

## strategic land use planning priorities & the 20 year plan

Council is developing a 20 year plan to set the long term vision for the growth of the Shire. This 20 year plan involves a number of inputs from across Council's functions and responsibilities. These inputs include

- Social Plan
- 10 Year Financial Plan
- Economic Policy Planning
- Strategic Land Use Plans and Policies

This brochure focuses on Council's Strategic Land Use Planning. Information on other parts of the 20 year plan can be found on our website [www.begavalley.nsw.gov.au](http://www.begavalley.nsw.gov.au) or are available to read or purchase at Council's offices.

### How does strategic land use planning work?

Council implements the community's forward vision for its land use through its Local Environmental Plan, Development Control Plans and related Policy documents. The State Government also has a significant role in shaping the land use direction of the area and the region and it achieves this through various regional policies and the (developing) South Coast Regional Strategy.

Council is proposing to complete a major review of its *Local Environmental Plan* (LEP) to produce a new comprehensive LEP in 2008. A number of interim planning reforms will need to be effected prior to that date and these will result from the process detailed here.



- **Urban and rural residential structure reports** will canvass land use issues for the coming 20 years with the Shire divided into separate report districts covering Eden, Merimbula-Pambula-Tura, Bega, Tathra and Bermagui.
- **Rural lands review** will examine the land use planning issues for the coming 20 years for the rural zones of the Shire.
- **Commercial centres review** will set the direction for the evolving hierarchy of main settlements in terms of the commercial roles of Bega, Merimbula, Eden and Bermagui.



- **Employment lands strategy** will look at innovative ways Council can assist in promoting small businesses by providing adequate zoned industrial land and related infrastructure.
- **Heritage and landscape strategy** will advance the protection of the physical and cultural landscape aspects of what we see as special in the Bega Valley Shire.
- **Estuary planning reports** Council is also working on a number of reports for each of the main waterways of the Shire, and these in turn will provide input to the comprehensive plan and associated policies.
- **Review of urban residential zones** will ensure that there is adequate land to allow for a full range of residential lifestyle options in fully serviced areas close to commercial areas and other facilities.

How do I have my say in assisting Council develop the 20 year land use vision for the community?

Public consultation will be sought for each of the above strategic reports. The final reports will guide Council's comprehensive LEP or generate amendments to current policies and plans if the matter is more urgent than the 2008 target for completion and gazettal of the comprehensive LEP.

Any changes to Council's formal plans and policies will in turn be exhibited and a further opportunity provided for public comment on the detailed policy.

What are the benefits of this strategic land use planning process?

Once the comprehensive LEP and associated planning documents are in place, the community will have a strong direction for land use planning over the coming 20 years. This enables Council to achieve efficiencies in the provision of service infrastructure, protect important environmental assets and ensure there is an adequate supply of land for all agreed initiatives and directions of the community.

Where do I get further information?

- ① General questions and discussion on progress regarding strategic land use planning can be directed to Council's Planning Services section on 6499 2222.

Current planning policies and drafts on public exhibition can be viewed at each of Council's offices or on the web at

- 🌐 [www.begavalley.nsw.gov.au](http://www.begavalley.nsw.gov.au) then follow the prompts
- ▶ Planning & Development
- ▶ Planning Controls



## Strategic land use planning for 2025

