area 49 zoned 1(a) that have not already been converted to National Park should be zoned E2 in the CLEP with the exception of Lot 390 DP 750227 (Pambula Pre-school) which should be zoned R2.

Area 50: Possible rationalisation of Bald Hills 1(c) zone

Part of Area 50 that currently fronts the Oaklands loop road is currently zoned 1(a) Rural General. Its addition to the rural small holdings zone appears logical and makes more use of the existing road infrastructure. However, topographic, bushfire and environmental constraints mean further lot yield is limited.

It is recommended the area be included in the R5 Large Lot Residential zone but with a minimum subdivision area of 2 ha. It is also proposed to limit subdivision in the remaining Bald Hills rural residential zone to a 2 ha minimum to reflect the environmental and service constraints.

Recommendation for Area 50: That Council propose to zone the land E4 Environmental Living in the CLEP with a 2 ha minimum lot size.

Area 51: Rural zoned lands the South Pambula industrial and residential areas.

This area comprises lands that appear capable in part of light Industrial development. Supply of land for business activities in the District is limited and this additional area would improve prospects of supply while limiting uses to light industry would protect the residential amenity of the area adjoining to the east.

Recommendation for Area 51: That Council propose to zone the eastern lot E4 Environmental Living with a 1ha minimum subdivision standard and the eastern lot as IN2 Light Industrial in the CLEP. Further, that the potential to extend reticulated sewerage to the industrial and proposed light industrial areas in addition to the possible urban expansion of South Pambula is investigated which would further increase the potential lot supply while lessening impacts of septic disposal systems.

Area 52: Environmentally constrained rural zoned lands at South Pambula

This area comprises moderate to steep sloping land under various stages of regeneration to native forest. The eastern section of this parcel forms part of the wooded landscape backdrop to the entry to South Pambula.

The environmental and bushfire constraints suggest no further residential development in this area. While small section of the area adjoining the 4(a) Industrial zone may be physically capable of industrial development, there is residential development on the land which would restrict industrial activities.

It is recommended the area be zoned E3 Environmental Management with a 50 ha subdivision limit which effectively means no further dwellings.

Recommendation for Area 52: That council propose to zone the land E4 Environmental Living in the CLEP and the lot size map depicts 50 ha as the subdivision area.

Area 53: Environmentally constrained 1(c) zoned land

This area comprises the residue of the 1(c) Rural Small Holding zone plus two small areas of 1(a) Rural General land. Recent development approval for clearing and development of 1(c) land was prefaced on the basis that most of the undeveloped area be retained as native vegetation. It is recommended it be zoned E3 Environmental Management with the lot size map set to prohibit further subdivision.

Recommendation for Area 53: That Council propose the land be zoned E3 Environmental Management in the CLEP and that the lot size map be set at 20 ha for this area.

Area 54: Lands in the Hardakers Road area.

This area includes a mix of zones in multiple private ownerships. The lands surrounding Hardakers Road are zoned 1(a) Rural General and the intersection of Hardakers road and the highway is dangerous and can not accommodate any significant increase in traffic. In the west is a small section of 1(c) Rural Small Holding with the foreshore areas zoned 7(b) Environmental Protection Foreshore.

The 1(c) area has minor potential for further subdivision and is recommended for R5 Large Lot Residential zoning with a 2 ha minimum lot size to account for the proximity to the lake. The remainder of Area 54 is recommended for zoning E3

Environmental Management with a minimum lot size of 5 ha. This may allow 5 or 6 additional lots and would also require more stringent environmental protection than the current 1(a) zoning.

There have been past requests for rezoning to rural small holdings but access constraints and proximity to the Lake warrant a lower density of development.

Recommendation for Area 54: That Council propose that a foreshore buffer of 100m width be zoned E2 Environmental Conservation. That Council propose the remainder of the current 1(c) zoned section of the land be zoned E3 Environmental Management in the CLEP with a 2ha minimum lot size. That the remainder of the land be proposed as zone E3 Environmental Management with a 5 ha minimum lot size, and that the CLEP permit the special use on Lot 41 DP 1073563 of industry (boat repair yard) to allow the current business of construction and maintenance of marine vessels to continue.

Area 55: Twofold Corporation property, Pambula Lake.

This area is currently zoned 1(a) Rural General. It is owned by the Twofold Aboriginal Corporation and is associated with the Eden Local Aboriginal Land Council.

The Aboriginal community have developed a major cultural and community facility on the land and have desires for further cultural and tourism business opportunities.

Sections of the land have natural values including remnant woodland and wetland areas. It is recommended the land be zoned E3 Environmental Management with a minimum lot size of 5 ha but that some additional special approved uses be resolved with the owners and included in the special use table. These uses might include tourist accommodation, tourist and cultural businesses.

Recommendation for Area 55: That Council propose that a foreshore buffer of 100m width be zoned E2 Environmental Conservation and the remainder of the land be zoned E3 Environmental Management with a minimum lot size of 5 ha. That special permissible uses of tourist and visitor accommodation, recreation facility (outdoor) and public entertainment be permitted uses on the land.

