

These are my notes that were used to make a formal presentation to the Environment Economic Community Committee on the 10th July 2012. Plus conversation with individual councillors.

Please note that the page numbers were taken from the records presented to this committee and are different to the documentation for the full council. The sections in "*italics*" have been copied and pasted from the officer's recommendations.

I have included my letter to the Manager of Strategic & Economic Planning Dated 10/03/2012 that was not included in the public documentation, but referred to in my presentation.

John Riggall

Maclean NSW

28/8/2012

0437051000

Councillors let me read your decision in November last year

Council permit determination of this application to be deferred for the purpose of the applicant **seeking rezoning through the department of planning.**

(page55) Now let me read the **officers recommendation before you today**

"That the request to prepare a planning proposal to rezone part of lot 51 DP1171431: lot3604 DP834592 and lot361 Dp751388 be declined as it is considered to be inconsistent with the state and local planning policy requirements, and the inconsistency with those policies has not been justified in the current context."

The council employee writing this report has not introduced any new material just rehashed the same arguments which was not what they were instructed to do by the unanimous council decision.

As a committee you came onto site and listened to the proposal and then **rejected the officer's opinion.**

Back to page55 under **background** you are told what the rezoning process is.

First I don't believe you asked for this information but had directed the staff to get on with the job of the rezoning application.

In the last 3 lines of page55

It states in part "*if you decide to support the process a formal planning proposal is then forwarded to the Minister*".

In November last year you made your decision and I quote again,

" for the purpose of the applicant seeking rezoning through the department of planning".

At this stage the applicant's job was to assist the officers to carry out your **simple clear unambiguous instructions**

Now officers start a rehash of what was in the November report .

No new information has been placed before you today

You have not been advised that **Part of the Campbell land is zoned Rural Residential**. And may well be argued under the 20 metre rule for the development to go ahead.

But we took council's direction and commissioned a rezoning application to be drawn up.

In the last two paragraphs of page 58, in part it states that

The applicant proposes a substitution rezoning: That is They wish to trade off the unusable area of landing lot 51 (Gulmarrad Pty) and 3604 which is zoned R5 large lots residential for more usable section of land on the adjacent property; which is proposed to be rezoned to accommodate the loss'. The unusable area is vegetated drainage buffer that consists of an area of some 15.5ha.

Let me clarify this statement in particular "**unusable land**" This is just not correct here we have 3 owners, Gulmarrad Pty lot 51, which includes a fabulous drainage corridor, that filters the water through natural pondage, and heavily vegetated, a natural undisturbed native wet land.

The next owner B N Farlow lot 3604, this block is cleared and is used for cattle grazing and tea tree oil production. **Not unusable as described.**

Further I estimated there is about 300 metres of farm made drains running through its centre, this drain is scouring out and pouring silt laden water into the river and lake system. This is the area that is part of the drainage corridor, from an environmental point of view it is a disgrace, this area needs to be fenced, the drain filled and returned to a water filtering system similar to lot 51.

The final block is lot 361, (Campbell property) here we have a large area that has been allowed to regrow over the last 30 odd years, and under this proposal is to be left untouched.

In my letter to your planning officer (that has not been attached for councillors information) I pointed out that to assume that this area will stay untouched under the present arrangement is not facing reality. This land is zoned Rural, rates are paid each year plus other costs. We; that is the community have just been lucky that it has not been grazed by cattle or even worse goats or horses that would eat all the vegetation up to 8ft high, just to recover some of the costs. The suggestion that this is **unusable land is incorrect a better description would be poor quality degraded land that after quarrying has limited farming use.**

Further the area could be legally fenced into several paddocks clearing 6 metre wide areas along each fence. To describe it as unusable land is misleading, very misleading.

From a personal point of view I have spent many hours explaining to the land owners all of the ecological advantages to the community of protecting the low lying drainage area in perpetuity, thus increasing the viability of all blocks in this area.

