

Planning Proposal

Draft Amendment to Bega Valley Local Environmental Plan 2013

at

Lot 2 DP516738 & Lot 3 DP1187097

108 and 114 Rawlinson Street, Bega NSW 2550

Date: 27th June 2024 – V4

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1 Introduction

Site Details

Address	108 and 114 Rawlinson Street, Bega
Real Property Description	Lot 2 DP516738 Lot 3 DP1187097
Land Area	9585m ²
Current Land Use	Existing single storey residential dwelling and ancillary structures (proposed for demolition).

General Details

Applicant	Alex Pontello - Southern Cross Community Housing
Owners	Southern Cross Community Housing
Planning Proposal	Anthony Blood - ARB Planning
Architect	Gabe Reed – Edmiston Jones
Application Type	Draft Amendment to Bega Valley Local Environmental Plan 2013
Proposal	To amend the Bega Valley Local Environmental Plan 2013 (BVLEP2013) to permit Residential Flat Building as Additional Permitted Uses (APUs) at the site. These uses are currently prohibited uses within the R2 Low Density Residential zone.
LEP Zoning	R2 Low Density Residential
Consent Authority	Bega Valley Shire Council

The proposal has been prepared in accordance with Division 3.1 Strategic Planning of the *Environmental Planning and Assessment Act 1979*. Division 3.1 aims to create a cohesive planning framework that balances growth, sustainability, and community needs through strategic plans and local statements.

The subject site is located at 108 and 114 Rawlinson Street, Bega, legally described as Lot 2 DP516738 and Lot 3 DP1187097. The site is comprised of two (2) irregular shaped allotments with a total area of 9585m².

Proposed Lots	Distance	Adjoining Property
Lot 2 DP516738 – 108 Rawlinson Street – 3389m ²		
Northern	20.905m	Road frontage to Rawlinson Street.
	19.33m	110 Rawlinson Street.
Eastern	99.855m	106 Rawlinson Street.
Southern	40.235m	9,13,15 Prospect Street.
Western	32.706m	110 Rawlinson Street.
Lot 3 DP1187097 – 114 Rawlinson Street – 6196m ²		
North	23.275m	Road frontage to Rawlinson Street.
	18.29m	118 Rawlinson Street.
	19.845m	116 Rawlinson Street.
	19.17m	112 Rawlinson Street.
East	36.065m	112 Rawlinson Street.
Southern	80.615m	17,19,21,23,25 Prospect Street.
Western	69.85m	92, 94 Ravenwood Street and 120 Rawlinson Street.

The site slopes north east to south west with an approximate fall of 10m.



Figure 1 – The Subject Site and Surrounding Properties.

2 Part 1 – Objectives and Intended Outcomes

2.1 Objective

To amend the Bega Valley Local Environmental Plan 2013 (BVLEP 2013) to permit Residential Flat Building as Additional Permitted Uses (APUs) at the site. These uses are currently prohibited uses within the R2 Low Residential zone.

2.2 Intended Outcomes

The permitted additional uses on site will support a proposal for demolition of existing structures, tree removal and construction of Boarding Houses and Residential Flat Buildings over two (2) stages including lot consolidation and associated works.

2.3 Alternative Approach

Council sought advice from the Regional Planning Panel in relation to permissibility of the Residential Flat Building. Issues were raised in relation to the precondition under Clause 36(1)(b) of the SEPP Housing 2021. The proposed Residential Flat Building does not meet the 400m precondition from MU1 Mixed Use zone by 5% or approximately 20m.

The planning proposal pathway for additional uses is the only alternative to facilitate a Residential Flat Building land use over the subject site. As a result, the draft planning proposal for APUs is proponent initiated, based upon Council's advice received 14/05/2024 via an online meeting.

3 Part 2 Explanation of Provisions

The amendment proposes the following changes to BVLEP 2013.

Amendment	Provision
Schedule 1 Additional permitted uses	To amend the Bega Valley Local Environmental Plan 2013 (BVLEP 2013) to permit Residential Flat Building as Additional Permitted Uses (APUs) at the site.