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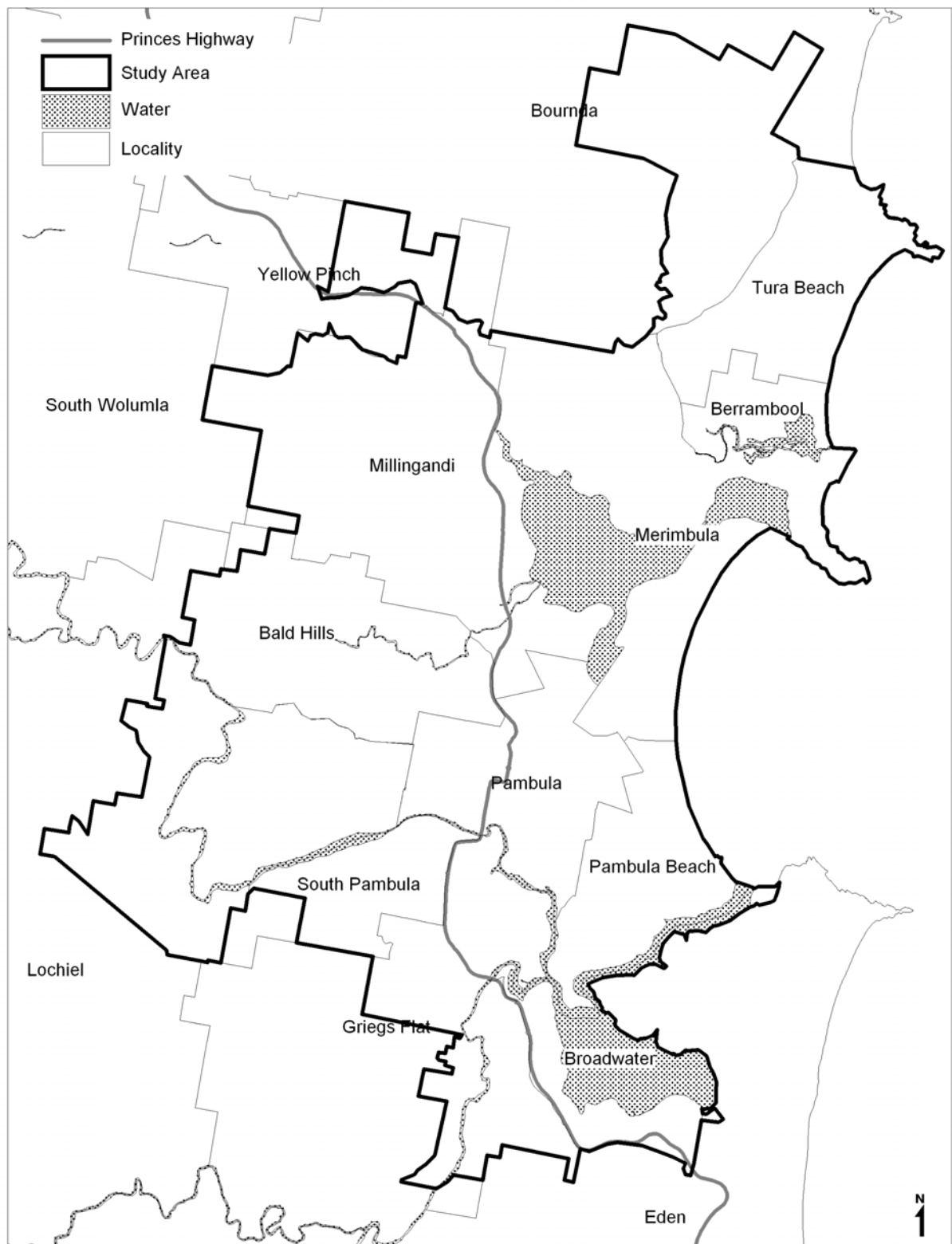
[Map 8 Review of Lot Yields and Zoning - Merimbula / Tura Urban](#)

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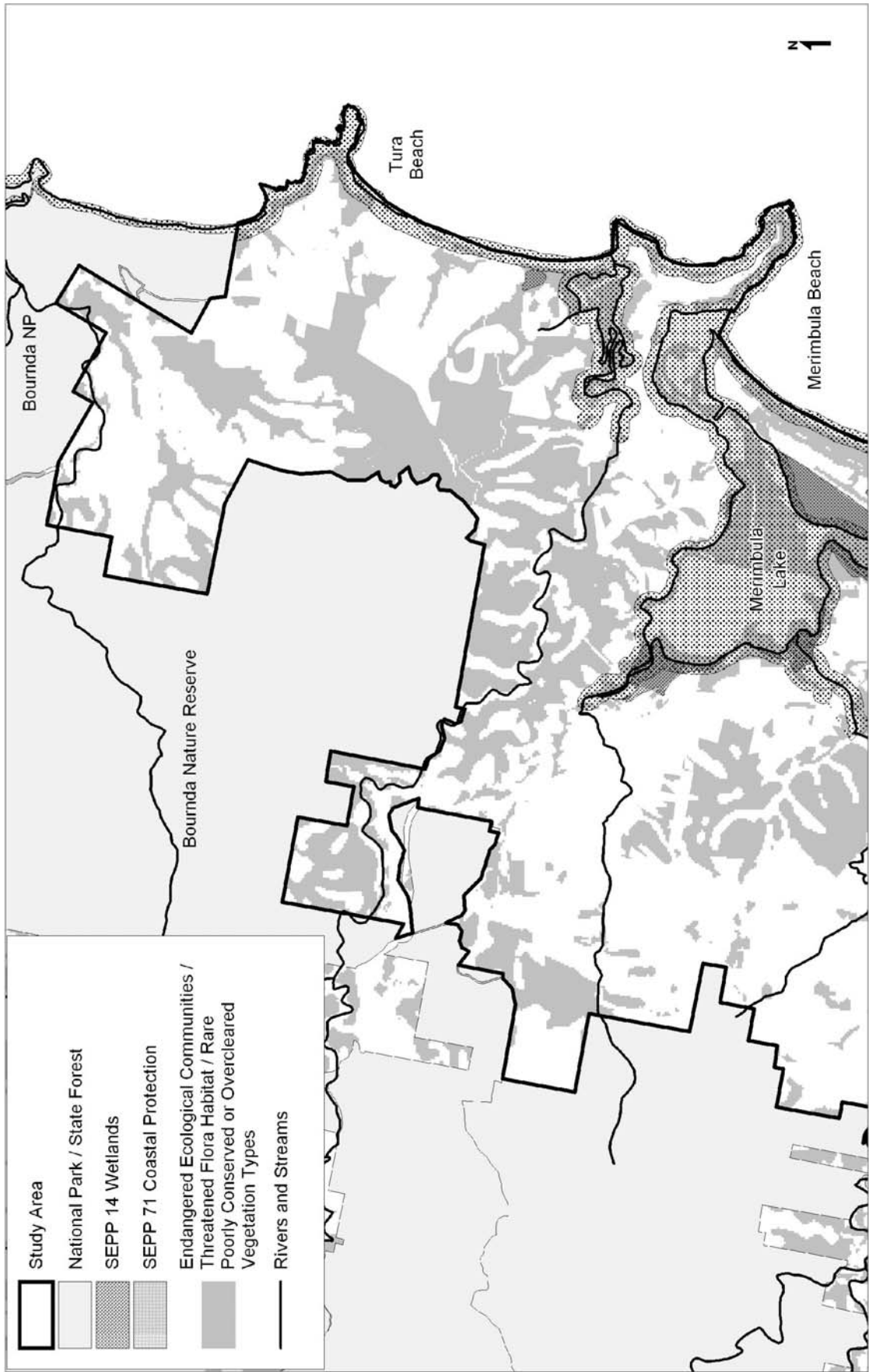
MAP 1



