

Extract of Planning Proposal relating to Amendment No. 1

PART 1: OBJECTIVES or INTENDED OUTCOMES

This item seeks to zone certain urban lands under Eurobodalla LEP 2012 that remain zoned under the Urban LEP 1999. As a consequence the Urban LEP 1999 can be repealed.

PART 2: EXPLANATION of PROVISIONS

Amendment applies to	Explanation of provisions	Map changes
Maps	<p>Rezone certain urban lands and remove them from the Urban LEP 1999. Repeal the Urban LEP 1999. Amend other LEP Maps accordingly.</p> <p>The subject properties were deferred from ELEP 2012 as they were previously proposed to be zoned E3. The majority of deferred matter relates to land previously zoned under the Rural LEP 1987 and the zoning of rural lands will be resolved following completion of the Rural Lands Strategy. No strategy is required to deal with the zoning of the subject urban lots as proposed zones are consistent with previous zoning under the Urban LEP.</p>	<p>Land Zoning Map Height of Buildings Map Lot Size Map Acid Sulphate Soils Map Wetlands Riparian Land and Watercourses Map Terrestrial Biodiversity Map</p> <p>See Attachment for details</p>

PART 3: JUSTIFICATION

Section A – NEED for the PLANNING PROPOSAL

The planning proposal is not the result of any strategic study or report. The amendments have been identified by Council staff and are considered minor in nature. The amendments will enable the repeal of the Urban LEP 1999, simplifying the planning framework in Eurobodalla.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

Section C – ENVIRONMENTAL, SOCIAL and ECONOMIC IMPACT

There are no likely environmental effects as a result of the proposed amendments.

Section D – STATE and COMMONWEALTH INTERESTS

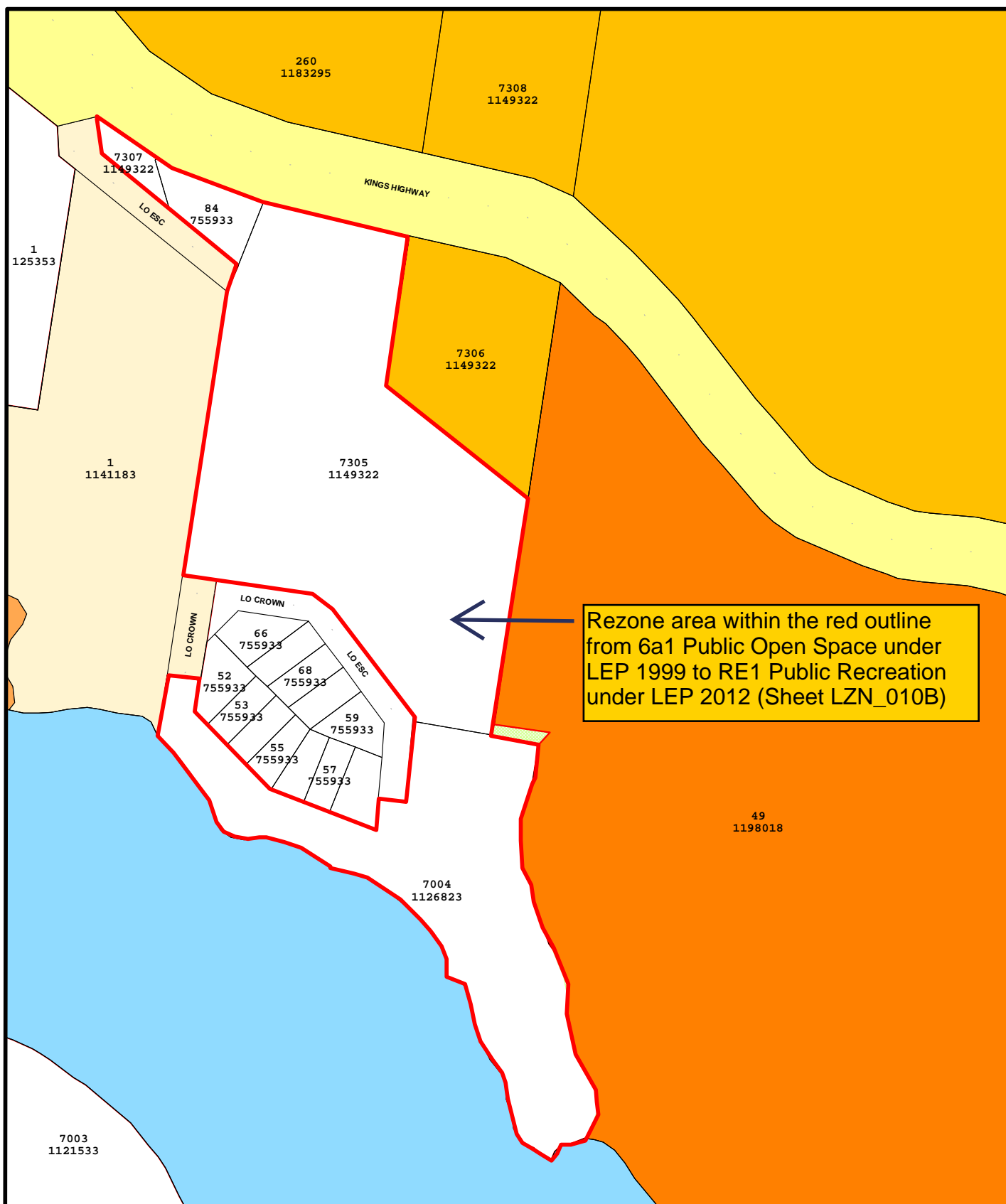
Given the minor nature of the proposed amendments, the views of State or Commonwealth public authorities have not been sought prior to Gateway determination.

