



AGENDA

Extraordinary Meeting of Council

15 October 2015

**EXTRAORDINARY MEETING OF COUNCIL
TO BE HELD IN THE COUNCIL CHAMBERS, MORUYA**

ON THURSDAY 15 OCTOBER 2015

COMMENCING AT 4.00PM

AGENDA

(Proceedings of this meeting will be recorded as per Eurobodalla Shire Council's Code of Meeting Practice)

- | | | |
|-----------|--|-----------------|
| 1. | WELCOME AND EVACUATION MESSAGE | |
| 2. | APOLOGIES
Nil | |
| 3. | DEPUTATIONS FROM PUBLIC GALLERY (AGENDA ITEMS ONLY) | |
| 4. | PRESENTATIONS | |
| 5. | DECLARATIONS OF INTEREST OF MATTERS ON THE AGENDA
(Declarations also to be made prior to discussions on each item) | |
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| 6. | PLANNING AND SUSTAINABILITY REPORTS | |
| PSR15/038 | Public Exhibition of Draft Rural Lands Strategy | 2 |
| 7. | QUESTIONS/URGENT BUSINESS | |
| 8. | DEALING WITH MATTERS IN CLOSED SESSION | 23 |
| 9. | CONFIDENTIAL REPORTS | |

**DR CATHERINE DALE
GENERAL MANAGER**

PSR15/038 PUBLIC EXHIBITION OF DRAFT RURAL LANDS STRATEGY

E12.6191

Responsible Officer: Lindsay Usher - Director, Planning and Sustainability Services

Attachments:

1. Under Separate Cover - Volume 1 - Draft Rural Lands Strategy
2. Under Separate Cover - Volume 2 - Discussion Paper 1 - Rural Economic Directions
3. Under Separate Cover - Volume 2 - Discussion Paper 2 - Commercial Agricultural Directions
4. Under Separate Cover - Attachment 4 - Volume 2 - Discussion Paper 3 - Use of Zoning, Overlays and Permissible Uses in NSW
5. Under Separate Cover - Volume 2 - Discussion Paper 4 - Potential Changes to State Legislation and Planning Guidelines
6. Under Separate Cover - Volume 2 - Discussion Paper 5 - Appreciation of Rural Scenic and Cultural Landscapes
7. Under Separate Cover - Volume 2 - Discussion Paper 6 - Managing Biodiversity in Rural Areas
8. Under Separate Cover - Volume 2 - Discussion Paper 7 - Local Food
9. Under Separate Cover - Volume 2 - Discussion Paper 8 - Rural Tourism
10. Under Separate Cover - Volume 2 - Discussion Paper 9 - Land Use in the General Rural Areas
11. Under Separate Cover - Volume 2 - Discussion Paper 10 - Rural Living in the Rural Residential Areas
12. Under Separate Cover - Attachment 12 - Volume 3 - Draft Rural Lands Strategy - Map Folder

Focus Area: Sustainable Communities

Delivery Program Link: S5.1 Review and prepare planning strategies, policies and studies

Operational Plan Link: S5.1.1 Rural Lands Strategy

EXECUTIVE SUMMARY

A draft Rural Lands Strategy has been prepared for community consultation. This report outlines the process of developing the draft Strategy, the key issues and recommendations in the draft Strategy, issues and resolutions of the Rural Lands Steering Committee and the proposed community consultation details. The report seeks Council's endorsement to place the draft Strategy on public exhibition.

Development of a Rural Lands Strategy commenced in August 2012 with the establishment and first meeting of a Rural Lands Steering Committee. The Committee consists of seven community members, the Mayor and Councillors Innes, representatives of relevant NSW Government Agencies and Council staff. The Committee has met on 20 occasions, providing valuable input and advice to Council and various consultants throughout the process.

The first key stage of the Rural Lands Strategy project was the development of a Rural Lands Issues Paper, which was placed on public exhibition during May and June 2013. 173 submissions were received from land owners and other interested community members.

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The second key stage was the development of a Rural Opportunities and Constraints report that identified the key opportunities and constraints affecting rural land in Eurobodalla and provides principles to assist in the development of policy directions for the future of rural land. This report was made publicly available from April 2014.

The third key stage of the project was the development of a Policy Directions Paper. This stage involved a series of workshops with rural land owners, producers, tourism operators and others in June and July 2014 that resulted in an Overview of Proceedings report that was made publicly available in August 2014.

Submissions received and issues raised by community members during these three stages and during previous LEP exhibition periods were all considered in the current stage of the project, being the development of a draft Rural Lands Strategy. For this stage, Council engaged consultant Garret Barry and Associates. Working closely with Council and the Rural Lands Steering Committee, the consultant has now prepared a draft Rural Lands Strategy which is presented in three volumes:

- Volume One: The Draft Strategy
- Volume Two: Discussion Papers (1 to 10)
- Volume Three: Mapping

At the Rural Lands Steering Committee meeting held on 18 September 2015, the Committee endorsed all of the ten discussion papers in Volume Two and consensus was reached on all but one matter, being the use of a Native Vegetation Overlay in the Local Environmental Plan. On that basis, the consultant finalised Volume One and Volume Three of the draft Strategy and these were presented to the Committee on 8 October 2015. At that meeting, the Committee resolved to endorse and recommend to Council the draft Rural Lands Strategy Volumes One and Three for the purpose of public exhibition.

Key issues identified in the draft Rural Lands Strategy are:

- A significant portion of farms in Eurobodalla are part-time operations operating on relatively small lots. Future growth in agriculture will predominantly be in small lot farming.
- Large rural holdings, particularly on good agricultural lands, remain important for dairying and large-scale grazing operations.
- A wide range of permissible uses are currently available for rural lands, however there are some opportunities to provide additional permissible uses.
- Native vegetation on rural land is important for local biodiversity and for the tourism industry.
- Eurobodalla contains some very high quality rural landscapes, also important for the tourism industry.
- There are currently a range of rural living products available in Eurobodalla for rural residential or rural lifestyle living and for small farms, with up to 10 years supply.

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Key planning recommendations of the draft Rural Lands Strategy are:

- The E3 zone is not proposed to be used.
- Most rural lands that were deferred from LEP 2012 are proposed to be zoned RU1 Primary Production, with some small areas proposed to be zoned RU4 Primary Production Small Lots or E4 Environmental Living.
- The application of minimum lot sizes in rural lands is proposed to protect high quality agricultural land and be consistent with the general pattern of existing land ownerships while facilitating some further minor subdivision of rural land and additional dwelling entitlements in appropriate locations and within the capacity of existing infrastructure.
- A Native Vegetation Overlay is recommended to be included within the LEP identifying only the extent of existing native vegetation and not identifying locations of Endangered Ecological Communities. The Native Vegetation Overlay is proposed to replace the existing Terrestrial Biodiversity overlay.
- Development of a Scenic and Cultural Landscape Code to provide guidance for development in the rural landscape.

Other key recommendations of the draft Strategy include:

- Promotion of Eurobodalla as a place where small scale agriculture is a viable lifestyle and business opportunity.
- Integrate local food and fibre production into Council's community and tourist information websites.
- Advocating to the NSW Government to review its conveyancing legislation to make it simpler to lease private land for longer periods of time.
- Council to monitor trends and successes for businesses in rural areas through continued subscription to the Australian Business Registry data.
- Continue to advocate for improved highway capacity for B Double trucks.

