

Extract of Planning Proposal relating to Amendment No. 2

PART 1: OBJECTIVES or INTENDED OUTCOMES

This item seeks to make minor amendments to various Eurobodalla LEP 2012 maps to correct anomalies which have occurred during the finalisation of the maps for the LEP prior to their publication.

PART 2: EXPLANATION of PROVISIONS

Amendment applies to	Explanation of provisions	Map changes
Map	Rezone a Council owned water filtration plant on Lot 1 DP 1173024, at The Ridge Road, Mogo from RU3 Forestry to SP2 Infrastructure zone, to reflect its land use. Amend the Terrestrial Biodiversity Map accordingly.	Land Zoning Map – Change from RU3 to SP2 Terrestrial Biodiversity Map – Remove Extant Native Vegetation

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 appropriately reflect existing land use.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

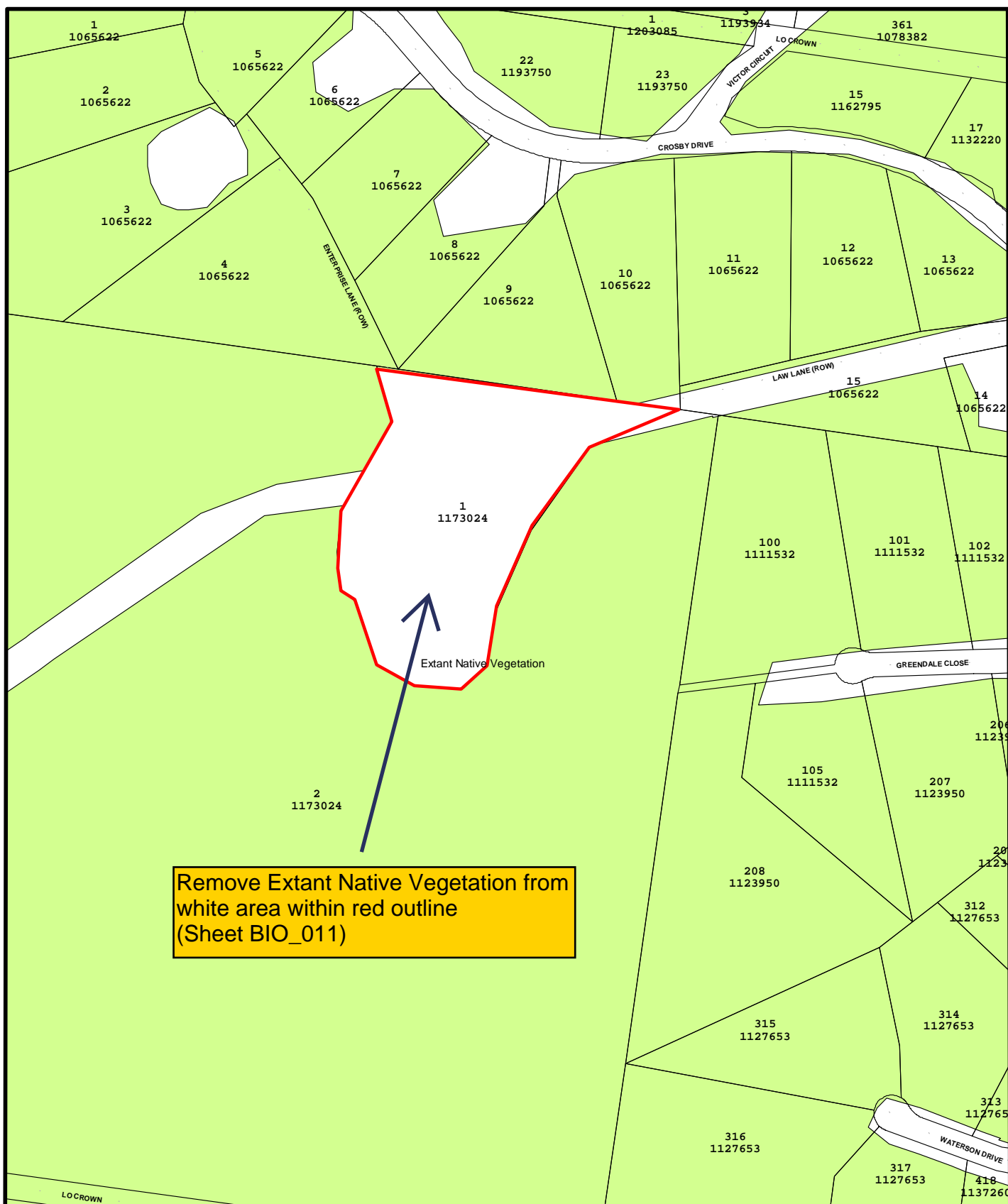
The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

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.



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Terrestrial Biodiversity Map (2)

Issue Date 11/2/2015

Scale: 1:4450



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Extract of Planning Proposal relating to Amendment No. 3

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This item seeks to make minor amendments to various Eurobodalla LEP 2012 maps to correct anomalies which have occurred during the finalisation of the maps for the LEP prior to their publication.

PART 2: EXPLANATION of PROVISIONS

Amendment applies to	Explanation of provisions	Map changes
Map	<p>Correct the application of the E2 Environmental Conservation Zone to reflect the Council resolution of 20 December 2011 for the following property:</p> <p>i. Lots 9 to 11, DP 1174944 and Lot 1 DP 125321</p> <p>This was adopted by Council (was meant to be included when LEP 2012 was first made) and has the effect of not unnecessarily sterilising land (in accordance with the NSW Flood Prone Land Policy) already approved for residential development where dwellings can be practically achieved through merit-based assessment.</p> <p>and to rectify the E2 zone boundary to align with an approved subdivision for the following property:</p> <p>ii. Lot 21, DP 1077474</p> <p>This has the effect of not unnecessarily sterilising land (in accordance with the NSW Flood Prone Land Policy) already approved for residential development where dwellings can be practically achieved through merit-based assessment.</p>	<p>Land Zoning Map – Change part from E2 to R2</p> <p>Height of Buildings – Change new R2 part from no height standard to 8.5m</p> <p>Lot Size – Change new R2 part from 1000ha to 600m²</p> <p>Land Release Area – include additional R2 zone (for ii only)</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 land owners and are considered minor in nature. The amendments will ensure appropriate residential development of the land can be achieved.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

