

## DRAFT RURAL LANDS STRATEGY SUBMISSIONS AND RESPONSES

Suburb	Issues Raised	Staff Response
1	Benandarah	Request change from RU1 zone to RU4 zone to facilitate a dwelling entitlement.
		Support RU4 zoning of this area and the Strategy has been amended accordingly. The change grants a dwelling entitlement to the subject land plus 3 additional dwellings in the area. This change is considered reasonable on planning grounds.
2	Moruya	Support proposal of extensive agriculture to be allowed in the R5 zone. However, request RU4 zone. Request removal of all E zones and overlays from the LEP and removal of all reference to biobanking. Request dams be exempt development on R5 zoned land.
		Support RU4 zoning of this area and the Strategy has been amended accordingly. The Strategy does not include the E3 zones, but proposes the retention of the E1, E2 and E4 zones. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity overlay changed to a Native Vegetation overlay to identify areas where environmental considerations are required in the assessment of development applications. The LEP does not make any reference to biobanking and the Strategy does not propose to include any such reference. It is considered appropriate that dams require consent in the R5 zone.
3	North Batemans Bay	Oppose change to the zoning of our R5 zoned property. Strongly object to any overlays.
		No change is proposed to the existing R5 zoning of the subject land in the Strategy. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.
4	Shire Wide	Do not support widescale application of rural zoning over significant areas of high conservation value. Split zoning should be applied with rural zoning on agricultural lands and E3 zoning on areas of high conservation value. If broad rural zoning is to be applied, the biodiversity overlay should be included in the LEP.
		The Strategy recommends the use of a Native Vegetation Map in conjunction with rural zoning of rural lands. The E3 zone is not proposed to be applied.
5	Bingie	Support rezoning to RU4.
		Noted
6	Dignams Creek	Dignams Creek area should be considered as already fragmented. Strategy should enable further subdivision into 20 or 40ha lots. No vegetation overlay.
		Support a 40ha minimum lot size for the Dignams Creek area and the Strategy has been amended accordingly. The change results in a small number of additional lots and dwellings (approximately 5) in the area and this is considered reasonable on planning grounds.
7	Nelligen	Request whole lot be zoned RU4 with 2ha minimum lot size. Request road reserve be closed.
		Partly support request. The Strategy has been amended to reduce the minimum lot size for the currently deferred part of the subject land and some adjoining properties to 5ha. This change provides for a two lot subdivision of the subject lot which is considered reasonable on planning grounds. The proposed zone has been retained as E4 in the Strategy, however the RU4 zone can be further considered in the planning proposal that will follow the adoption of the Strategy by Council. The closing of road reserves is not a Rural Lands Strategy or LEP matter.
8	Nelligen	Request building entitlement on property.
		Not supported. The River Road is not suitable for the additional traffic that would be generated by additional dwellings in this area.
9	Nelligen	Request whole lot be zoned RU4 with 2ha minimum lot size. Request road reserve be closed.
		Partly support request. The Strategy has been amended to reduce the minimum lot size for the currently deferred part of the subject land and some adjoining properties to 5ha. The subject lot is currently approximately 5ha in size, so this change does not provide subdivision potential for the subject lot, but will facilitate a consistent 5ha lot pattern in the immediate vicinity of the subject lot and this is considered appropriate on planning grounds. The proposed zone has been retained as E4 in the Strategy, however the RU4 zone can be further considered in the planning proposal that will follow the adoption of the Strategy by Council. The closing of road reserves is not a Rural Lands Strategy or LEP matter.
10	Bodalla	Request removal of E2 zone from property.
		Further assessment of this matter (as part of a detailed review of the application of the E2 zone) is required and this will be undertaken as part of the planning proposal that follows the adoption of the Strategy by Council.
11	Moruya	Request ability to subdivide lot into 2 lots (request a 1ha minimum lot size).
		No change to the minimum lot size of the subject land is proposed at this time. However, this is an area where further detailed assessment could be undertaken over the next five years to review the zoning and lot size.
12	Shire Wide	General comments.
		Noted.

13	Narooma	Object to split zoning of property (E2/RU1). No proof of E2 zoning has been provided by Council.	Further assessment of this matter (as part of a detailed review of the application of the E2 zone) is required and this will be undertaken as part of the planning proposal that follows the adoption of the Strategy by Council.
14	Central Tilba	Support no change to current zoning and lot size of property.	Noted.
15	Currowan	Request 50 acre (or preferably 25 acre) minimum lot size.	Not supported. The River Road is not suitable for the additional traffic that would be generated by additional dwellings in this area.
16	Nelligen	Request whole lot be zoned RU4 with 2ha minimum lot size. Request road reserve be closed.	Partly support request. The Strategy has been amended to reduce the minimum lot size for the currently deferred part of the subject land and some adjoining properties to 5ha. This change provides for a two lot subdivision of the subject lot which is considered reasonable on planning grounds. The proposed zone has been retained as E4 in the Strategy, however the RU4 zone can be further considered in the planning proposal that will follow the adoption of the Strategy by Council. The closing of road reserves is not a Rural Lands Strategy or LEP matter.
17	Shire Wide	Request the following uses be permissible in the RU4 zone: - charter and tourism boating facilities - helipads - jetties - moorings - recreation areas - restaurants or cafes - rural industries - water recreation structures - wharf or boating facilities	The addition of jetties as a permissible use in the RU4 zone is supported and the Strategy has been amended accordingly. In addition, some rural industries are also proposed to be included in the RU4 zone. The other proposed uses are not considered appropriate.
18	Shire Wide	Smaller scale, more appropriate farming should be encouraged. Subdivision for housing of the small amount of fertile rural land should be strongly discouraged. Overlays must be enshrined in the LEP. Lack of balance in the public consultation process.	Noted.
19	Currowan	Request 16ha minimum lot size to enable dwelling entitlement.	Not supported. The River Road is not suitable for the additional traffic that would be generated by additional dwellings in this area.
20	Shire Wide	Support the draft Strategy.	Noted.
21	Mystery Bay	Request RU4 zoning with 2ha minimum lot size for a portion of the property.	The potential for expansion of the Mystery Bay village and/or rural residential type development adjoining the village requires further detailed assessment and this will be undertaken within the next five years.
22	Bingie	Object to use of overlays in the LEP. Object to proposal to develop a Scenic and Cultural Landscape Code. Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas. The draft Strategy does not provide enough additional smaller lot sizes for affordable lifestyle blocks. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement. Support the additional uses proposed in the different zones. Support the removal of the sunset clause for dwelling entitlements. Support not mapping biocorridors.	The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications. The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent. The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly. The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4, E4 and R5 zones. The matters supported are noted.

23	Shire Wide	<p>The draft Strategy is, on the whole, inconsistent with Section 117 Direction 2.2 regarding Environmental Protection Zones.</p> <p>Some lands currently zoned for environmental protection should continue to be zoned for environmental protection: Current 7 zones and some public reserves.</p> <p>No objection to rural zoning of deferred lands in the west of the Shire.</p> <p>Some parcels of land in the coastal areas have validated HCV and should have an environmental zone.</p> <p>Minimum lot size should not allow increase in subdivision in intact bushland areas and additional lots not to be created on flood prone land.</p> <p>Support continued use of existing Terrestrial Biodiversity overlay using updated data.</p> <p>Object to allowing “extensive agriculture” without consent in the E2 zone.</p>	<p>The deferred lands are, for the most part, currently zoned Rural 1(a). Therefore, the proposed RU1 zoning is not considered to be a reduction in environmental protection. The Strategy is therefore considered to be consistent with the Section 117 Direction.</p> <p>A more detailed review of the public land sites (crown land and Council reserves) identified in the OEH submission will be undertaken as part of the planning proposal process that will follow the adoption of the Rural Lands Strategy by Council.</p> <p>The additional potential subdivision in vegetated or flood prone rural areas facilitated by the Strategy is minimal and any future development application for subdivision would be considered on its merits.</p> <p>With regards to extensive agriculture in the E2 zone, the consultant has modified the draft Strategy to provide for grazing of livestock to be listed as exempt development in the E2 zone in Schedule 2 of ELEP 2012. This facilitates the continuation of existing grazing activities but does not permit cropping in these sensitive areas. Further, the Strategy recommends the Council continue to support rural land owners to protect SEPP 14 wetlands through education and land care activities.</p>
24	Coila	<p>Overlays should not be in the LEP.</p> <p>A Scenic and Cultural Landscape Code is not needed.</p> <p>Do not introduce biodiversity offsets.</p> <p>Minimum lot sizes in the Coila area should be further reduced.</p> <p>People need building entitlements and security over their land.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not propose to introduce biodiversity offsets into the LEP.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly. However the proposed minimum lot sizes in the Coila area were considered appropriate and have not been reduced further.</p> <p>The Strategy provides for additional building entitlements across Eurobodalla's rural lands.</p>
25	Kianga	<p>Agree with RU1 zoning but the overlays should not be included in the LEP. The minimum lot size in RU1 should be 10-15ha and minimum averaging would be appropriate on certain properties where the topography is such that an easy subdivision is not possible.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The draft Strategy proposes varying minimum lot sizes for RU1 land to reflect the different characteristics of the land. A blanket lot size at 10-15ha potentially results in the fragmentation of viable farming land and is therefore not considered appropriate.</p> <p>The Strategy proposes the inclusion of minimum averaging in the RU4 zone but further review is required to consider the potential impacts of introducing minimum averaging to the RU1 zone.</p>
26	Mogo	<p>Support the proposed RU4 zoning with 20ha lot size.</p>	<p>Noted.</p>
27	Shire Wide	<p>Agree with the social and economic strategies in the draft Strategy.</p> <p>The draft Strategy does not adequately provide for the protection of the native vegetation and the ecosystem services it provides to agriculture. Only support the decision to not use the E3 zone if an overlay of native vegetation is included in the LEP. However, the currently deferred areas should not be zoned RU1. Council should continue to use the E2 zone as presented in LEP 2012.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The zoning of the deferred lands to RU1 is supported.</p> <p>No change is proposed to the extent of the E2 zone, however a detailed review of public lands is proposed to be undertaken during the planning proposal process that will follow the adoption of the Strategy by Council.</p>
28	Shire Wide	<p>No comment.</p>	<p>Noted</p>