As noted above, the only issue on which the Rural Lands Steering Committee did not reach consensus was the use of a Native Vegetation Overlay in the Local Environmental Plan. In its resolution to endorse the Discussion Paper, the Committee noted that there were divergent views within the Committee on this matter and it was suggested that further consultation be undertaken during public exhibition of the draft Strategy about the use of the amended and renamed Native Vegetation Overlay.

Should Council endorse the draft Strategy, public exhibition is proposed to commence on 16 October and close on 27 November 2015. A letter will be sent to all rural land owners to advise that the draft Strategy is available to review. Notification of and information about the exhibition will also be provided through Council's electronic newsletters. All exhibition material will be provided on Council's website and in hard copy at Council's customer service centre in Moruya and at the Batemans Bay, Moruya and Narooma libraries. Submissions from land owners and other interested community members will be able to be made until the close of the exhibition period.

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Three community meetings will be held during the exhibition period and a stall will be set up at the Moruya and Central Tilba Markets to provide the community with information about the draft Strategy. A workshop with rural producers will also be held.

Following the close of the exhibition period, the consultant and the Committee will review submissions and consider appropriate changes to the draft Strategy. A final draft Strategy will then be presented to Council for adoption. A process to implement the recommendations of the Strategy relating to the Local Environmental Plan will commence immediately upon adoption of the Strategy by Council.

RECOMMENDATION

THAT

1. Council endorse the draft Rural Lands Strategy, attached to this report, for the purposes of public exhibition from 16 October to 27 November 2015.
2. During the public exhibition period, the following engagement activities be held:
 - An information stall at the Moruya and Central Tilba farmers markets;
 - A community meeting at Nelligen, Moruya and Narooma, with a presentation of the draft Strategy, a question and answer session and opportunity for one-on-one discussions;
 - A Rural Producers Workshop at Moruya;
 - Exhibition material be made publicly available at Council's Customer Service Centre, libraries and on Council's website.
3. Following the close of the exhibition period a final Strategy and any public submissions received be presented back to Council to consider for adoption.
4. Council thanks the Rural Lands Steering Committee for their valuable input and commitment to the process of developing the draft Rural Lands Strategy.

BACKGROUND

In adopting the Eurobodalla Local Environmental Plan 2012, Council resolved to defer certain rural lands proposed to be zoned E3 Environmental Management. The Council resolution of 20 December 2011 included the following:

"...Council, in consultation with the local community, Council agrees to undertake a strategic review of the deferred E3 Environmental Management land as part of the Rural Lands Strategy to determine the most appropriate future land use planning policy and controls for the shire's rural lands with it being noted that terms of reference are to be determined in conjunction with all relevant stakeholders."

On 24 April 2012, Council endorsed Terms of Reference for a Rural Lands Steering Committee to provide advice and input into the development of the Strategy. The Committee was then established and the first meeting held in August 2012. At the first meeting, the Committee endorsed draft Terms of Reference for the project, which were then adopted by Council on 2 October 2012.

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On 26 March 2013, Council adopted a Project Management Guide and Community Engagement Strategy. These documents have guided the process of developing the Strategy and the various consultations with land owners and the local community.

The Project Management Plan outlined nine key milestones in the development of the Rural Lands Strategy. Below is a summary of how the project has tracked against each key milestone.

Milestone 1: Background Research

This milestone involved a review of previous Eurobodalla rural strategies and approaches to rural strategies undertaken by other councils and was completed prior to the formal commencement of the project.

Milestone 2: Establish a Steering Committee

The Steering Committee was established and held its first meeting in August 2012. A total of 20 meetings were held with the Steering Committee throughout the process.

Milestone 3: Develop Terms of Reference for Rural Lands Strategy

The Rural Lands Steering Committee endorsed the Strategy Terms of Reference on 23 August 2012 and Council adopted them on 2 October 2012.

Milestone 4: Develop Community Engagement Strategy

The Rural Lands Steering Committee endorsed the Community Engagement Strategy on 25 February 2013 and Council adopted it on 26 March 2013.

Milestone 5: Develop Rural Lands Issues Paper

A Rural Lands Issues Paper was developed by Council and the Rural Lands Steering Committee and endorsed by Council for public exhibition on 23 April 2013. The exhibition was held during May and June 2013. This stage represented the first key community engagement stage in the process as identified in the adopted Community Engagement Strategy. 173 submissions were received from rural land owners and other interested community members. Issues raised in submissions were reported to Council on 27 August 2013.

Milestone 6: Develop Social Analysis of Eurobodalla Report

A Social Analysis presentation was provided to the Rural Lands Steering Committee on 14 November 2012. The presentation was also placed on Council's website for the community to view. Further social analysis was then incorporated into the Rural Opportunities and Constraints Study, discussed below.

Milestone 7: Develop Rural Opportunities and Constraints Study

On 6 May 2014, the Rural Lands Steering Committee considered a Rural Opportunities and Constraints report, developed by consultant RMCG. The purpose of the report was to identify the key opportunities and constraints affecting rural land in Eurobodalla and provide principles to assist in the development of policy directions for the future of rural land. The Committee did not endorse the report. The Committee resolved that it does not have full confidence in the report and therefore could not rely on the document alone when formulating recommendations for the Policy Directions Paper and the Rural Lands Strategy. The Committee was not unanimous in making this resolution.

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This report was made publicly available from April 2014. The report was received and noted by Council at the Ordinary Meeting held on 27 May 2014.

At the 22 July 2014 Ordinary Meeting, Council considered a Notice of Motion relating to the Rural Lands Strategy and resolved as follows:

- 1. The Rural Lands Strategy recommends that overlays not be included in the Local Environment Plan (LEP).*
- 2. Council advises the Minister for Planning that the E3 zone is not an appropriate zone for rural lands and therefore will not be seeking to apply it in the LEP.*
- 3. Council requests that the Rural Lands Committee gives further consideration to the remaining E zones and the options for the appropriate alternative use of the overlays. This should be done in consultation with the Departmental advisors that currently sit on the Rural Lands Committee. Their findings should be reported back to Council as soon as is practical.*

This resolution was considered in the development of a Policy Directions Paper and Draft Rural Lands Strategy.

Milestone 8: Develop Policy Directions Paper

A Policy Directions Paper was developed to provide specific guidance to the development of strategies and actions for the Rural Lands Strategy. This stage involved a series of workshops with rural land owners, producers, tourism operators and others in June and July 2014, independently facilitated by consultant Dr Danny Wiggins. The results of the workshops were presented in an Overview of Proceedings report that was made publicly available in August 2014.

A draft Policy Directions Paper was developed by Council and the Rural Lands Steering Committee in response to the recommendations and suggestions from the workshops and was exhibited for community input during April and May 2015. This was the second key community engagement stage in the process as identified in the Community Engagement Strategy. 61 submissions were received. Issues raised in submissions and a final Policy Directions Paper was reported to Council and adopted on 28 July 2015.