3.1 Zone Objectives

Objectives of zone of the R2 Low Density Residential Zone:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

Comment

The proposal meets the objectives of the R2 Low Density Zone for the following reasons.

- Complies with the prescribed Floor Space Ratio of 0.5:1.
- Complies with the prescribed Building Height of 10m.
- The proposal has been designed to meet the relevant development controls.
- The proposal contributes to affordable housing supply to meet the needs of the community.
- Increases the viability of other land uses and services.

3.2 Definitions

Residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following—

- (a) attached dwellings,
- (b) boarding houses,
- (baa) co-living housing,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (faa) (Repealed)
- (g) multi dwelling housing,
- (h) residential flat buildings,**
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

Additional Permitted Uses Map means the Bega Valley Local Environmental Plan 2013 Additional Permitted Uses Map.

4 Part 3 – Justification

Section A – Need for the Planning Proposal		
1	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	The proposal is proponent initiated, based upon Council advice. While not the direct result of any specific strategic study or report, the proposed amendment contributes to the strategic objectives of the Local Strategic Planning Statement (LSPS) to increase affordable housing supply.
2	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	Yes, amending the BVLEP 2013 Schedule 1 is the preferred mechanism. The APUs will facilitate residential flat buildings over the site. Please refer to Alternative Approach under section 2.3.
3	Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	<p><u>South East and Tablelands Regional Plan 2036.</u> The proposal has strategic merit and will give effect to the <i>South East and Tablelands Regional Plan 2036</i>.</p> <p>Goal 1: A connected and prosperous economy. Direction 12: Promote business activities in urban centres.</p> <p><u>Comment</u> The proposal contributes to the growth of the existing Bega MU1 zoned land located just over 400m from the site. The proposed development will promote business activities by introducing affordable housing supply to the community. This provides employment opportunities for people within walking distance of the subject site.</p> <p>Goal 2: A diverse environment interconnected by biodiversity corridors. Direction 14: Protect important environmental assets.</p> <p><u>Comment</u> Stormwater will be managed via onsite detention tanks, then discharged via existing easement through Lot 94 DP529595.</p> <p>The site does not contain mapped biodiversity. Seven (7) trees are proposed to be removed within the building envelope. The total canopy is estimated to be 265.87m² or 0.026587ha, which is below the 0.25ha BOS clearing threshold.</p> <p>The proposal will not have a significant effect on any potential threatened species or their habitats. Offsetting or further biodiversity assessment is not required. Please refer to the Arborist Assessment Report for tree removal and retention information.</p>

		<p>Goal 3: Healthy and connected communities Direction 20: Enhance access to goods and services by improving transport connections. Direction 21: Increase access to health and education services. Direction 22: Build socially inclusive, safe, and healthy communities.</p> <p><u>Comment</u> The proposed development provides affordable housing within close proximity to health and education services. The ongoing residential use will be socially inclusive to foster a safe and healthy community.</p> <p>Goal 4: Environmentally sustainable housing choices Direction 24: Deliver greater housing supply and choice. Direction 25: Focus housing growth in locations that maximise infrastructure and services. Direction 27: Deliver more opportunities for affordable housing.</p> <p><u>Comment</u> A total of sixty-four (64) units will deliver greater housing supply to Bega. The units will be managed long term by Southern Cross Community Housing as affordable housing.</p> <p><u>Draft South East and Tablelands Regional Plan 2041</u> The Draft South East and Tablelands Regional Plan 2041 is a review of the current regional plan and was exhibited during August – September 2022 and again during December 2022 and January 2023. The draft plan has five themes:</p> <ol style="list-style-type: none"> 1. Recognising Country, people and place 2. Enhancing sustainable and resilient environments 3. Leveraging diverse economic identities 4. Planning for fit for purpose housing and services 5. Supporting a connected and active region <p>The proposed development will support these themes, in particular</p> <ul style="list-style-type: none"> • Provide housing supply in appropriate locations. • Provide more affordable housing.
4	Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan	<p><u>Bega Valley Local Strategic Planning Statement 2040</u> The Bega Valley Local Strategic Planning Statement 2040 provides directions for land use planning and decision-making through to 2040.</p> <p>Land use in Bega Valley Shire supports the activities, infrastructure and natural environment to enhance the quality of life and enable the community to become more resilient to challenges. The proposal aligns with a number of planning priorities as outlined below.</p> <p>Planning Priority 1: Natural Environment The subject site does not contain high value biodiversity. However, the proposal does protect the natural environment by limiting tree removal to</p>