MERIMBULA DISTRICT STRUCTURE REPORT
Study Area

Scale 80,000

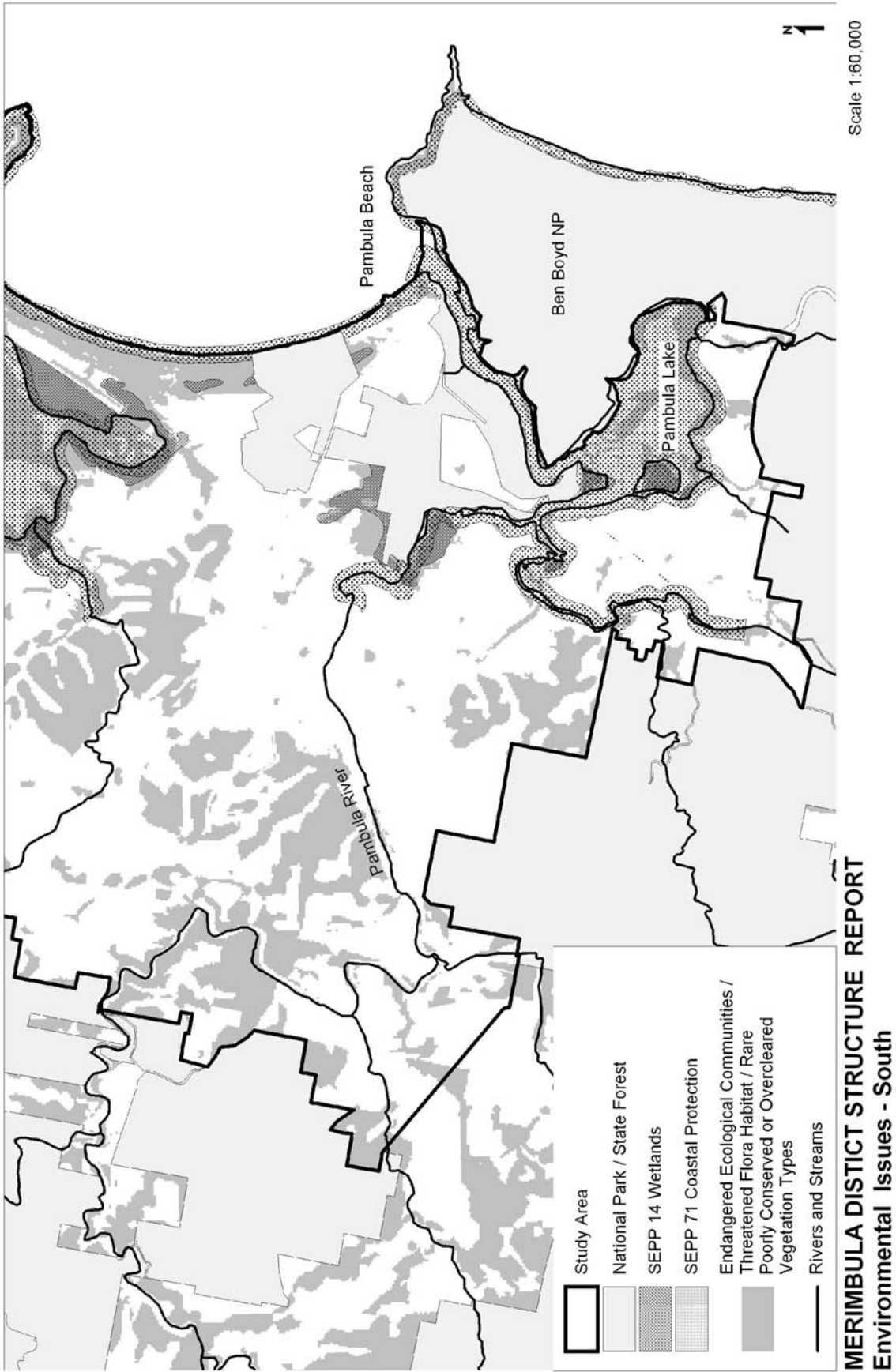
MAP 2



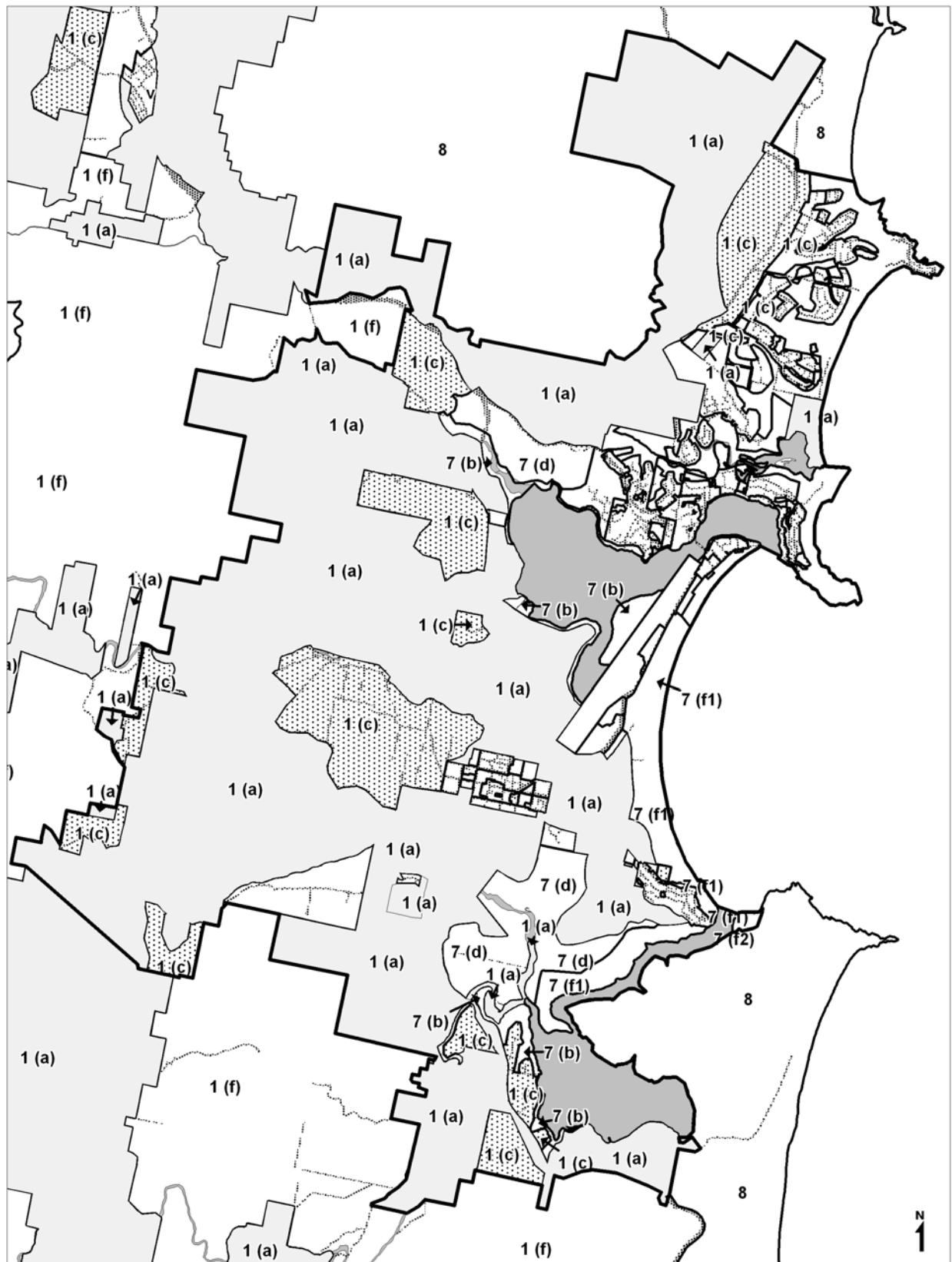
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MERIMBULA DISTRICT STRUCTURE REPORT
Environmental Issues - North

