

8.2. Bega - Tathra Deferred Sites Planning Proposal

This report recommends appropriate land use zones and minimum lot sizes to five sites in the Bega – Tathra area, currently deferred from the 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 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 Bega – Tathra sites.

Issues

Strategic

Council officers have been working closely with the DPE to finalise the five (5) 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.

Notably this draft Planning Proposal ensures appropriate lot sizes are applied to four of the sites with existing Development Approval.

In summary the Bega – Tathra draft Planning Proposal provides the following key outcomes:

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- Removal of deferred status for 5 properties
 - Appropriate lot sizing applied to reflect existing Development Approvals
 - 24 potential additional lots across the Bega and Tathra catchment areas.

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	Estimated additional lot yield
J.K. Blacker Finucane Lane, Bega	2(f) Future Urban	R5 Large Lot Residential	1 hectare	0 (9 Lots already approved)
R Miller Princes Highway, Bega	2(f) Future Urban	R5 Large Lot Residential	1 and 3 hectares	0 (62 Lots already approved)
J Tipping D'Arcy Lane, Jellat Jellat	1(a) Rural General	E4 Environmental Living	2 hectares	0 (2 Lots already approved)
Linkwood Pty Ltd Tathra River Estate, Thompsons Drive, Tathra	1(a) Rural General Zone, 2(a) Residential Low Density Zone, 2(c) Residential Tourist Zone, 6(a) Existing Open Space Zone and 7(b) Environment Protection Foreshore Zone	R5 Large Lot Residential, E2 Environmental Conservation and RE1 Public Recreation	1 hectare	20 (32 lots already approved)
R Brown Sapphire Coast Drive, Kalaru	1(a) Rural General	E4 Environmental Living	2 hectares	4 Lots
		Total		24 lots

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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.

Conclusion

The five (5) properties covered by the Bega – Tathra Deferred Sites draft Planning Proposal provide for modest rural residential growth in the Bega – Tathra area. Following extensive investigation by 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.

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Attachments

1. Bega - Tathra Deferred Sites Draft Planning Proposal

Recommendation

1. That in respect of the five deferred sites included in the draft Planning Proposal, Council resolves the following:
 - a) **Finucane Lane, Bega** Lot 10 DP 1162109; apply R5 zoning and minimum lot size of 1 hectare.
 - b) **Princes Highway, Bega** Part Lot 4 DP 1077434, Part Lot 2432 DP 793758 and Lot 1510 DP 1077898; apply R5 zoning and minimum lot sizes of 1 hectare and 3 hectares.
 - c) **D'Arcy Lane, Jellat Jellat** Lot 5210 DP 807872, Lot 3 DP 735201 and Lot 51 DP 740926; apply E4 zoning and minimum lot size of 2 hectares.
 - d) **Tathra River Estate, Thompsons Drive, Tathra** Lot 2 DP 582074; apply R5, E2 and RE1 zonings and minimum lot size of 1 hectare (R5).
 - e) **Sapphire Coast Drive, Kalaru** Lots 21 & 22 DP 816824 and Lots 2 & 3 DP 249834; apply E4 zoning and minimum lot size of 2 hectares.
2. That the Bega – Tathra Deferred Matters 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, Council officers progress the Planning Proposal to finalisation and gazettal without further reports to Council.