	<p>building envelopes, appropriate stormwater management and the introduction of native Australian vegetation via landscaping.</p> <p>Planning Priority 2: Natural Hazards The site is a low hazard environment and not identified as being within a coastal area, bushfire prone, flood affected or subject to landslide.</p> <p>Planning Priority 3: Carbon Neutral The site is located within close proximity of public transport and the commercial centre of Bega. The proposal will limit the reliance upon the private motor vehicle and contributes to a carbon neutral future.</p> <p>Planning Priority 4: Aboriginal Land and Culture The site is not identified as containing an Aboriginal heritage item under Schedule 5 Environmental Heritage Bega Valley Local Environmental Plan 2013. A due diligence report for Aboriginal Heritage concluded that no Aboriginal artefacts were likely present and further investigation is not required. Please refer to the Aboriginal Heritage Due Diligence Report prepared by Artefact in Appendix B.</p> <p>Planning Priority 8 Transport The site is serviced by the Local and State Road network. The site is connected to the footpath network and located within easy walking distance to public transport options. Please refer to the Traffic Impact Assessment prepared by Traffwise Consultants in Appendix A.</p> <p>Planning Priority 9: Open Space and Recreation The proposal will improve the viability of Council's existing public open space and recreational assets by introducing additional housing supply.</p> <p>Planning Priority 10: Character The site is not identified as containing a heritage item under Schedule 5 Environmental Heritage Bega Valley Local Environmental Plan 2013.</p> <p>Planning Priority 11: Housing The proposed development will deliver a range of housing styles and sizes to suit people of all ages. The infill development site will ensure affordable housing supply to the community of Bega.</p> <p><u>Bega Affordable Housing Strategy</u></p> <p>The proposal facilitates the Affordable Housing Strategy, which provides a framework to respond to housing needs in the Bega Valley Shire to 2040. It was developed following consultation with a range of stakeholders and aims to:</p> <ul style="list-style-type: none"> Clearly articulate the role of various stakeholders in delivering affordable housing in shire and opportunities for collaboration among those stakeholders
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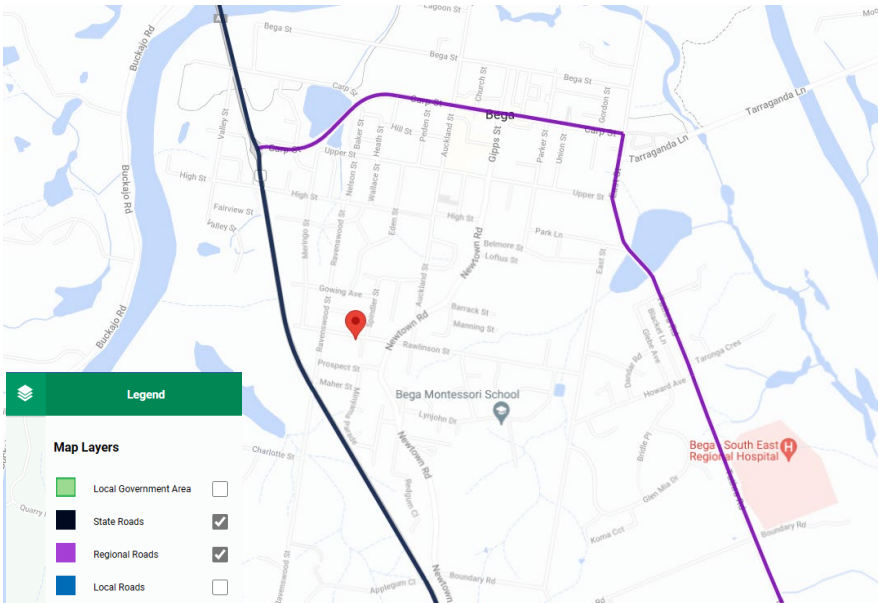
		<ul style="list-style-type: none"> • Identify short, medium and long-term strategies for Council and other key stakeholders, to support housing development suitable for our growing population, ageing community and changes in household structure • Identify key performance indicators to monitor housing affordability and implementation of the strategy • Align with federal and NSW policy, including considering proposed changes to housing policy currently underway in NSW. <p>Further detail on the strategy can be found in the Affordable Housing Strategy background paper.</p> <p><u>Bega Residential Land Strategy 2040</u></p> <p>The Strategy investigates housing needs including drivers of demand, supply characteristics, housing affordability and other housing issues and challenges specific to the Bega Shire.</p> <p>It examines existing and future population and housing characteristics, the housing capacity of residential zoned land and factors that affect capacity to accommodate growth and change. The key findings of the Strategy are:</p> <ul style="list-style-type: none"> • Low to moderate growth is forecast across the Shire. • There is an adequate supply of zoned land for housing across Bega Valley Shire, although Tura Beach and Merimbula do not have enough vacant capacity. • More housing diversity is needed in all centres. • There is a general need for affordable rental housing. • There are limits to opportunities for growth beyond existing urban areas. <p>The Strategy provides principles for guiding future housing provision and directions about how and where residential growth can occur to support the growing population, ageing community and changes in household structure.</p> <p>The Strategy also identifies actions that can be taken by Council to address these issues, including recommendations for amendments to Council's planning instruments and policies.</p> <p>Greater housing diversity</p> <p>A greater diversity of housing, including more one- and two-bedroom dwellings are needed to provide greater housing choice for the large and growing proportion of single and couple households.</p> <p>A more diverse range of housing helps people meet their housing needs as they move through different life stages and allows communities to stay intact and for networks to grow.</p>