29	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>The draft Strategy does not provide enough additional smaller lot sizes for affordable lifestyle blocks. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p> <p>Request advice as to the removal of a tree in the road reserve in order to improve access to land.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly. The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4, E4 and R5 zones.</p> <p>The matters supported are noted.</p> <p>The removal of a tree in a road reserve is not an LEP matter.</p>
30	Shire Wide	<p>Support the 20 year vision for rural lands and the objectives covering commercial agriculture, small lot farming and rural tourism. Support retention of adequate biodiversity and natural tourism assets on private land.</p> <p>Not using the E3 zone can only be supported if an overlay of native vegetation is included in the LEP. Support continued use of the E2 zone as presented in LEP 2012.</p> <p>Reliance on a native vegetation overlay in a DCP or other plan will not provide adequate protection.</p>	<p>The matters supported are noted.</p> <p>The Strategy does not include the E3 zones, but proposes the retention of the E1, E2 and E4 zones. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p>
31	Shire Wide	<p>Prime agricultural lands should be identified and preserved from any development other than agriculture. Support strategy recommendations in this regard.</p> <p>Support retention of a Native Vegetation overlay.</p> <p>Support for other specific recommendations in the draft Strategy.</p>	Noted
32	Jeremadra	Request a zoning that enables a 10ha minimum lot size.	<p>No change is proposed to the minimum lot size as exhibited in the draft Strategy for this area. As the land adjoins a quarry, additional dwellings in this area may negatively impact on the quarry operations.</p>
33	North Batemans Bay	<p>No environmental zones, no overlays, like for like zonings with no loss of rights on land uses, recognition of common law right and no loss of housing entitlements or existing uses of land.</p> <p>Request detached dual occupancy (in the R5 zone).</p> <p>Request further subdivision potential in the North Batemans Bay area.</p>	<p>The draft Strategy does not include the E3 zones, but proposes the retention of the E1, E2 and E4 zones. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The Strategy proposes no loss of land uses, dwelling entitlement or existing use rights. The Strategy proposes detached dual occupancy in the RU4, E4 and R5 zones.</p> <p>No change is proposed the existing minimum lot size in this location. A reduction in minimum lot size that would enable further subdivision would significantly increase the dwelling yield. Any further subdivision potential in this area would need to be the subject of a site specific planning proposal so that detailed assessment can be undertaken.</p>
34	Congo	<p>Do not support deferred lands being zoned RU1 without some form of native vegetation overlay in the LEP. Support the use of the E2 zoned as per LEP 2012.</p> <p>Support the recommendations relating to local food and tourism.</p> <p>Suggest the following additional lobbying actions:</p> <ul style="list-style-type: none"> <li>- increased funding for the NSW Biodiversity Fund to reward/compensate land owners for retention of habitat.</li> <li>- improvements to internet access/mobile phone reception</li> <li>- improve certainty for leasing smaller parcels of land to farm.</li> </ul>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The zoning of the deferred lands RU1 is supported.</p> <p>No change is proposed to the extent of the E2 zone, however a detailed review of public lands is proposed to be undertaken during the planning proposal process that will follow the adoption of the Strategy by Council.</p> <p>The matters supported are noted.</p> <p>The additional lobbying suggestions are included in the Strategy.</p>

35	Nelligen	Support proposed E4 zoning.	Noted.
36	North Narooma	Request a 20ha minimum lot size. The draft Strategy addresses most of the needs and wishes of those who live in rural areas, but does not adequately provide for the protection of the native vegetation and the ecosystem services it provides to agriculture. Zoning of the deferred lands RU1 is not supported even if a native vegetation overlay is included in the LEP.	No change is proposed the minimum lot size as exhibited in the draft Strategy for this area. A 20ha minimum lot size in this area would significantly increase the dwelling yield and this is not considered appropriate without any further detailed assessment. Any further subdivision potential in this area would need to be the subject of a site specific planning proposal so that detailed assessment can be undertaken.  The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The zoning of the deferred lands RU1 is supported.
37	Shire Wide		The Strategy proposes varying minimum lot sizes for RU1 land to reflect the different characteristics of the land. A blanket lot size at 20ha potentially results in the fragmentation of viable farming land and is therefore not considered appropriate. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The Strategy proposes the inclusion of minimum averaging in the RU4 zone but further review is required to consider the potential impacts of introducing minimum averaging to the RU1 zone.
38	Narooma	The proposed strategy is quite acceptable. Minimum rural lot size should be 20ha. Environmental overlays should not form part of the LP or DCP. Minimum averaging for subdivision in RU1 zone should be included, especially where topography does not allow easy subdivision.	
39	North Batemans Bay	Suggest that the native vegetation overlay should not apply to both properties. Request a site inspection by OEH to confirm vegetation type.	Request for site inspection is noted and will be referred to OEH.
40	Moruya	Request RU4 zoning.	Support RU4 zoning of this area and the Strategy has been amended accordingly.
41	Moruya Heads	Concerned that some people are pushing for the removal of the Native Vegetation overlay from the LEP. Council should not reduce the tools available to preserve a balanced terrestrial biodiversity.	The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.
42	Bergalia	Support proposed E4 zoning. Support environmental overlays. Support encouraging small eco tourism activities. Do not agree that part of land is Class 1 Agricultural land.	Noted. No part of the land is Class 1 Agricultural land. The land is a mix of Class 3 and 5 land. The submitter is referring to a map done as part of the Rural Opportunities and Constraints Report which shows a part of the land as "Class 1 to 4".
43	Belowra	Request a reduction in minimum lot size in the Belowra area from 500ha to 100ha, and for the 100ha to be reduced to 40 or 20ha. However, the better agricultural lands, such as in the Belowra Valley, should be retained in larger holdings. The existing smaller properties in Belowra could be RU4 zone, providing dwelling entitlement. Support the additional dwelling entitlements the draft Strategy is providing for and support the removal of the sunset clause. Disagree with the proposal to have a Native Vegetation Overlay in the LEP. Support the expansion of RU1 zoning, but suggest more use of RU4 zone. Support Place of Public Worship being permissible in RU1, with appropriate guidelines in the DCP. Support detached dual occupancy for RU4 zone. Buildings for emergent services should also be permitted for RU1 and RU4. Support the expanded boundary adjustment clause (Action 12). Support recommended DCP amendments (Action 13). Support a range of other actions.	No change to the zoning or minimum lot size is proposed for the Belowra area. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The matters supported are noted.
44	Woodlands	Support proposed RU4 zoning, but request a 10ha minimum lot size. Request no environmental overlays.	No change is proposed to the draft Strategy recommendation with regards to minimum lot size at this time. Should any further development of this area be warranted, it should be the subject of a site specific planning proposal. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.