ATTACHMENT – Repeal of Urban LEP 1999

No.	Lot and DP	Map Name	Map Change
1.1	Lot 84 DP 755933	Land Zoning Map	Change from 6a1 under LEP 1999 to RE1
	Kings Hwy, Nelligen	Terrestrial Biodiversity Map	Show Extant Native Vegetation over whole of lot.
1.2	Lot 7307 DP 1149322	Land Zoning Map	Change from 6a1 under LEP 1999 to RE1
	Kings Hwy, Nelligen	Terrestrial Biodiversity Map	Show Extant Native Vegetation over whole of lot.
1.3	Lot 7305 DP 1149322	Land Zoning Map	Change from 6a1 under LEP 1999 to RE1
	Kings Hwy, Nelligen	Terrestrial Biodiversity Map	Show Extant Native Vegetation over whole of lot.
		Wetlands, Riparian lands and Watercourses Map	Show Category 2 and 3 watercourses
1.4	Lot 7004 DP 1126823	Land Zoning Map	Change from 6a1 under LEP 1999 to RE1
	Kings Hwy, Nelligen	Terrestrial Biodiversity Map	Show Extant Native Vegetation over whole of lot.
		Wetlands, Riparian lands and Watercourses Map	Show wetland over part of lot and complete category 1 watercourse along river edge
		Acid Sulfate Soils Map	Show class 2 over part of lot
1.5	Lot 7310 DP 1164112	Land Zoning Map	Change from part 1a under LEP 1987 and part 4a under LEP 1999 to part RU1 and part IN1
	Princes Hwy, Batemans Bay	Height of Buildings Map	Change new IN1 part from no height standard to part 12m and part 8.5m
		Lot Size Map	Change new RU1 part from no lot size standard to 1000ha
		Wetlands Riparian Lands and Watercourses Map	Show Category 1 watercourse
		Terrestrial Biodiversity Map	Show Extant Native Vegetation over whole of lot.

1.6	Lot 7311 DP 1164112 Princes Hwy, Batemans Bay	Land Zoning Map	Change from part 4a and part 6a1 under LEP 1999 to part IN1 and part RE1
		Height of Buildings Map	Change new IN1 part from no height standard to 8.5m
		Terrestrial Biodiversity Map	Show Extant Native Vegetation over majority of lot.
1.7	Lot 7312 DP 1164112 Princes Hwy, Batemans Bay	Land Zoning Map	Change from 4a under LEP 1999 to IN1
		Height of Buildings Map	Change from no height standard to 8.5m
		Terrestrial Biodiversity Map	Show Extant Native Vegetation over majority of lot.
1.8	Lot 170 DP 46850 Park Street, Mogo	Land Zoning Map	Change from part 1a under LEP 1987 and part 6a1 under LEP 1999 to RE2
		Terrestrial Biodiversity Map	Show Extant Native Vegetation over whole of lot.
1.9	Lot 462 DP 512433 Forest Parade, Tomakin	Land Zoning Map	Change from part 2g under LEP 1999 and part 10 under LEP 1987 to part R2 and Part E2
		Height of Buildings Map	Change new R2 part from 8.5m under Council's Residential Design Code (DCP) to 8.5m
		Lot Size Map	Change new R2 part from 450m ² under Council's Residential Design Code (DCP) to 600m ²
		Terrestrial Biodiversity Map	Show EEC on majority of E2 and part of R2
1.10	Lot 1 DP 1132065	Land Zoning Map	Change from special provision 77(b) under LEP 1999 to E4
1.11	Lot C DP 39088		
1.12	Lot D DP 39088	Height of Buildings Map	Change from no height standard to 8.5m
1.13	Lot E DP 39088		
	Coronation Drive, Broulee	Lot Size Map	Change from no lot size standard to 600m ²
Note: In the Urban LEP 1999, no zone was applied to these lots, however clause 77 provided that only land uses permissible in the 7(f1) zone under the Rural LEP 1987 could be consented to. The change to the E4 zone includes appropriate land uses for the nature of the lots (i.e. low density residential land uses in an environmentally constrained location). Each of the lots has already been developed with a dwelling.			