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	<p>A sufficient supply of housing with four or more bedrooms that is available for rent or purchase in well located areas helps larger households, such as Indigenous households, meet their housing needs.</p> <p>Housing for older people</p> <p>The large and growing cohort of older people in Bega Valley Shire will increase the demand for housing that is suited to their needs. This can range from smaller dwellings requiring less maintenance with good access to services and facilities, to purpose-built housing for seniors and supported accommodation such as nursing homes. Providing these housing choices enables people to remain in their community where they have social connections and supports.</p> <p>Affordable housing options</p> <p>The high proportion of low- and moderate-income households that are in housing stress, points to the need for more affordable housing for rent and purchase.</p> <p>High housing costs leaves insufficient income for households to meet their other health, education and recreation needs and reduces the capacity of households to live independently and improve their quality of life.</p> <p>This has flow on effects for the broader community as it can reinforce patterns of exclusion and segregation and limit access to education and employment.</p> <p><u>Bega Community Strategic Plan</u></p> <p>The Bega Valley Shire is known as the Sapphire Coast, located at the south-eastern corner of NSW. The population of around 35,000 is dispersed, with a third living in rural areas and the remaining two thirds spread amongst 12 villages, four major towns and adjacent urban settlements.</p> <p>The unique coastline, tranquil rainforests, serene rivers and lakes, and picturesque mountain backdrops shape Bega Valley.</p> <p>Land is used primarily for conservation and timber production. Other land uses include agriculture, dairy farming, fishing, oyster harvesting, tourism, health care/social assistance, construction, manufacturing and retail are also important industries.</p> <p>The Bega Valley Shire Community Strategic Plan (CSP) outlines the aspirations and priorities of the Bega community with a long-term vision for the region to 2042.</p> <p>The Integrated Planning and Reporting Framework, requires that Council develop a series of plans, strategies, and reports linked to the community vision and priorities set out in the CSP. The Community Strategic Plan is</p>
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		<p>based on the social justice principles of equity, access, participation and human rights.</p> <p>Community Engagement – Main Challenges</p> <ul style="list-style-type: none"> • People indicated they would like Council to prioritise housing for all, including affordability, availability and homelessness, as the top priority. • Participants identified jobs and employment as a challenge. • Retaining and supporting young people through local employment and training opportunities along with supportive youth services, activities and placemaking. • Diversification of housing stock to allow people to live in suitable homes across each stage of their lives. • Access to aged and disability services (5.5 percent) and health services. <p>The proposal aligns with community expectations and delivers much needed affordable housing.</p>
Section B – Relationship to the Strategic Planning Framework		
5	Is the planning proposal consistent with any other applicable State and regional studies or strategies?	<p><u>Far South Coast Regional Economic Development Strategy</u></p> <p>The Far South Coast Regional Economic Development Strategy (2023 Update) sets out a long-term economic vision and associated strategy for the local government areas of Bega Valley and Eurobodalla.</p> <p>Stakeholders from the Far South Coast highlighted housing availability, resilience, and leveraging major projects for sustainable growth as key priorities for the region. Specifically, the proposal aligns with the following element of this strategy:</p> <p><u>Support investment in housing and population serving infrastructure</u></p> <ul style="list-style-type: none"> • Work with local government to strategically plan for housing supply, focusing on development within existing centres where aligned with existing strategic plans. • Identify opportunities to support the diversification of the region's affordable housing options and increase housing supply through a Regional Housing Delivery Plan. • Work with NSW Government agencies to ensure residential and employment zoned lands offer a high standard of amenity and are supported by high quality transport connectivity, in particular to connect young and/or unemployed people to education and training opportunities.
6	Is the planning proposal consistent with applicable State Environment al Planning	<p>Please refer to the Statement of Environmental Effects prepared by ARB Planning in Appendix C.</p> <p><u>SEPP (Transport and Infrastructure) 2021</u></p> <p>The proposed residential accommodation does not exceed 300 dwellings and located greater than 90m from a classified road. As a result, Schedule 3 for traffic generating development does not apply to the proposal.</p>