Milestone 9: Develop Rural Lands Strategy

Submissions received and issues raised by community members during the previous stages and during previous LEP exhibition periods were all considered in the current stage of the project, being the development of a draft Rural Lands Strategy. For this stage, Council engaged consultant Garret Barry and Associates. Working closely with Council and the Rural Lands Steering Committee, the consultant has now prepared a draft Rural Lands Strategy.

The Rural Lands Steering Committee has endorsed the draft Strategy for the purpose of public exhibition and it is now being presented to Council for endorsement to place on public exhibition.

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CONSIDERATIONS

The draft Rural Lands Strategy is presented in three volumes:

- Volume One: The Draft Strategy
- Volume Two: Discussion Papers (1 to 10)
- Volume Three: Mapping

The Discussion Papers (Volume Two) were presented to the Rural Lands Steering Committee over three meetings on 1, 15 and 18 September 2015. The purpose and key recommendations of each Discussion Paper is provided below along with the Committee's motions endorsing each Paper. In relation to a number of the Discussion Papers, the Rural Lands Committee suggested some wording changes. Where agreement was reached on specific wording changes, the consultant amended the Discussion Paper accordingly.

Discussion Paper 1 – Rural Economic Directions

This Discussion Paper outlines the key economic statistics and trends for Eurobodalla's rural areas. The Paper identifies the following rural economic trends:

- Traditional commercial scale agriculture (in particular beef and dairy) seem to have limited capacity to expand in economic terms.
- There is no surety of terms of trade improving (eg through free trade agreements) and have been in decline for several decades.
- There is limited good quality agricultural land in larger holdings.
- There has been a trend of shrinking holding size and increasing part-time farming.
- There is increasing reliance on non-farm income. Similarly, employment in traditional commercial agriculture while remaining important, may stabilise or continue to slowly decline as further pressure develops to improve automation and economies of scale.

To address the above trends, the Paper recommends the following actions (in addition to zoning and lot size actions that are addressed in other Discussion Papers):

- Council to consider expanding permissible uses in the rural zones.
- Council to develop plain English fact sheets or brochures to identify the range of non-agricultural activities that are permissible and encouraged in rural areas, and to outline in simple language any relevant approvals required or controls that apply.
- Council to continue to lobby for adequate services for rural aged, including ambulance access, community transport and programs to foster the retention of the aged in their own homes.
- Council should continue to subscribe to the Australian Business Registry data on registered businesses in the Shire and undertake, at a minimum, 5 yearly reviews to monitor trends and success in growing target businesses.

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Committee Resolution:

THAT the Committee endorses Discussion Paper 1 for the purpose of preparing the Rural Lands Strategy.

Discussion Paper 2 – Commercial Scale Agricultural Directions

This Discussion Paper explores in more detail the commercial agricultural issues and directions for Eurobodalla.

“This Paper identifies that, unlike major agricultural LGAs away from the coast, Eurobodalla is already very much characterised by part-time farming, with few landowners fully dependent on the income earned from the farm. Coupled with ongoing pressure for smaller lot, hobby-scale farming and there is an argument to minimise fragmentation at least to maintain most properties at a scale suitable for part-time farming. The appropriate size of properties to maintain for part-time farming will be dependent upon the quality of the soil and access to water, amongst other matters.

There is a related aspect in the justification of retaining better land in holdings at a size that ensures some potential for economic aggregation, and holding land resource should the terms of trade for agriculture eventually enter a long era of strength.” (p.3)

This Paper outlines detailed challenges, opportunities and options for the future of rural land in Eurobodalla, with detailed actions in response provided in other Discussion Papers.

Committee Resolution:

THAT the Committee endorses Discussion Paper 2 for the purpose of preparing the Rural Lands Strategy, subject to the addition of a new section on timber production covering the value of farm forestry and the legal framework for management.

The Discussion Paper was updated to include a section on timber production.

Discussion Paper 3 – Rural Zoning, Overlays and Permissible Uses in NSW

This Discussion Paper explores the use of zones, overlays and the range of permissible uses applied in the rural areas of a sample of coastal and tableland Councils in NSW and some wider review of state trends. It was considered that this may assist Eurobodalla Shire develop a preferred combination of zones, refine policy direction on overlay mapping and review the range of permissible uses to best serve the needs of the community. This Paper:

- Supports Council’s decision not to use the E3 zone.
- Suggests that the RU1 zone should be applied to the majority of rural land.
- Identifies that the RU4 zone could be considered for some small lot farming areas.
- States that the current use of the E2, E4 and R5 zones in Eurobodalla seems appropriate.
- Recommends that Council maintain a riparian and a native vegetation overlay in the LEP.
- Suggests some additional uses could be permitted in the various rural zones.

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Detailed recommendations arising out of this review of other NSW Councils are contained in other Discussion Papers.

Committee Resolutions:

THAT the Terrestrial Biodiversity Overlay be referred to as the Native Vegetation Overlay.

THAT the Committee endorses Discussion Paper 3 for the purpose of preparing the Rural Lands Strategy, noting that there were divergent views within the Committee as to whether the Native Vegetation Overlay should be included in the LEP and that this motion applies to all Discussion Papers that address the issue of environmental overlays.

In reaching the above motion, the Committee discussed the merits and concerns relating to the use of environmental overlays in the Local Environmental Plan. There were divergent views among Committee members on this matter.

The merits of including a Native Vegetation overlay in the Local Environmental Plan related to the transparency of identifying vegetation early in the development assessment process and that the overlay is not a prohibition on development.

The concerns related to the inclusion of a Native Vegetation overlay in the Local Environmental Plan included the views of land owners during previous consultations opposing the use of environmental overlays, the accuracy of the mapping and the process of amending an LEP map.

In considering this matter, the Committee suggested that further consultation be undertaken with the community about the use of the amended and renamed Native Vegetation Map during public exhibition of the draft Strategy.

In recommending the continued use of an environmental overlay, the consultant makes the following points (in Discussion Papers 3 and 4):

- An environmental overlay does not change the zoning of land (e.g. rural) and the uses which are allowed under that zoning. It also has no impact on carrying out existing activities.
- The overlay map and accompanying clause are considered by Council only when a development application is required for a land use.
- Any land use that does not require a development application, for example, extensive agriculture in a rural zone, is not subject to the overlay or accompanying clause.
- Transparency. The information exists and is reasonably accurate for the purpose of identifying when more environmental analysis may be needed in a DA. It is preferable this public information be available so prospective developers have more guidance available early in the process of preparing a development application. Without an overlay, land owners may be unaware of the environmental considerations that would still need to be taken into account when preparing a development application for development of their land. With an overlay in place, there are no surprises, and the land owner will avoid any unnecessary redesigning of development, saving them both time and money.

Having an overlay that identifies the extent of vegetation, not vegetation type (i.e. EECs), removes the issue of accuracy of mapping which has been a significant concern to rural land

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owners. Further, given the overlay is simply a matter for consideration, not a prohibition on development, there is no need to amend the LEP to make changes to the map. Inclusion of the overlay in the LEP addresses Ministerial Directions under Section 117 of the *Environmental Planning and Assessment Act, 1979* that require provisions to be included in local environmental plans to protect and conserve environmentally sensitive areas and to comply with relevant regional strategies.

