

PLANNING PROPOSAL 18 – Housekeeping Amendment

Simplified Version

What is proposed?

Council is looking to introduce four changes to its main planning document, the Bellingen Local Environmental Plan 2010 (BLEP 2010). The changes are minor in nature and rather than going through an individual process of changing the BLEP 2010 four times, Council has instead bundled them together in what is called a “Housekeeping amendment”.

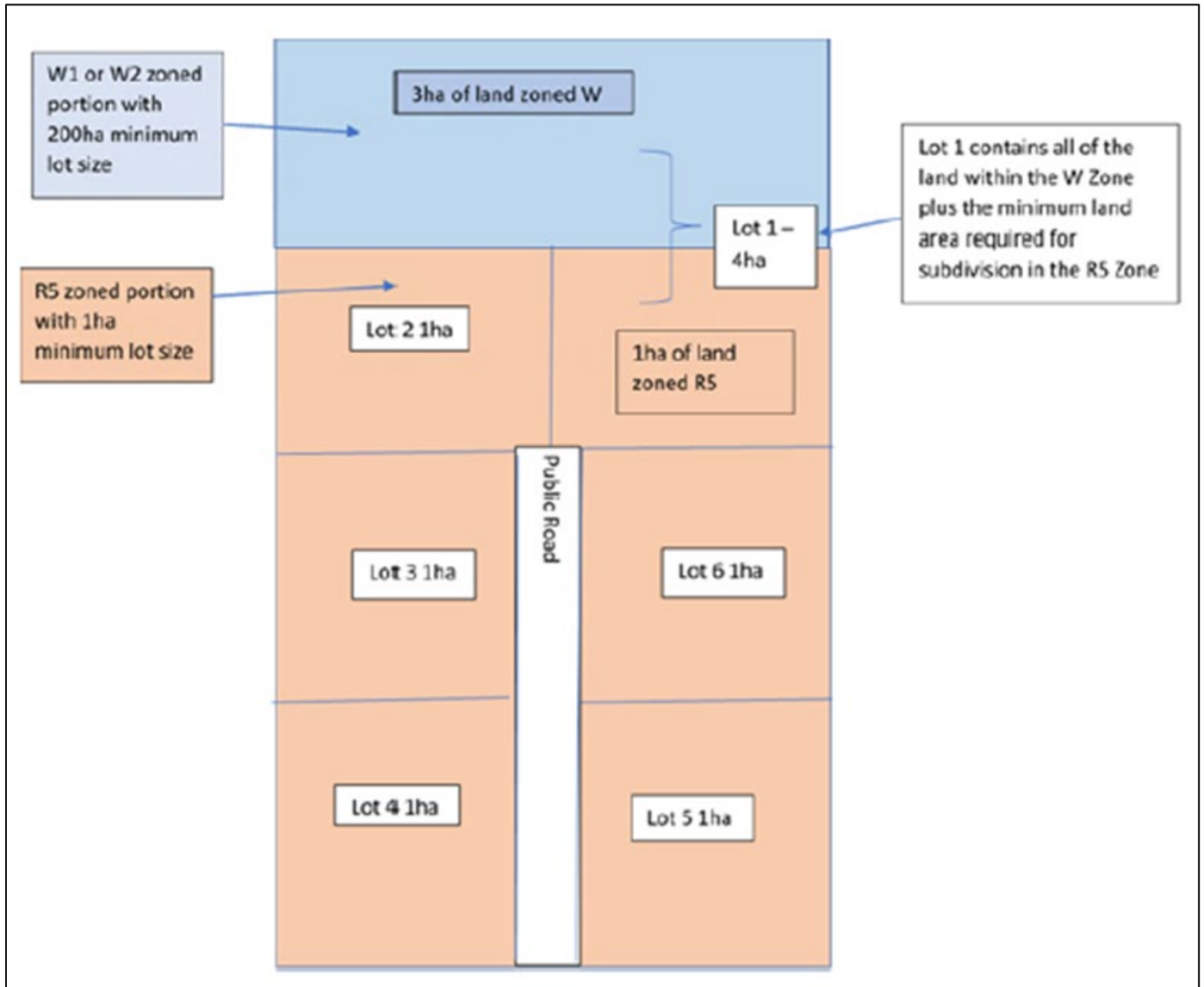
Why are we doing it?

The RE1 Rezoning Proposal

Bellingen Showground recently acquired a land parcel that adjoins the existing showground site. This land parcel has been used by the Showground regularly over the years to provide things like parking when an event has been held at the Showground. This planning proposal aims to rezone the land from its current rural zoning (RU1 – Primary Production) to a more appropriate zone that will reflect its future intended use for public recreation purposes (RE1 – Public Recreation). The relevant land is shown below.