1.14	Part Lot 3 DP 1164518	Land Zoning Map	Change Deferred Matter from 2g under LEP 1999 to R2
	South Head Road, Moruya	Lot Size Map	Change new R2 area from 450m ² under Council's Residential Design Code (DCP) to 600m ²
		Height of Buildings	Change new R2 area from 8.5m under Council's Residential Design Code (DCP) to 8.5m
		Terrestrial Biodiversity Map	Show part EEC
1.15	Lot 114 DP 752162	Land Zoning Map	Change from 6a1 under LEP 1999 to RE1
	Riverview Road, North Narooma	Wetlands Riparian Lands and Watercourses Map	Show Category 1 watercourse
		Acid Sulfate Soils Map	Show Class 1 over part of lot
		Terrestrial Biodiversity Map	Show Extant Native Vegetation over whole of lot.



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Land Zoning Map (1.1 - 1.4)

Issue Date 9/2/2015

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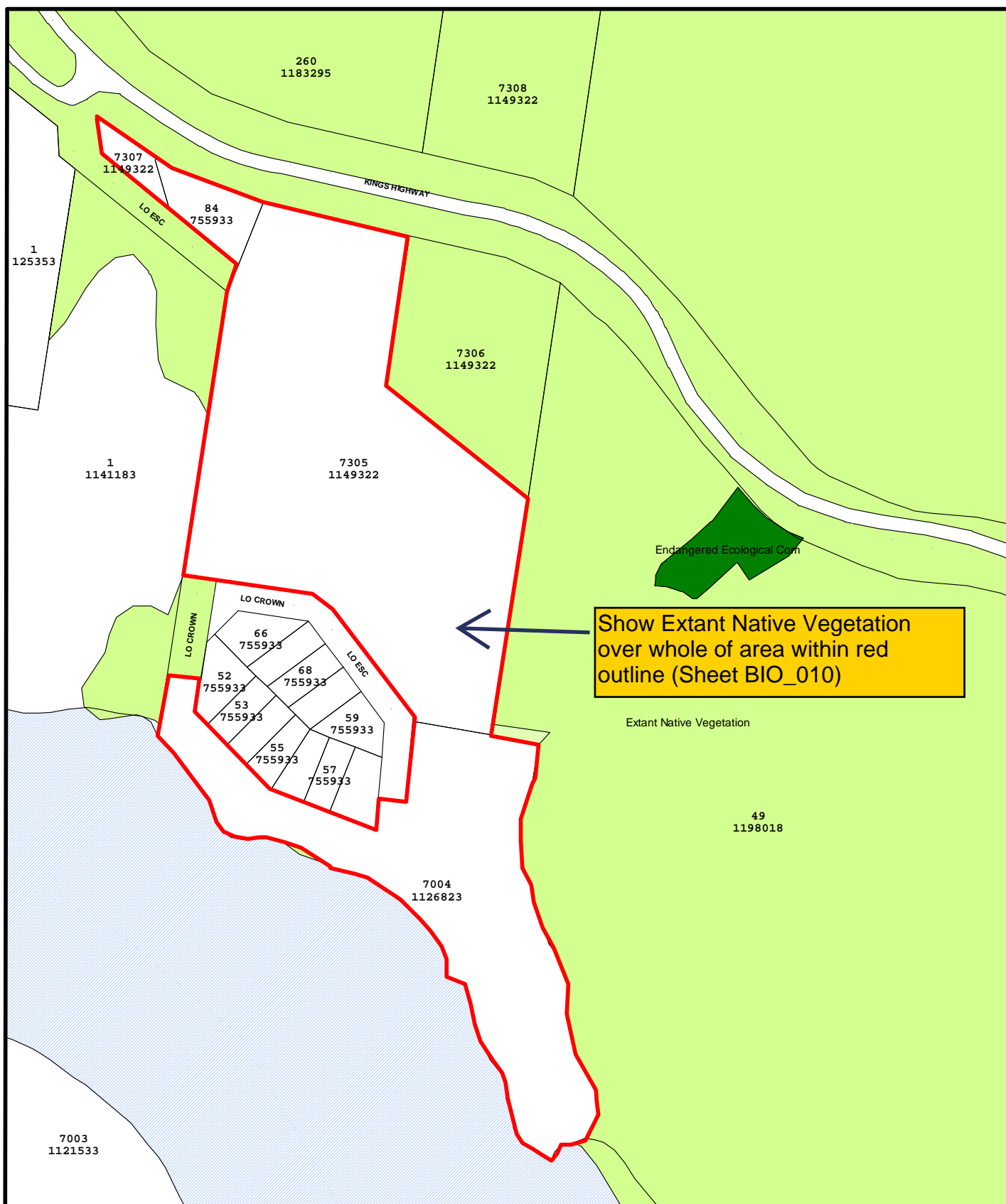