MAP 3



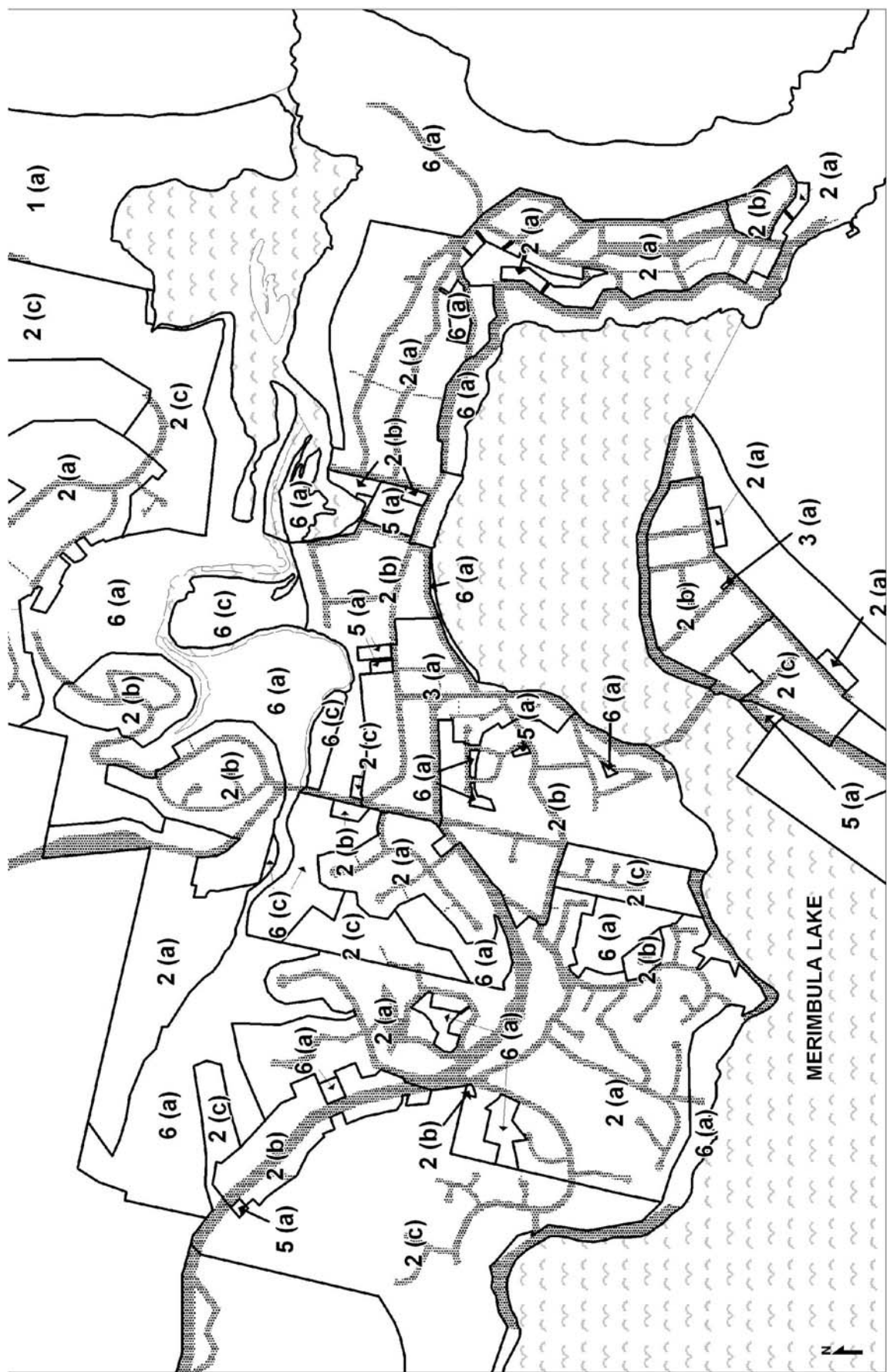
MAP 4



MERIMBULA DISTRICT STRUCTURE REPORT
Current Rural and Environmental Zones

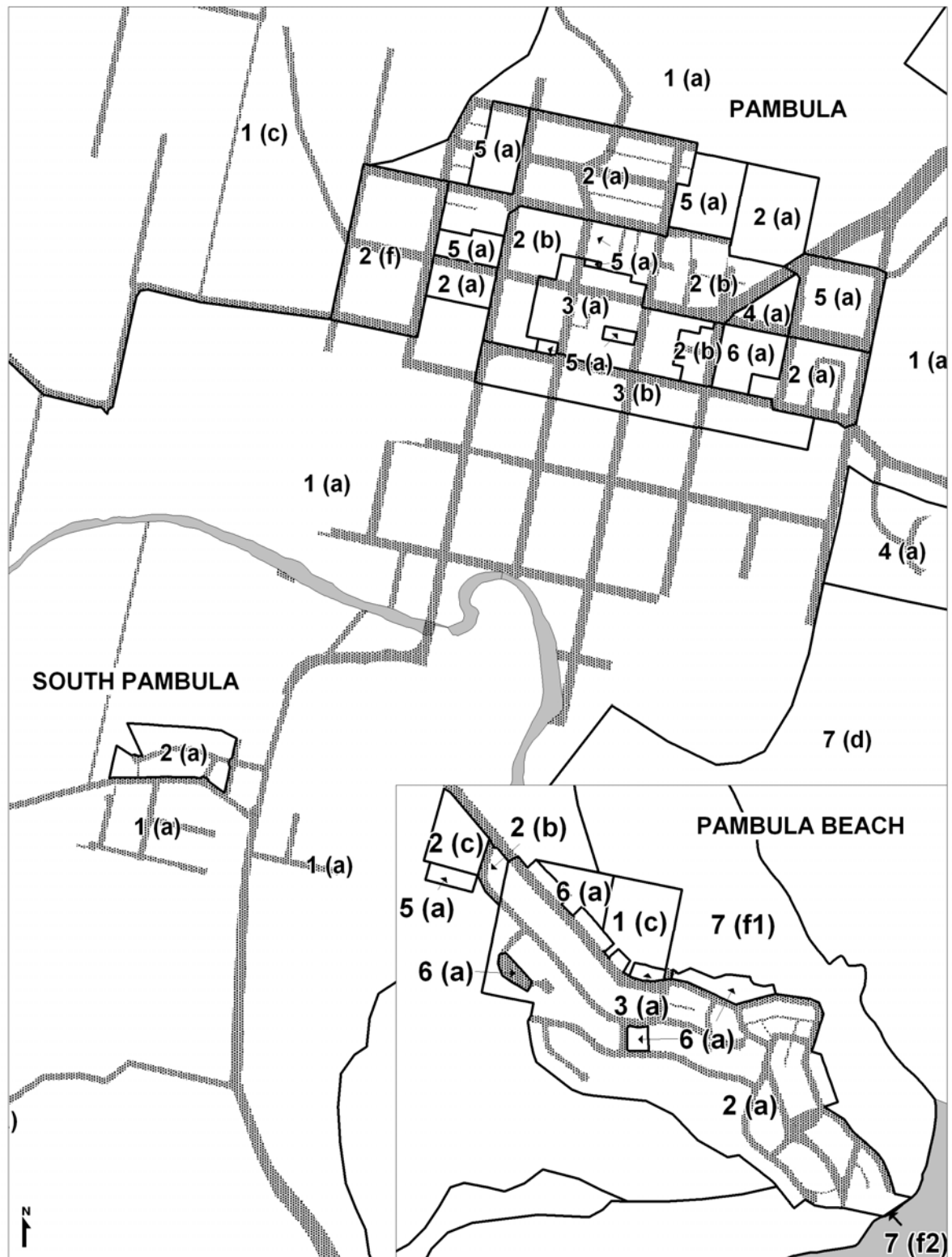
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MAP 5