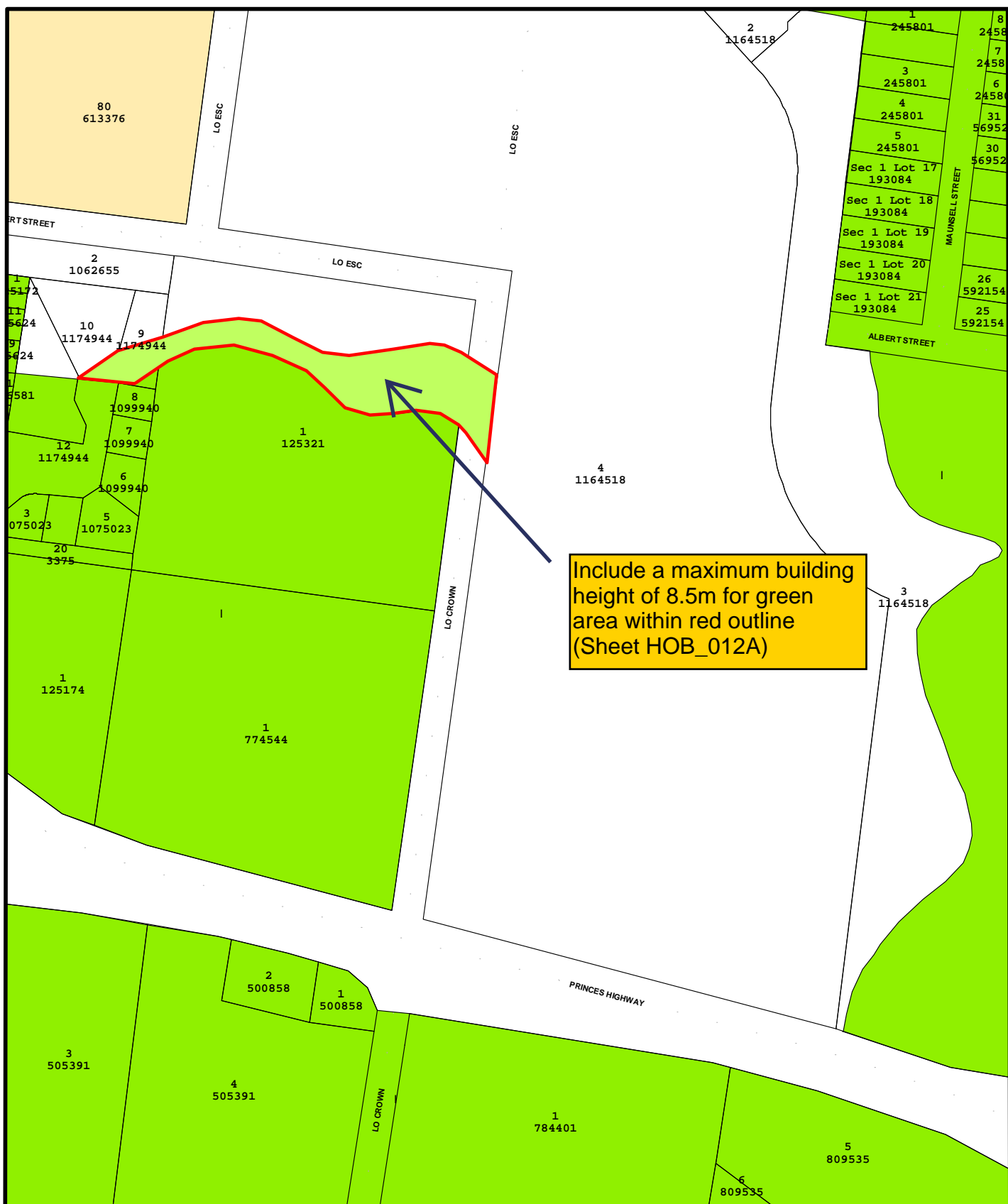
The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

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.



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Height of Buildings Map (3(i))

Issue Date 11/2/2015

Scale: 1:3325

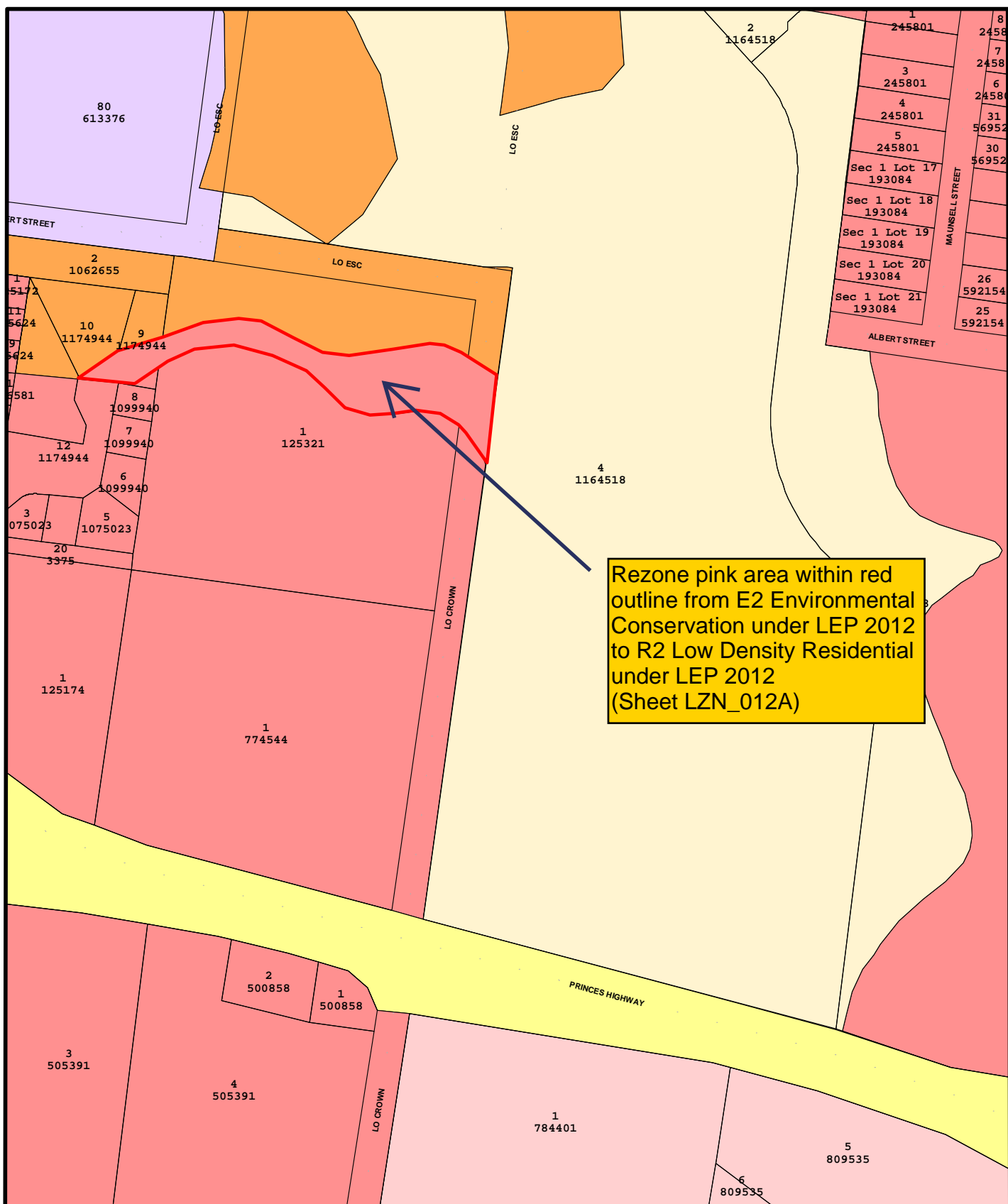


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Land Zoning Map (3(i))