Discussion Paper 4 – Potential Changes to State Legislation and Planning Guidelines

This Discussion Paper summaries the current stage of the three key reviews of planning legislation, biodiversity legislation and E zones in NSW. The Paper concludes:

- That the Eurobodalla Rural Lands Strategy be prepared on the basis the current EPA Act 1979 will be in place for at least 2 years and that rural initiatives should be developed within the existing legislative framework.
- Council should develop the Strategy based on operating within the existing framework of the *Threatened Species Conservation Act* and the *Native Vegetation Act* for at least 2 years.
- Council should use the E2 zone for wetlands, littoral rainforests and important foreshore areas (this is the current approach in ELEP 2012), not use an E2 or E3 zone for other validated areas of high conservation value, but apply an overlay to these areas of native vegetation.

Committee Resolution:

THAT the Committee endorses Discussion Paper 4 for the purpose of preparing the Rural Lands Strategy.

Discussion Paper 5 – Appreciation of Rural Scenic and Cultural Landscapes

This Discussion Paper explores the importance of the visual landscape and its importance to Eurobodalla for cultural and economic reasons. The Paper makes the following recommendations:

- Consider incorporating cultural landscapes into existing touring routes or develop new routes which emphasise and interpret the rich scenic and cultural landscapes, including of past dairy industry at Tilba and Bodalla.
- Consider opportunities for infrastructure, such as signage at key points along tourist routes.
- There is a wealth of Aboriginal cultural heritage some of which may be further interpreted in consultation with the Aboriginal community.
- Road standards limit the ability to significantly promote the highly scenic Tuross and Deua River Valleys but scope exists for organised tours by private operators.
- State or Federal funding to help private landowners “manage” landscapes. Possible development offsets to reward owners who improve or maintain the landscape.

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- As resources permit, undertake further studies of important scenic and cultural landscapes.
- Prepare a set of management guidelines for the Bodalla Cultural Landscape Area's historic values in a manner that does not impede or constrain current or future farming use.
- Council to continue to provide small heritage grants for landowners to conserve historic agricultural infrastructure.
- Council to develop a Scenic and Cultural Landscape Code as resources permit to guide development in the rural landscape and develop an awareness by developers and guideline for staff in protection of cultural elements, such as historic agricultural artefacts (e.g. dairy history) and Aboriginal Landscape cultural sensitivities.

Committee Resolution:

THAT the Committee endorses Discussion Paper 5 for the purpose of preparing the Rural Lands Strategy.

Discussion Paper 6 – Managing Biodiversity in the Rural Areas

This Discussion Paper explores options for protection and enhancement of biodiversity and related natural values across the rural areas of Eurobodalla. The Paper makes the following comments about biodiversity in Eurobodalla:

- The natural values of Eurobodalla's rural lands are more significant than many other Local Government Areas in New South Wales.
- While nearly three-quarters of the area of the Shire is protected in public lands such as National Parks or State Forests, the private rural lands form an essential part of the Shire's overall biodiversity values.
- Without retaining and enhancement of connectivity of habitat across the private landscape, further decline in native species seems certain. Also, as early agricultural clearing and development naturally focused on better soils and land types such as river flats, these habitat types are under-conserved in the public estate.
- The biodiversity assets on both private and public lands in Eurobodalla are the basis of part of the Shire's largest industry- Tourism. They form much of the backdrop and special landscapes that so appeal to visitors and the variety of wildlife to be experienced is a major attraction for visitors.
- Biodiversity protection has some positive aspects for landholders. There are a range of benefits from emerging bush tucker markets through to pest control by native birds and other wildlife. There is a growing market and sometimes price premium for rural properties where biodiversity is well conserved and the related landscape values it can generate.
- Broad scale clearing of native vegetation on private lands in the Shire requires approval at State level. Council becomes involved if development approval is required and as part

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of such DAs Council has responsibilities to protect threatened species and improve overall biodiversity.

The Paper makes the following recommendations:

- Council to retain the following overlay maps in the rural areas:
 - Native Vegetation (replacing the current Terrestrial Biodiversity Overlay);
 - Wetlands, Riparian Lands and Watercourses Map; and
 - Acid Sulfate Soils map.
- The Native Vegetation overlay to be based on extent of native vegetation and not distinguish the various categories of habitat or vegetation, thereby removing the issue of accuracy.
- The Native Vegetation overlay should not depict the habitat corridors defined in the Office of Environment and Heritage mapping program. Corridor planning can be addressed in the Regional Plan and through the development assessment and Planning Proposal phases.
- Council might seek that developers of rural land such as rural and rural residential subdivisions enter into Planning Agreements under Section 93F *Environmental Planning and Assessment Act 1979*, to conserve remnant biodiversity lands and corridors.
- Encourage additional species specific policies (such as Broulee yellow-bellied glider policy) to underscore the special requirements of these species to developers, and the requirement to incorporate or otherwise protect areas of habitat value for this species within or adjacent to development sites.
- Asset Protection Zones (APZs) for bushfire management and protection should be encouraged to be contained within lots and not extend into adjoining forest.
- Council could adopt a policy on offsetting. There are many benefits for Councils and landowners in receiving funding to manage land for biodiversity.
- As part of Planning Proposals to rezone rural lands for more intensive uses (such as Rural Residential or tourist developments) Council might require high conservation value lands to be placed under a formal Conservation Agreement.
- Council might work with Local Lands Services to further encourage landholder programs to improve biodiversity:
 - open days to understand issues like weed management, native pasture management, threatened species that may be in an area;
 - provision of tube stock and tree guards to encourage planting corridors of appropriate species in sensitive locations (riparian corridors, wildlife corridors);
or
 - provision of nest boxes to supplement natural hollows in key areas.

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- Council might expand its good neighbour programs where there is interaction with neighbours of natural Council areas and reserves to achieve mutual biodiversity enhancement – from pest/weed control to corridor improvement.
- Council might provide additional interpretation and boardwalks in areas of natural value to increase understanding of importance of natural areas.

Committee Resolution:

THAT the Committee endorses Discussion Paper 6 for the purpose of preparing the Rural Lands Strategy.

Discussion Paper 7 – Local Food

This Discussion Paper explores options for expanding local food production in Eurobodalla. In addition to zoning and lot size recommendations addressed in other Discussion Papers, strategies are suggested to address the following:

- Facilitate increased local food production to overcome the shortage of product supply.
- Raise market awareness of supply and benefits of locally produced food and fibre.
- Protect the best agricultural land for use for food and fibre production.
- Flexible changes to rural lot boundaries.
- Good quality agricultural land required for small scale mixed farming where animal raising can be integrated with vegetable growing and paddock management.
- Promote and review exempt development provisions as they apply to food and fibre production.
- Facilitate roadside stalls.
- Education on the DA and exempt development process.
- Make it easier for growers to acquire access to good quality small plot agricultural land.
- Clearer and perhaps simpler rules and operations for small scale food production.

Committee Resolution:

THAT the Committee endorses Discussion Paper 7 for the purpose of preparing the Rural Lands Strategy.

Discussion Paper 8 – Rural Tourism

This Discussion Paper explores options for expanding rural tourism in Eurobodalla. The Paper contains strategies to address the following:

- Continue to develop tourism product that incorporates local food in particular the dairy and oyster industries.
- Increase the number of tourist drives.
- Increase awareness of availability and importance of local food.
- Facilitate the progress of rural tourism development proposals.

