

## 8.2. Planning Proposal for Rural Residential Land Griegs Flat

This report seeks a Council resolution to submit a planning proposal for land at Griegs Flat to the Department of Planning, Industry and Environment for Gateway Determination, based on the zoning and lot sizes detailed in this report.

**Director Community Environment and Planning**

### Officer's Recommendation

1. That Council submit the Griegs Flat Planning Proposal (Attachment 1) to the Department of Planning, Industry and Environment for Gateway Determination.
2. That following Gateway Determination, the Planning Proposal be placed on public exhibition.
3. That at the conclusion of the exhibition period, Council officers prepare a further report to Council if material amendments to the Planning Proposal are required to address submissions received during the exhibition period.
4. That should no material amendments to the Planning Proposal be required in response to submissions received during the exhibition period, Council officers progress the Planning Proposal to finalisation and gazettal without a further report to Council.

### Executive Summary

The purpose of this report is to seek Council's approval for a Planning Proposal for lodgement with the Department of Planning, Industry and Environment (DPIE). This Planning Proposal is consistent with the *Bega Valley Shire Rural Residential Strategy*, which identifies the site as an area suitable for rural residential development. This Planning Proposal will result in an additional two rural residential lots being able to be approved through a future development application for subdivision.

### Background

Lots 60 and 61 DP 861043 at 3900 Princes Highway, Greigs Flat, have combined area of four hectares (ha). The site is located approximately 3.2 kilometres (km) south of the town of Pambula, 900 metres (m) from South Pambula and is adjacent to the Princes Highway and Nethercote Road intersection.

Council's adopted *Rural Residential Strategy* provides strategic direction for the future growth and management of rural residential development. Part of the site is identified as being suitable for rural-residential development in the Strategy. The site is currently zoned RU2 Rural Landscape and E2 Environmental Conservation under *Bega Valley Local Environmental Plan 2013* (BVLEP 2013) with a minimum lot size of 120 ha.

The owner of the land has submitted a Planning Proposal to Council that seeks to implement the recommendations of the *Rural Residential Strategy* by amending BVLEP 2013 to enable subdivision of the site to create:

- Two rural-residential lots on the portion identified in the Rural Residential Strategy of with an area of approximately 8,000 square metres (m<sup>2</sup>) in size located within the land currently zoned RU2; and
- A residual lot of greater than 2 ha, which would contain the existing dwelling and land currently zoned E2.

The following amendments to BVLEP 2013 are proposed:

- Rezone approximately 2.6 ha of the site from RU2 to E4 Environmental Living with a minimum lot size of 8,000 m<sup>2</sup> (0.8ha)
- Extend the existing E2 zone over part of the site with a minimum lot size of 120 ha

## Options

Options available to Council are to:

1. Resolve to support the Planning Proposal and forward it through to the Department of Planning, Industry and Environment for Gateway Determination. This is the recommended option.
2. Not support the Planning Proposal.

## Community and Stakeholder Engagement

### *Engagement undertaken*

Pre-lodgement consultation has been undertaken with the NSW Biodiversity Conservation Division of DPIE and Transport for NSW.

### *Engagement planned*

The Gateway Determination will confirm community consultation requirements. It is likely that the Planning Proposal will be exhibited as a 'low' impact proposal for a period of not less than 14 days in accordance with Section 5.5.2 of *A Guide to Preparing Local Environmental Plans* (DPIE 2018).

Council will engage with the local community and agencies as per the Gateway Determination and Council's *Community Engagement Strategy*. This will include notification on Council's website and writing to adjacent owners.

Should agency or community feedback to the Planning Proposal be received, a further report will be prepared for Council outlining the submissions received and any changes to the Planning Proposal recommended in response to those submissions prior to resolving whether to proceed with amending BVLEP 2013.

If no objections to the Planning Proposal are received and no changes are required to the Planning Proposal, it is recommended that Council resolve to authorise staff to proceed to finalise the proposed amendment to BVLEP 2013.

## Financial and Resource Considerations

The Planning Proposal has been prepared by the applicant and the applicable fee received in accordance with Council's adopted Fees and Charges 2021-2022. Any additional costs incurred for advertising the Planning Proposal will be passed on to the applicant.

## Legal /Policy

This Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the DPIE's *A Guide to Preparing Planning Proposals* (2018).

## Impacts on Strategic/Operational/Asset Management Plan/Risk

### *Strategic Alignment*

The Planning Proposal is consistent with the *Bega Valley Shire Rural Residential Strategy*, Planning Priority 11 of the *Bega Valley Shire Local Strategic Planning Statement 2040*,

Strategies 7 and 11 of the *Bega Valley Shire Community Strategic Plan 2040* and Directions 5 and 28 of the *South East and Tablelands Regional Plan 2036*.

*Environment and Climate Change*

The Planning Proposal supports future rural residential growth, having regard to environmental considerations and sustainability principles.

*Economic*

The Planning Proposal supports provision of additional rural residential opportunities to supplement the residential options available in the market.

*Risk*

The Planning Proposal is consistent with the recommendations of the adopted *Rural Residential Strategy* and does not introduce any new risks to Council.

*Social / Cultural*

The Planning Proposal supports provision of additional rural residential opportunities to meet the needs of the community for provision of housing.

## Attachments

1. Planning Proposal Rural Residential Land 3900 Princes Highway, Griegs Flat