

# News release



Planning



Bega Valley Shire Council

Thursday, 3 February, 2011

## **Far South Coast residents to have their say on Bega Valley LEP**

The NSW Department of Planning has given the go ahead for Bega Valley Shire Council to publicly exhibit its draft principal local environmental plan (LEP).

To assist in preparing the draft plan, the council received \$210,000 in financial assistance from the Department of Planning under its Planning Reform Fund. The funding was also to assist in preparing structure plans for Bermagui, Tathra, Merimbula and Bega Town Centre, which provided a strategic planning framework for the LEP.

The Department's Deputy Director-General, Tom Gellibrand, said the draft LEP proposed a number of changes to promote employment and economic growth across the Bega Valley Shire.

"The draft LEP addresses a shortage of industrial land and the need for job creation, with Council proposing to rezone land at south Bega for industrial purposes," Mr Gellibrand said.

"There is provision for mixed use zones around Bega and Merimbula, where a height limit of 14 metres is proposed in specific areas.

"Council is also proposing to introduce a number of SP3 tourist zones to encourage tourist development in the Bega Valley Shire."

In addition, Mr Gellibrand said the Department had made a change to the draft LEP to apply the appropriate B2 local centre zone to the Bega civic place car park.

"The Department felt it was necessary to make this change to remain consistent with existing planning policies, and this zone will support Bega's role as the Major Regional Centre, as identified in the South Coast Regional Strategy," he said.

Mr Gellibrand said the Department had made a change at the request of Council to maintain the existing special use zoning over Merimbula Airport, allowing Council to consider how its current and future operations could be strengthened.

In addition, the draft LEP proposes to:

- Retain the vast majority of rural land to allow current uses to continue;
- Increase the list of uses permissible in each zone;
- Allow rural workers' dwellings in RU1 and RU2 rural zones, in recognition of the isolation of many farms and Council's decision to retain the 120 hectare minimum lot size;

- Apply E2 Environmental Conservation and E3 Environmental Management zones to protect sensitive coastal locations with high environmental values;
- Apply an E4 Environmental Living zone to a number of undeveloped rural residential areas, to assist Council in considering the environmental attributes of the land when assessing development applications;
- Reduce the amount of land zoned for future residential use, to reflect potential flooding issues for much of the land.

Mr Gellibrand said the document would update the planning controls contained in the 2002 LEP and had been prepared using the standard LEP template, which the Department introduced to clarify and simplify State planning controls.

“The standard template provides a consistent framework for the layout, zone names and definitions in new council-wide LEPs across the State, making them easier to implement and to understand,” Mr Gellibrand said.

“At the same time, councils still have the flexibility to incorporate local planning strategies and address planning issues specific to the local area.”

Bega Valley Shire Mayor Tony Allen said he welcomed the opportunity for Shire residents to have input into the draft LEP.

“Council has planned wide-ranging opportunities for residents to view the new plan and the accompanying development control plan (DCP), and to make a submission or seek the advice of specialist staff on any matter they do not fully understand,” he said.

Cr Allen said the draft plans were expected to go on exhibition in April.

Mr Gellibrand said the public exhibition was an important step in the process, giving residents an opportunity to comment on the plan and ensure it takes into account the views of the community.

“I congratulate Council on reaching an important milestone for the future planning in the Bega Valley Shire,” Mr Gellibrand said.

*For media inquiries regarding local planning provisions, please contact Anna Glover on (02) 6499 2126.*

*For media inquiries regarding the standard LEP template, please contact Laurel-Lee Roderick at the NSW Department of Planning on (02) 9228 6128.*