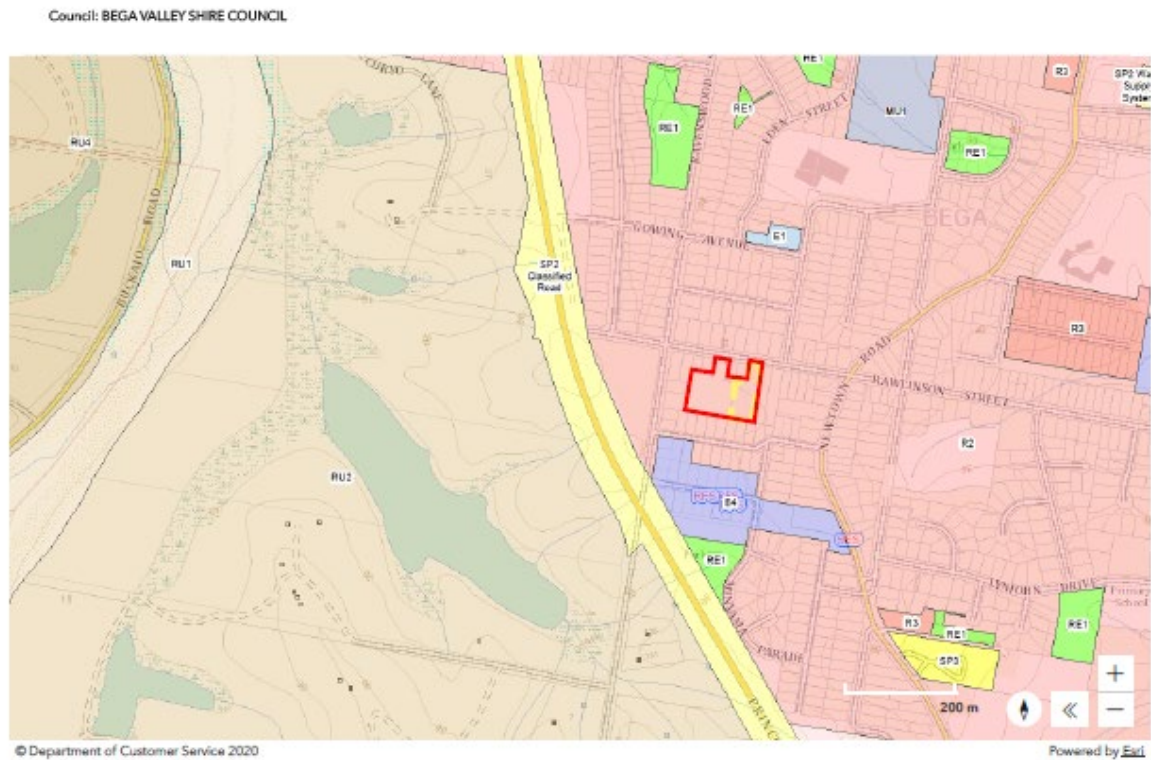
Policies (SEPPs)?	<p>Please refer to the Traffic Impact Assessment prepared by Traffwise Consultants in Appendix A.</p> <p><u>SEPP (Vegetation in Non-Rural Areas) 2017</u> The Vegetation SEPP regulates clearing of native vegetation on urban land and land zoned for environmental conservation/management that does not require development consent. The Vegetation SEPP applies to clearing of:</p> <ol style="list-style-type: none"> 1. Native vegetation above the Biodiversity Offset Scheme (BOS) threshold where a proponent will require an approval from the Native Vegetation Panel established under the Local Land Services Amendment Act 2016; and 2. Vegetation below the BOS threshold where a proponent will require a permit from Council if that vegetation is identified in the Council's development control plan (DCP). <p>The site does not contain mapped biodiversity. Seven (7) trees are proposed to be removed within the building envelope. The total canopy is estimated to be 265.87m² or 0.026587ha, which is below the 0.25ha BOS clearing threshold.</p> <p><u>SEPP (Resilience and Hazards) 2021</u> The Preliminary Site Investigation prepared by NGH Consulting identified uncontrolled fill. The report recommends a Stage 2 Detailed Site Investigation will be undertaken in accordance with conditions imposed under the development consent.</p> <p>The proposal includes demolition of existing structures which may contain contamination in the form of asbestos given the age of the structures. Consideration has been given to the management of such contamination in the Waste Management Plan. Prior to demolition, a hazardous materials audit will be required.</p> <p><u>SEPP (Planning Systems) 2021</u> The proposed development is not identified as State Significant Development.</p> <p><u>SEPP (Housing) 2021</u> The proposed Boarding House is permissible with consent under clause 23. The Residential Flat Building does not meet the precondition under clause 36 and a site compatibility certificate has not been issued by the Department of Planning. As a result, the draft planning proposal seeks to include the additional permitted use over the site.</p> <p><u>SEPP (Biodiversity and Conservation) 2021</u> A test of significance has been carried out and it was found that no threatened species, flora species or fauna habitat occurs on the land. The development that will be enabled by the proposed amendment to Bega Valley LEP 2013 will not trigger the Biodiversity Offset Scheme</p>