		Concerned about the potential increase in Basic Landholder Right water extraction. The creation of opportunities for additional lots and dwellings in rural areas will place greater demands on the Eurobodalla's water resources. Concerned about the greater demands placed on existing water resources from expansion of small scale food production and rural tourism.	The additional lots and dwellings facilitated by the Strategy are minimal. However, to address water supply concerns, the Strategy includes a recommendation that Council work with the Department of Primary Industries to test the potential for a variation in policy approach to water resources in coastal catchments.
45	Shire Wide		
46	Narooma	Request RU4 zoning. The draft Strategy does not adequately provide for the protection of the native vegetation and the ecosystem services it provides to agriculture. Support continued use of the E2 zone as presented in LEP 2012. Zoning of the deferred lands RU1 is not supported even if a native vegetation overlay is included in the LEP. Rural land owners should be recognised for conserving the natural values on their land. Lobbying for more money to be added to the NSW Biodiversity Fund is but one solution. Council could help to educate farmers about how they might benefit from carbon funding. Council could also promote voluntary conservation agreements.	No change is proposed to the draft Strategy recommendation with regards to zoning of the subject land at this time. More detailed assessment of the South Narooma area should be undertaken as part of a separate planning proposal process. The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The zoning of the deferred lands RU1 is supported. No change is proposed to the extent of the E2 zone, however a detailed review of public lands is proposed to be undertaken during the planning proposal process that will follow the adoption of the Strategy by Council. The draft Strategy identifies a number of options to consider with respect to funding and supporting private conservation.
47	Shire Wide		
48	Mossy Point	Request the south western corner of the lot be rezoned to reflect the adjoining land in Mossy Point. The draft Strategy provides the opportunity to facilitate subdivision of the land into 14 lots.	The Strategy has been amended to facilitate subdivision of the south western corner of the site as proposed. The remainder of the site is proposed to have an E2 zone as this area has been validated to contain EECs.
49	Shire Wide	Support recommendations relating to protecting prime agricultural land. Support not using the E3 zone. Support actions to encourage small scale food production. Support advocating for simpler leasing rules and adequate services in rural areas. Support encouraging rural tourism businesses, but object to commercial off road tours.	Noted.
50	Deua River Valley	Request dwelling entitlement.	A dwelling entitlement is not proposed for the subject lot in the Strategy. The subject lot is significantly smaller than the proposed minimum lot size for the area. Any reduction in minimum lot size in this area to facilitate a dwelling entitlement would result in a significant additional dwelling yield in the area, which would not be appropriate as it would have a significant impact on infrastructure capacity.
51	Benandarah	Request RU4 zoning. Request retention of existing industrial use. Intention is to undertake a future subdivision of land into 3 lots.	Support RU4 zoning and the Strategy has been amended accordingly. However, no change is recommended to the 40ha minimum lot size at this stage to enable further subdivision. Any further development potential should be the subject of a site specific planning proposal. Existing lawful uses will be maintained.
52	Bergalia	Support removal of the "sealed road provision". Currently have 420 acres with no dwelling entitlement.	The Strategy proposes the RU1 zone with 100ha minimum lot size for the subject land. As the subject lots combined is over 100ha, a dwelling entitlement would be available of the lots if they were to be amalgamated.
53	Deua River Valley	Object to the Native Vegetation overlay. Boundary of property with adjoining National Park is incorrect and the mapping should be corrected.	The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The mapping issue is a property boundary issue, not a Rural Lands Strategy matter.
54	Deua River Valley	Request a dwelling entitlement to live on farm. Both Bega and Palerang Councils have "ancillary dwelling entitlement".	Following a review of minimum lot sizes across the Shire, it was deemed appropriate to reduce the minimum lot size for the subject area to 20ha. This is due to the better quality and capacity of Araluen Road up to Larrys Mountain Road and the relatively small number of additional dwellings that would be generated. As the subject lots combined is 32.38ha, a dwelling entitlement would be available on the lots if they were to be amalgamated.
55	North Moruya	Reject RU1 zoning of land.	The subject land was zoned Rural 1(a) under the Rural LEP 1987 and is currently zoned RU1 under LEP 2012. The land is flood prone. No change to the current zoning of the land is proposed.

56	Yowrie	Request dwelling entitlement.	<p>A dwelling entitlement is not proposed for the subject lot in the Strategy. The subject lot is significantly smaller than the proposed minimum lot size for the area. Any reduction in minimum lot size in this area to facilitate a dwelling entitlement would result in a significant additional dwelling yield in the area, which would not be appropriate as it is in a remote area with significant intact native vegetation.</p>
57	Bodalla	<p>Object to the proposal to develop a Scenic and Cultural Landscape Code.  There should be more flexibility for providing housing entitlement in viable farming enterprises.  Provision for employee housing may also be required. Support the removal of the sunset clause on dwelling entitlements.  The Native Vegetation overlay should be included in a DCP, not the LEP. The need to continue to improve the accuracy of the vegetation overlay should be ongoing.</p>	<p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.  The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.  The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. A process has been established to facilitate ongoing updating of the data underpinning the overlay.</p>
58	Shire Wide	<p>Support continued use of E2 zoning for wetlands, littoral forest and coastal protection.  Support the 20 year vision.  No use of the E3 zone and use of RU1 for deferred lands is not supported.  Support local food production and rural tourism.  Support use of native vegetation overlay.  Support recognition of land owners for conservation work.  Support improving certainty for farmers who lease land.  Support investigations into simple local food processing.  Support advocacy for improved telecommunications.</p>	Noted.
59	Turlinjah	<p>Object to use of overlays in the LEP.  Object to proposal to develop a Scenic and Cultural Landscape Code.  Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.  Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.  Support the additional uses proposed in the different zones.  Support the removal of the sunset clause for dwelling entitlements.  Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.  The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.  The draft Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.  The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly. The current LEP provides for detached dual occupancy in the RU1 zone and the draft Strategy proposes allowing detached dual occupancy in the RU4, E4 and R5 zones.  The matters supported are noted.</p>
60	Bodalla	<p>Concerned at proposed zoning of E3. Request RU1 zoning with 40ha lot size.  Request dwelling entitlement and ability to do a dual occupancy.</p>	<p>The E3 zone is not proposed. Following a review of minimum lot sizes across the Shire, it was deemed appropriate to reduce the minimum lot size for the subject area to 40ha. This is due to the relatively small number of additional dwellings that would be generated. As the subject lot is 52.2ha, a dwelling entitlement would be available on the lot.</p>

61	Bodalla	<p>Request RU4 zoning for a portion of property separated from farm by the Princes Highway. Request less than 100ha to enable subdivision. Request minimum averaging in circumstances like ours.</p> <p>Object to the use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p>	<p>The subject lot is over 200ha in size, so with the proposed minimum lot size of 100ha, a two lot subdivision would be possible. It is not proposed at this stage to change a portion of the site to the RU4 zone as the subject area is heavily forested and any new dwelling would require an additional access point onto the Princes Highway. The Strategy proposes the inclusion of minimum averaging in the RU4 zone but further review is required to consider the potential impacts of introducing minimum averaging to the RU1 zone.</p> <p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The matters supported are noted.</p>
62	Benandarah	Request minimum averaging be included in the LEP for RU1 zone.	The Strategy proposes the inclusion of minimum averaging in the RU4 zone but further review is required to consider the potential impacts of introducing minimum averaging to the RU1 zone.
63	Shire Wide	<p>The draft Strategy fails to mention that all waterways to the limit of tidal influence within Eurobodalla are part of the Batemans Marine Park.</p> <p>The draft Strategy doesn't adequately address water quality issues. It is critically important to ensure that new and enlarged developments within rural lands are appropriately located, designed, constructed and managed to minimise impacts upon water quality. The Department strongly supports retention of Riparian Lands and Watercourses clause and overlay and the wetlands clause and overlay within the LEP. It would be desirable for the Strategy to establish an unambiguous benchmark for all new and expanded development - being a neutral impact on water quality.</p> <p>The draft Strategy fails to recognise that the threatened species provisions of the Fisheries Management Act 1994 applies to the rural lands. The Australian Grayling is particularly relevant to Eurobodalla.</p> <p>The draft Strategy fails to recognise the two significant land based aquaculture enterprises in the Shire - an oyster nursery facility and a finfish hatchery and grow out facility.</p> <p>Concern about the suitability of on site sewerage management systems for some areas close to oyster production. The suitability of land for intensive animal industries may be similarly constrained close to oyster producing estuaries. Unsealed rural roads in oyster producing catchments are also of concern. Recommend prioritising sealing roads or stabilising table drains or improving water diversion from road surfaces close to oyster production is recommended.</p>	<p>The draft Strategy has been updated to further address water quality issues and the Fisheries Management Act 1994.</p> <p>Any future development applications in oyster producing catchments will be considered on their merits and the potential impacts on water quality.</p>
64	Shire Wide	The draft Strategy makes minimal reference to climate change. Support the continued use of the E2 zone. Do not support RU1 zoning of deferred areas. Consider environmental overlays are very useful in enabling land owners to better meet their obligations. Support the objectives of promoting small-scale food production and rural tourism. Support advocacy for improved telecommunications.	The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The zoning of the deferred lands RU1 is supported. No change is proposed to the extent of the E2 zone, however a detailed review of public lands is proposed to be undertaken during the planning proposal process that will follow the adoption of the Strategy by Council.
65	Potato Point	Request a dwelling entitlement and dual occupancy.	Proposed RU1 zoning - 100ha provides a dwelling entitlement, and dual occupancy on the subject lot (which is 129ha).



