

Nambucca Shire Council



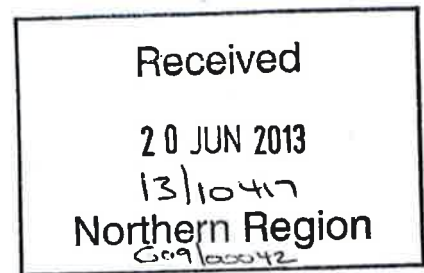
Enquiries to: Mr Grant Nelson
Telephone: 02 6568 0248
Our Ref: SF1852



PGF001868

18 June 2013

Mr Steve Murray
Regional Direction
Department of Planning
Locked Bag 9022
GRAFTON NSW 2460



Dear Sir

**NAMBUCCA LOCAL ENVIRONMENTAL PLAN 2010 PLANNING PROPOSAL AMENDMENT NO. 14
24 CORONATION DRIVE, CONGARINNI NORTH (LOT 155 AND LOT 188 DP755537) –
SCHEDULE 1 AMENDMENT FOR SENIOR LIVING DEVELOPMENT**

On the 24 April 2013, Council considered a rezoning application to permit a Schedule 1 amendment to the Nambucca LEP 2010 in order to allow a Seniors Living Development at 24 Coronation Drive, Congarinni. Council resolved the following:

- 1 That Council staff collaborate with applicant to ensure the planning proposal has addressed all matters necessary pursuant to Clause 55 of the Environmental Planning and Assessment Act 1979 and DOPI's Guide to preparing planning proposals;
- 2 That, pursuant to Clause 56 of the *Environmental Planning and Assessment Act 1979*, the Planning Proposal proposing a Schedule 1 Amendment to the Nambucca LEP 2010 to allow a seniors living development on Lot 155 and 188 DP755537 be forwarded to the Minister for Gateway Determination.
- 3 That minister be advised of the matters that Council considers require further detailed investigation should the proposal proceed beyond the initial gateway determination. In the first instance an examination of the appropriateness of a seniors living development being isolated during flood events should be considered as well as the availability of alternative accesses to the property.

Pursuant to the clause 55 of the *Environmental Planning and Assessment Act 1979*, the applicant has prepared a Planning Proposal to implement this amendment which is attached for your information. The Council report is also attached and provides recommendations in relation to detailed investigations required to support the proposal. These are listed below:

- Flooding
- Flora and fauna
- Bushfire
- Acid sulphate soils
- Servicing
- Access to Macksville

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Core to the appropriateness of any future development will be the issue of flooding and associated evacuation. It is recommended the issue of flooding be investigated in the first instance, prior to other specialist investigation being completed.

Pursuant with the requirements of clause 56 of the *Environmental Planning and Assessment Act 1979* Council submits this planning proposal to the DoP for your consideration and gateway determination. Should you require any additional information to assist in the review of this proposal, please do not hesitate to contact the undersigned.

Yours faithfully



Grant Nelson
STRATEGIC PLANNER

GN:lrh

Enc: Planning Proposal by applicant
Council Report