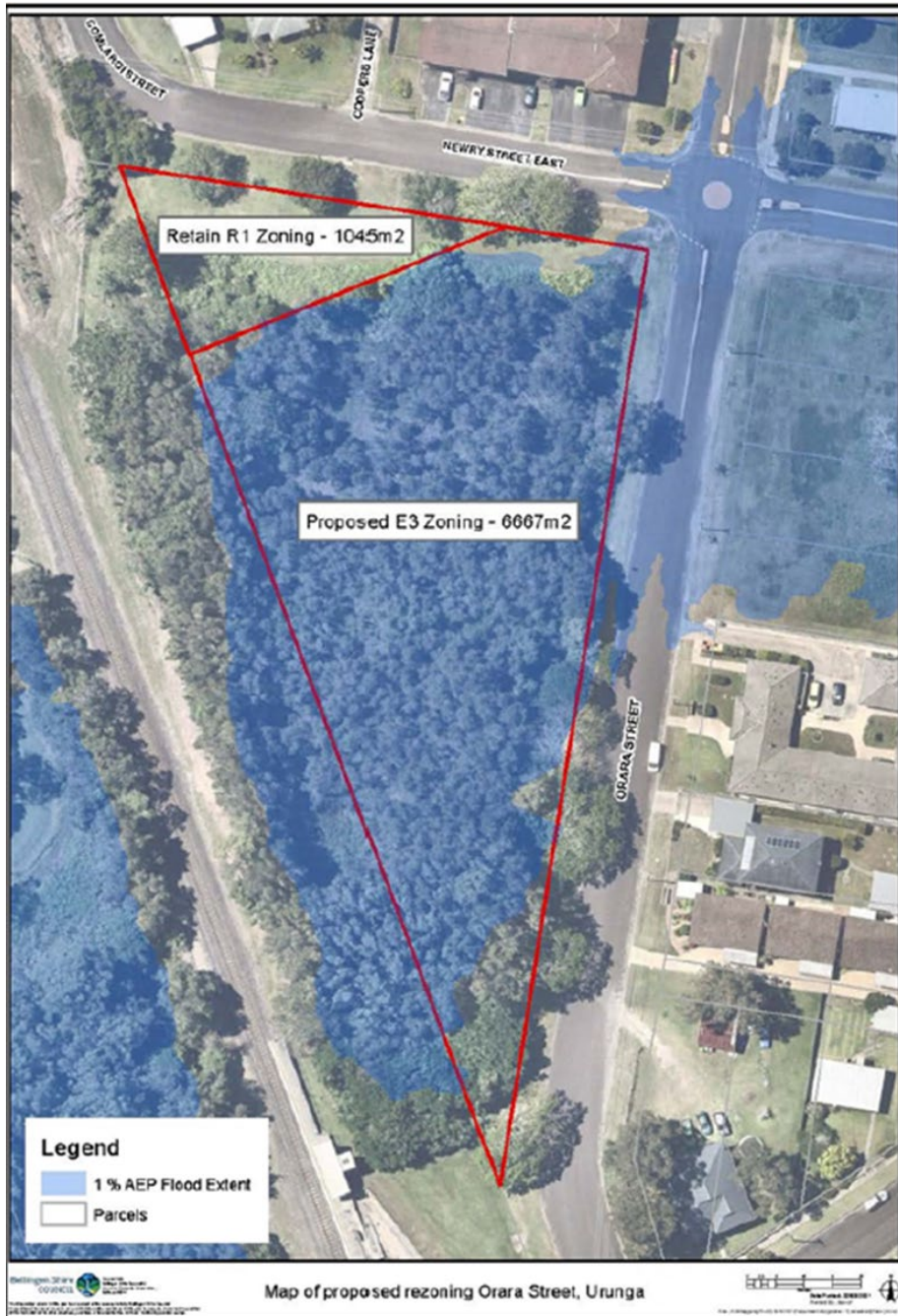
Example of potential subdivision facilitated by the planning proposal



The E3 Rezoning proposal

The owners of the land at 21 Newry Street East Urunga have requested Council to rezone part of their land as an environmental zone. This is because the majority of the land is floodprone, and vegetated, and an E3 Environmental Management Zone is considered to be a more appropriate response to these constraints than the current R1 Residential Zone. The retention of a small part of land within the R1 General Residential Zone is designed to permit the potential future erection of a dwelling in that location.

The relevant parts of the land that are proposed to be rezoned as E3 and retained as R1 are shown in the extract below.