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		thresholds. A Biodiversity Development Assessment Report will not be required. The Planning Proposal and the proposed development are consistent with the objectives of SEPP
7	Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?	<p>An assessment of the planning proposal and its consistency with the applicable Ministerial Directions is provided below:</p> <p>Focus area 1: Planning systems</p> <p>1.1 Implementation of Regional Plans</p> <p>Consistent. The planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of its vision, land use strategy, goals, directions, or actions.</p> <p>1.4 Site Specific Provisions</p> <p>Consistent. The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls. The proposed amendment would allow the APUs to be carried out in the R2 Low Density Residential zone. Direction 1.4(1)(a) applies in this instance.</p> <p>Focus Area 4: Resilience and Hazards</p> <p>4.1 Flooding</p> <p>The proposal is compatible with the flood function and behaviour on the existing land. The proposed development includes a stormwater easement through the downstream property. The stormwater will be connected to 94 Ravenwood Street Lot 94 DP 529595. An existing easement burdens this property in favour of the subject site.</p> <p>4.3 Planning for Bushfire Protection</p> <p>The subject site is not identified as being bushfire prone land.</p> <p>4.4 Remediation of Contaminated Land</p> <p>Consistent. The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning authorities. Please refer to comments under SEPP (Resilience and Hazards) 2021.</p> <p>4.5 Acid Sulphate Soils</p> <p>The subject site is not identified as containing Acid Sulphate Soils.</p> <p>Focus area 5: Transport and Infrastructure</p> <p>5.1 Integrating Land Use and Transport</p> <p>The site is serviced by existing public infrastructure, including the Local and State Road network. The site is connected to the footpath network and located approximately 350m to the bus stop along Newtown Road or 600m to the bus stop at TAFE Bega. The proposed APUs will increase density over the site and make transport links more viable.</p>