This is in line with council's biodiversity policy the principals of which make very sound reasoning

On page 59 under section headed **Mid North Coast Strategy**

The applicant contends that the proposal is not inconsistent with this strategy as it involves substitution of land within the R5 Zone for land within the R2Zones, thereby neither increasing nor decreasing the potential yield from the existing R5 land.

Council Officers state

Concern is raised about a precedent that would be set should council accept this premise.

What an outrageous argument to be put before You as councillors you recognised the merits of this proposal and requested rezoning,,, as **elected councillors** these are the very things you should consider “fine tuning to large strategy” when they are clearly wrong, that is, drawn up from satellite photo’s and other broad spectrum tools.

on page 60

Consultation

Officers of Environment and Heritage Advice.

Following an inspection of the site by council officers and officers from the department of Environment and Heritage advice was received opposing rezoning proposed(see attachment for a copy of correspondence) the basis of the opposition was the perceived inconsistency with the Mid North Coastal regional Strategy.

A powerful argument you may be thinking perhaps until you know that they there at my request, not council staff my request: why, to advise us on how to develop, manage, and improve a wet land Were our proposed methods for slowing down the water and revegetation a sound idea? Is there a better way.

During the on site inspection we received enthusiastic response and encouragement for our proposal. Why was this not put in their report, why did they over look the precedent as detailed by Ed Munday.

Further under page60 headed Ecology

Whilst it is recognised that the subjected land has been disturbed by quarrying: and there is significant regrowth of native vegetation the ecological value and sustainability of this proposal has not been fully demonstrated.

Significant regrowth of native vegetation,

The employee who made this comment has failed to see the stinking ponds of mineralised water stunted regrowth that will die in the next dry period; trees sitting on tiny mounds a metre and half above the quarried ground level, how safe are they in a high wind.

Where is the recognition that this degraded land will be vastly improved and turned into much needed housing land.

Where is the recognition that lot3604 the grazed and cleared land will be returned into a natural wildlife corridor under a voluntary management agreement

page 61 under Conclusion

(1) accepting that the land to be exchanged has strong environmental values that warrant dedication of that land in one parcel to council.

Comment. *This has not been adequately justified by either the applicant or by Office of Environment & Heritage. If this exchange is to take place, then Council needs to conform whether it will accept dedication of the land, and therefore its long term management.*

Here we have a very selective use of information first the officer preparing this report was not onsite and did not hear the enthusiasm we were given by Office of Environment & Heritage.

Secondly ignored my letter to Dave Morrison where long term management was proposed.

Thirdly ignored Council's decision where 300 metres away on the other side of Brooms Head Rd Council approved money to purchase land for the drainage corridor, no such costs have been suggested in this application, quite the opposite.

It would appear that all the available information was not considered when writing this report as also shown by the next point raised.

2 Assigning development potential to the land despite it being identified as drainage reserve in the DCP with no development potential.

Comment The applicant is effectively claiming a 24 lot "offset" in exchange for that land. The rezoned land is constrained by drainage and hence does not currently have any development potential. To give support to rezoning would in effect grant development potential to that drainage area of drainage buffer.

I do not see the logic of this comment, Ed Munday a highly regarded town planner pointed out in page 10/12 of his rezoning proposal clearly shows the ability **under existing regulations** in the rural residential zoned land alone to generate a 48 lot development.

3 The need to devise a long term land management strategy and legal mechanisms, which should potentially be funded from the additional 24 lots proposed by the rezoning.

Comment Land Management mechanisms and funding have not been offered, and in their absence it is assumed that council will accept the corridor which may well be handed over in a degraded state without sufficient long term funding for rehabilitation and management. Any approval granted should be conditional on this matter being fully addressed to the satisfaction of council.