66	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas. Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements. Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>
67	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The draft Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>
68	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>

69	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity overlay changed to a Native Vegetation overlay to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>
70	Narooma	<p>Support proposed RU4 zoning with 5ha lot size. Concerned at inaccuracies in the native vegetation overlay and submit that it should be used for basic property information/identification purposes only and not as an opportunity for imposing onerous restrictions and greater cost and complexity during the development application process.</p>	<p>Noted.</p> <p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p>
71	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The provision of additional smaller lot sizes and housing entitlements is being reviewed. The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>
72	Shire Wide	<p>Endorse submission number 22.</p> <p>Support the recommended RU4 zoning as a first step in allowing further subdivision for small area hobby farming.</p> <p>Missing in RU4 "development with consent" is the construction of approved jettys for lots with water frontage.</p>	<p>Noted. Refer to comments on submission number 22.</p> <p>Support inclusion of jetties as permitted with consent in the RU4 zone and the Strategy has been amended accordingly.</p>
73	Cadgee	<p>Support RU1 zone and removal of "sealed road provision" from LEP. Do not support increased building permit requirement from 40ha to 100ha.</p>	<p>Noted. The proposed minimum lot size of 100ha for the subject area is a decrease from the current 1000ha minimum lot size, not an increase from 40ha. The 40ha rule only applied to lots with frontage to a Council maintained sealed road (and this provision is proposed to be removed).</p>
74	Cadgee	<p>Support RU1 zone and removal of "sealed road provision" from LEP. Do not support increased building permit requirement from 40ha to 100ha.</p>	<p>Noted. The proposed minimum lot size of 100ha for the subject area is a decrease from the current 1000ha minimum lot size, not an increase from 40ha. The 40ha rule only applied to lots with frontage to a Council maintained sealed road (and this provision is proposed to be removed).</p>
75	Cadgee	<p>Support RU1 zone and removal of "sealed road provision" from LEP. Do not support increased building permit requirement from 40ha to 100ha.</p>	<p>Noted. The proposed minimum lot size of 100ha for the subject area is a decrease from the current 1000ha minimum lot size, not an increase from 40ha. The 40ha rule only applied to lots with frontage to a Council maintained sealed road (and this provision is proposed to be removed).</p>
76	Bodalla	<p>Request addition to Schedule 1 of the LEP to enable subdivision of an existing dual occupancy.</p>	<p>It is not considered appropriate to enable site specific subdivisions of dual occupancies through the Strategy. The Strategy must be equitable to all land owners and therefore potential subdivision is facilitated through the selection of an appropriate minimum lot size for each area. The proposed minimum lot size for the subject area is 40/20ha, which does not facilitate subdivision of the subject lot, which is approximately 29ha in size.</p>

77	Shire Wide	<p>Support RU1 zoning of the better agricultural holdings with 100 and 200ha lot sizes. Support the use of either E zones or overlays. The native vegetation overlay should be based on the revised data available from OEH and I support the revised map superseding the current Terrestrial Biodiversity overlay in LEP 2012. The map should be marked as "indicative only".</p>	Noted.
78	Eurobodalla	<p>The Native Vegetation overlay should not be used until all lands proposed to be included have had formal flora and fauna studies undertaken. Concern about the increased cost to land owners for studies if these are not done. Concerned about the use of overlays to circumvent the Standard Instrument, placing the burden on land owners to fund the studies. Council must do more to ensure that existing dwelling entitlements are maintained. The cost of determining dwelling entitlements should be borne by Council. The LEP should identify all dwelling entitlements following investigation. Increased lot size is supported for subdivision only, not to remove the existing 40ha requirement for a dwelling. The strategy does not mention the removal of the sealed road provision as reported in the media. Dwelling houses, where required for agriculture, on land 40ha or larger should be permitted. Concerns over the use of Eurobodalla Road as a tourist route given the condition of the road. The proposed economic strategy mobile app will need to be designed so that it works both online and offline given the inconsistent coverage in the Eurobodalla area.</p>	<p>The Native Vegetation overlay does not circumvent the Standard Instrument. The Standard Instrument for LEPs provides for the use of overlays. The overlays do not result in increased costs to landowners. Studies may be required if the land contains native vegetation proposed to be cleared. No changes are proposed to existing dwelling entitlements. There is no current "blanket" provisions of 40ha for a dwelling entitlement. The Strategy has been amended to recommend deletion of the 'sealed road' provision from the LEP.</p>
79	Jeremadra	<p>Request a lower minimum lot size to enable rural residential subdivision similar to surrounding land and to rectify a convoluted boundary between two zones on the property.</p>	<p>No change is currently proposed to the zoning or minimum lot size of the subject property at this time. This matter should be the subject of a site specific planning proposal.</p>
80	Shire Wide	<p>The draft Strategy addresses most of the needs and wishes of those who live on the land and the community in general, but it does not adequately provide for the protection of native vegetation and the ecosystem services it provides to agriculture. The 20 year vision is supported in general. However, there is minimal reference to climate change. It is not sufficient to simply comply with statutory requirements to conserve biodiversity and landscape qualities. Council should identify possible areas for new rural dwellings/settlers that do not have environmental values. Not using the E3 zone can only be supported if an overlay of native vegetation is included in the LEP. Continued use of the E2 zone as presented in LEP 2012 is supported. RU1 zoning of the deferred lands is not supported, even if a native vegetation overlay is included in the LEP. The options in the strategy to promote small scale agriculture are supported. Council is encouraged to work with SAGE to further such activities. Recommendations to support rural tourism that enhance the region's natural assets are supported. Rural land owners should be recognised for conserving the natural values on their lands. Lobbying for more money to be added to the NSW Biodiversity Fund is just one solution. Council could help to educate farmers about how they can benefit from carbon farming, and promote Voluntary Conservation Agreements. Support improving certainty for farmers who lease land. Support investigating the potential for simpler procedures for local processing. Support improvements to telecommunications.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The zoning of the deferred lands RU1 is supported. No change is proposed to the extent of the E2 zone, however a detailed review of public lands is proposed to be undertaken during the planning proposal process that will follow the adoption of the Strategy by Council. The Strategy identifies a number of options to consider with respect to funding and supporting private conservation. The matters supported are noted.</p>

