

## 8.2. Endorsement of planning proposal for Pambula Merimbula Golf Club

This report seeks a Council resolution to submit a planning proposal to permit the use of tourist and visitor accommodation on part of the land occupied by the Pambula Merimbula Golf Club to the NSW Department of Planning and Environment for Gateway Determination.

**Director Community Environment and Planning**

### Officer's Recommendation

1. That Council officers submit the Pambula Merimbula Golf Club planning proposal (Attachment 1) to the Department of Planning 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 NSW Department of Planning and Environment (DPE). This planning proposal will result in an additional use clause being added to the *Bega Valley Shire Local Environmental Plan 2013* (LEP 2013) which would enable consideration of the use of tourist and visitor accommodation on the site of the existing Pambula Merimbula Golf Club clubhouse.

### Background

The Pambula Merimbula Golf Club is located on Arthur Kaine Drive between Merimbula and Pambula. The facilities include a 27 hole golf course, club house and car parks over several lots. The land is leased from a combination of Council and DPE Crown Lands. The planning proposal affects only that part of the land that includes the club house and associated car parks and a small portion of adjacent open space, being Lot 374 DP 750227, Lots 1 and 2 DP 1047807 and part of Lot 355 DP 41837 as illustrated in Map 1 below.



Map 1: Land affected by the planning proposal

The planning proposal has been prepared and submitted by the Pambula Merimbula Golf Club to enable consideration of the existing club house to be redeveloped for the purpose of tourist and visitor accommodation. All the land that is the subject of the planning proposal is leased Crown land.

The land is currently zoned RE1 Public Recreation. The aim of the planning proposal is to retain the existing RE1 zone but amend the LEP 2013 to introduce an additional permitted use for the identified land to permit consideration of a development application for tourist and visitor accommodation on the site.

## Options

Options available to Council are to:

1. Resolve to support the planning proposal and forward it through to DPE 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 by the applicant with Council officers and DPE Crown Lands.

### Engagement planned

The Gateway Determination will confirm community consultation requirements for the planning proposal. It is likely that the planning proposal will be exhibited for a period of 20 working days.

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, DPE Crown Lands, the Rural Fire Service, Civil Aviation Safety Authority and the lessee/operator of Merimbula Airport.

Should agency or community feedback to the planning proposal be received that results in material changes to the planning proposal, a further report will be prepared for Council outlining the submissions received and the changes to the planning proposal recommended in response to those submissions prior to resolving whether to proceed with amending the LEP 2013.

If no objections to the planning proposal are received or no substantial changes are required to the planning proposal, it is recommended that Council resolve to authorise staff to proceed to finalise the proposed amendment to the LEP 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 met by 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 DPE's *Local Environmental Plan Making Guideline (December 2021)*.

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

##### Strategic Alignment

The planning proposal is consistent with:

- The Planning Priority for Tourism in the *Bega Valley Shire Local Strategic Planning Statement 2040*
- Theme B: 'Our economy is prosperous, diverse and supported by innovative and creative businesses' of the *Bega Valley Shire Community Strategic Plan 2042*
- Direction 9: 'Grow tourism in the region' of the *South East and Tablelands Regional Plan 2036*.

##### Environment and Climate Change

The planning proposal supports future commercial growth, having regard to environmental considerations and sustainability principles.

##### Economic

The planning proposal supports provision of additional commercial opportunities to supplement the current options for tourist and visitor accommodation currently available.

##### Risk

The planning proposal does not introduce any new risks to Council.

##### Social / Cultural

The planning proposal supports provision of additional commercial opportunities to meet the needs of tourists and visitors to the Bega Valley Shire.

#### Attachments

1. Planning proposal: Pambula Merimbula Golf Club additional permitted use