I would like to point out that this is a rezoning application not a development application

However in my letter to the Manager Strategic & Economic Planning dated 10/03/12 (that has not been attached)I stated that in lot 3604 under a Voluntary Management Agreement to fill-in the man made drainage channel and revegetate and fence the area at no cost to council.

4 Likely cumulative pressures for rezoning of other lands at the zone boundaries, where zoned yields is affected by physical constraints.

Comments . All zones interface at some point with zonings of lesser density. It is always possible that highly density zoned land is affected by topographical constraints: vegetation constraints; wildlife habitat and wet lands, which has never been sufficient reason to exchange these constrained areas for adjoining non-constrained compensatory land.

I not sure what this means, councillors after we presented the reasons why this was a good proposal and you accepted it in your November resolution the above comment would appear to be just bureaucratic jargon aimed to confuse. Good planning and commonsense tells you the thickness of a pencil line drawn a map is not justification to stop 48 house blocks realignment that improves in so many way the quality and sustainability of this community as a whole.

5 The benefit of rezoning the land outweighs the identified inconsistencies with planning policies

Comment; The draft planning proposal does not adequately demonstrate sufficient ecological value and community benefit from the proposed 'exchange ' to warrant overriding the strategic planning policy

This is contrary to the decision councillors made, unanimously last November I recall the deputy mayor stating that this was the most complete development application he had seen in his time at council

Councillor Toms during the debate was critical of the staff attitude and stated unfortunately the employee who wrote this report could not have been in possession of all the available information .

(This is correct as the corridor details were developed in conjunction with the councillor Tiley in particular.)

Dr Tiley stated that this is excellent for the environment and the community and we must find away too make this come to fruition. This is a win win situation we have the opportunity to action our own biodiversity policy at no cost to council.

Housing development is already on three sides of this land, this proposal only improves the quality and sustainability of housing in this area.

As well as vastly improving and protecting the 90 acres drainage/ wildlife corridor.

Relevant extracts from "Residential zones DCP in force from 23 December 2011"

Headed Controls for Gulmarrad

(f) To ensure that the existing natural streams have sufficient capacity for peak flows without structural upgrading.

(g) To retain existing vegetation within buffers to the creeks. (Page 51)

Proposed community facilities will be clustered around the school on Brooms Head Road to create a future village core.

Page 51 Nb there is a walk way direct to this area around 300metres.

S5.1. Stormwater management strategy (page 157)

The overall strategy for Proposed Stormwater Management Measures for the Gulmarrad R5 Large Lot Residential zone is shown on MAP S3. This is a comprehensive drainage plan for the area based on existing creeks and low lying areas. The approach adopted in this plan is to 'hold and use' the rain where it falls. This leads to reduced flows, less pollution, and maintenance of natural drainage lines.

Specific structural works are recommended where appropriate and will be required as part of the development of particular sites. Also included in the plan is the retention of three wetland areas and their enhancement by the installation of gross pollutant traps and future management. This will involve the purchase of land which will be funded by Section 64 contributions. Council has adopted the Gulmarrad Stormwater Management Contributions Plan 1997 which requires a contribution for this purpose.

(d) A 60 metre drainage reserve is to be purchased by Council where the 1 in 20 year flood level is 60 metres wide or less. Purchase will not apply where the land already has subdivision approval.

(f) Council will purchase existing wetland areas located upstream of the 2 culverts under Brooms Head Road and upstream of the culvert under Clyde Essex Drive, at market value. (Refer to MAP S3).

S5.6. Artificial wetlands (page59)

(a) Artificial wetlands can be constructed to carry out the same functions as a natural wetland and may be required as a part of a stormwater control plan for development.