Issue Date 11/2/2015

Scale: 1:3325

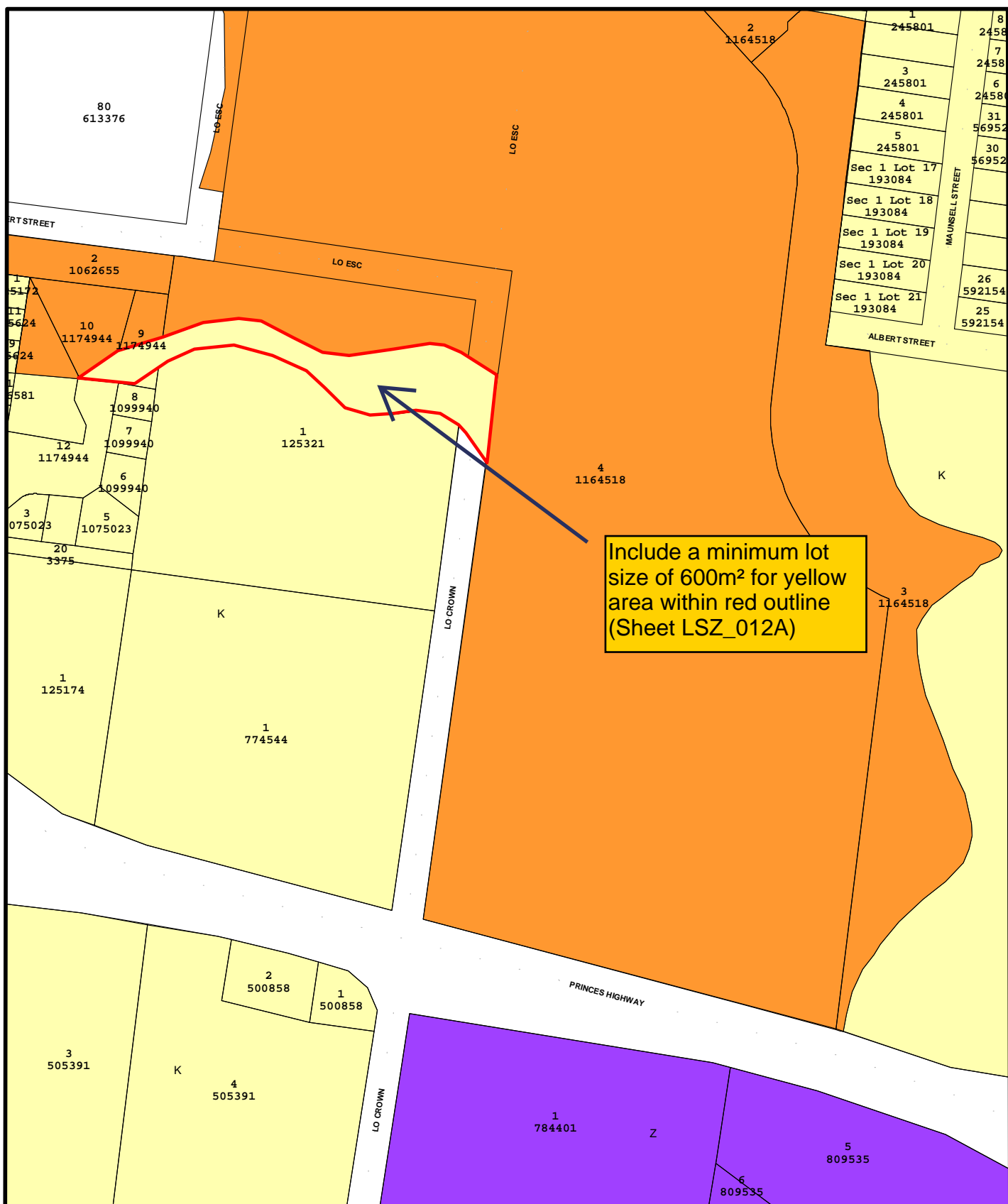


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Lot Size Map (3(i))