MERIMBULA DISTRICT STRUCTURE REPORT
Current Urban Zones - Merimbula

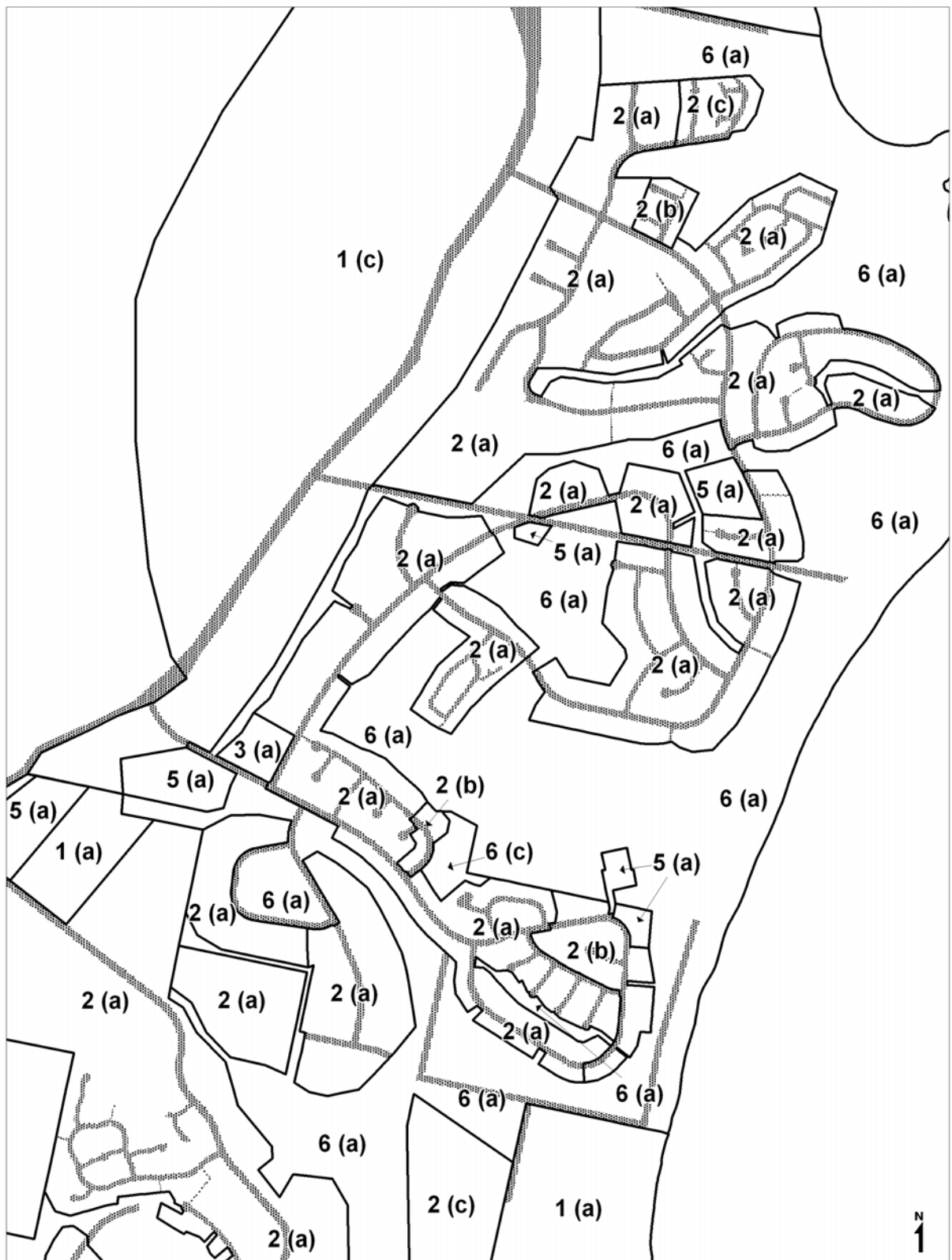
MAP 6



MERIMBULA DISTRICT STRUCTURE REPORT
Urban Zones - Pambula, South Pambula & Pambula Beach