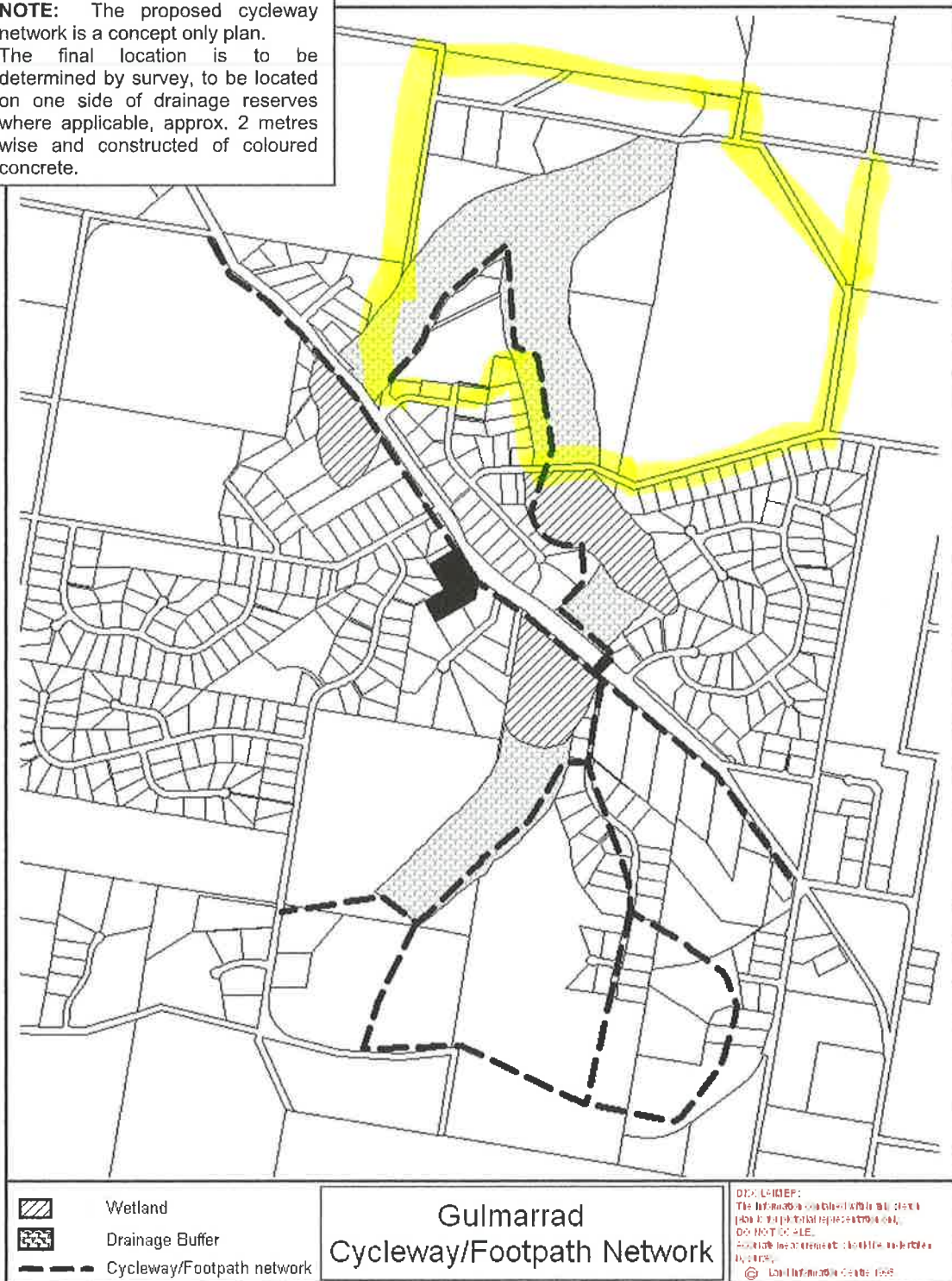
Building prohibited below 1 in 100 year flood level. Area subject to flooding in 1 in 100 year flood to be purchased as 'wetland'. (Page 160 Under Tables)

S6.4. Policies for habitat retention. Acquisition of drainage areas for stormwater management as shown on MAP S3, together with a 20 metre drainage buffer requirement either side of creek lines outside the acquisition areas, will conserve a substantial amount of swamp sclerophyll habitat, as well as some dry sclerophyll forest communities and will provide an important corridor for the movement of wildlife.

