



All communication to
GENERAL MANAGER

Our ref: EF12/264:CO12/6420

Your ref:

Contact: Paula Newman

16 July 2012

Steve Murray
Department of Planning and Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Received
17 JUL 2012
12/11790
North Coast

Dear Steve

Rural Residential Planning Proposal in Dunromin Drive, Modanville

On 10 July 2012 Council considered a Planning Proposal to alter the zoning of land off Dunromin Drive, Modanville to permit rural residential development.

The land is predominantly within Zone 1 (a)—(General Rural Zone) under the Lismore Local Environmental Plan 2000 (Lismore LEP 2000). A small area in the northeast corner of the site (approximately 0.5ha) is currently within Zone No 1 (c)—(Rural Residential Zone).

This Modanville Rural Residential Land has been identified in the Lismore Rural Housing Strategy 2002 and the Lismore Village Development Strategy 1997 (re-edited 2002) as potential land for future rural residential development. The Lismore Rural Housing Strategy 2002 has identified about 14.3 hectares of the land as potentially suitable for rural residential development.

Council resolved that:

1. Council support the current Planning Proposal for the Modanville Rural Residential Land and forward the Planning Proposal to the Department of Planning and Infrastructure to seek a Gateway Determination.
2. Council request in the Gateway submission to the Department an exhibition period for the Planning Proposal of twenty eight (28) days.
3. The proponent is to undertake the following key investigations where Council receives a Gateway Determination from the Department that the Planning Proposal may proceed:
 - a. Flora and fauna assessment
 - b. On site wastewater disposal assessment
 - c. Archaeological and cultural heritage assessment and
 - d. Contaminated land assessment.
4. The proponent provide, based on the assessments in 3 above, a conceptual layout of the future rural residential development. In preparing such a conceptual layout the proponent is also to specifically consider:
 - a. buffering to protect the agricultural values of the rural land to the south of the land,
 - b. the need to provide asset protection zones to retain bushland and
 - c. the comments of Council's Senior Strategic Engineer.

The details of the Planning Proposal are covered in the enclosed copy of the Report to the July 2012 Ordinary Council meeting. The report includes comprehensive attachments that will assist you in evaluating this Planning Proposal.

Council is of the view that there are no fatal flaws in the proposed rezoning. The land provides an ideal opportunity to provide infill rural residential land in an area with suitable existing services and facilities. The land is constrained in terms of the southerly slope and some steeper slopes; however these are not significant and can be overcome with a suitable design of the rural residential subdivision. Council believes that the Planning Proposal may continue subject to more detailed studies, in particular flora & fauna, land contamination and on-site wastewater disposal.

Council looks forward to your early response. Should you have any enquiries please contact me on 1300 87 83 87.

Yours sincerely



Paula Newman

Strategic Planning Coordinator

Enclosed: Council Report plus attachments.