81	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>
82	Shire Wide	<p>Support E3 zoning providing mapping is accurate, however support RU1 zoning with an accurate Native Vegetation overlay. Support identifying prime agricultural lands which should be protected from anything other than agriculture.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The zoning of the deferred lands RU1 is supported.</p>
83	Shire Wide	<p>Prime agricultural lands should be identified and preserved from any development other than agriculture. Support strategy recommendations in this regard.</p> <p>Support retention of a Native Vegetation overlay.</p> <p>Support for other specific recommendations in the draft Strategy.</p>	<p>Noted.</p>
84	Congo	<p>Request ability for subdivision to expand Congo Village.</p>	<p>No change has been proposed to the draft Strategy at this time. Any further development of the subject land should be the subject of a separate site specific planning proposal.</p>
85	Shire Wide	<p>The direction of the Strategy to allow development of less fertile more remote properties will not assist the small-scale agricultural segment of the economy. Zoning to allow more farming will not remedy the long-term decline in local agriculture. The goal to provide a wide variety of rural living opportunities will lead to the direct loss of habitat and decline in environmental attributes of the Shire. It is not Council's role to grow business opportunities. Resources are needed in mapping and quantifying biodiversity and landscape qualities. The Strategy needs to address consistency with regional planning and the NSW State Plan.</p> <p>The Strategy should correct coastal zone mapping errors (include all of the coastal zone and adjacent lands) and riparian land mapping errors (include riparian lands north of Currowan Creek and include Cockwhy creek catchment).</p> <p>Vegetation and biodiversity mapping to remain in order to ensure transparency. Support E3 and E2 zones but need to remove intensive agriculture without consent provisions.</p> <p>No cost shifting: rural landholders to meet all costs of development.</p> <p>Bitumen sealed road should remain for dwelling entitlement.</p> <p>Council should validate and publish the loss of vegetation cover on private lands and the Strategy should state the amount in hectares of existing vegetation in Eurobodalla.</p> <p>It is difficult to identify specific lots to get extra development rights.</p> <p>Concerned about lack of transparency of conflicts of interest on the Rural Lands Committee.</p> <p>Recommend E2 zoning for certain lands identified in the Sensitive Urban Lands Review and other reports, low agricultural value lands, steep lands, HCV lands.</p>	<p>The additional development potential in rural lands is considered minimal and within the capacity of the rural lands to accommodate.</p> <p>The Strategy addresses a number of the matters raised in this submission. The planning proposal that will follow the adoption of the Strategy by Council will further address some of these matters.</p> <p>The coastal zone and riparian maps are based on data supplied by the NSW Government. Lands north of Currowan and Cockwhy Creeks are in the Shoalhaven LGA.</p> <p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The zoning of the deferred lands RU1 is supported.</p> <p>With regards to extensive agriculture in the E2 zone, the consultant has modified the draft Strategy to provide for grazing of livestock to be listed as exempt development in the E2 zone in Schedule 2 of ELEP 2012. This facilitates the continuation of existing grazing activities but does not permit cropping in these sensitive areas.</p> <p>Further, the Strategy recommends the Council continue to support rural land owners to protect SEPP 14 wetlands through education and land care activities.</p> <p>There is no current requirement for a bitumen sealed road for all dwelling entitlements. The current provision applied only to additional potential entitlements. This provision is proposed to be deleted.</p> <p>With regards to the zoning of the identified sensitive lands, where they are currently zoned Rural 1(a), the Strategy proposes RU1 with a Native Vegetation Map to identify the vegetation that exists.</p>
86	Shire Wide	<p>Requests that heritage map identify the four State listed items in Eurobodalla.</p>	<p>Only one of the four State heritage listed items is located on private rural land. The heritage map in the Strategy has been updated accordingly.</p>
87	Shire Wide	<p>Support the broad recommendations of the Strategy. Support retention of the Native Vegetation overlay.</p>	<p>Noted.</p>

88	Shire Wide	<p>Support the SAGE submission.</p> <p>The future for local agriculture is bright and this is where the growth is, not in residential development on rural land.</p> <p>Support all suggestions in the Strategy for Council to provide economic development services to the local food industry, while ensuring large land holdings do not become fragmented. Creative and alternative solutions for smaller growers to access land should be explored and implemented. Council to pursue any policy changes that can assist smaller scale farming, such as determining what is considered "intensive" and "extensive" farming.</p> <p>Council to do more to support local agriculture and raise awareness, such as through its procurement policies.</p>	A number of the suggestions included in this submission are addressed in the Strategy.
89	Potato Point	<p>Do not support proposed RU1 zoning with 100ha minimum lot size. Request RU4 zoning to gain dwelling entitlement. Second preference for zoning would be E4. Alternatively we request reconsideration of minimum lot size to 20ha enable a dwelling entitlement (or 40ha).</p>	<p>RU4 zoning is not supported however it is proposed to reduce the minimum lot size to 40ha. As the submitter owns two adjoining lots that if amalgamated would be 39.3ha, a development application could be submitted for a dwelling on the amalgamated lot with a request for a minor variation to the lot size standard.</p>
90	Shire Wide	<p>Support the 20 year vision for rural lands. Suggest adding a specific aim recognising the Eurobodalla Shire has a very strong strategic competitive advantage to position itself as a "clean and green" local food region for production and tourism. Support long term conservation of good agricultural land and protection of large holdings for agriculture. Support proposed mix of RU1 and RU4 zones.</p> <p>Suggests use of the term "local food economy" and "farming" rather than "agri-business".</p> <p>Recognise the potential for more young people to be trained and employed in local food production. Suggest the focus on local food be highlighted over the potential for exporting.</p> <p>Council to support local farmers markets and other innovative supply chain solutions. Support review of food health and safety regulations. Suggest Council work with the local industry to develop a rural food tourism strategy. Support improvement in telecommunications. Suggest Council investigate how other Councils have addressed the affordability of rural land with a dwelling entitlement and support simpler leasing arrangements.</p> <p>Suggest Council initiate actions to identify holders of dormant water allocations and investigate a water trading/buy back scheme. Support working with the NSW Government regarding a more flexible policy on farm dams.</p> <p>Prefer the use of the E3 zone for areas properly ground-truthed and known to be environmentally sensitive and do not support all deferred land being zoned RU1. Support continued use of the E2 zone. Supports promotion of mechanisms such as voluntary conservation agreements and biodiversity offsets. Support the continued use of Native Vegetation overlays using the revised mapping data from OEH. Suggest the overlays be updated and made more accurate through surveys and ground truthing.</p>	A number of the suggestions included in this submission are addressed in the Strategy.
91	Shire Wide	Support draft Strategy.	Noted.
92	Narooma	Request a dwelling entitlement. Object to overlays in the LEP.	<p>A dwelling entitlement is not proposed for the subject lot in the Strategy. The subject lot is significantly smaller than the proposed minimum lot size for the area. Any reduction in minimum lot size in this area to facilitate a dwelling entitlement would result in a significant additional dwelling yield in the area, which would not be appropriate as it would have a significant impact on infrastructure capacity.</p> <p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p>
93	Nelligen	Support RU1 zoning with 40ha lot size to enable dwelling entitlement.	Noted.

94	Shire Wide	<p>Do not support overlays.</p> <p>Support the thrust of the Strategy, especially the options 6.1 - 6.4 in Discussion Paper 7.</p> <p>Support encouraging smaller scale farming.</p> <p>Subdivision of the small amount of fertile rural land should be strongly discouraged.</p> <p>Leasing of portions of land with good soils and access to water should be encouraged.</p> <p>Overlays must be enshrined in the LEP.</p> <p>Education establishments (other than small agricultural based establishments) should not be a permitted use on rural lands.</p> <p>Lobbying for upgrading of roads to allow for B-Doubles is unlikely to have any general benefit and may have perverse outcomes from small scale agriculture.</p> <p>Positive discrimination by Council for authentic farmers markets in the Shire will result in more growers and a renewed local food economy.</p> <p>Support mix of RU1 and RU4 zoning.</p> <p>Access to adequate irrigation water is a limiting factor to growth for many existing and potential rural producers. Suggest Council initiate actions to identify holders of dormant water allocations and investigate a water trading / buy back scheme. Supports Council working with the NSW Government regarding a more flexible policy on farm dams (an increase to 20% may be appropriate in coastal areas).</p> <p>Council to do more to support local agriculture and raise awareness, such as through its procurement policies.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p>
95	Shire Wide		<p>A number of the suggestions included in this submission are addressed in the Strategy.</p>
96	Moruya	<p>Wish to be able to subdivide land into two parcels. A new dwelling would like to be constructed and to do this subdivision is required.</p>	<p>No change is proposed to the minimum lot size for the subject land. A 2ha minimum lot size remains appropriate for this area. A detached dual occupancy is proposed to be permitted with consent in the RU4 zone which would enable a development application to be submitted for a second dwelling. However, subdivision of a dual occupancy is not currently or proposed to be permitted.</p>
97	Shire Wide	<p>Retaining the RU1 zone over the bulk of the general rural area will allow for current and future primary industry opportunities, including extractive industry.</p> <p>Under the Mining SEPP, mining and extractive industries can be carried out (with consent) on any land where agriculture or industry is allowed.</p>	<p>Noted.</p>
98	Shire Wide	<p>Endorse the thrust of the recommendations in the Strategy. Endorse the proposal to zone the deferred lands RU1 in combination with a Native Vegetation overlay. Endorse that RU1 zoning only be used on the better agricultural lands. The use of RU1 and RU4 for smaller holdings is endorsed. Supports the continued use of the E2 zone as presented in LEP 2012. E2 should also be used for "forests that are of high habitat value and endangered ecological communities".</p>	<p>Noted.</p>
99	Shire Wide	<p>Oppose the use of overlays in the LEP. Recommend to Council the removal from the LEP of all E zones, all references to biobanking and voluntary biodiversity agreements and rural landscape guidelines.</p> <p>Support smaller lot sizes than are proposed, lot averaging and further housing entitlements on rural blocks.</p> <p>Request a public post-mortem meeting.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. Existing E1, E2 and E4 zones are proposed to be retained. The LEP does not refer to biobanking and voluntary biodiversity agreements and the Strategy does not recommend it.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The request for a public post-mortem meeting is noted.</p>