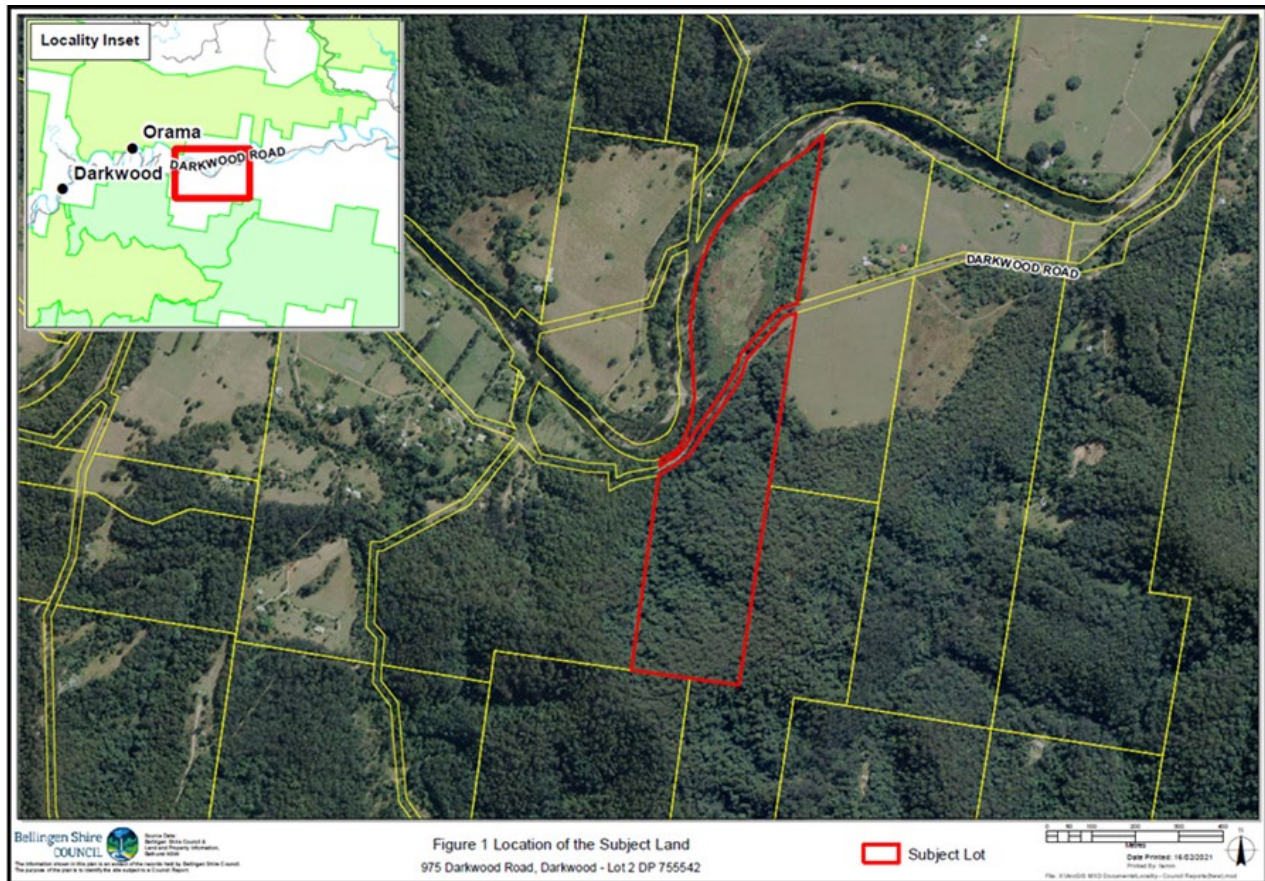


The Schedule 1 proposal

In rural and environmentally zoned areas of the Shire there is no automatic entitlement to build a house on any particular piece of land. Over time, Council has developed a set of rules that govern what land can be built upon, and these rules are contained within the BLEP 2010. When land can be built upon, it is commonly referred to as having a "dwelling entitlement".

At the moment, 975 Darkwood Road is not recognised as meeting the general criteria that permit the erection of a dwelling on the land. This planning proposal aims to provide 975 Darkwood Road with a dwelling entitlement. This is because the historic circumstances surrounding this land parcel have been similarly recognised by Council on other properties as sufficient to permit the erection of a dwelling.

The location of 975 Darkwood Road is shown in the map extract below.



What do I do if I want to make a submission to Council about this matter?

Council is seeking public feedback on this matter from 14 October 2021 to 12 November 2021.

Submissions should preferably be emailed to council@bellingen.nsw.gov.au using the Reference Planning Proposal 18 – Submission.

Written submissions should be addressed to;

The General Manager

Bellingen Shire Council

PO Box 117

BELLINGEN NSW 2454

If you do send written correspondence, Please ensure that you provide an email contact to ensure that Council can contact you in a timely manner regarding any subsequent consideration of this proposal by Council.

Who can I talk to if I have questions about this?

For further details please contact Daniel Bennett on 6655 7300 between 8.30am – 4.30pm, Monday to Friday.

What happens next?

Council will consider any submissions that are received during the public exhibition period. A report will then be prepared that the elected Council will consider which will include a recommendation as to whether the proposal should be supported and finalised.

People who made a submission will be notified when it gets reported back to Council and may request to speak at the Council Meeting.