Issue Date 11/2/2015

Scale: 1:3325

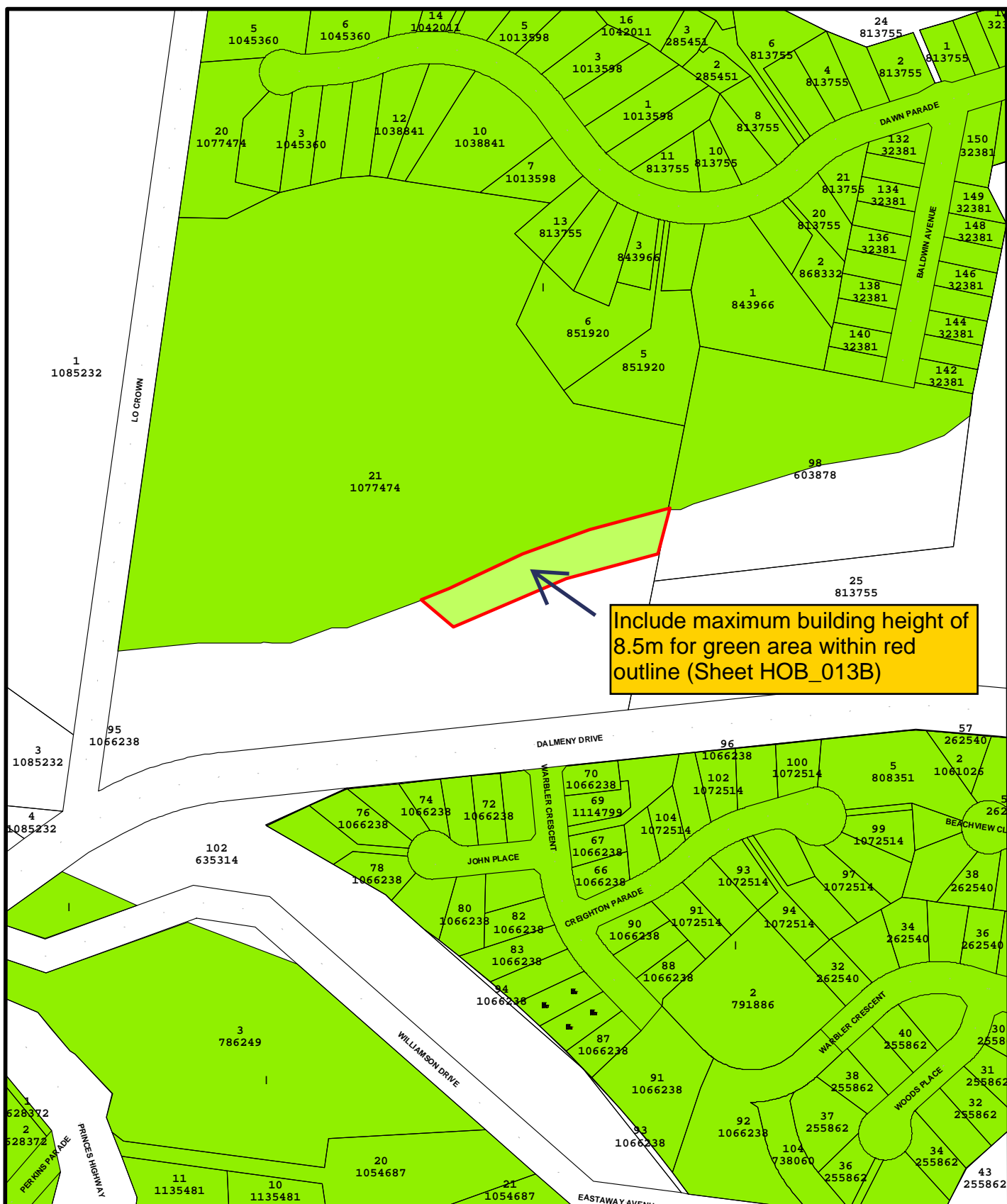


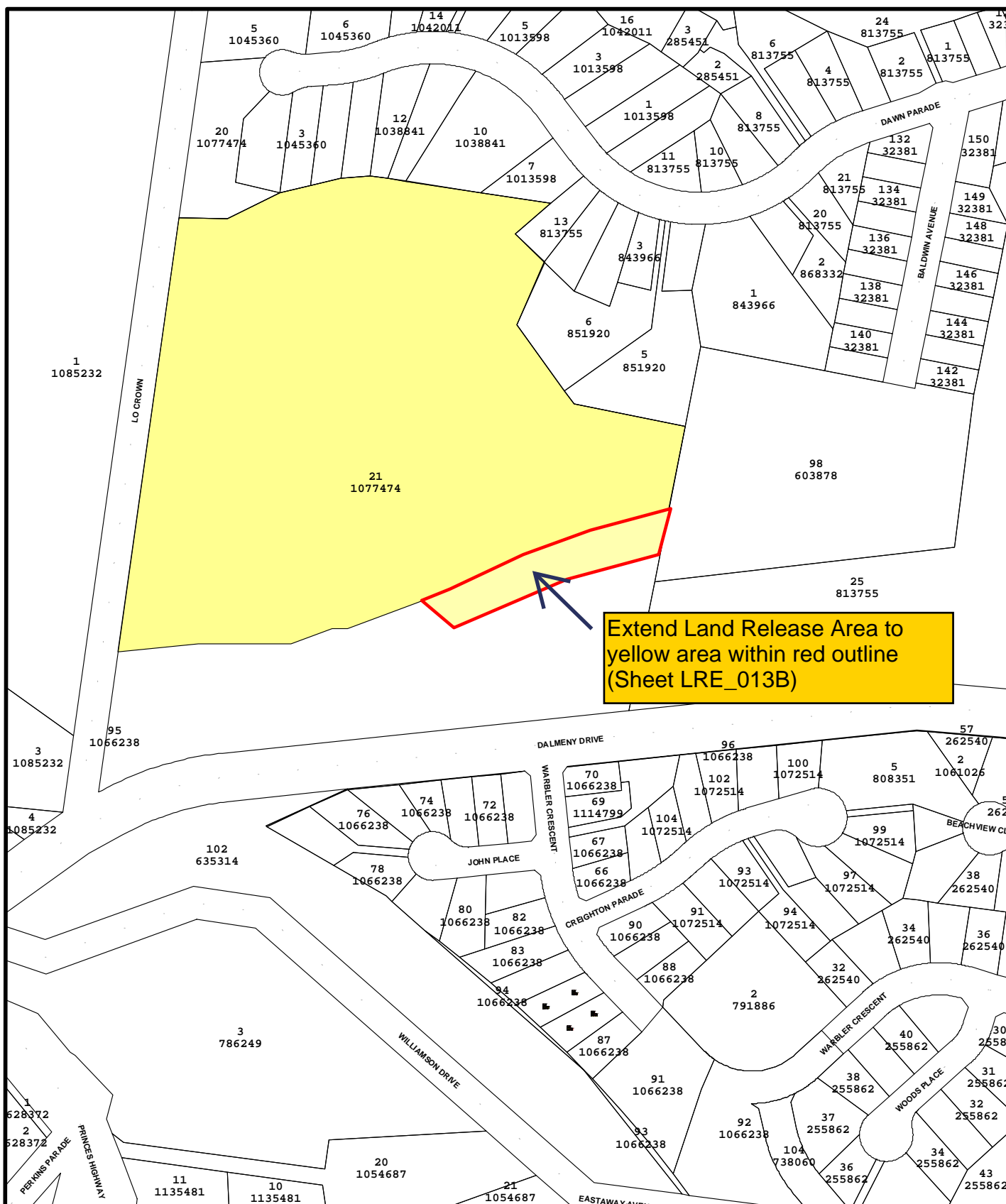
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Land Release Area Map (3(ii))