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Terrestrial Biodiversity Map (1.1 - 1.4)

Issue Date 9/2/2015

Scale: 1:3884

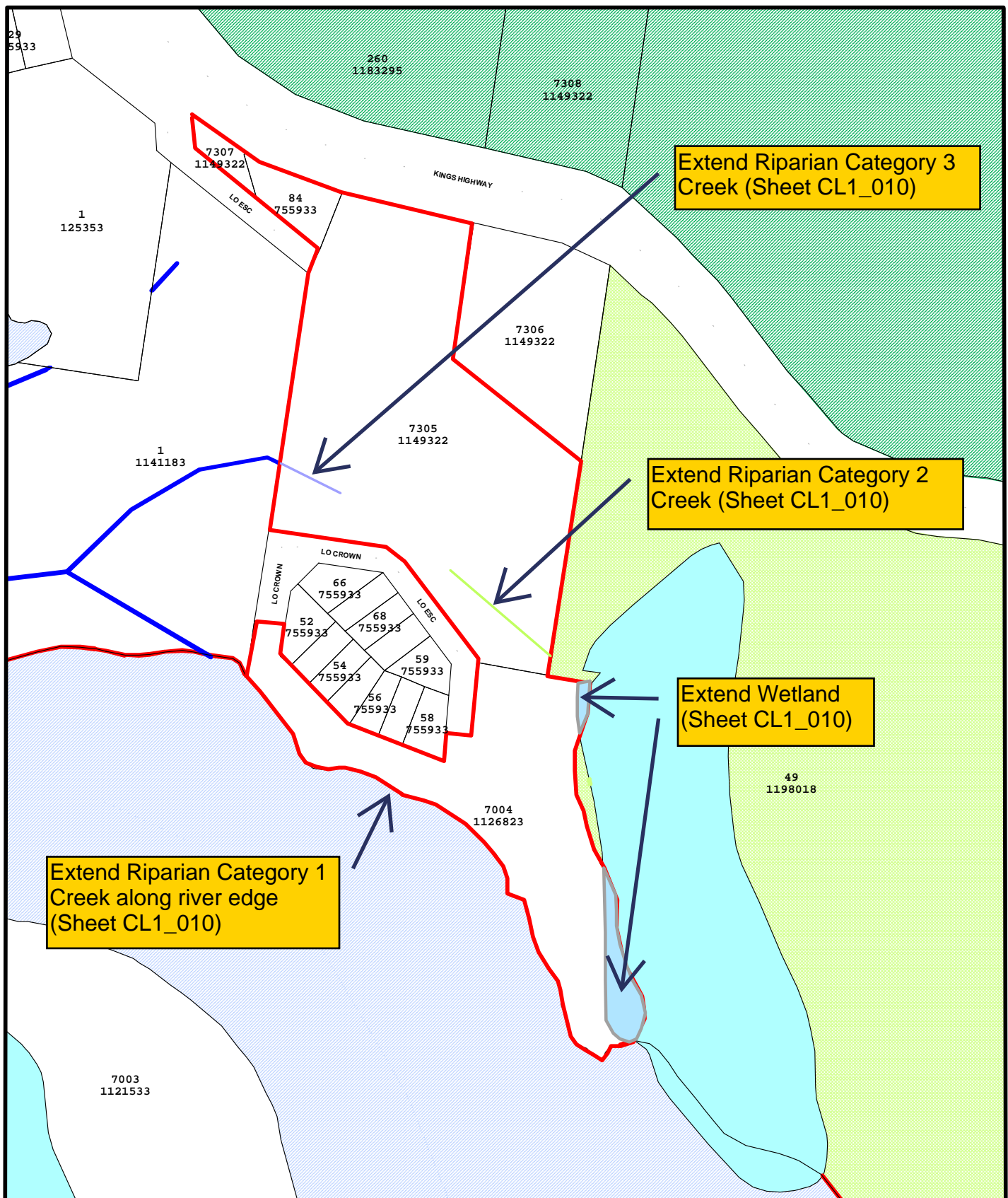


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Wetlands & Watercourses Map (1.3 - 1.4)

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