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- Review existing motivational, directional and interpretive signage to raise awareness of off-highway destinations.
- Facilitate Aboriginal Cultural heritage tours.
- Improve monitoring of rural tourism businesses to map trends.
- Entertain planning proposals for appropriate zoning for larger rural tourism development.
- Maximise the range of exempt and permissible tourism uses compatible with the Rural or rural residential zones.
- Focus on tourism development that meet location guidelines (e.g. proximity to tourism infrastructure, attractions and access).
- Simplify approvals process.
- Protect natural and landscape values.
- Liaise with NPWS and Forestry Corporation of NSW to identify tourism opportunities in and adjacent to National Parks including options for accommodation.
- Improve broadband and mobile reception.
- Increase focus on food and wine tourism.

Committee Resolution:

THAT the Committee endorses Discussion Paper 8 for the purpose of preparing the Rural Lands Strategy.

Discussion Paper 9 – Land Use in the General Rural Areas

This Discussion Paper explores the options and directions for zoning, lot size and dwellings in the general rural area. The term “general rural area” is seen as the lands outside of the rural small holding zones (R5, E4 and smaller lots in RU4).

The recommendations of this Paper are:

On zoning:

- That the RU1 Zone remain the principle zone for the general rural areas.
- That Council use lot sizing in the RU1 zone where land is already fragmented but suitable for small lot farming to delineate areas in the lot size range 20 to 40 ha.
- That Council extend some minor areas of E4 zoning where land is already fragmented, heavily vegetated and of low quality for agriculture and some other minor areas where the use best fits RU4.
- That the E3 zone not be used in the general rural area subject to use of an overlay for native vegetation.

On Permissible uses:

- Generally the range of permissible uses in the rural zones are suitable for likely development needs. The following four additional uses are recommended to be permitted in the RU1 zone:

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- Education establishments
- Function centres
- Information and education facilities
- Places of public worship.
- Detached dual occupancies and function centres are recommended to be added to the RU4 zone.
- Aquaculture, extensive agriculture, farm buildings and plant nurseries are recommended to be permitted in the R5 zone.
- Community facility, environmental facility and extensive agriculture are recommended to be permitted in the E4 zone.
- Extensive agriculture is recommended to be permitted in the E2 zone.
- For other uses not already permissible or recommended, it is considered the need would be rare and in such cases a Planning Proposal would be a justified process to prove the validity of additional permissible activity.

On Overlays:

- That a modified Native Vegetation overlay and a Wetlands overlays be retained in the Eurobodalla LEP.
- That these overlays continue to be developed as living maps to guide development application work in the general rural area.

On lot sizing and dwelling permissibility:

- That Council develop a “landscape” approach to preferred lots sizes for dwellings in the RU1 zone where holdings above 100 ha with a significant proportion of quality agricultural lands are constrained from further subdivision but that a small increase in supply of small lot farms be accommodated by selecting varying lot sizing across the fragmented areas of the Shire.
- The current sunset clause 4.2 A(3) for the 2012 LEP should be replaced with a map of vacant existing holdings which will be developed as part of the final strategy and a further 5 year sunset clause put in place to allow time for people who may be missed in the mapping, to seek consent for a dwelling or to be mapped as retaining the right to apply for a dwelling.
- Extend use of the RU4 and E4 zones in appropriate locations to provide for some additional subdivision and dwellings in rural areas.

Committee Resolution:

THAT the Committee endorses Discussion Paper 9 for the purpose of preparing the Rural Lands Strategy, subject to the removal of the sunset clause relating to dwelling entitlements.

Having considered the Committee’s motion, the final Strategy recommends removal of the sunset clause, rather than extending the sunset clause for a further five years.

Discussion Paper 10 – Rural Living in the Rural Residential Areas

This Discussion Paper explores land use direction for rural residential development. It examines current supply, makes projections for demand for rural residential living opportunities and identifies actions to ensure a diversity of rural living opportunities are available for Eurobodalla looking forward the next decade or more.

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The findings of the supply and demand analysis are:

- There is adequate supply of all types of rural residential land for at least 5 years and in most categories 10 years supply.
- Supply of small rural residential lots (R5 zone style) is less in the southern third of the Shire but still comfortably 5 years supply at past rates of uptake.
- Council might commence a program of screening to define future rural residential zones in 3 to 5 years.
- It would be desirable for Council to fund a more detailed review of subdivision potential within the existing zones. As the constraints of bushfire and biodiversity are more significant in Eurobodalla than for the average Council, the estimation of potential lot yield is more difficult without a detailed review of vegetation in and adjoining the remaining larger lots.
- Even a conservative view of the remaining potential for subdivision suggests 10 years supply on hand. A more rigorous appraisal may find the potential for some nature style lots is greater and that supply for some categories is 15 or more years without the need for additional zoning. The vegetation constraints are far greater in the E4 zone and as such the projections in this report for the R5 and RU4 zones have greater reliability.
- Expansion of RU4 with lot sizes up to 40 ha and/or improving the mix of lot sizing in suitable sections of the fragmented RU1 Primary Production Zone areas is supportable to ensure ongoing supply of small lot farms to support the growing local food and fibre demand.

The recommendations of this Paper are:

- Council might activate a program to identify 1 or 2 new zone areas of each rural small holding category in the North, Central and Southern Districts (i.e. at least one new E4, R5 or RU4 zone in each district) in about 5 years' time.
- Over the next 5 years Council gradually effect a more detailed study of the real residual subdivision capacity of the existing rural residential zones.
- That Council minimise extension of reticulated water to rural residential development unless it can be established an extension has the rate base to be self-funding.
- That, as part of the development of Planning Proposals for future rural residential areas, a water supply options report be prepared at the cost of proponents which examines potential for dam storages and use of ground water in a responsible manner as a backup to rainwater collection.
- Council should cull sub-catchments with an existing high proportion of septic tanks from consideration of further unsewered rural residential development.
- New unsewered rural residential should not exceed an average density across estates of 2 ha.
- Council should continue to use RU4 for definition of small area hobby farms on better quality land. But it is also recommended the option be explored to create some RU4

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areas of larger lot sizes – say 20 to 40 ha for definition of areas of small part-time agricultural production.

- There may be a need to constrain the creation of E4 zones in the future to areas where smaller lots can perhaps be clustered on lands where biodiversity improvement may be effected and alternatively areas of existing biodiversity be avoided.

Committee Resolution:

THAT the Committee endorses Discussion Paper 10 for the purpose of preparing the Rural Lands Strategy.

Preliminary Draft Mapping (Volume Three)

Preliminary draft mapping of zoning and minimum lot sizes for rural land was presented to the Committee at the meeting on 18 September 2015.

The key principles and objectives in applying zoning and lot sizes are:

- Minimising further fragmentation of the key commercial agricultural areas, which are usually greater than 100ha in size. Minimal subdivision or increase in dwellings is the objective for these lands.
- The more remote/ poor access/ fire risk areas not of high agricultural value to be lot sized to prevent any significant additional yield of lots or dwellings.
- The more fragmented general rural lands where constraints are not severe to be lot sized for modest increases in subdivision and dwellings. Lot sizes between 20 and 40ha proposed.
- Some minor extensions of E4/RU4/R5 in locations adjoining existing similar areas and where infrastructure and services of a reasonable standard exist.

