

8.3. Merimbula, Pambula and Eden Deferred Sites Planning Proposal

This report recommends appropriate land use zones and minimum lot sizes to nine sites in the Merimbula, Pambula and Eden areas, currently deferred from Bega Valley Local Environmental Plan 2013.

Director Planning and Environment

Background

10 In 2014 Council submitted two planning proposals – ‘Northern Rural Residential Zones’ and ‘Southern Rural Residential Zones’ to the Department of Planning and Environment (DPE) for Gateway determination. These planning proposals sought to finalise a number of “Appendix 2” matters that were deferred from Bega Valley Local Environmental Plan 2013 (BVLEP 2013). Council was encouraged to withdraw both planning proposals and provide further justification for each of the sites by way of a “short strategic assessment”. Council officers accordingly prepared two strategic assessments for consideration of the DPE, detailing each site and the relative catchment-based supply and demand for Rural Residential lots.

Following further extensive discussions and site inspections with the DPE, agreed officer positions were reached on the majority of sites previously included in the 2014 planning proposals. As a result two new planning proposals have been produced:

- 1) Bega – Tathra Deferred Sites; and
- 20 2) Merimbula, Pambula and Eden Deferred Sites.

This report covers the Merimbula, Pambula and Eden sites.

Strategic

Council officers have been working closely with the DPE to finalise the nine (9) deferred sites (see Table 1) and the draft Planning Proposal reflects the agreed position reached with the DPE and with input from the NSW Office of Environment and Heritage.

In summary the draft Planning Proposal provides the following key outcomes:

- Removal of deferred status for 9 properties
- 27 potential additional lots across the Merimbula and Pambula catchment areas.

30 Further, Council officers are developing a Draft Rural Living Strategy 2016 (RLS) which, when adopted by Council, would implement a Shire-wide strategy for new rural residential and rural village development from demand based and infrastructure analyses. This draft Planning Proposal is in accordance with the principles promoted within the RLS.

Table 1: Summary of Sites contained in draft Planning Proposal

Property	Current Zone	Proposed Zone	Proposed Min. Lot Size	Est. additional lot yield.
Robyns Nest Merimbula Drive, Merimbula	7(d) Environmental Protection General and 2(c) Residential Tourist	E4 Environmental Living, E3 Env. Management and E2 Env. Conservation	1 and 2 hectares, 10 hectares	10
H Loftus Boggy Creek Road, Millingandi	1(a) Rural General	E4 Environmental Living	2 hectares	0
ELALC Oregon Street, Pambula	1(a) Rural General	E3 Environmental Management	120 hectares	0
Multiple owners Bega Street, Pambula	2(f) Future Urban	R5 Large Lot Residential and E4 Environmental Living	2,000sq/m and 5,000sq/m	0
Multiple owners Oaklands Road, Pambula	1(a) Rural General	E4 Environmental Living and RU2 Rural Landscape	1 hectare and 120 hectares	3
G Wright Mount Darragh Road, Lochiel	1(a) Rural General	E4 Environmental Living	4 hectares	2
G Evans Mount Darragh Road, South Pambula	1(a) Rural General	R5 Large Lot Residential, E4 Environmental Living and E3 Environmental Management	3,000sq/m, 5,000sq/m and 7 hectares	11
R Jermyn Princes Highway, Griegs Flat	1(a) Rural General Zone, 1(c) Rural Residential and 7(b) Environmental Protection Foreshore	E3 Environmental Management and E2 Environmental Conservation	5 and 20 hectares	1
Crown Lands NSW West Street, Eden	2(e) Urban Zone	RU2 Rural Landscape	120 hectares	0

Consultation

The draft Planning Proposal will be placed on public exhibition following receipt of Gateway Approval from the DPE. During the public exhibition period interested local community members are able to make submission on the draft Planning Proposal which would then be the subject of a further report to Council.

40

Conclusion

The nine (9) properties covered by the Merimbula, Pambula and Eden Deferred Sites draft Planning Proposal provide for modest rural residential growth in the Merimbula and Pambula areas. Following extensive investigations by Council officers and discussion with the DPE, appropriate land use zonings and minimum lot sizes for each site have now been finalised and form the basis for the recommendations within this report.

Attachments

1. Merimbula, Pambula & Eden Deferred Sites Draft Planning Proposal

Recommendation

1. That in respect to the nine deferred sites included in the draft Planning Proposal, Council resolves the following:
 - a) **Merimbula Drive, Merimbula** Part Lot 1882 DP 1014185; apply E4, E3 and E2 zonings and minimum lot sizes of 1 hectare (E4), 2 hectares (E4) and 10 hectares (E3).
 - b) **Boggy Creek Road, Millingandi** Lot 5431 DP 1041710; apply E4 zoning and minimum lot size of 2 hectares.
 - c) **Oregon Street, Pambula** Lot 529 DP 1007936, Lots 1-3, 16-19 Section 45 DP 758825 and Lots 1-4, 19-22 Section 46 DP 758825; apply E3 zoning and minimum lot size of 120 hectares.
 - d) **Bega Street, Pambula** Lots 1 & 2 DP 68708, Lots 102 & 103 DP 734647, Lots 16-22 DP 792850, Lots 10-13 DP 1114693, Lots 1-3, 10, 12-14, 15-19 Section 14 DP 758825, Lot 1 DP 198435, Lot 23 DP 803543, Lots 8 & 9 DP 997160 and Lot 10 DP 734647; apply R5 and E4 zonings and minimum lot sizes of 2,000sq/m (R5) and 5,000sq/m (E4).
 - e) **Oaklands Road, Pambula** Lots 441 & 442 DP 1077278, Part Lot 381 DP 1027113, Part Lot 45 DP 807327 and Lots 431-433 DP 1152077, Lot 434 DP 1152077; apply E4 and RU2 zonings and minimum lot sizes of 1 hectare (E4) and 120 hectares (RU2).
 - f) **Mount Darragh Road, Lochiel** Lot 384 DP 1062442; apply E4 zoning and minimum lot size of 4 hectares.
 - g) **Mount Darragh Road, South Pambula** Lot 302 DP 749405; apply R5, E4 and E3 zonings and minimum lot sizes of 3,000sq/m (R5), 5,000sq/m (E4) and 7 hectares (E3).
 - h) **Princes Highway, Griegs Flat** Lot 102 DP 1108395; apply E3 and E2 zoning and minimum lot sizes of 5 hectares (E3) and 20 hectares (E2).
 - i) **West Street, Eden** Lot 128 DP 750205; apply RU2 zoning and minimum lot size of 120 hectares.
2. That the Merimbula, Pambula and Eden Deferred Sites Planning Proposal be forwarded to the Department of Planning and Environment for Gateway Approval to place on public exhibition.
3. Following public exhibition a further report be presented to Council summarising the results of the public exhibition period.
4. Should no public comment be received during the public exhibition period, officers progress the Planning Proposal to finalisation and gazettal without further reports to Council.