Scale 1:15,000

MAP 7



MERIMBULA DISTRICT STRUCTURE REPORT
Current Urban Zones - Tura Beach & Mirador

Scale 1:15,000

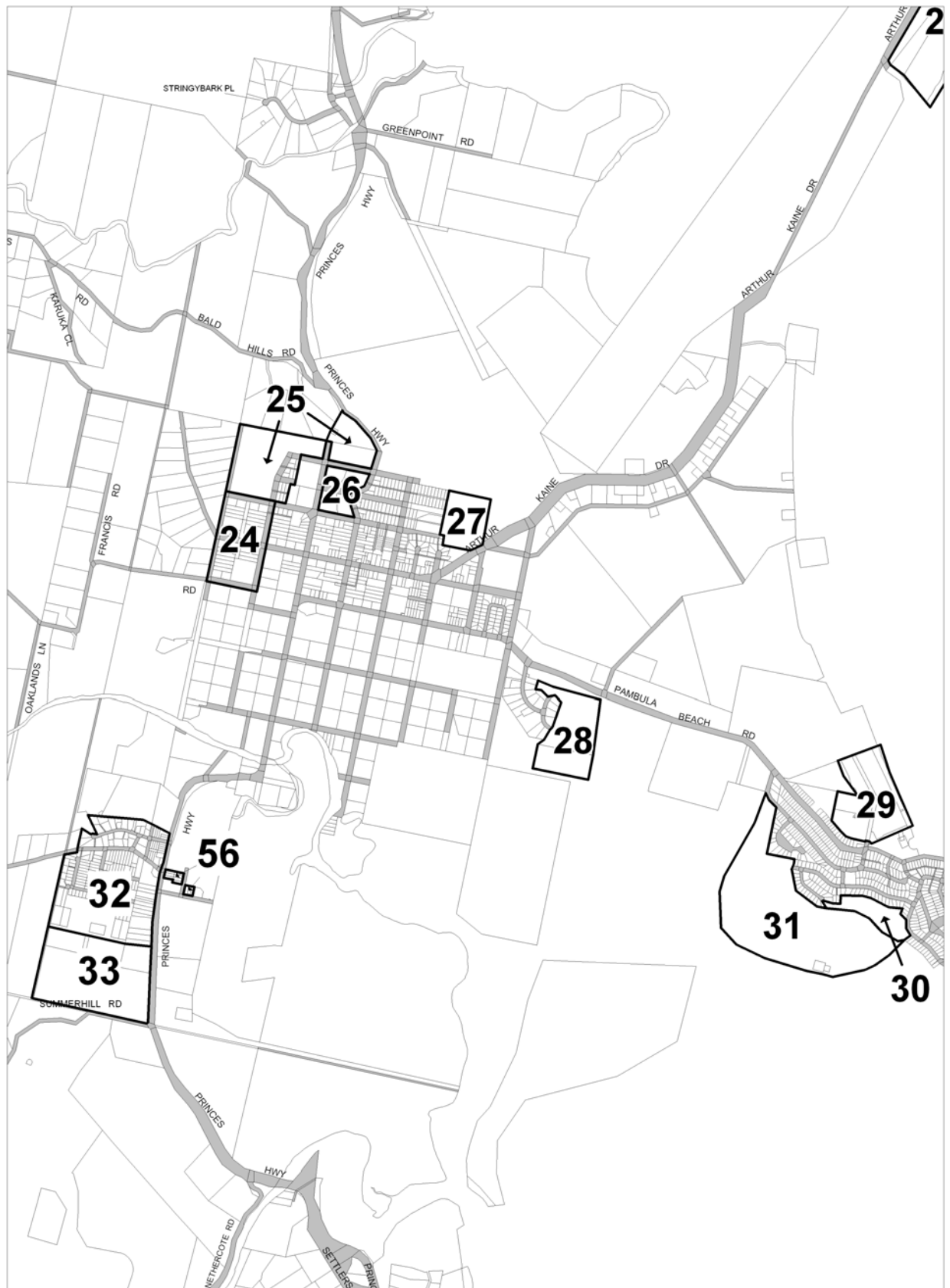
MAP 8



MERIMBULA DISTRICT STRUCTURE REPORT
Land Use Recommendations - Urban Areas Merimbula / Tura Beach

