



planning consultants

3rd June 2016
Our Ref: 9123A.2DK.docx

The General Manager
Bega Valley Shire Council
PO Box 492,
Bega NSW 2550

By Email: ktull@begavalley.nsw.gov.au

Attention: Keith Tull, Manager, Planning Services

Dear Keith,

Planning Proposal for Lots 33 and 34, DP 243029, Corner Tura Beach Drive and Sapphire Coast Drive, Tura Beach

We refer to the above Planning Proposal which Council has resolved to refer to the Department of Planning & Environment to obtain a Gateway determination. We are aware that the Department of Planning and Environment (DPE) has requested Council to provide further documentation in relation to the Planning Proposal.

As you are probably aware, the *Draft South East and Tablelands Regional Plan* has recently been placed on public exhibition. Under the document *A Guideline for Preparing Planning Proposal*, the consistency of a Planning Proposal with objectives and actions of the applicable regional or sub-regional strategy and exhibited draft strategies is required.

Our Planning Proposal request was prepared before the exhibition of the *Draft South East and Tablelands Regional Plan* and therefore that draft Strategy was not addressed in our report.

We have reviewed the draft Strategy and prepared this letter to set out how we believe the Planning Proposal is consistent with the draft Strategy, and to assist Council in the preparation of their documentation to DPE.

The draft Strategy contains 4 Goals:

- Goal 1 – Sustainably manage growth opportunities arising from the ACT
- Goal 2 – Protect and enhance the region's natural environment
- Goal 3 – Strengthen the economic opportunities of the region
- Goal 4 – Build communities that are strong, healthy and well-connected

Goal 1 is not relevant to the location of the site or the Planning Proposal. We address Goals 2, 3 and 4 below.

Goal 2 – Protect and enhance the region's natural environment

The Directions of this Goal relate to:

- Direction 2.1 Protect the region's diverse environmental values



- Direction 2.2 Manage development to protect the Far South Coast environment
- Direction 2.3 Build the region's resilience to natural hazards and climate change
- Direction 2.4 Protect and secure the region's water resources
- Direction 2.5 Protect the region's cultural heritage

Not all of the Directions or Actions are relevant to the site or the Planning Proposal. In terms of the vegetation and watercourse affecting the site, the Bega Valley LEP 2013 has already provide mapping to protect biodiversity and riparian areas through the Terrestrial Biodiversity and Riparian Lands and Watercourses Maps.

A more detailed assessment at a site specific level as to how a development will address and manage those constraints in best managed through the DA process.

Goal 3 – Strengthen the economic opportunities of the region

The Directions of this Goal relate to:

- Direction 3.1 Support and promote the growth of the tourism industry
- Direction 3.2 Enhance the productivity of primary industries
- Direction 3.3 Support the productivity and capacity of the region's mineral and energy resource lands
- Direction 3.4 Grow regional strategic assets to support economic growth across the region
- Direction 3.5 Strengthen the economic self-determination of Aboriginal communities

Directions 3.1, 3.2, 3.3 and 3.5 are not relevant to the site or the Planning Proposal. The Actions listed in Direction 3.4 are very specific and relate to the Port of Eden and Canberra Airport and therefore are not relevant to the site or the Planning Proposal.

Goal 4 – Build communities that are strong, healthy and well-connected

The Directions of this Goal relate to:

- Direction 4.1 Provide sufficient housing to suit the changing demands of the region
- Direction 4.2 Plan for facilities, including health and education, to service the region's growing and changing population
- Direction 4.3 Strengthen the commercial function of the region's centres
- Direction 4.4 Build socially inclusive, safe and healthy communities
- Direction 4.5 Enhance community access to jobs, goods and services by improving connections.

The only Direction of relevance is Direction 4.3 - Strengthen the commercial function of the region's centres. The draft Strategy states that the NSW Government is particularly interested in focusing growth, service delivery and investment in the higher-order regional centres. Bega is identified as a regional centre.

The draft Strategy states that proposals for new retail centres and major new retail developments will be assessed against the region's hierarchy of centres. These proposals should demonstrate how they:

- respond to retail supply and demand;

- respond to innovations in the retail sector;
- maximise the use of existing infrastructure (including public transport and community facilities) commensurate with the scale of the proposal; and
- enhance the value of the public realm.

The net community benefit should be a factor when assessing these proposals.

An Economic Impact Assessment (EIA) prepared by Essential Economics is included at Appendix 2 to DFP's Planning Proposal report. This has considered the potential catchment and competitive environment including the demand for a Bunnings Warehouse and found that there is sufficient expenditure available to support the proposed Bunnings as well as existing facilities. Importantly, the EIA also found that the role and competitiveness of Bega as the primary regional centre for the area will not be undermined by the establishment of a Bunnings Warehouse on the site.