PART S CONTROLS FOR GULMARRAD

MAP S8

NOTE: The proposed cycleway network is a concept only plan. The final location is to be determined by survey, to be located on one side of drainage reserves where applicable, approx. 2 metres wide and constructed of coloured concrete.



David Morrison

From: Ed Munday [ed.munday57@gmail.com]
Sent: Saturday, 14 July 2012 3:59 AM
To: Pat Comben
Cc: Craig Howe; Ian Dinham; Doctor Ian Tiley; Jim Simmons; Karen Toms; Margaret McKenna; Richie Williamson; Sue Hughes; Scott Greensill; David Morrison; 'john riggall'; 'warren campbell'; 'Warren Campbell'
Subject: RE: CVC Item 1210112 - Rezoning Request - Boundary Rd Gulmarrad

For attention of Cr Pat Comben

Pat

My advice is that the OEH's view applies where additional capacity for rural residential development is being sought; however, this is not the case for this matter. Should the rezoning not occur, Figure 5 on p. 11 of the Attachment to Item 12.101/12 indicates a yield of 48 lots could be achieved under the present planning controls that apply. The rezoning proposal will, similarly, yield 48 lots, so that there is no additional capacity for rural residential development being generated and there is no change to the existing strategy being pursued by Council for Gulmarrad.

Furthermore, the OEH's view overlooks the flexibility applied by the *Mid North Coast Regional Strategy* (MNCRS p. 18) where rezoning can be proposed on the basis of "efficient use of infrastructure/services, avoidance of significant environmental constraints ..., and reinforcement of the regional settlement hierarchy". The rezoning proposal is consistent with these heads of consideration in that it utilises the infrastructure long established by the "Causley Farm" and "Taloumbi Park" estates, in that it is configured to better match the contours of a distinct, flood-free ridge and avoids significant drainage obstructions, and in that it is effectively infill development which reinforces Gulmarrad's status as a settlement area.

This flexibility to enable rezoning where no additional rural residential development capacity is being proposed is why the previous Clyde Essex Drive rezoning (i.e. Item 12.012.10) is relevant to this matter, and further emphasises why the OEH's view is negated.

Trust the above is of assistance, which was presented in more detail in pp. 20-22 of the Attachment to Item 12.101/12.

Regards
Ed

Ed Munday

Email: ed.munday57@gmail.com
mob: 0428 453 075
ph: 0266 464 139 (a/h)

7 Island View Road, WOOMBAH. NSW 2469

From: Pat Comben [mailto:Pat.Comben@clarence.nsw.gov.au]
Sent: Friday, 13 July 2012 7:51 PM
To: Ed Munday
Cc: Craig Howe; Ian Dinham; Doctor Ian Tiley; Jim Simmons; Karen Toms; Margaret McKenna; Richie Williamson; Sue Hughes; john riggall; warren campbell; Warren Campbell; Scott Greensill; David Morrison
Subject: Re: CVC Item 1210112 - Rezoning Request - Boundary Rd Gulmarrad

Dear Ed

Thanks for your response and advice.

At least for me the issue is not about whether we as a Council support your client's admirable offer of the corridor, but rather whether we can actually do what your clients, and individuals such as me, wish!

Will you kindly advise how, without reference to past decisions, how we overcome the Office of Environment & Heritage view that "...no further resuming for rural residential development, other than land in current or future approved local growth management strategy (or rural residential release strategy) will be permitted to the east of the Pacific Highway ..."

