

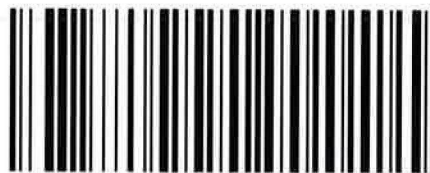


clarence
VALLEY COUNCIL

5 October 2012

Reference: Boundary Road Planning
Proposal
Contact: David Morrison

The Regional Manager
Department Planning & Infrastructure
Locked Bag 9022
GRAFTON NSW 2460



PGF001599

Dear Steve

Planning Proposal

**Lot 51 DP 1171431, Lot 3604 DP 834592 & Lot 361 DP 751388
Boundary Road, Gulmarrad**

Received

- 9 OCT 2012

12/10/12

North Coast

Council, at its Meeting held on 17 July 2012, resolved to support a planning proposal over the above mentioned land and to refer it to the Planning Gateway.

The delay in referring this planning proposal to you has arisen due to Council waiting on a revised planning proposal from the applicants, amended to be consistent with Council's resolution, and the submission of the required political gifts and donations declarations. These have now been received.

Council has resolved to support the planning proposal on the basis of substantial environmental benefits that it will provide, as detailed in the planning proposal document. Furthermore, it will help facilitate the achievement of the north-south biodiversity corridor identified in the adopted Maclean Urban Catchment Local Growth Management Strategy 2011 (refer to Illustration 3.1 of that Strategy, copy attached) and Clarence Valley Council Biodiversity Management Strategy 2010 (refer Figure 2, copy attached). Council is of the view that these provide a substantial public and environment benefit and are a strong basis for the planning proposal being exhibited for public comment. Council is of the view that the proposal is consistent with the intended outcomes of the Mid North Coast Regional Strategy 2009, or if any inconsistency is identified, that they are justifiable on the basis of the public and environmental benefit.

I have attached the following documentation :

1. Council Minute and report dated 17 July 2012
2. Planning Proposal document, March 2012, revised in accordance with Council's resolution.
3. Copy of Deputation made to Council Committee Meeting on 10 July 2012, by John Riggall (Council Doc No. 955076).
4. Copy of supplementary correspondence from Ed Munday to Councillors, by email 14 July 2012.
5. Letter from John Riggall dated 10 March 2012
6. Letter from Ed Munday on behalf of the Argyle Hotel and other land owners.

7. Copy Illustration 3.1, Maclean Urban Catchment Local Growth Management Strategy, 2011
8. Copy Figure 2, Clarence Valley Council Biodiversity Management Strategy 2010

The items at 3-6 above have been included at the request of the applicants on the basis that it further clarifies their proposal, and the benefits that they are trying to achieve, and addresses some of the matters discussed in the Council report. Council has agreed to forward this to you.

I trust that the above and attached information is sufficient for the Gateway to make a determination. Council requests that the planning proposal to be given permission to be exhibited.

If you require further information please do not hesitate to contact me on telephone 0266 430 204.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Morrison'.

David Morrison
Manager Strategic & Economic Planning