Issue Date 11/2/2015

Scale: 1:3311

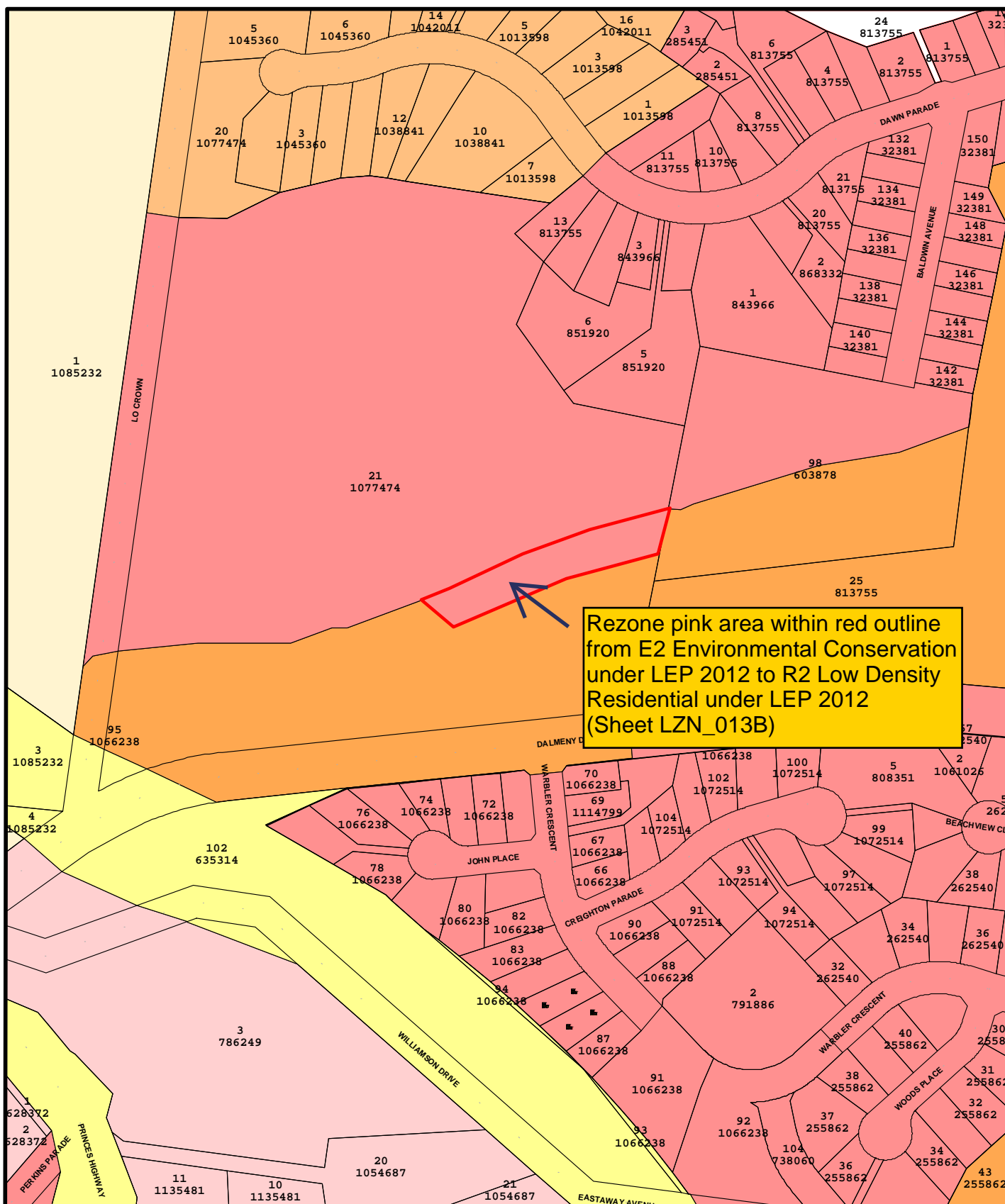


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Land Zoning Map (3(ii))

Issue Date 11/2/2015

Scale: 1:3311

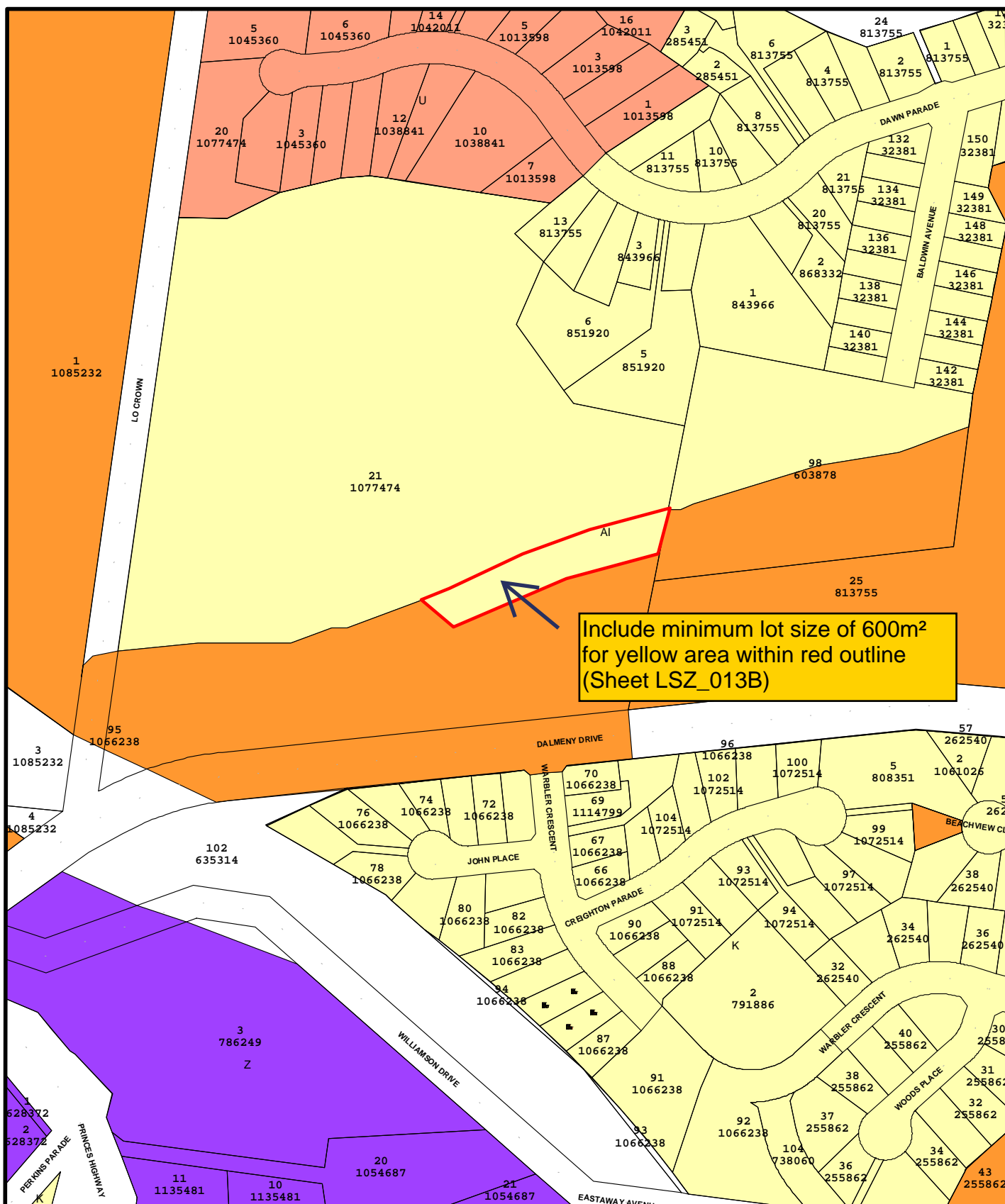


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Include minimum lot size of 600m²
for yellow area within red outline
(Sheet LSZ_013B)

Lot Size Map (3(ii))



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Issue Date 11/2/2015

Scale: 1:3311



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Extract of Planning Proposal relating to Amendment No. 4

PART 1: OBJECTIVES or INTENDED OUTCOMES

This item seeks to make minor amendments to various Eurobodalla LEP 2012 maps to correct anomalies which have occurred during the finalisation of the maps for the LEP prior to their publication.