100	Shire Wide	<p>The draft Strategy does not adequately provide for the protection of the native vegetation. Further subdivision of rural land will deplete even more of our isolated primary production lands. It is imperative that biodiversity overlays be developed, particularly for the RU1 properties. Support the continued use of the E2 zone for EECs and significant wetlands. Object to no E3 zone. Even with a biodiversity overlay in place, Council has little, if any, ability to control the use of land unless a DA is lodged.</p> <p>Support the actions for encouraging local food production and rural tourism. Disappointed the Council didn't consider the environmental sector of employment within this strategy.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The additional subdivision of rural land enable by the Strategy is considered minimal and in appropriate locations to minimise impacts on prime agricultural land.</p> <p>Existing E1, E2 and E4 zones are proposed to be retained.</p> <p>The E3 zone is not proposed to be used. The zoning of the deferred lands RU1 is supported.</p>
101	Shire Wide	<p>The 20 year vision goes some way towards acknowledging the needs and wishes of the local community, however the draft Strategy does not include adequate protection for biodiversity assets on public or private land. Recommends the current use of E2 and E3 zoned be retained. Do not support no use of the E3 zone. Support continued use of E2 zone for wetlands, littoral forests and coastal areas.</p> <p>Do not support the deferred lands being zoned RU1.</p> <p>Support actions proposed for promotion of local food production and rural tourism.</p>	<p>Existing E1, E2 and E4 zones are proposed to be retained. The E3 zone is not proposed to be used. The zoning of the deferred lands RU1 is supported.</p> <p>The actions supported are noted.</p>
102	Moruya	Request 1ha minimum lot size.	No change to the minimum lot size of the subject land is proposed at this time. However, this is an area where further detailed assessment could be undertaken over the next five years to review the zoning and lot size.
103	Merricumbene	Object to 500ha lot size if existing dwelling entitlement will be affected.	The property has a dwelling entitlement which will be retained in the LEP.
104	Kianga	Request a dwelling entitlement for Lot 1, by reducing minimum lot size to 20ha, or by another means.	The draft Strategy proposed a 40ha minimum lot size for this area given the extensive vegetation and sensitive wetlands. No change is proposed that would facilitate a dwelling entitlement on the subject land at this time.
105	Dignams Creek	<p>Support the more balanced approach in the draft Strategy than was presented in the LEP. Support the removal of the E3 zone and the sealed road provision for dwelling entitlement. Support the protection of the rural landscape and recognition of the need to balance environmental protection with economic development. Support the increased flexibility for changing rural lot boundaries. Concerns include:</p> <ul style="list-style-type: none"> <li>- lack of long term, visionary approach to location of development (development should occur on lands with the least environmental and agricultural value);</li> <li>- constraints to economically viable primary production imposed by minimum lot size of 100ha (Dignams Creek is suitable for lot sizes of 20-40ha).</li> <li>- Use of overlays to achieve the same outcomes as inclusion of E3 zoning.</li> <li>- Requirement for access, sewer, water and internet for development.</li> <li>- Retention of sunset provision in relation to unused dwelling entitlements.</li> <li>- Lack of clarification of whether detached dual occupancy will be permitted (as currently occurs) or prohibited (as in the 2012 LEP).</li> <li>- Lack of clarity about permitted use in RU1, particularly for rural workers dwellings, farm forestry and aquaculture.</li> <li>- Constraints based on locations for rural based tourism activities.</li> <li>- Equity issues where existing permitted uses are restricted for the benefit of the community.</li> </ul> <p>No objection to proposed zoning and minimum lot size, providing each lot maintains a dwelling entitlement. Concerned that the 100ha minimum lot size removes existing dwelling entitlements.</p>	<p>Support a 40ha minimum lot size for the Dignams Creek area and the Strategy has been amended accordingly. The change results in a small number of additional lots and dwellings (approximately 5) in the area and this is considered reasonable on planning grounds. The matters supported are noted.</p> <p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>Requirements for servicing relate particularly to potential areas of more intense redevelopment, such as for rural residential development.</p> <p>The sunset clause for dwelling entitlements in LEP 2012 is proposed to be removed.</p> <p>Detached dual occupancy is proposed to be retained as permitted with consent in the RU1 zone and added as permitted with consent in the RU4, E4 and R5 zones.</p> <p>No change is proposed to the current LEP in relation to rural workers dwellings (permitted in the form of detached dual occupancy) and aquaculture (permitted with consent - see definition of agriculture). Farm forestry is regulated under the Native Vegetation Act, not the LEP. Development applications for uses permitted with consent will be assessed on merit and in accordance with any relevant LEP or DCP provisions.</p>
106	Central Tilba		Existing dwelling entitlements will be retained in the LEP.

107	Turlinjah	Support the draft Rural Lands Strategy. Would like to see the vegetation overlay remain. Support good and accurate mapping of the prime agricultural land and to have that land reserved for agricultural uses only. Support minimum lot size of 40ha. Support the local food economy, with Council support.	The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The matters supported are noted.
108	Bodalla	Request zoning to legitimise existing business and enable a dwelling and eco cabins.	Support RU1 zone with 20ha minimum lot size for a portion of the subject area and the Strategy has been amended accordingly. This would provide for a dwelling entitlement on the subject lot and would make rural industries and tourist cabins permitted with consent.
109	Mogo	Subject land was previous identified by Council as suitable for future redevelopment, but the draft Strategy proposes the RU1 zone with 40ha minimum lot size. While zoning is not an issue, the difficulty has been no provision for restoring development applications that have lapsed and obtaining rational decisions from Council on a new application and the time it takes for developments to come to fruition.	Noted.
110	Mogo	Subject land was previous identified by Council as suitable for future redevelopment, but the draft Strategy proposes the RU1 zone with 40ha minimum lot size. While zoning is not an issue, the difficulty has been no provision for restoring development applications that have lapsed and obtaining rational decisions from Council on a new application and the time it takes for developments to come to fruition.	Noted.
111	Shire Wide	Notice of eviction of ESC to cease and desist their trespass on private property by use of its unlawful proposed "Rural Lands Strategy".	Noted.
112	North Moruya	Request lot size to enable two lot subdivision.	The draft Strategy proposed a 100ha minimum lot size for this area given the extensive vegetation and sensitive wetlands. No change is proposed that would facilitate a subdivision of the subject land at this time.
113	Bergalia	Overlays should not be included in the LEP. Consideration should be given to areas on larger RU1 landholdings that have portions that are unsuitable for general agriculture be given the opportunity to qualify for building entitlement. Object to the proposal to develop a Scenic and Cultural Landscape Code, as it would have no benefit to the community and may impact future opportunities and land values. The DA process if the appropriate procedure for determining landscape impacts.	The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly. The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.
114	Shire Wide	Support Council encouraging small scale local production, independent of SAGE. Solar power should be encouraged for agriculture and rural living. Support value adding to local forestry products. Exclude forestry, mining and hunting from drinking water catchments. Bangalay Sand Forest between North Head and Broulee must be protected. Plan for sea level rise and climate change. The use for the E2 zone should be expanded. Scenic roads should be kept to low speed limit. Eurobodalla Shire should have an optimal population target. Minimise visual impacts of development. Towns should be entered by green space, not ribbon development. Biodiversity should be protected. Monitoring of natural waterways should be kept up. No fracking in Eurobodalla. Low key tourism. Keep and provide more primitive camping areas. Protect marine parks. Overlays of all sorts are essential for an LEP and must be included. Carrying capacity in relation to uniqueness must be a focal point of a rural lands strategy.	Noted.