Committee Resolutions:

THAT the Committee supports the pragmatic approach to the preparation of the lot size mapping but needs to establish priority areas for the staged long-term review of land for future subdivision.

Having considered the Committee's motion, the final strategy identification of certain lands for consideration for potential additional subdivision and a further review of land for future subdivision over the next five years.

The Draft Strategy (Volume One)

The Draft Strategy was presented to the Rural Lands Steering Committee on 8 October 2015. The draft Strategy brings together the recommendations from each Discussion Paper into an easy to read, but comprehensive summary document.

Committee Resolution:

THAT the Committee endorses and recommends to Council the draft Rural Lands Strategy Volume One for the purpose of public exhibition.

Final Draft Mapping (Volume Three)

Final mapping was presented to the Rural Lands Steering Committee on 8 October 2015.

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Committee Resolution:

THAT the Committee endorses and recommends to Council the draft Rural Lands Strategy Volume Three for the purpose of public exhibition.

Legal

The draft Rural Lands Strategy makes a number of recommendations that will require amendments to the Eurobodalla Local Environmental Plan 2012. Recommendations relating to zoning, minimum lot size, overlays and other LEP provisions will require LEP amendments through the Planning Proposal process. This process will commence following adoption of the Strategy by Council and will be undertaken in accordance with the requirements of the Environmental Planning and Assessment Act 1979.

Policy

The draft Rural Lands Strategy has been developed having regard to the existing NSW and Australian Government policy context and adopted Council strategies and policies. Each Discussion Paper provides the policy context relevant to each topic and Discussion Paper 4 considers the potential implications of current reviews into legislation and policy concerning rural lands.

Environmental

The draft Rural Lands Strategy has been developed taking into account all relevant environmental issues. Discussion Paper 6 in particular outlines the environmental issues and recommendations for the Rural Lands Strategy.

Asset

The draft Rural Lands Strategy has been developed having regard to the potential implications of land use changes on Council's assets, particularly road, water and sewer infrastructure. Consideration is also given to the potential implications of land use changes for service delivery to rural areas, particularly in relation to bush fire.

Social Impact

The draft Rural Lands Strategy has been developed having regard to the issues raised by rural land owners in response to the previous exhibitions of the draft Local Environmental Plan in 2009 and 2011, and in response to the engagement activities undertaken in the development of the Strategy. In particular, the Strategy seeks to provide an appropriate amount of additional subdivision and dwelling opportunities in rural lands to facilitate growth in the rural community.

Economic Development Employment Potential

The draft Rural Lands Strategy has had a particularly strong emphasis on rural economic growth. Four of the Discussion Papers focus specifically on economic matters, being the Economic Directions, Commercial Agricultural Directions, Local Food and Rural Tourism Discussion Papers. All of the recommendations of the Strategy aim to support growth in the rural economy.

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Community Engagement

We will consult with the community by seeking feedback through a 42 day public exhibition where the draft strategy will be on Council's website, at the Batemans Bay, Moruya and Narooma libraries and Moruya customer service centre.

A letter will be sent to all rural land owners to advise them of the exhibition details. Notification of and information about the exhibition will also be provided through Council's electronic newsletters.

Six opportunities will be provided for the public to participate in consultation sessions on the draft strategy which will be conducted by the project consultants. The sessions are as follows:

Suburb	Venue	Date	Time
Moruya	SAGE Farmers Market	Tuesday 27 October	3pm to 6.30pm
Nelligen	Nelligen Hall	Wednesday 28 October	3.30pm to 7.30pm
Narooma	Narooma Golf Club	Wednesday 4 November	2pm to 6pm
Central Tilba	Tilba Farmers Market	Saturday 7 November	9am to 12pm
Moruya	Moruya Golf Club	Wednesday 11 November	3.30pm to 7.30pm

The events at the Moruya and Tilba Farmers Markets will be in the format of an information stall for members of the community to ask questions about the draft Strategy.

The other events listed above at Nelligen, Narooma and Moruya will be in the format of community meeting with a presentation by the consultant on the draft Strategy followed by a question and answer session and opportunities for one-on-one discussions.

In addition to the above, the consultant will be hosting a workshop with rural producers in Eurobodalla on Saturday 7 November from 4pm to 7pm.

The Rural Lands Strategy Hotline, 4474 7486, will be available for land owners and other interested community members to contact Council to discuss the draft Strategy.

After exhibition, the submissions will be reviewed and reported to Council for consideration. It is proposed a final strategy then come forward for adoption in February 2016.

CONCLUSION

A draft Rural Lands Strategy has been prepared for community consultation. The process of developing the draft Strategy has been extensive and comprehensive, guided by the advice and input from the Rural Lands Steering Committee who should be thanked and acknowledged for their commitment and input to the process of development of the draft Strategy.

The draft Rural Lands Strategy has been presented to the Committee for detailed consideration. At the Steering Committee meeting held on 18 September 2015, the Committee endorsed all of the ten discussion papers in Volume Two and consensus was reached on all but one matter, being the use of a Native Vegetation Overlay in the Local Environmental Plan. On that basis, the consultant finalised Volume One and Volume Three of the draft Strategy and these were presented to the Committee on 8 October 2015. At that meeting, the Committee resolved to endorse and recommend to Council the draft Rural Lands Strategy Volumes One and Three for the purpose of public exhibition.

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The draft Strategy addresses the key issues that have been raised with Council through community consultations on the draft LEP in 2009 and 2011 and through community engagement in earlier stages of this project. Key planning recommendations of the draft Rural Lands Strategy are:

- The E3 zone is not proposed to be used.
- Most rural lands that were deferred from LEP 2012 are proposed to be zoned RU1 Primary Production, with some small areas proposed to be zoned RU4 Primary Production Small Lots or E4 Environmental Living.
- The application of minimum lot sizes in rural lands is proposed to protect high quality agricultural land and be consistent with the general pattern of existing land ownerships while facilitating some further minor subdivision of rural land and additional dwelling entitlements in appropriate locations and within the capacity of existing infrastructure.
- A Native Vegetation Overlay is proposed to be included within the LEP identifying only the extent of existing native vegetation and not identifying locations of Endangered Ecological Communities. The Native Vegetation Overlay is proposed to replace the existing Terrestrial Biodiversity overlay.
- Development of a Scenic and Cultural Landscape Code to provide guidance for development in the rural landscape.

A range of other recommendations have been made in relation to economic, social and environmental issues relevant to rural land in Eurobodalla.

As noted above, the only issue on which the Rural Lands Steering Committee did not reach consensus was the use of a Native Vegetation Overlay in the LEP. In its resolution to endorse the Discussion Paper, the Committee noted that there were divergent views within the Committee on this matter and it was suggested that further consultation be undertaken with the community about the use of the amended and renamed Native Vegetation Overlay during the public exhibition of the draft Strategy.