PART 2: EXPLANATION of PROVISIONS

Amendment applies to	Explanation of provisions	Map changes
Map	Rezone Sec 3, Lot 6 DP 758754 at Narooma to reflect the Council resolution of 20 December 2011. Amend the Lot Size Map to add a lot size control to the subject lot.	Land Zoning Map – Change from B2 to R3 Lot Size Map – Change from no lot size standard to 600m ²

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 the land owner as having previously been agreed to by Council, but not implemented through the making of EEP 2012.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

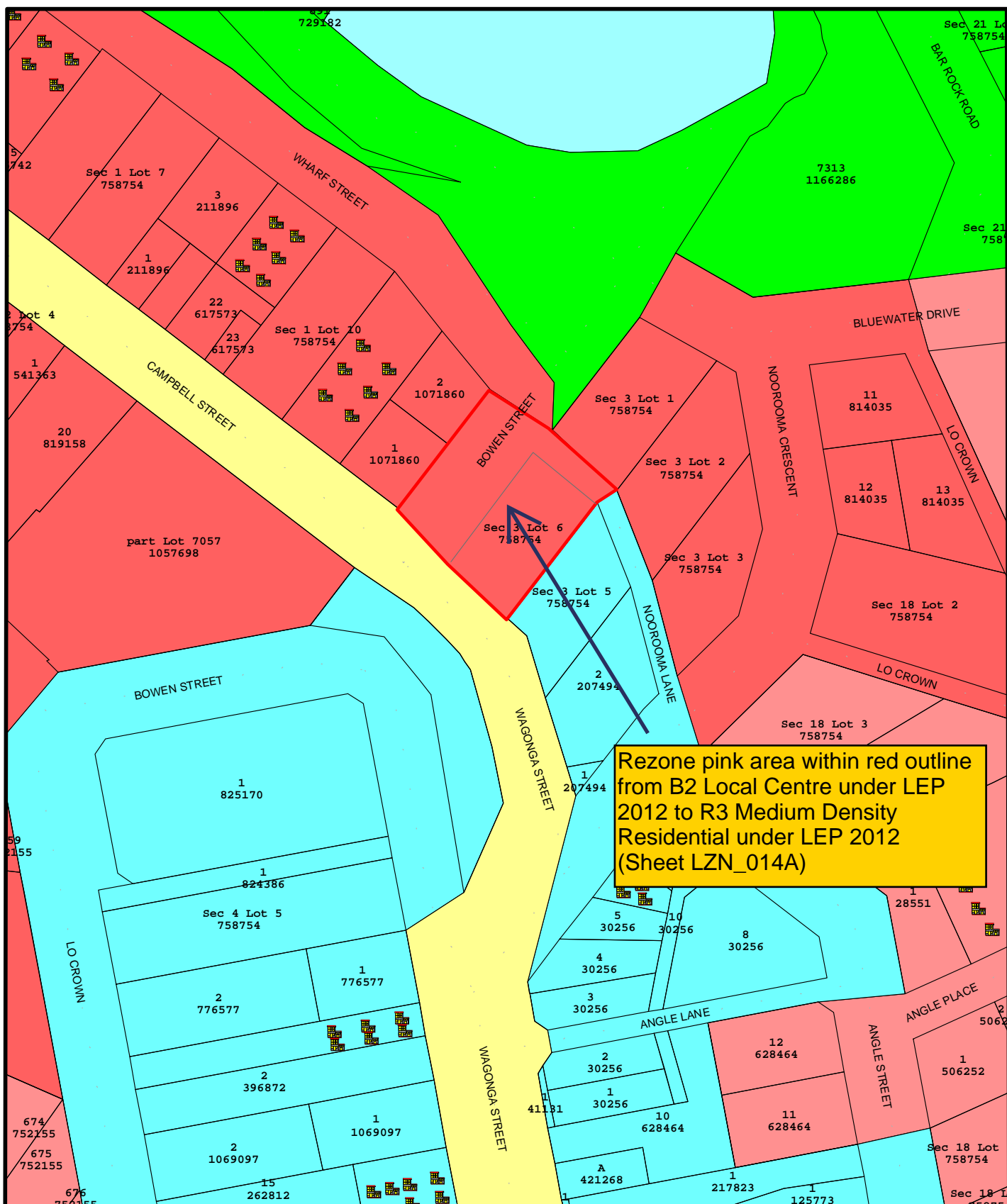
The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

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.



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Land Zoning Map (4)

Issue Date 11/2/2015

Scale: 1:1466

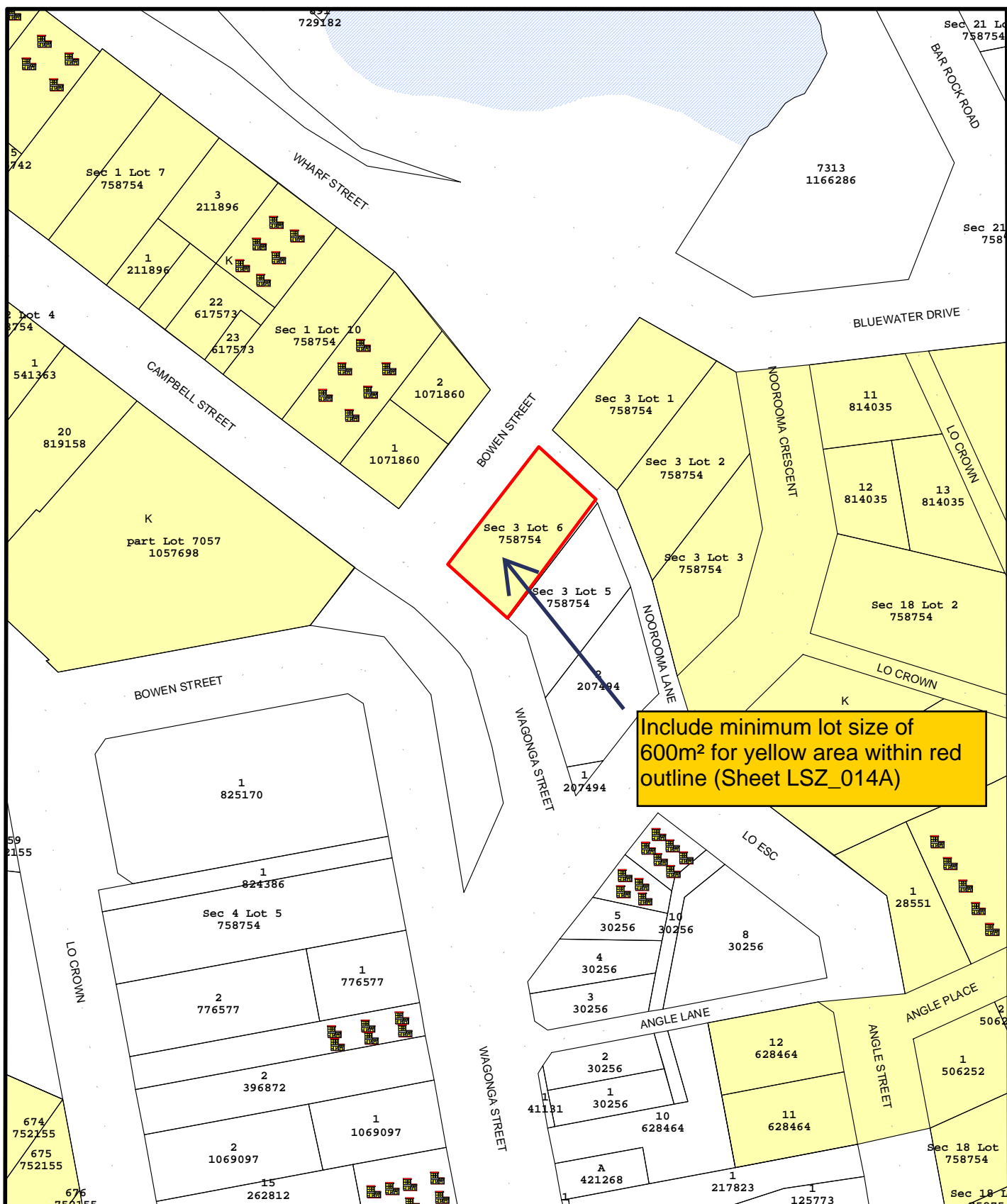


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Lot Size Map (4)