	<p>All landholders have the right to farm and utilise their properties for the purpose they were purchased for, eg.</p> <ul style="list-style-type: none"> <li>- dual occupancy</li> <li>- option of smaller farming lots</li> <li>- less red tape</li> </ul>		
115	Shire Wide	<p>- encourage possibilities of small animal slaughter with existing abattoirs.</p>	Noted.
		<p>Support the more balanced approach in the draft Strategy than was presented in the LEP, but concerned by a number of matters:</p> <ul style="list-style-type: none"> <li>- Use of overlays to achieve the same outcomes as inclusion of E3 zoning.</li> <li>- Requirement for access, sewer, water and internet for development.</li> <li>- Constraints based on locations for rural based tourism activities.</li> <li>- Retention of sunset provision in relation to unused dwelling entitlements.</li> <li>- Lack of clarification of whether detached dual occupancy will be permitted (as currently occurs) or prohibited (as in the 2012 LEP).</li> <li>- Lack of clarity about permitted use in RU1, particularly for rural workers dwellings, farm forestry and aquaculture.</li> <li>- constraints to economically viable primary production imposed by minimum lot size of 100ha (Dignams Creek is suitable for lot sizes of 20-40ha).</li> <li>- lack of long term, visionary approach to location of development (development should occur on lands with the least environmental and agricultural value);</li> </ul>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>Requirements for servicing relate particularly to potential areas of more intense redevelopment, such as for rural residential development.</p> <p>The sunset provision is proposed to be removed from the LEP.</p> <p>Detached dual occupancy is proposed to be retained as permitted with consent in the RU1 zone and added as permitted with consent in the RU4, E4 and R5 zones.</p> <p>No change is proposed to the current LEP in relation to rural workers dwellings (permitted in the form of detached dual occupancy) and aquaculture (permitted with consent - see definition of agriculture). Farm forestry is regulated under the Native Vegetation Act, not the LEP.</p> <p>Support a 40ha minimum lot size for the Dignams Creek area and the Strategy has been amended accordingly.</p> <p>The change results in a small number of additional lots and dwellings (approximately 5) in the area and this is considered reasonable on planning grounds.</p>
116	Shire Wide	<p>No objection to proposed zoning and minimum lot size, providing each lot maintains a dwelling entitlement. Concerned that the 100ha minimum lot size removes existing dwelling entitlements.</p>	
117	Mystery Bay		Existing dwelling entitlements will be retained in the LEP.
		<p>Rural Lands Strategy should be suspended until the new legislation is finalised and the implications known to land owners.</p> <p>Object to use of overlays, both within and outside the LEP. Demand like-for-like zoning and no E zones. The principle of "stewardship" was rejected by the community but is applied throughout the draft Strategy. All suggestions and strategies which incorporate this principle should be deleted.</p> <p>Oppose any use of "landscape values", particularly those proposed in a Scenic and Cultural Landscape Code and in offset programs.</p> <p>Oppose any use of biodiversity and offset agreements as part of development assessment.</p> <p>Oppose subdivision restrictions which do not allow the increase of smaller lot sizes for rural living.</p> <p>Oppose biocorridors, especially where their mapping is not immediately available to a landowner. Biocorridors must not be required as part of a DA process - it must be a voluntary decision of a land owner.</p> <p>Oppose imposing a hierarchy of preferred development across the shire which can result in land use conflict or 'merit' considerations, eg. the emphasis on promoting tourism must not impose restrictions on other landowners' property rights or legitimate land uses.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications. Biocorridors are not proposed to be identified on the Native Vegetation Map.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>Biodiversity and offset agreements are mechanisms in current legislation that can be proposed by land owners seeking consent to develop their land.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>There is no proposed "hierarchy of development". The Strategy has been amended to include a recommendation relating to the "right to farm".</p> <p>The draft Strategy proposed a RU1 zone with 40ha minimum lot size for the majority of this area given the extensive vegetation and sensitive wetlands. No change is proposed that would facilitate a subdivision of the subject land at this time. More detailed assessment of the Congo area should be undertaken as part of a separate planning proposal process.</p>
118	Shire Wide		
119	Congo	Request E4 zoning with lot sizes ranging between 5 and 10ha.	

120	Dignams Creek	<p>Concerns include:</p> <ul style="list-style-type: none"> <li>- lack of long term, visionary approach to location of development (development should occur on lands with the least environmental and agricultural value);</li> <li>- constraints to economically viable primary production imposed by minimum lot size of 100ha (Dignams Creek is suitable for lot sizes of 20-40ha).</li> <li>- Use of overlays to achieve the same outcomes as inclusion of E3 zoning.</li> <li>- Requirement for access, sewer, water and internet for development.</li> <li>- Retention of sunset provision in relation to unused dwelling entitlements.</li> <li>- Lack of clarification of whether detached dual occupancy will be permitted (as currently occurs) or prohibited (as in the 2012 LEP).</li> <li>- Lack of clarity about permitted use in RU1, particularly for rural workers dwellings, farm forestry and aquaculture.</li> <li>- Constraints based on locations for rural based tourism activities.</li> </ul>	<p>Support a 40ha minimum lot size for the Dignams Creek area and the Strategy has been amended accordingly. The change results in a small number of additional lots and dwellings (approximately 5) in the area and this is considered reasonable on planning grounds.</p> <p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>Requirements for servicing relate particularly to potential areas of more intense redevelopment, such as for rural residential development.</p> <p>The sunset provision is proposed to be removed from the LEP.</p> <p>Detached dual occupancy is currently permitted with consent in the RU1 zone.</p> <p>No change is proposed to the current LEP in relation to rural workers dwellings (permitted in the form of detached dual occupancy) and aquaculture (permitted with consent - see definition of agriculture). Farm forestry is regulated under the Native Vegetation Act, not the LEP.</p>
121	Broulee	<p>Support the following:</p> <ul style="list-style-type: none"> <li>- proposals to assist local food production and tourism</li> <li>- recommendations for additional uses in the different zones</li> <li>- removal of the sunset clause for housing</li> <li>- the LEP not mapping biocorridors.</li> </ul> <p>Tourism enterprises in appropriate locations should be encouraged by appropriate zoning (such as SP3), and where necessary split zoning.</p> <p>Object to the use of overlays in the LEP.</p> <p>Object to the proposal that biodiversity be forced on landholders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>The draft Strategy does not provide enough additional smaller lot sizes for affordable lifestyle blocks. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>RAMAs should apply to all rural properties, not just agricultural.</p>	<p>The SP3 zone is specific to tourism developments and is therefore more restrictive than the RU1 zone. The RU1 zone permits a range of tourist developments.</p> <p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>
122	Shire Wide	<p>Changes to the permissible land uses on holdings over 40ha is not needed and they should remain in the RU1 zone.</p>	<p>Noted.</p>
123	Shire Wide	<p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on landholders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The draft Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the draft Strategy proposes allowing detached dual occupancy in the RU4 zone.</p>

124	Shire Wide	<p>Support primary agricultural land being identified and preserved from any development other than agriculture.</p> <p>Support native vegetation overlays in the LEP, providing they are examined, accurate and current.</p> <p>The 20 year timeframe of the strategy needs to allow small, mixed, integrated farming systems to gain greater traction and form a significant part of our economy. The local food industry, although small is a significant and a growing contributor to the local economy.</p> <p>Farmers markets and other supply chain solutions must be supported by Council. Council has a role to help growers access private land more readily through leasing arrangements, supporting smaller producers. Creating a local food economy needs workable food safety legislation for value adding of local primary produce.</p>	A number of the suggestions included in this submission are addressed in the Strategy.
125	Deua River Valley	<p>Council to support a study into the local supply of high value agricultural land and preserve this land for future generations to use. Support RU1 or RU4 zoning of this high value agricultural land with a vegetation overlay to protect environmental values. Retain minimum lot sizes to preserve agricultural land potential.</p> <p>Council to encourage lot aggregation to minimise the potential fragmentation of land ownership in rural area, perhaps by providing additional dwelling incentives for amalgamation.</p> <p>Council to educate land owners about the importance of riparian vegetation.</p> <p>Additional water rights are required on the Deua River to facilitate more small scale farms.</p>	A number of the suggestions included in this submission are addressed in the Strategy.
126	Turlinjah	<p>Request retention of RU1 zoning.</p> <p>Object to use of overlays in the LEP.</p> <p>Object to proposal to develop a Scenic and Cultural Landscape Code.</p> <p>Object to the proposal that biodiversity be forced on landholders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.</p> <p>Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.</p> <p>Support the proposals to assist local food production and tourism.</p> <p>Support the additional uses proposed in the different zones.</p> <p>Support the removal of the sunset clause for dwelling entitlements.</p> <p>Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.</p> <p>The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.</p> <p>The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.</p> <p>The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.</p> <p>The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.</p> <p>The matters supported are noted.</p>