On this matter, the consultant's recommendation to retain a Native Vegetation Overlay in the LEP is inconsistent with the Council resolution of 22 July 2014. The consultant has made this recommendation on the following grounds:

- If Council is not to have an E3 zone over more sensitive rural lands, then some definition of lands with possible environmental constraint in terms of development assessment requirements, is warranted.
- The overlay is a more flexible approach allowing merit assessment of development proposals in areas with native vegetation.
- The overlay is only triggered in circumstances where development consent of Council is required. It does not constrain normal agricultural practices carried out under the exempt development provisions for agriculture.
- The presentation of an overlay in the LEP is transparent and discoverable by most prudent land owners. By providing this information upfront, land owners proposing

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development can ensure they consider any relevant issues early, potentially saving time and money in the development assessment process.

- Most Coastal and Tableland Councils have some form of native vegetation overlay and there is little evidence of any significant negative impact on landowners in these council areas to date.

Inclusion of an overlay in the LEP will address Ministerial Directions under Section 117 of the Environmental Planning and Assessment Act that require provisions to be included in local environmental plans to protect and conserve environmentally sensitive areas and to comply with relevant regional strategies.

Should Council endorse the draft Strategy, it will be publicly exhibition for a period of 42 days. All rural land owners will be notified in writing of the exhibition details, including community meetings. Submissions from land owners and other interested community members will be able to be made until the close of the exhibition period.

Following the close of the exhibition period, the consultant and the Committee will review submissions and consider appropriate changes to the draft Strategy. A final draft Strategy will then be presented to Council for adoption. A process to implement the recommendations of the Strategy relating to the Local Environmental Plan will commence immediately upon adoption of the Strategy by Council.

EUROBODALLA SHIRE COUNCIL

ETHICAL DECISION MAKING AND CONFLICTS OF INTEREST

A GUIDING CHECKLIST FOR COUNCILLORS, OFFICERS AND COMMUNITY COMMITTEES

ETHICAL DECISION MAKING

- Is the decision or conduct legal?
- Is it consistent with Government policy, Council's objectives and Code of Conduct?
- What will the outcome be for you, your colleagues, the Council, anyone else?
- Does it raise a conflict of interest?
- Do you stand to gain personally at public expense?
- Can the decision be justified in terms of public interest?
- Would it withstand public scrutiny?

CONFLICT OF INTEREST

A conflict of interest is a clash between private interest and public duty. There are two types of conflict: Pecuniary – regulated by the *Local Government Act* and Department of Local Government; and Non-Pecuniary – regulated by Codes of Conduct and policy, ICAC, Ombudsman, Department of Local Government (advice only).

THE TEST FOR CONFLICT OF INTEREST

- Is it likely I could be influenced by personal interest in carrying out my public duty?
- Would a fair and reasonable person believe I could be so influenced?
- Conflict of interest is closely tied to the layperson's definition of "corruption" – using public office for private gain.
- Important to consider public perceptions of whether you have a conflict of interest.

IDENTIFYING PROBLEMS

- 1st** Do I have private interests affected by a matter I am officially involved in?
- 2nd** Is my official role one of influence or perceived influence over the matter?
- 3rd** Do my private interests conflict with my official role?

Whilst seeking advice is generally useful, the ultimate decision rests with the person concerned.

AGENCY ADVICE

Officers of the following agencies are available during office hours to discuss the obligations placed on Councillors, Officers and Community Committee members by various pieces of legislation, regulation and Codes.

CONTACT	PHONE	EMAIL	WEBSITE
Eurobodalla Shire Council Public Officer	4474-1000	council@eurocoast.nsw.gov.au	www.esc.nsw.gov.au
ICAC	8281 5999	icac@icac.nsw.gov.au	www.icac.nsw.gov.au
Local Government Department	4428 4100	dlg@dlg.nsw.gov.au	www.dlg.nsw.gov.au
NSW Ombudsman	8286 1000 Toll Free 1800 451 524	nswombo@ombo.nsw.gov.au	www.ombo.nsw.gov.au

Reports to Committee are presented generally by 'exception' - that is, only those items that do not comply with legislation or policy, or are the subject of objection, are discussed in a report.

Reports address areas of business risk to assist decision making. Those areas include legal, policy, environment, asset, economic, strategic and financial.

Reports may also include key planning or assessment phrases such as:

Setback Council's planning controls establish preferred standards of setback (eg 7.5m front; 1m side and rear);

Envelope taking into account the slope of a lot, defines the width and height of a building with preferred standard of 8.5m high;

Footprint the percentage of a lot taken up by a building on a site plan.

Acronym	Meaning	Description
ACR	Australian Capital Region	The political and strategic grouping of the ACT government and 17 adjacent councils.
AEP	Annual Exceedance Probability	For floods expressed as a % eg 1% = 1:100 year event. The NSW Flood Guidelines nominate types of development and controls.
AHD	Australian Height Datum	Floor levels for buildings set to remain at or above flood level (expressed as 'freeboard').
APZ	Asset Protection Zone	Area to be cleared and maintained around habitable buildings in bushfire prone areas.
AS	Australian Standard	Standards set by national body as minimum construction, service, system, planning or design requirements.

Acronym	Meaning	Description
BCA	Building Code of Australia	Prescribes minimum standards or performance base for building construction.
CAMP	Companion Animal Management Plan	Required by state law, plan nominating management of dogs and cats and areas for access for the exercise of dogs (eg beaches and reserves).
CC	Construction Certificate	Floor plans approved by council or private certifier in compliance with development conditions and BCA.
COPW	Condition of Public Works Report	Required by state law to define the condition of infrastructure assets, the cost to upgrade to defined standards, the current costs of maintenance and desired levels of maintenance.
CP	Cultural Plan	A cultural plan enables identification of cultural assets, identity and needs as well as providing a framework to develop cultural initiatives to increase opportunities for residents.
CSR	Complaint and Service Request	Requests received from public by phone, letter, email or Councillor to attend to certain works (eg pothole) or complain of certain service or offence (eg dogs barking).
DA	Development Application	Required by state law to assess suitability and impacts of a proposed development.
DAP	Disability Action Plan	Council plan outlining proposed works and services to upgrade facilities to progressively meet Disability Discrimination Act.
DCP	Development Control Plan	Local planning policy defining the characteristics sought in residential, commercial land.
DECCW	Department of Environment, Climate Change and Water (formerly EPA, NPWS, DEC)	State agencies (former Environment Protection and National Parks), DNR managing state lands and natural resources and regulating council activity or advising on development applications.
DWE	Department of Water and Energy	State agency managing funding and approvals for town and country water and sewer services and State energy requirements.
DoP	Department of Planning	State agency managing state lands and regulating council activity or advising on development applications or strategic planning.
DLG	Department of Local Government	State agency responsible for regulating local government.
DoL	Department of Lands	State agency managing state lands and advising on development applications or crown land management.
DoC	Department of Commerce	State agency (formerly Public Works) managing state public water, sewer and buildings infrastructure and advising/supervising on council infrastructure construction.