Issue Date 11/2/2015

Scale: 1:1466



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Extract of Planning Proposal relating to Amendment No. 5

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PART 2: EXPLANATION of PROVISIONS

Amendment applies to	Explanation of provisions	Map changes
Map	Rezone parts of developed land at Lot 101 DP 1176139, Lot 222 DP 1111921 and Lot 302 DP 1190112, at the Moorings Resort, 2156, 2160 and 2162 George Bass Drive, Tomakin, from E2 Environmental Conservation to SP3 Tourist zone to reflect current land use. Amend the Height of Buildings, Lot Size and Wetlands Riparian Lands and Watercourses Maps accordingly.	Land Zoning Map – Change from E2 to SP3 Height of Buildings Map – Change from no height standard to 8.5m Lot Size Map – Remove 1000ha Wetlands Riparian Land and Watercourse Map – Remove wetland

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 land owners and are considered minor in nature. The amendments appropriately reflect existing development and land characteristics.

Section B – RELATIONSHIP to STRATEGIC PLANNING FRAMEWORK

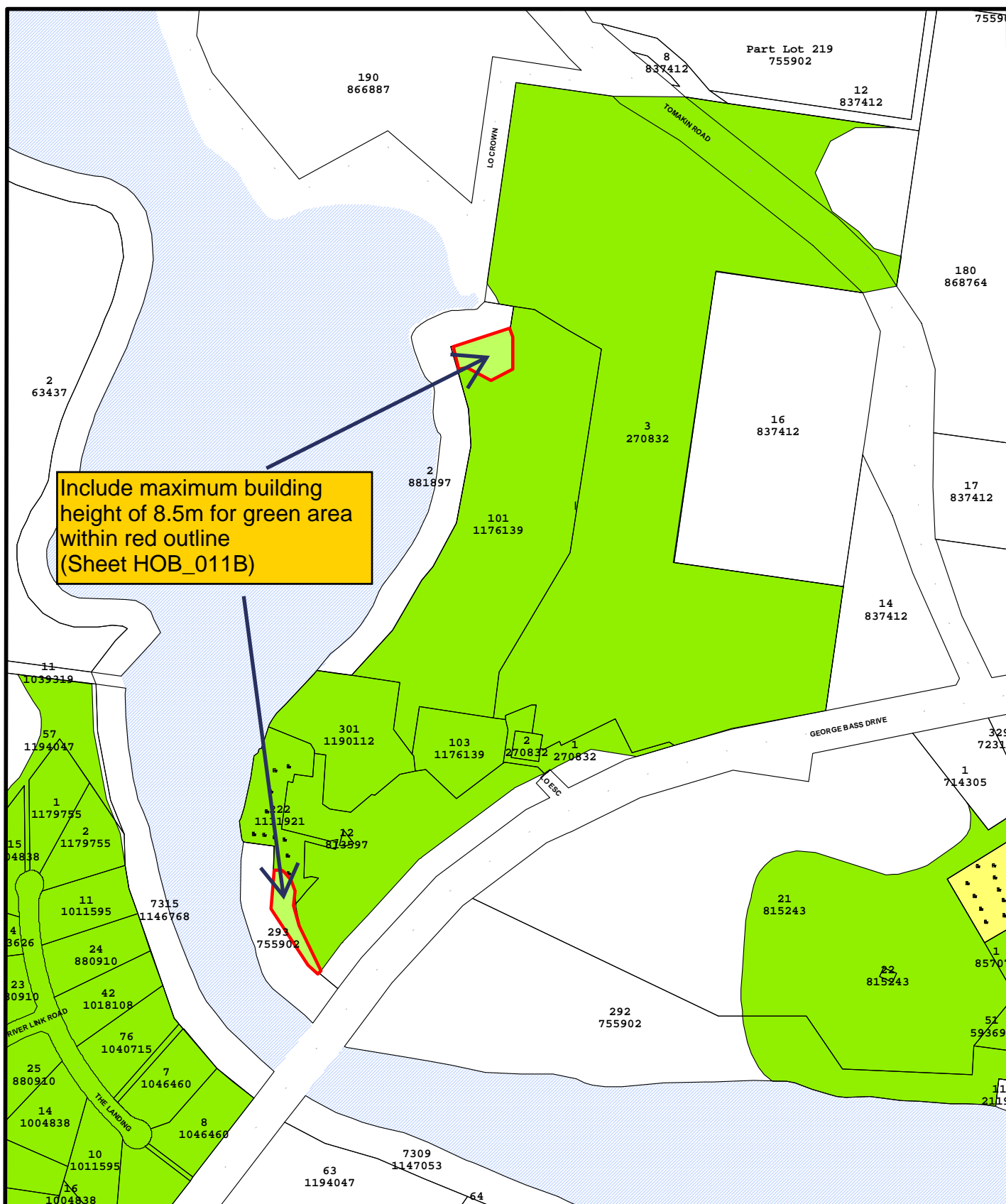
The planning proposal is consistent with the South Coast Regional Strategy and Council's Community Strategic Plan, One Community.

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.



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Height of Buildings Map (5)

