

7. Exhibition of Eurobodalla Shire Council Draft Local Environmental Plan

The purpose of the report is to advise Council of the exhibition of the draft Local Environmental Plan for Eurobodalla.

Group Manager, Planning and Environment

BACKGROUND

10 As Council is aware staff have been preparing the new comprehensive Local Environmental Plan for the Bega Valley for a considerable period of time. Presently Council is waiting for the Department of Planning's Wollongong Regional Office to issue a Certificate under Section 65 of the Environmental Planning and Assessment Act to allow public exhibition to take place. At this stage it is anticipated that the exhibition will start in August/September this year.

Eurobodalla Shire Council has commenced the exhibition of its draft Local Environmental Plan (LEP) and has requested this Council's comments on the draft plan. Details of the draft Eurobodalla LEP are at www.esc.nsw.gov.au. Perusal of this link will give Councillors an indication of what this Council's own exhibition will look like.

EUROBODALLA DRAFT LEP

Given that all councils have to follow the same Standard Instrument template the draft Eurobodalla LEP is very similar to the draft Bega Valley LEP.

20 There are differences in some of the uses permissible in the various zones. However this Council has endeavoured to make as many uses permissible as appropriate to the particular zone.

In general the zones adjoining the Shire boundary used by Eurobodalla are compatible with the zones being proposed in this Shire.

Eurobodalla has utilised a Rural Small Holdings zone together with a Large Lot Residential zone. This Council has only made use of the Large Lot Residential zone as the Rural Small Holdings zone is designed for genuine rural activities being undertaken on small parcels of rural land.

30 In the Bega Valley small rural parcels are largely used for residential purposes. This includes land presently in the 1(c) zone together with land subdivided in accordance with the (former) concessional lot provisions. Additionally some of the land presently zoned as Future Urban is proposed to be included in the Large Lot Residential zone.

SUMMARY

Eurobodalla Shire Council's draft LEP is compatible with Bega Valley's and in general terms contains the same or very similar provisions.

Bega Valley's draft LEP is currently with the Department of Planning for the issue of a Section 65 Certificate to allow public exhibition. Discussions with the officers of the Department indicate that they do not foresee any major areas of disagreement.

40 Additionally, the Minister for Planning has written to Council advising that the Department of Planning is reprioritising the LEPs for all councils in the State. This means that some councils will be placed on a higher priority list indicating State support for the gazettal of their LEPs within the next two years. Those councils considered not to have high priority LEPs will not progress for two or more years. A response has been forwarded by Council staff outlining the case for Bega Valley's LEP to be exhibited (and subsequently gazetted) as soon as possible and for it to be included in the two year list as a high priority. Again advice from the officers at the Department's Regional Office indicates that Council has its support.

RECOMMENDATION

50 That Council congratulates Eurobodalla Shire Council for the significant work it has undertaken and advises that this Council does not have any concerns with the Eurobodalla draft LEP.