Acronym	Meaning	Description
DoH	Department of Health	State agency responsible for oversight of health care (community and hospital) programs. Also responsible for public warning of reportable health risks.
DOTAR	Department of Infrastructure, Transport and Regional Development and Local Government	Federal agency incorporating infrastructure, transport system, and assisting regions and local government.
EBP	Eurobodalla Bike Plan	Strategic Plan identifying priorities and localities for cycleways in the Shire.
EIS	Environmental Impact Statement	Required for designated and state developments researching and recommending solutions to social, economic and environmental impacts.
EMP	Estuary Management Plan	Community based plan, following scientific research of hydrology and hydraulics, recommending actions to preserve or enhance social, economic and environmental attributes of estuary
EMS	Environmental Management System	Plans prepared by council (such as waste management and strategic planning) around AS14000.
EOI	Expressions of Interest	Often called in advance of selecting tenders to ascertain capacity and cost of private sector performing tasks or projects on behalf of council.
EP&A	Environment Planning & Assessment Act	State law defining types of development on private and public lands, the assessment criteria and consent authorities.
ESC	Eurobodalla Shire Council	
ESD	Ecologically Sustainable Development	Global initiative recommending balance of social, economic and environmental values in accord with 7 ESD principles.
ESS	Eurobodalla Settlement Strategy	Council strategy prepared with assistance of government to identify best uses and re-uses of urban lands, the appropriate siting of private and public investment (eg institutions, employment areas or high density residential) based on current and planned infrastructure and land capacity.
ET	Equivalent Tenement	Basis of calculation of demand or impact of a single dwelling on water and sewer system.
FAG	Financial Assistance Grant	Federal general purpose grant direct to local government based on population and other 'disability' factors.

Acronym	Meaning	Description
FSR	Floor Space Ratio	A measure of bulk and scale, it is a calculation of the extent a building floor area takes up of an allotment.
GIS	Geographic Information System	Computer generated spatial mapping of land and attributes such as infrastructure, slope, zoning.
IPART	Independent Pricing & Regulatory Tribunal	State body that reviews statutory or government business regulatory frameworks and pricing levels.
IPWEA	Institute Public Works Engineers Australia	Professional association.
IWCMS	Integrated Water Cycle Management Strategy (or Plan)	Council plan identifying risk and social, economic and environmental benefit of proposed augmentation to water, sewer and stormwater systems.
IWMS	Integrated Waste Management (Minimisation) Strategy	Council plan identifying risk and social, economic and environmental benefit of proposed augmentation of waste (solids, effluent, contaminated, liquid trade waste).
LEP	Local Environment Plan	The statutory planning instrument defining the zones and objectives of urban and rural areas.
LGAct	Local Government Act	State law defining the role of Mayor, Councillors, staff, financing, approvals etc.
LGMA	Local Government Managers Australia	Professional association.
LGNSW	Local Government NSW	Representative advisory and advocacy group for councils in NSW.
MOU	Memorandum of Understanding	Agreement in principle between parties (eg council and agency) to achieve defined outcomes.
NPWS	National Parks & Wildlife Service	Now merged into DECCW.
NRM	Natural Resource Management	
NVC	Native Vegetation Act 2003	State law defining means of protection of threatened legislation and approval processes to clear land.
OC	Occupation Certificate	Issued by council or private certifier that building is safe to occupy and in compliance with development conditions and BCA.
OSMS	On site sewage management system	Includes septic tanks, aerated systems, biocycles etc.
PCA	Principal Certifying Authority	The person or organisation appointed by applicant to inspect and certify structures.

Acronym	Meaning	Description
PIA	Planning Institute of Australia	Professional association.
POEO	Protection of the Environment Operations Act	State law outlining standards for emissions and discharges and penalties for pollution.
PoM	Plan of Management (usually for community land)	Council plan nominating type of uses for community land and range of facilities progressively to be provided on land.
PPP	Public Private Partnerships	
PTS	Public Transport Strategy	Council strategy to initiate mechanisms to promote and facilitate public transport (bus, taxi, community transport, cycles) in design of subdivisions, developments and council works.
REF	Review of Environmental Factors	Council examination of risk and social, economic and environmental benefit of proposed works, assessed against state planning, environment and safety laws.
REP	Regional Environment Planning Policy	Outlines compulsory state planning objectives to be observed in development assessment and strategic planning.
RFS	Rural Fire Service	State agency responsible for providing equipment and training for volunteer firefighter brigades, and the assessment and approval of developments in bushfire prone lands.
RLF	Regional Leaders Forum	The group of mayors and general managers representing the councils in the ACR.
RMS	Roads & Maritime Service	State agency responsible for funding, construction and maintenance of state roads, the approval of council works on arterial roads and development applications.
S64	S64 Contributions Plan	Developer contributions plan to enable, with council and state funds, the augmentation of water, sewer and stormwater infrastructure.
S94 S94A	S94 Contributions Plan S94A Contributions Plan Levy Plan	Developer contributions to enable construction of public infrastructure and facilities such as roads, reserves, carparks, amenities etc.
SCG	Southern Councils Group	Political and strategic grouping of councils along the NSW south coast from Wollongong to the border, lobbying government for assistance (eg highways) and resourcing sharing initiatives.
SCRS	South Coast Regional Strategy	Regional Strategy prepared by DoP for ESC, BVSC and part SCC to guide new LEPs.

Acronym	Meaning	Description
SEA	Strategic Environment Assessment	Spatial assessment of environmental constraints of land considered in design and assessment of subdivision and infrastructure. Scientific research behind assessment of capacity of land and waterways in rural residential and urban expansion lands to sustain human settlement.
SEPP	State Environmental Planning Policy	Outlines compulsory state planning objectives.
SNSWLHD	Southern NSW Local Health Districts	State board commissioned with oversight of health care in Highlands, Monaro and Far South Coast.
SoER	State of the Environment Report	Required by state law, the comprehensive assessment (every four years) of the condition and the pressures on the social, economic and environmental features of the Shire and appropriate responses to address or preserve those issues.
SP	Social Plan	Required by state law, the comprehensive assessment (every four years) of the condition and the pressures on the social framework of the community, their services and facilities and economic interactions.
.....SP	Structure Plan	Plan promoting landuses and siting of infrastructure and facilities in towns (eg, BBSP – Batemans Bay Structure Plan).
SRCMA	Southern Rivers Catchment Management Authority	State agency commissioned with assessment and monitoring of health and qualities of catchments from Wollongong to the border, and determine directions and priorities for public and private investment or assistance with grants.
STP	Sewer Treatment Plant	Primary, secondary and part tertiary treatment of sewage collected from sewers before discharge into EPA approved water ways or irrigation onto land.
TAMS	Total Asset Management System	Computer aided system recording condition and maintenance profiles of infrastructure and building assets.
TBL	Triple Bottom Line	Commercial term coined to encourage business to consider and disclose social and environmental risk, benefit and costs in the conduct of business to guide investors as to the long term sustainability and ethics of a business. Taken up by Council to record the basis of prioritisation, the review of condition, the monitor of progress and the financial disclosure of preventative or maintenance investment in council based social and environmental activities.
ToR	Terms of Reference	
TSC	Threatened Species Conservation Act 1995	State law governing the protection of nominated species and relevant assessment and development controls.

Acronym	Meaning	Description
WCF	Water Cycle Fund	Combination of water, sewer and stormwater activities and their financing arrangements.
WSUD	Water Sensitive Urban Design	Principle behind the IWCMS and council development codes requiring new developments to reduce demand and waste on water resources through contemporary subdivision and building design.