Issue Date 11/2/2015

Scale: 1:5473

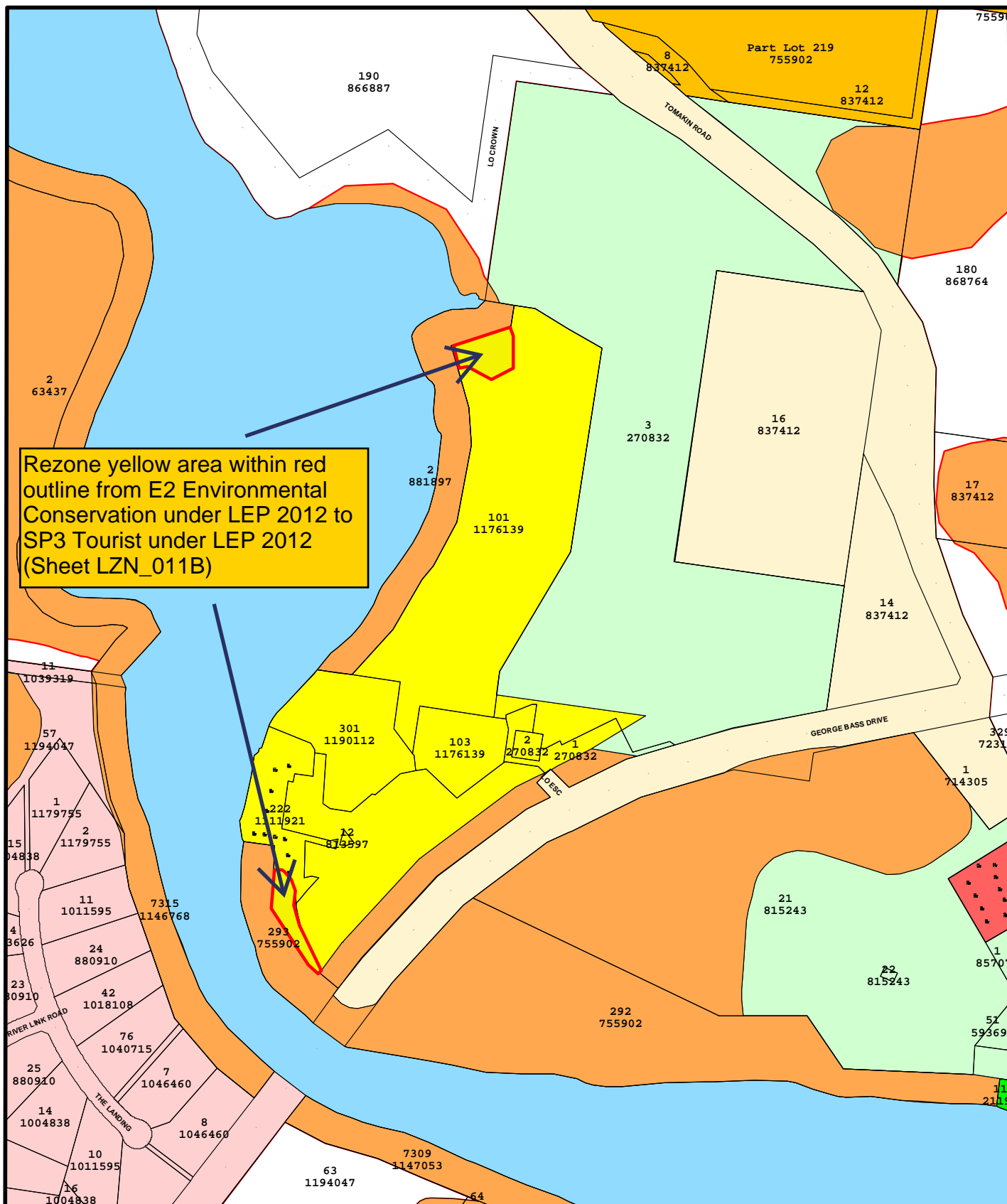


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Land Zoning Map (5)

Issue Date 11/2/2015

Scale: 1:5473

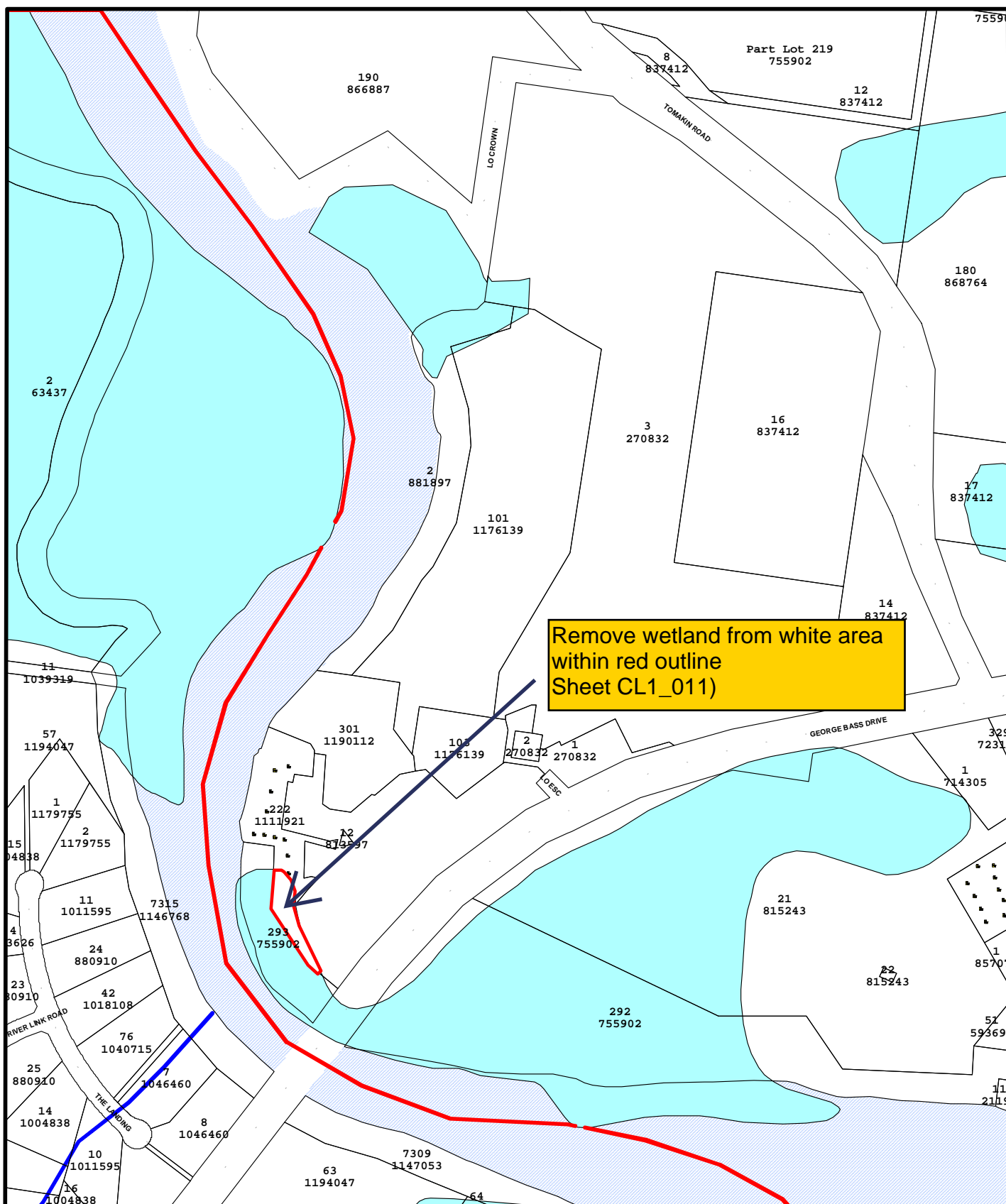


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Wetlands & Watercourses Map (5)

Issue Date 11/2/2015

Scale: 1:5473



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