

PLANNING PROPOSAL 19 (PP-2021-4811) TO REVIEW PERMISSIBLE USES IN THE C4 ENVIRONMENTAL LIVING ZONE

Simplified Version

What is proposed?

Council is looking to change current planning controls to achieve the following outcomes.

- Provide additional opportunities for people to build secondary dwellings (with 100m size limit) and attached dual occupancies in eastern parts of the C4 Zone.
- Provide opportunities to establish rural industries in the entire C4 zone.
- Allow landowners within the C4 Zone to access the same exempt development provisions for farm buildings that apply in rural zones in the Shire.

Why are we doing it?

Council has received feedback that some of the restrictions on development that were introduced in the C4 Zone in 2010 were considered to be too restrictive. The proposed changes allow for more of the uses that are normally permitted in other rural areas of the Shire.

Where are the eastern parts of the C4 Zone where secondary dwellings and attached dual occupancies would be permitted?

In the Thora Valley, land generally to the east of Richardsons Bridge will be permitted to construct secondary dwellings and attached dual occupancies. This location is in the vicinity of 1498 Darkwood Road and is shown on Attachment 1.

In the Kalang Valley, land generally to the east of the intersection of Rickerbys Rd with Kalang Rd will be permitted to construct secondary dwellings and attached dual occupancies. This location is in the vicinity of 1432 Kalang Rd and is shown on Attachment 2.

Why are these uses restricted to these eastern areas only and not permitted throughout the whole zone?

Council originally intended to permit these uses throughout the zone however the NSW Rural Fire Service raised concerns with evacuation of both valleys in the event of bushfire. The drawing of a line at the proposed locations was informed by a Bushfire Strategic Study that Council commissioned to further investigate bushfire risk, and represents the outcome of detailed negotiations with the RFS to allow for some development to occur in the less isolated and generally more cleared parts of the C4 zone. The Bushfire Strategic Study and the relevant RFS comments are included in the exhibition documentation available via the link below.

What do I do if I want to make a submission to Council about this matter?

Council is seeking public feedback on this matter from 4 June 2022 to 4 July 2022. All exhibition material can be viewed at the following location.

<https://www.bellingen.nsw.gov.au/Your-Council/Council-News-Updates/Public-notice-and-Items-on-Exhibition>

Submissions should preferably be emailed to council@bellingen.nsw.gov.au using the Reference Planning Proposal 19 – Submission.

Written submissions should be addressed to;

The General Manager

Bellingen Shire Council

PO Box 117

BELLINGEN NSW 2454

If you do send written correspondence, please ensure that you provide an email contact to ensure that Council can contact you in a timely manner regarding any subsequent consideration of this proposal by Council.

Who can I talk to if I have questions about this?

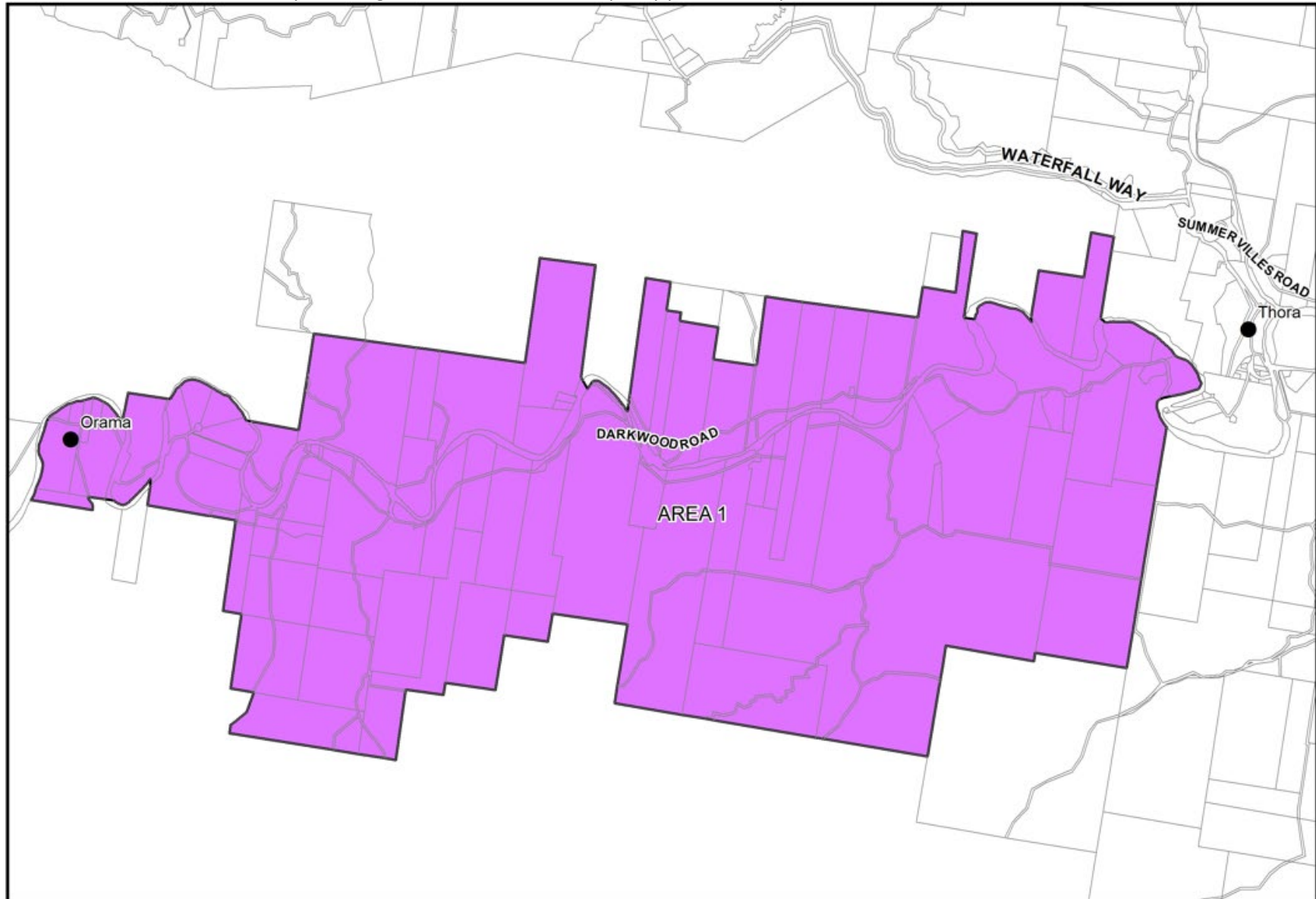
For further details please contact Daniel Bennett on 6655 7300 between 8.30am – 4.30pm, Monday to Friday.

What happens next?

Council will consider any submissions that are received during the public exhibition period. A report will then be prepared that the elected Council will consider which will include a recommendation as to whether the proposal should be supported and finalised.

People who made a submission will be notified when it gets reported back to Council and may request to speak at the Council Meeting.

Attachment 1 – Thora Secondary Dwelling and Attached Dual Occupancy permissibility area



Attachment 2 – Kalang Secondary Dwelling and Attached Dual Occupancy permissibility area