		 <p>Focus area 6: Housing</p> <p>6.1 Residential Zones The proposal broadens the choice of housing and makes efficient use of surrounding infrastructure and services.</p>
8	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	<p>The proposed APUs pose no risk to critical habitat or threatened species, populations or ecological communities, or their habitats. The site already permits development for the purposes of residential. The introduction of additional uses will not increase the likelihood of adverse ecological effects.</p> <p>The statutory development assessment process requires the consideration of all physical constraints, including ecology. This includes an arborist report to support tree removal within the building envelopes.</p>
9	Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	<p><u>Traffic</u> Primary access is proposed along Rawlinson Street, accessed via Newtown Road. Rawlinson Street is a low traffic environment with limited competition for on street car parking. The proposal complies with 63 off street car parking spaces. The existing road reserve can accommodate additional vehicle movements and the driveway is designed to comply with Australian Standards. Please refer to the Traffic Impact Assessment prepared by Traffwise Consultants in Appendix A.</p>

		<p><u>Stormwater</u></p> <p>The proposal is compatible with the flood function and behaviour on the existing land. The proposed development includes a stormwater easement through the downstream property. The stormwater will be connected to 94 Ravenwood Street Lot 94 DP 529595. An existing easement burdens this property in favour of the subject site.</p>
10	Has the planning proposal adequately addressed any social and economic effects?	<p>The Bega Valley Shire has an estimated population of 36,279 people, as of June 2023. By 2036, the catchment area is forecast to contain a population of 40,709 people an increase of almost 4,893 people, with an annual growth rate of 0.65% or 13.79% by 2036.</p> <p>The proposed APUs will have a positive economic impact on the commercial viability of any existing activity centre within Bega. The social impact is positive with the introduction of affordable housing. Southern Cross Community Housing will manage ongoing operations.</p> <p>The cost for the construction is estimated to be up to \$22 million. As a result, the construction phase is expected to generate sixty (60) jobs, with additional jobs expected to be created throughout the wider economy.</p>
11	Is there adequate public infrastructure for the planning proposal?	<p>The site is serviced by existing public infrastructure, including the Local and State Road network. The site is connected to the footpath network and located approximately 350m to the bus stop along Newtown Road or 600m to the bus stop at TAFE Bega.</p> <p>The proposed development includes a stormwater easement through the downstream property. The stormwater will be connected to 94 Ravenwood Street Lot 94 DP 529595. An existing easement burdens this property in favour of the subject site.</p> <p>Infrastructure in the form of reticulated electricity, sewer, water, and telecommunications are available to the site.</p>
12	What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination?	<p>The current development application (DA10-2023-309-1) was notified from 25/01/2024 to 26/02/2024, with no submissions received. Comments from external government agencies were not required in this instance.</p> <p>Council sought advice from the Regional Planning Panel. Issues were raised in relation to permissibility under Clause 36(1)(b) of the SEPP Housing 2021.</p> <p>The proposed Residential Flat Building did not meet the 400m precondition from MU1 Mixed Use zone. As such, the draft planning proposal to include the APU's is proponent initiated, based upon advice received from Council.</p>