The Planning Proposal responds to the needs of retailing in the form of large format buildings such as a Bunnings Warehouse. In particular, the EIA also investigated the option of alternative sites within the Bega Valley LGA (being the areas at South Bega and Pambula as nominated by Council). Section 5.6.2 of the Planning Proposal report examines a number of alternative sites and locations for the proposed Bunnings Warehouse which were rejected for a variety of reasons including topography, lack of land, exposure to passing traffic and access issues.

The site's location takes advantage of, and relates well to, the existing Tura Beach shopping centre (which is anchored by a Woolworths supermarket) on the opposite side of Tura Beach Drive. The co-location makes better use of road infrastructure and allows the public to readily access different retail services in one journey.

The Draft Centres Policy (May 2010) includes a set of evaluation criteria for rezoning proposals for commercial and retail developments. The following table is an assessment against those evaluation criteria.

Table 1 Net community benefit test evaluation criteria	
Criteria	Comment
Will the LEP be compatible with agreed State and regional strategic direction for development in the area (e.g. land release, strategic corridors, development within 800 metres of a transit node)?	The draft LEP is not within an area identified in a regional strategy such as a land release area, strategic corridor, or within 800 metres of a transit node. If Planning Proposals in the Bega LGA were to meet the strict criteria of the regional strategy, then it would preclude a wide range of potential opportunities.
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/sub-regional strategy?	
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	The site is a corner position opposite Tura Beach shopping centre and close to other developed lands such as service station, garden centre, neighbourhood centre which are zoned B1 Neighbourhood Centre and there is no need for further rezoning of that land at this point in time. There is also an established seniors housing that also adjoins, which is developed land. Other adjoining sites that are not developed are along Sapphire Coast Drive. They are heavily vegetated thus constraining their future potential. The site represents an opportunity given its immediate context that is unlikely to set a precedent for other adjoining landowners.

Table 1 Net community benefit test evaluation criteria

Criteria	Comment
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	We are not aware of other spot rezonings involving Business zoned land.
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	The LEP will facilitate permanent employment in the order of 70 people in full-time, part-time and casual positions (as per the Economic Impact Assessment prepared by Essential Economics).
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The land is a deferred matter. The rezoning of the land will not affect the supply of residential land.
Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site? Is there good pedestrian and cycling access? Is public transport currently available or is there infrastructure capacity to support future public transport?	Services are already located nearby and, subject to investigations, should readily be capable of being extended and augmented to service the site.
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	The proposal will provide a hardware and building supply facility and garden centre in the Tura Beach region which will offer an alternative to customers driving to Bega for similar (but narrower) range of services.
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	The most significant government infrastructure planned for the region is the Eden Port upgrade. However, the Planning Proposal and future Bunnings Warehouse would not impact that proposal.
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding?	The site contains stands of vegetation and a watercourse which are mapped in the Bega Valley LEP 2013. The biodiversity and riparian provisions of the LEP would be addressed as part of a future DA.
Will the LEP be compatible/complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will the public domain improve?	The site is located opposite a B1 Neighbourhood Centre and would complement that adjoining zoning, both in terms of retail activity and building form. The adjoining seniors housing development will need to be considered in site planning at DA stage, to minimise impacts such as noise from delivery vehicles, setbacks and visual impacts. These are readily capable of being addressed at DA stage.
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	The proposal will increase choice, but not to the detriment of other hardware outlets in the main trade area as set out in the Economic Impact Assessment prepared by Essential Economics.
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	The location of the B1 Neighbourhood Business zone opposite the site will create the potential for the adjoining zone and this site to develop into a centre for the region.
What are the public interest reasons for preparing the draft plan? What are the implications of not proceeding at that time?	If the Planning Proposal does not proceed, then the land will remain a deferred matter and retain its 1(c) Rural Small Holding zone which is inconsistent with the surrounding business zoning and established retail development and seniors housing development. The land is not being well utilised given its corner location opposite a shopping centre, and not proceeding will simply delay when this land could be put to a useful purpose given its surrounding context.

Table 1 Net community benefit test evaluation criteria

Criteria	Comment
	Not proceeding with the Planning Proposal will also result in the local jobs not being realised. A future injection of 70 jobs into the local economy is a significant impact on not proceeding with the Planning Proposal

We trust that this additional information is of assistance to Council in the preparation of their response to the Department to enable a Gateway determination to be issued.

Should you have any questions in relation to this letter or the Planning Proposal please do not hesitate to contact either David Kettle or Ellen Robertshaw.

Yours faithfully

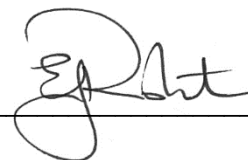
DFP PLANNING PTY LIMITED

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DAVID KETTLE
DIRECTOR

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Reviewed: _____

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