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Australia's property industry

Creating for Generations

2 July 2020

Dr Catherine Dale
General Manager
Eurobodalla Shire Council
PO Box 99
Moruya NSW 2537

Email – council@esc.nsw.gov.au

Dear Dr Dale

Eurobodalla Shire Council – Draft Local Strategic Planning Statement

The Property Council of Australia welcomes the opportunity to provide comments on Eurobodalla Shire Council's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes.

The Property Council supports the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land use-based strategies contained within the *South East and Tablelands Regional Plan 2036* and the *Eurobodalla Community Strategic Plan 2017 - One Community*. The LSPS should identify a range of steps Council must take in planning for the city's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission.

Should you have any questions, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or tloveday@propertycouncil.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michelle Guido'.

Michelle Guido
Illawarra Regional Director
Property Council of Australia

Theme / Planning Priority	Property Council Response
<p><u>Our Place</u></p> <p>Planning Priority 1-Encourage greater housing diversity and affordability</p> <p>Planning Priority 2-Enhance the distinctive character of towns, villages and hamlets</p> <p>Planning Priority 3-Consolidate development within town and village centres</p>	<p>The Property Council supports Council's intention to take action to address the local housing affordability crisis. Council should consider a range of mechanisms that are available to it to provide for a more diverse supply of housing that is both affordable and, is suitable in terms of size, to the local demographics.</p> <p>We support Council taking steps to preserve the local character of its towns and villages with a particular focus on urban design and the development of LEP/DCP controls that address place-based principles. As part of Council's review of the existing structure plans for Batemans Bay, Moruya and Narooma, Council should aim to achieve a good balance between well-managed growth and maintaining the distinctive character of these town centres.</p> <p>Where infill development and urban renewal is preferable to greenfield development on the edge of Council's towns and villages, Council should develop planning controls and DA processes that encourage those types of development. Given the considerable infrastructure costs involved in servicing new release areas, it is appropriate for Council to focus on infill development. Council should look at undertaking this type of development on its own land that can be used as case studies or examples of the type of developments that Council favours in its local centres.</p>
<p><u>Our Environment</u></p> <p>Planning Priority 4-Adapt to natural hazards</p> <p>Planning Priority 5-Conserve and celebrate bushland and waterways</p> <p>Planning Priority 6-Promote sustainable living</p>	<p>The Property Council supports Council's intention to undertake specific actions with respect to natural hazards. The 4 actions (namely 4.1, 4.2 4.3 and 4.4) are all appropriate for the Eurobodalla Shire. Council should aim to consult as widely as possible with the local community and industry representatives in the development of its responses to bushfire, flooding and coastal management.</p> <p>Council's actions regarding biodiversity (5.1 and 5.2) are appropriate. We look forward to the outcome of action 5.2 and reserve our position to provide further comments to Council when it has completed the review and there is more detail available concerning this proposal.</p> <p>We support Actions 6.1 and 6.2 in-principle and we reserve our position until Council has released further detail of any changes for public comment.</p>

<p><u>Our Connection</u></p> <p>Planning Priority 7-Collaborate with State government in delivering strategic infrastructure projects</p> <p>Planning Priority 8-Align local infrastructure delivery with planned growth.</p> <p>Planning Priority 9-Develop highly accessible town and activity centres.</p>	<p>The Property Council supports the actions (namely 7.1 to 7.4) identified to improve the quality of infrastructure available to the residents of Eurobodalla Shire. Should a bypass road be provided around Moruya, we would endorse Council developing a town centre masterplan for Moruya and opportunity for land use changes connected with the development of a bypass road.</p> <p>We support Council undertaking regular reviews of its development contribution plans to ensure that they are reasonable and do not discourage development and investment in the region. Given there is a comprehensive review of development contributions, being carried out by the NSW Productivity Commissioner, underway with an issues paper to be released soon and recommendations to Government by end of the year, it is appropriate that Council time its review for after the Productivity Commissioner releases his recommendations.</p> <p>We support Council's intention to take action on transport, mobility and accessibility issues (identified in actions 9.1, 9.2 and 9.3).</p>
<p><u>Our Business</u></p> <p>Planning Priority 10-Promote nature-based tourism opportunities.</p> <p>Planning Priority 11-Activate town and village centres.</p> <p>Planning Priority 12-Ensure an adequate supply of employment lands</p> <p>Planning Priority 13-Promote a diverse and sustainable agriculture sector.</p>	<p>The Property Council fully supports Council's actions regarding regional tourism and business opportunities. This is particularly important given the impact of the summer's bushfires in the region and the COVID-19 pandemic that has a critical impact on the tourism industry.</p> <p>The initiatives aimed at improving the recreational and commercial value of places such as waterfront land in local towns and villages is also fully supported. These locations should be planned to attract visitors to local businesses and any opportunity for tourist accommodation should be explored.</p> <p>The Council's intention to undertake investigation and review of planning controls and policies impacting employment land uses is supported. Council should consider how local zonings and planning controls impact the viability of appropriate commercial business activities and adjust those controls where necessary. There should be maximum flexibility in the business zones in the Eurobodalla LEP 2012 and the relevant height, FSR controls, setbacks and car parking requirements should encourage appropriate new developments rather than discourage them.</p>