



PGF001251

clarence
VALLEY COUNCIL

25 January 2012

Reference: Providence Court Planning
Proposal
Contact: David Morrison

The Director General
NSW Department of Planning
Locked Bag 9022
GRAFTON NSW 2460

Dear Sir,

Planning Proposal
Lot 4 DP 1104127 No.2 Providence Court, Yamba

Received
27 JAN 2012
12/02/12
North Coast

Council, at its Meeting held on 13 December 2011, resolved to endorse the attached Planning Proposal for land at No.2 Providence Court, Yamba. The Planning Proposal is to enable the use of the land for the purposes of a "medical centre".

The site is currently used for the purposes of a child care centre and professional consulting rooms. It is intended to convert the premises to a medical centre and cease the current use of a child care centre. A "medical centre" is prohibited under the R2 zone of the Clarence Valley LEP 2011 (CVLEP 2011). As indicated in the attached copy of the Council report and the Planning Proposal submitted by the applicant, rezoning of the site to a Business Zone, in which medical centres are permissible, is not supported as this is considered to be inconsistent with Council's adopted retail strategy for Yamba. Notwithstanding, given the existing use of the land, Council is supportive of the proposed conversion of the use of the existing premises in this particular circumstance. Hence, amendment to the CVLEP 2011 through Schedule 1 is requested.

The Planning Proposal and copy of the report considered by Council, including Council's resolution is attached. A Gateway determination under Section 65 of the Environmental Planning and Assessment Act, 1979 is now requested.

If you require further information please contact David Morrison on telephone 66430204. Please don't hesitate to contact me should you require an electronic copy of the planning proposal.

Yours faithfully

David Morrison
Manager Strategic & Economic Planning