127	Turlinjah	<p>Request retention of RU1 zoning.  Object to use of overlays in the LEP.  Object to proposal to develop a Scenic and Cultural Landscape Code.  Object to the proposal that biodiversity be forced on landholders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.  Further consideration should be given to more R5 4000m<sup>2</sup> lots. There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.  Support the proposals to assist local food production and tourism.  Support the additional uses proposed in the different zones.  Support the removal of the sunset clause for dwelling entitlements.  Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.  The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.  The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.  The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.  The current LEP provides for detached dual occupancy in the RU1 zone and the Strategy proposes allowing detached dual occupancy in the RU4 zone.  The matters supported are noted.</p>
128	Dua River Valley	<p>Support need for planned and regulated development for rural land. Returning to a register/monitor process whereby the maintenance of a pool of appropriately zoned land becomes the trigger for possible further land rezonings is supported, not need to permit spot rezonings.  Support retention of quality agricultural land, however support making small lots available from small intensive agricultural proposals or perhaps opportunity for leasing land.  More water allocations are needed, or Council could make available some of its allocation.  Objectives of old Rural 1(a) zoning should be retained.  Use of land in National Parks and State Forests should be subject to Council review.  Real endeavours should be made to establish hard wood forest plantations on degraded farm land along with efforts to minimise native forest harvesting.  The RLS should make a statement about the low importance of commercial native forestry within the Shire's rural landscape.  Biodiversity banking proposals seem to have no benefit to the community - development proposals should stand or fail upon the merits of each individual assessment.</p>	<p>A number of the suggestions included in this submission are addressed in the Strategy.  Subject lot currently has a split of RU4 and E4 zoning consistent with the different land use and topography of the land, however the current minimum lot size of 2ha applies to the whole of the lot. The Strategy proposes no change to the zoning of the subject land and any future change should be the subject of a separate site specific planning proposal.</p>
129	Malua Bay	Request RU4 zoning for whole of lot.	Noted.
130	Shire Wide	Does not agree with the submission by the Eurobodalla Ratepayers Association.	Noted.
131	Shire Wide	<p>The draft strategy should remove restrictions on farming and free up dwelling entitlements.  The Native Vegetation overlay and other legal protections for EEC are sufficient for protection of biodiversity on certain Crown Lands (Malabar Lagoon and South Durras). However, an E2 zone for these lands would be supported.</p>	Noted.
132	Shire Wide	Support proposed RU4 zone. Don't agree with overlays in LEP.	Noted.
133	North Moruya	Support proposed RU4 zone. Don't agree with overlays in LEP.	Noted.

134	Shire Wide	<p>Object to use of overlays in the LEP.  Object to proposal to develop a Scenic and Cultural Landscape Code.  Suggest lot averaging on large rural holdings.  There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.  Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.  Support the additional uses proposed in the different zones.  Support the removal of the sunset clause for dwelling entitlements.  Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.  The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.  The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.  The Strategy proposes the inclusion of minimum averaging in the RU4 zone but further review is required to consider the potential impacts of introducing minimum averaging to the RU1 zone.  The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.  The matters supported are noted.</p>
135	Runnyford	<p>Support Council's previous decisions not to use the E3 zone and that overlays not be placed in the LEP. Suggest that all environmental zones should be removed from the NSW Standard Instrument for LEPs. All overlays should be placed outside all planning instruments, including DCPs.  Do not support a Code for scenic and landscape values.  Request smaller lot sizes in the Runnyford area or use of E4 zone.</p>	<p>The E3 zone is not proposed to be used in the LEP. Other E zones are proposed to be retained.  The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.  The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.  The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly. However the proposed minimum lot sizes in the Runnyford area were considered appropriate and have not been reduced further.</p>
136	Shire Wide	<p>Object to use of overlays in the LEP.  Object to proposal to develop a Scenic and Cultural Landscape Code.  Suggest lot averaging on large rural holdings.  There needs to be flexibility in providing for housing entitlements where the farm enterprise requires the operator to be close to the enterprise and where detached dual occupancies are required for retirement.  Object to the proposal that biodiversity be forced on land holders through development offsets and planning agreements. Favour the establishment of priorities for areas where endangered ecological species exist in their natural habitat. Landholders should be compensated to protect those areas.  Support the additional uses proposed in the different zones.  Support the removal of the sunset clause for dwelling entitlements.  Support not mapping biocorridors.</p>	<p>The Strategy proposes the retention of existing overlays, with the existing Terrestrial Biodiversity Map changed to a Native Vegetation Map to identify areas where environmental considerations are required in the assessment of development applications.  The proposed Scenic and Cultural Landscape Code would be a guideline only to support Council staff in the assessment of development applications.  The draft Strategy was reviewed to consider the potential for additional smaller lot sizes and housing entitlements and the Strategy has been amended accordingly.  The Strategy proposes the inclusion of minimum averaging in the RU4 zone but further review is required to consider the potential impacts of introducing minimum averaging to the RU1 zone.  The Strategy does not recommend that biodiversity be forced onto land holders through development offsets and planning agreements. Where a development application is proposed in an environmentally sensitive area, Council will negotiate appropriate outcomes with the proponent.  The matters supported are noted.</p>
137	Shire Wide	<p>Support larger minimum lot sizes in RU1 zones, as it is consistent with RMS practice of reducing access density to classified roads.  Concerned with the potential for roadside stalls on classified roads unless there were appropriate provisions for adequate vehicular access and parking.  Council should make adequate provision for developed funding of road/transport infrastructure improvements that may be required as a result of additional development.</p>	<p>The additional development potential in rural areas as a result of the Strategy is modest and in most cases will be unlikely to result in additional traffic generation to warrant road infrastructure improvements.  The draft Strategy proposes a landscape approach to minimum lot size across Eurobodalla's rural areas. In some locations the recommended minimum lot size may result in some additional dwellings on land fronting a classified road. In these cases, the land owner will need to obtain approval from RMS for access prior to approval for a dwelling being able to be granted. In some cases, the land owner may be required to negotiate with adjoining owners to secure rights of way and shared access arrangements, to address any concerns of the RMS about traffic safety on the classified road.  Issues of access and parking are already required to be considered in the assessment of any development application for roadside stalls to comply with RMS standards on regional roads and highways.</p>

138	Shire Wide	<p>Areas with constraints such as steep slopes, heavily timbered land, limited access and high conservation value should not be subject to increased densities without first undertaking a thorough investigation of the likely impacts including matters for bush fire protection.</p> <p>Recommend applying environmental zones to land with high conservation value and restricting subdivision through the selection of appropriate minimum lot sizes.</p> <p>Support the use of environmental overlays on land with high conservation values.</p> <p>Some of the additional land uses proposed to be included in the RU1 and RU4 zones may constitute “special fire protection purposes” that can require larger APZs, access requirements and provision of relevant services for fire protection.</p> <p>Council will be required to demonstrate compliance with Ministerial Direction 4.4 Planning for Bushfire Protection in the planning proposal to implement the recommendations of the Strategy.</p>	<p>The Rural Lands Strategy provides for minimal additional lots and dwellings in remote rural locations. In the planning proposal that follows the adoption of the Strategy by Council, the potential lot and dwelling yields in each location will be justified having regard to Ministerial Direction 4.4. The RFS will be consulted during this process.</p> <p>The views of the RFS with regards to environmental zones, overlays and land uses in the rural zones are noted.</p>
139	Shire Wide	<p>Two goals of the recently exhibited Draft South East Local Strategic Plan relating to biosecurity (Goal 2) and the natural environment (Goal 3) as being directly relevant to the Rural Lands Strategy.</p> <p>Further discussion could be included in the Rural Lands Strategy on biosecurity and the Strategy should carefully consider the cumulative impacts of the clearing of native vegetation for dwellings and subdivision to minimise the impact on intact native vegetation.</p> <p>Supports the use of E zoning and accurate environmental overlays to provide land holders with realistic expectations for development and specifically protect areas of low land capability and high biodiversity or natural value.</p> <p>Supports the format of the existing Terrestrial Biodiversity Map in ELEP 2012 which identifies EECs and bio-corridors so that land owners are aware of these specific issues, noting that grassy ecosystems may not be shown on a native vegetation map and therefore, EECs should be shown on the Map.</p> <p>Opposes the exhibited proposal to allow extensive agriculture to be permissible without consent in the E2 zone.</p>	<p>The Strategy has been amended to include discussion on biosecurity issues.</p> <p>The views of the LLS regarding environmental zones, overlays and land uses are noted.</p> <p>With regards to extensive agriculture in the E2 zone, the consultant has modified the draft Strategy to provide for grazing of livestock to be listed as exempt development in the E2 zone in Schedule 2 of ELEP 2012. This facilitates the continuation of existing grazing activities but does not permit cropping in these sensitive areas.</p> <p>Further, the Strategy recommends the Council continue to support rural land owners to protect SEPP 14 wetlands through education and land care activities.</p>