

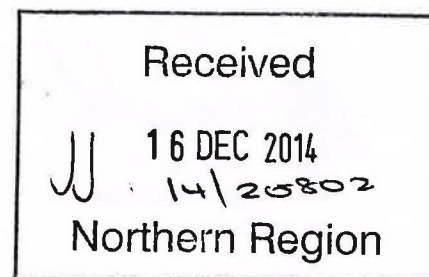


Our Ref: EF14/268: ED14/31937

Contact: Dave McDonald

11 December 2014

Mr Steve Murray
Regional Director, North Coast
Department of Planning and Infrastructure
Locked Bag 9022
GRAFTON NSW 2480



Dear Mr Murray

Waterford Park Estate, Goonellabah – Planning Proposal

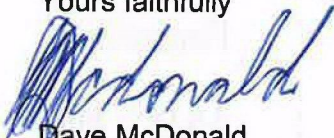
Council has received a request to rezone land from RU1 Primary Production to R1 General Residential. The land is located in Waterford Park, a residential estate in Goonellabah. The planning proposal was considered at Council's Ordinary Meeting held on 9 December 2014 where it was resolved (236/14) that:

1. Council supports the Planning Proposal for the extension of Waterford Park Estate and forwards the Planning Proposal to the Department of Planning and Environment to seek a Gateway Determination.
2. Council request as part of this Planning Proposal an exhibition period of twenty eight (28) days.
3. The proponent is to undertake the following investigations where Council receives a Gateway Determination from the Department that the Planning Proposal may proceed:
 - a) Flora and fauna assessment
 - b) Contaminated land assessment
 - c) European and Aboriginal heritage assessment
 - d) Social impact assessment
 - e) Stormwater management plan
 - f) Traffic impact assessment
 - g) Land Use Conflict Risk Assessment
 - h) Bushfire Risk Assessment.

In accordance with the above resolution, please find enclosed the Waterford Park Estate planning proposal for gateway determination in accordance with Section 56 of *the Environmental Planning and Assessment Act 1979*.

If you need any further information, please contact me on telephone number 02 6625 0468, Monday to Friday.

Yours faithfully



Dave McDonald
Strategic Planner

Enclosed:

Hard copies

Map 1 - Existing Land Zoning Map Lismore LEP 2012

Map 2 - Existing Height of Buildings Map Lismore LEP 2012

Map 3 - Existing Lot Size Map Lismore LEP 2012

Map 4 - Proposed Land Zoning Map

Map 5 - Proposed Height of Buildings Map

Map 6 - Proposed Lot Size Map

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Council report

Planning Proposal, including SEPPs and S117 compliance tables

Agricultural Assessment

Assessment Against FNCRS Sustainability Criteria

Relevant maps