5 Part 4 Mapping



Proposed Additional Permitted Uses Map Bega Valley Local Environmental Plan 2013

Figure 2 – Proposed Additional Permitted Use Map for 108 and 114 Rawlinson Street, Bega.

6 Part 5 Community Consultation

A community briefing meeting was held at Club Bega on Friday 20th October 2023 between 2-4pm. No strong objections against the proposal were received. The main concerns raised were:

1. *Property owner across the road from the entry / exit driveway said car lights will shine directly into his bedroom.*

This can be mitigated through driveway design, landscaping and privacy screening or front fencing.

2. *90 Ravenswood was concerned about privacy for his pool.*

The design has located living areas and POS at ground level to enable landscaping and boundary fencing to resolve this concern. Windows to the upper level bedroom have raised sills to ensure privacy between the properties is provided.

3. *There was a lot of talk about stormwater and how this will be managed. Concerns were that once directed to Ravenswood, the Council infrastructure would reach capacity.*

The proposal has considered stormwater as a key design principle in developing the application. The central stormwater easement proposed through the site will allow upstream sites to connect to the easement to manage their stormwater. The civil engineer has designed the stormwater system with the upstream capacity in mind. The proposal includes On Site Detention to reduce the stormwater flow through to Ravenswood which has been calculated and designed by the Civil Engineer. Downstream capacity should be confirmed with Council's engineers.

4. *Concerns were raised about overflow parking on Rawlinson Street.*

Rawlinson Street is a low traffic environment with limited competition for on street car parking. Furthermore, the proposal complies with 76 off street car parking spaces.

5. *Concerns about the type of people we will house, how we will manage any antisocial behaviour etc.*

Southern Cross Community Housing will manage residents in accordance with their policies. The proposal has been developed to cater for a wide range of occupants and levels of affordable housing. Build to rent units will provide much needed housing for families. Smaller studio apartments will house key workers and bring a great diversity to the project which will contribute to the community.

6. *One person raised the concern about whether the driveway in/out was wide enough to take the traffic.*

The access driveway is designed to comply with Australian Standards. Refer to Traffic report and Civil engineer documents for further detail.

This early consultation provides a summary of community concerns. The applicant has addressed the above-mentioned points and made the relevant design changes. The development application was submitted to Council 21/12/2023.

The current development application (DA10-2023-309-1) was notified from 25/01/2024 to 26/02/2024. Thirteen (13) submissions and one (1) petition were received during this period. Matters raised in the submissions and Council's request for information include:

- Permissibility.
- Compliance with SEPP (Housing) 2021 and ADG.
- Landscaping and private open space calculations
- Privacy.
- Overshadowing.
- Detailed design issues.
- 3 Storey component of development and integration with adjoining residential interface.
- Setbacks from site boundaries.
- Waste management including waste pick up areas.

The applicant Edmiston Jones Architects have prepared a detailed response letter and submitted amended plans to address the submissions raised. The development application will be renotified in accordance with Council's community consultation policy.

The draft planning proposal will be exhibited in accordance with the Gateway determination. The applicant is requesting that the draft planning proposal be exempt from 28 day exhibition period, given that community consultation has occurred as part of the development application and the scope of submissions is known to Council.

7 Part 6 Project Timeline

Stage	Timeframe
Submission of Scoping Report	June 2024
Consideration by Council and resolution to submit for Gateway determination	August 2024
Gateway determination	October 2024
Agency consultation	November 2024
Public exhibition	November 2024
Public hearing (if required)	November 2024
Consideration of submissions & finalisation of document	January 2025
Council endorsement	January 2025
Submission to Department of Planning & Environment	February 2025
Gazettal of LEP amendment	March 2025 or 55 working days*

* benchmark timeframe for a standard planning proposal in the Local Environmental Plan Making Guideline (NSW Department of Planning, Industry and Environment 2022).

Finalisation of the Local Environment Plan (LEP) amendment includes final GIS mapping, legal drafting and the LEP being made (if the proposal is supported). The plan comes into force on the day the LEP is published on the NSW Legislation website, or a later date specified in the LEP.

8 Conclusion

In conclusion, the Draft Planning Proposal includes Additional Permitted Uses for Residential Flat Building at 108 and 114 Rawlinson Street, Bega. The proposal is considered to be in keeping with State and Local planning provisions. As such, we are seeking a favourable determination from Council and request Gateway determination from the Department of Planning NSW.

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