Scale 18,000

MAP 9

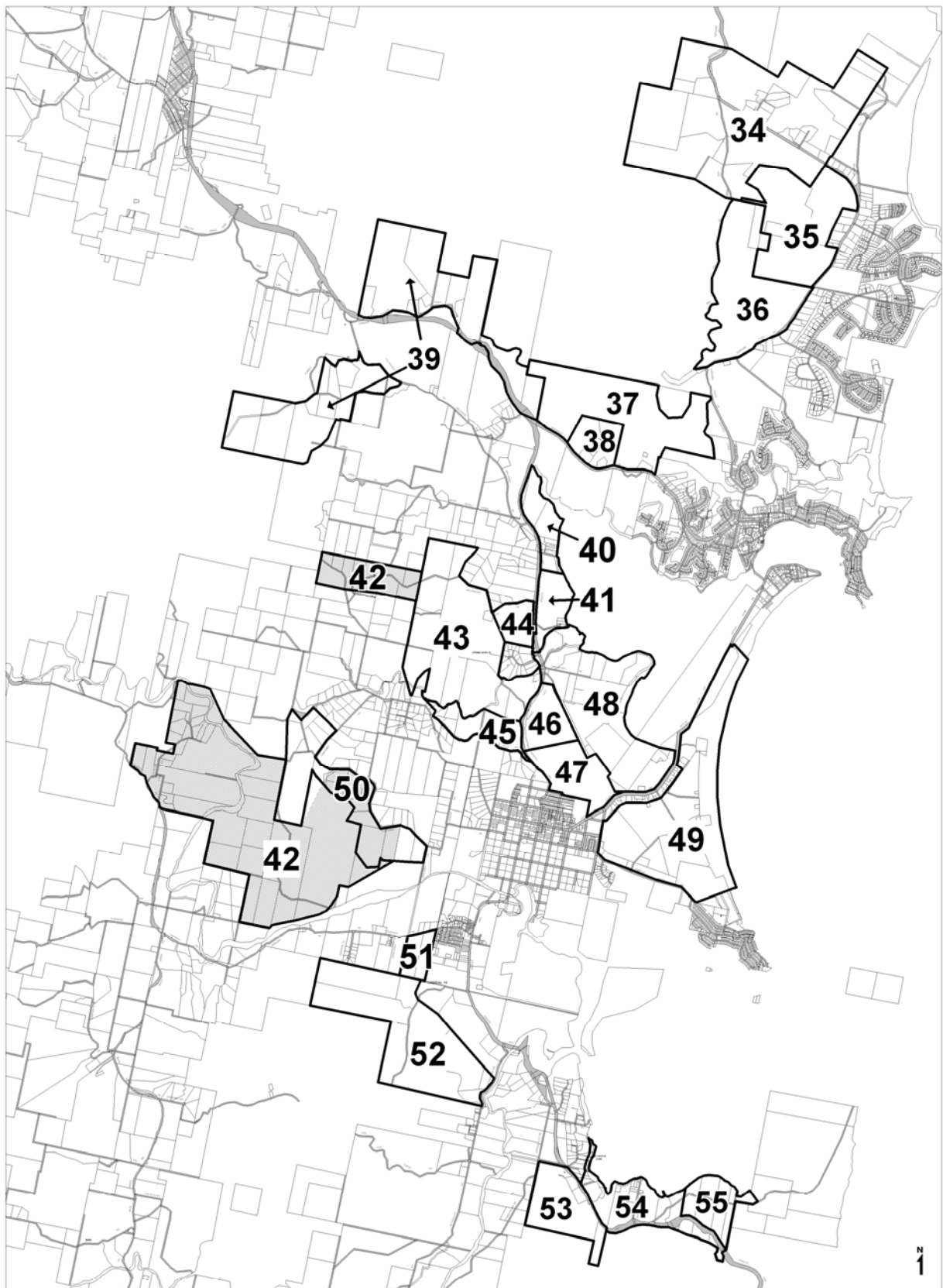


MERIMBULA DISTRICT STRUCTURE REPORT

Scale 18,000

Land Use Recommendations - Urban Areas Pambula, South Pambula & Pambula Beach

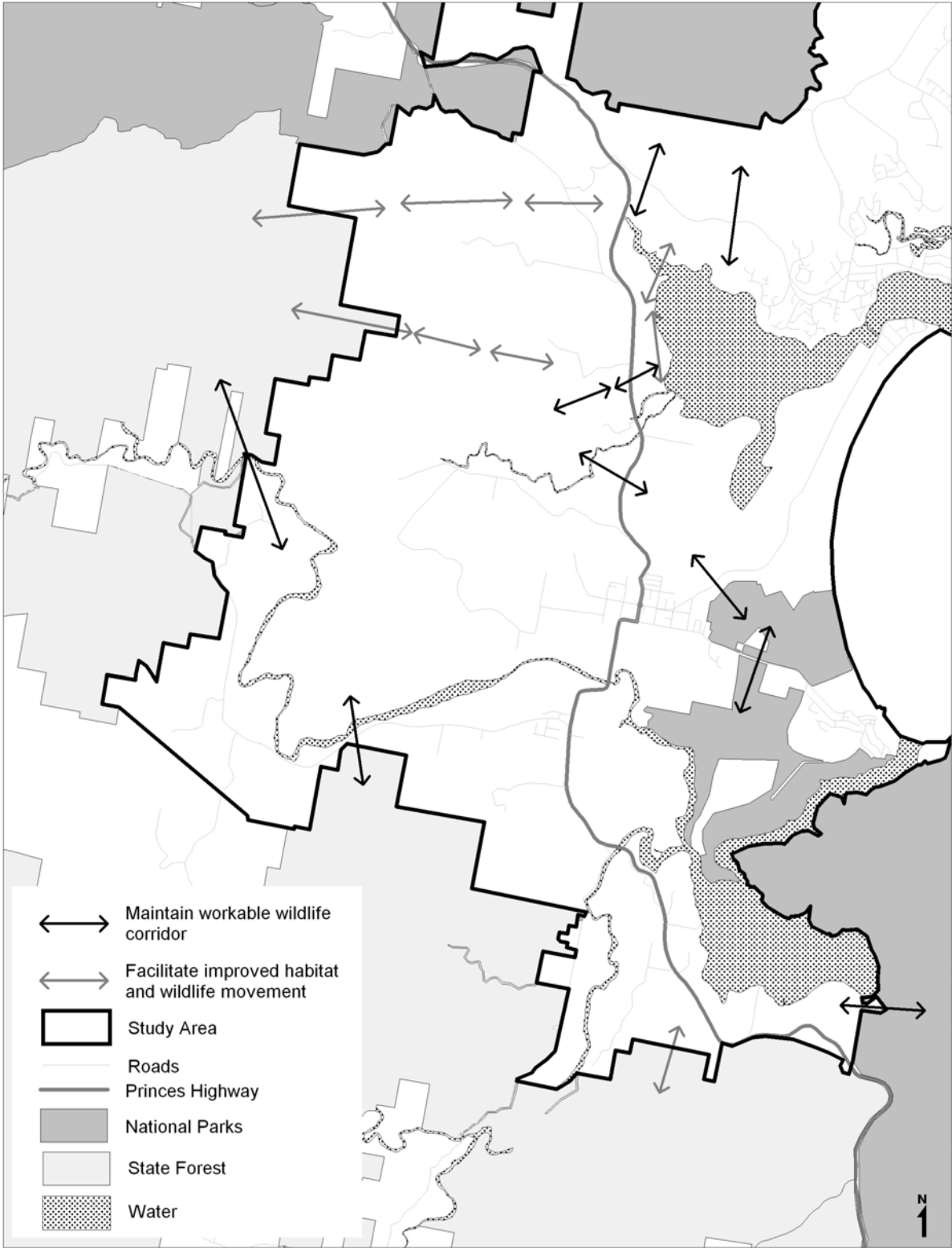
MAP 10



MERIMBULA DISTRICT STRUCTURE REPORT
Land Use Recommendations - Rural Areas

Scale 50,000

MAP 11



MERIMBULA DISTRICT STRUCTURE REPORT
Wildlife Connectivity

Scale 70,000

Appendix 1

Conversion of current zones to the new template

A more detailed background on the State template can view the full template and background information at www.planning.nsw.gov.au then follow the links “planning system” then “Local Plan Making”.

