

General Recommendations

Recommendation 1 – Principles

Principle 1 – Rural residential zones must adjoin an existing town or village.

- All proposals for rural residential land in the village catchments (Cobargo, Quaama, Candelo, Wolumla, Wyndham, Towamba, and Kalaru) must be adjacent to an existing rural residential zone and/or an existing village or urban zone.

Principle 2 – Rural residential development must support viability of a town or village.

- All re-zonings must be anticipated to support the social and commercial viability of the town or village to which they are nearest to.

Principle 3 – Existing rural residential zones can increase in density.

- Lowering the minimum lot sizes for existing rural residential zones is an action which this strategy supports as long as visual amenity and environmental constraints are fully considered.

Recommendation 2 – Design Principles for new Rural Residential Proposals to be added to the DCP Plan 2013

- Rural residential land releases must be designed to mitigate any visual impact on the existing main entrance routes into the inland villages of Bemboka, Cobargo, Quaama, Candelo, and Wyndham.
- All future planning proposals for rural residential land must include a clear strategy for dealing with the serviceability of any rural living lots.
- All future planning proposals for rural residential land must strongly justify any proposed loss of any agricultural land which may support Primary Production (including small scale farming).
- Cul-de-sacs in urban and rural subdivisions are strongly discouraged.
- Through roads and grid patterns are encouraged, if the pattern of ownership can facilitate such a design outcome.
- Maximising lot yield by incorporating an excess of cul-de-sacs is not an acceptable planning outcome.
- Urban or village zone subdivisions which result in rear fences facing existing street frontages are prohibited.
- Design of subdivision must adhere to the principles of quality urban design and traditional neighbourhood structure.

- Design solutions to traffic concerns regarding safety and sight distances of entering traffic onto existing road networks must be incorporated at an early stage in the subdivision design process.
- Discussions with the relevant road authority regarding lowering speed limits, on the edge of villages and towns, as rural residential or urban subdivisions concepts are developed, is encouraged to avoid negative design outcomes such as rear fences facing streets or an excess of cul-de-sacs.

Recommendation 3 – Future strategic planning priorities

- Completion of South Pambula, Wolumla and Mandeni Planning Proposals, to allow for immediate development of lots in these high demand areas.
- Review minimum lot size of existing Rural Residential Zones in Bald Hills, Millingandi, Black Range, Tarraganda, Kalaru, Coopers Gully and Buckajo.
- Prepare masterplan for Council land on the corner of Sapphire Coast Drive and Tathra Road to guide future residential growth in Kalaru
- Investigate high quality agricultural land for genuine Primary Production Small Lot Zone (RU4) opportunities, whilst reviewing current application of the RU4 Primary Production Small Lots. This is to ensure that the RU4 zone is applied to land that is suitable for primary industry and compatible uses.
- Prepare 20 Year Plans for each village to guide the expansion and growth of villages as outlined in this strategy.

Appendix 1: Rural Residential Zonings under the Bega Valley Shire BVLEP 2013

R5 Large Lot Residential Zone

The R5 Large Lot Residential Zone is used for residential development on land in a rural setting with limited environmental or scenic values. Minimum lot sizes generally range from between 3000sqm and 3ha based on landscape, servicing and road networks, catchment characteristics and site attributes.

E3 Environmental Management Zone

The E3 Environmental Management Zone is used for land that has environmental or scenic values, but where a range of development including dwelling houses and extensive agriculture is suitable. Minimum lot sizes generally range between 10ha to 40ha depending on conservation or landscape values, servicing, road network, catchment characteristics and site attributes.

Other E3 zoned land in the Shire has a 120ha minimum lot size and is primarily used for agricultural purposes. This land was typically zoned general rural under the previous Local Environmental Plan 2002 (BVLEP 2002) and is located in sensitive coastal estuaries. For the purposes of this study this land is not included in the rural residential zone land and is considered to be 'general rural land'.

E4 Environmental Living Zone

The E4 Environmental Living Zone is used for land that has environmental or scenic values but does not have high conservation values and where large lot residential development is suitable. Minimum lot sizes generally range from 1ha to 10ha based on landscape, servicing and road networks, catchment characteristics and site attributes.

RU4 Primary Production Small Lots Zone

The RU4 Primary Production Small Lots Zone is used for land with agricultural values and potential (e.g. existing fully or partially cleared land with moderate to good soil profiles) and limited environmental constraints. Minimum lot sizes generally range from 2ha to 20ha based on servicing and road networks and site attributes.

Appendix 2: Types of rural residential accommodation

Table 23: Types of residential accommodation permitted in general rural zones				
Zone	Dwelling houses	Secondary Dwellings	Dual occupancies (attached)	Dual occupancies (detached)
RU1 Primary Production	✓	✗	✓	✓
RU2 Rural Landscape	✓	✗	✓	✓
E3 Environmental Management (120ha lot size)	✓	✓	✗	✗

Table 24: Types of residential accommodation permitted in rural residential zones				
Zone	Dwelling houses	Secondary Dwellings	Dual occupancies (attached)	Dual occupancies (detached)
R5 Large Lot Residential	✓	✓	✓	✓
E3 Environmental Management less than 120ha	✓	✓	✗	✗
E4 Environmental Living	✓	✓	✓	✓
RU4 Primary Production Small Lots	✓	✗	✓	✗