If you would like to compare the template with Council’s current (2002) LEP then it is available on www.begavalley.nsw.gov.au , Planning and Development, Local Environmental Plan.

The following is a brief outline of the proposed zones mentioned in this report. The detail and final permissible uses for each zone are still being developed and will be exhibited in 2008.

Information in *italics* is extracted from ‘Attachment A’ of the NSW Government Department of Planning *LEP Practice note: Preparing LEPs using the standard instrument: standard zones* from the NSW Department of Planning’s website at:
(http://www.planning.nsw.gov.au/planningsystem/pdf/pn06_002_slep_zones_fin.pdf)

R2 Low Density Residential

This zone is generally intended to be applied to land where primarily low density housing is to be established or maintained. The zone objectives also encourage the provision of facilities or services that meet the day-to-day needs of residents.

This zone is proposed to replace the current 2(a) Residential Low Density Zone and the uses mirror the 2(a) closely.

R3 Medium Density Residential

This zone is generally intended for land where a variety of medium density accommodation is to be established or maintained. Other residential uses (including typically higher or low density uses) could also be permitted in the zone where appropriate. A variety of residential uses have been mandated to encourage housing choice in this zone.

This zone closely mirrors and is proposed to replace the 2 (b) Residential Medium Density Zone. It will also replace most areas currently zoned 2(c) Residential Tourist Zone. Most areas of 2(c) zoned land have been progressing towards low or medium density residential. The Template requires tourist zones to have a priority focus on tourism.

R5 Large Lot Residential

This zone is generally intended to cater for development that provides for residential housing in a rural setting. This zone was formerly known as a Rural Residential zone.

This zone is proposed to replace the 1(c) Rural Small Holdings Zone. It too will closely mirror the uses of the 1(c) zone.

E1 National Parks and Nature Reserves

This zone is generally intended to cover existing national parks and nature reserves. All uses currently authorised under the National Parks and Wildlife Act 1974 will continue to be permitted without consent within this zone.

E2 Environmental Conservation

This zone is generally intended to protect land that has high conservation value. A number of land uses considered to be inappropriate for this zone have been mandated as prohibited uses.

The environmental zones do not necessarily fully mirror the similar 7 series of zones in the current LEP.

The E2 zone is seen as a zone for areas of high environmental sensitivity such as fronting lakes, dense forest with high conservation values and steep sensitive catchments. Dwellings and significant clearing or other intensive works will be prohibited in this zone. Its closest equivalent in the 2002 plan is the 7(b) Environment Protection Foreshore zone but it will apply to any high quality environment.

E3 Environmental Management

This zone is generally intended to be applied to land that has environmental or scenic values or hazard risk, but where a limited range of development including dwelling houses and other uses could be permitted. This zone might also be suitable as a transition between areas of high conservation value and other land uses such as rural or residential.

This zone has some similarity to the current 7(d) Environment Protection General Zone. E3 is seen as a more restrictive zone with high environmental values but allowing some low density living opportunities. The lot size map would specify the minimum area for a dwelling in each area and can vary in different locations within the same zone.

E4 Environmental Living

This zone is generally intended for land with special environmental or scenic values where residential development could be accommodated.

This zone has some similarity to the current 7(d) Environment Protection General Zone. E4 covers areas of lower environmental sensitivity but still warrant higher protection to rural or residential areas. The lot size map would specify the minimum area for a dwelling in each area and can vary in different locations within the same zone.

RU1 Primary Production

This zone is generally intended to cover land use for most kinds of primary industry production, including extensive agriculture, horticulture, intensive livestock agriculture, mining, forestry and extractive industries. The zone is aimed at maintaining and enhancing the natural resource base.

This zone closely mirrors the 1(a) (Rural general Zone) in Council's current LEP. Many of the areas currently zoned 1(a) are proposed to shift to this zone when the new plan comes forward in 2008.

IN1 General Industrial

This zone is generally intended to accommodate a wide range of industrial and warehouse uses. Councils could choose to supplement the existing mandated industrial

and warehouse uses by permitting heavy, and offensive or hazardous industries, if appropriate.

IN2 Light Industrial

This zone is generally intended for land that provides light industry, warehouse and distribution uses.

This zone is proposed to be a new zone to allow light industry in appropriate areas but limit industrial uses to those which have minimum impact outside of the allotment on which the activity will take place. IN2 will often form a transition zone between full scale industrial and residential or rural uses.

SP2 Infrastructure

This zone is generally intended to cover a wide range of physical and human infrastructure uses such as transport (eg roads and railways), utility undertakings and works, community uses, educational establishments (eg schools) and hospitals.

The current LEP uses the 5 series zones to define areas for special public uses. The State proposals are to reduce the number of special use zones but priority infrastructure like hospitals and Airports will be zoned SP 2.

SP3 Tourist

This zone is generally intended to be located where a variety of tourist-orientated land uses are to be permitted, and includes uses such as tourist and visitor accommodation, pubs and restaurants.

As discussed above the template requires tourist zones to have a priority focus on tourism uses and strictly limit residential. Under the current plan many areas zoned 2(c) while in theory set aside for tourism, have in fact mostly headed towards residential which is also permitted in such zones. Council will endeavor to define some real potential tourist sites as part of its economic strategy.

RE1 Public Recreation

This zone is generally intended for a wide range of public recreation areas and activities, including local and regional open space.

Councils may generally permit typical public recreation uses in this zone. A range of land uses compatible with the recreation use of the land should be permitted.

This replaces and mirrors the 6(a) Existing Open Space Zone.

RE2 Private Recreation

This zone is generally intended to cover a wide range of recreation areas and facilities on land that is privately owned or managed.

This replaces and mirrors the 6(c) Private Open Space Zone.

Lot Size Map

The new procedures require Council to have a “Lot Size Map” as an easier way of specifying minimum lot sizes. Various lot sizes are recommended in the report to address the environmental capacities of each site. This is especially the case for the R5 and E zones.