Cheers

Pat

Sent from my iPad

On 13/07/2012, at 2:50 PM, "Ed Munday" <ed.munday57@gmail.com> wrote:

For attention of Councillors Comben, Dinham, Howe, Hughes, McKenna, Simmons, Tiley, Toms & Williamson

Councillors

Please find attached additional details for the above item prepared (at the request of Mr John Riggall) in response to the EEC Committee's deliberations last Tuesday.

Regards

Ed

Ed Munday

Email: ed.munday57@gmail.com

mob: 0428 453 075

ph: 0266 464 139 (a/h)

7 Island View Road, WOOMBAH. NSW 2469

David Morrison,

Manager Strategic & Economic Planning.

Clarence Valley Council.

This letter is in response to your letter 27 Feb 2012 and our meetings both on site and at the Dept. Of Planning and Infrastructure. Needless to say the technical details will be covered by Ed Munday, as Ed. Was not at these meetings and you asked several times what is the community benefit to re zone the Cambell property on Boundary Rd Gulmarrad here are my thoughts on community benefit.

Let me first start with the do nothing proposition, it could be argued that the drainage corridor will still exist, standing trees are not permitted to be clear felled by Office Environment & Heritage and it could be argued that what is there now will be the same in the years to come.

I would consider this to be incorrect thinking as sooner or later whoever owns lot 51 will try to get a financial return. To start quarrying again, would meet huge opposition, to start some human activity like dirt bike riding same result. However I can see grazing of cattle, horses or goats that would be able to live off the existing foliage be the easiest alternative. This would have serious consequences to the existing trees and under growth that has grown up largely undisturbed over several years. To manage any stock a farmer may clear a strip 6metres wide for internal fencing. The area could be broken up into several smaller paddocks.

It has taken me several meeting with the owners to see that by creating a wild life /drainage corridor properly, will in fact make their blocks more attractive to potential buyers. I cannot see this happening by one owner on their own, simple put it would be far too expensive and leave the land more likely to the above scenario.

Under a voluntary management agreement (VMA) this would bring these properties in line with councillors own actions, where they recently allocated eighty thousand dollars for the drainage corridor south of Broomshead road. This proposal brings the three landowners together for a development that has several community benefits.

First benefit is to the three threatened species identified and detected on site in the DAsub2011/0049 These species are the masked Owl, Grey- headed flying fox and Rufous Bettong the little rat kangaroo. The Owl and flying fox use the site for hunting and feeding however this is the home of a colony of the little rat kangaroo.

The second benefit will be in lot 50, were it is proposed under the VMA to fill-in the man made drainage channel and revegetate this heavily grazed area. As we saw on site a culvert was washed out and there is evidence of further eroding along the drain. By taking these actions it will enhance the home of the little rat kangaroo, enlarge the feeding area of both the Owl & flying fox. Another benefit will be the further de-silting and filtering the water as it makes its way into the Clarence River.

Approximately 3 kilometres of fencing will be required to fence the drainage wildlife corridor at no cost to council.

Whilst the rezoning is just outside the Maclean LEP and other broader strategies that you listed, commonsense must dictate that utilising the existing infrastructure along Boundary road has no down side, council will collect extra rates without extra costs or maintenance. This is an infill development that is making sensible use of existing infrastructure.

A small section on the western boundary of lot 51 it is zoned rural residential. In Carmen Landers report to Councillors in relation to development application (SUB2011/0049) she states ***"part of the land in the NE corner of the allotment is identified as regionally significant farmland. The proposed development will diminish the rural character of the allotment and reduce the ecological value of the land within the mapped vegetation corridor under council's Biodiversity Management Strategy 2010. Furthermore, although the land has been used for quarrying operations and past grazing, the area remains an important flora and fauna corridor that supports threatened species."*** Ms Landers raises several interesting points. First if the north east corner is significant farmland then equally the SW section that has been quarried is zoned rural residential in part. (refer legal advice from Wolfe and Associates) Common sense as shown by the councillors who visited the site, believe that the RR zone should be expanded to make this a viable development. They have also concluded that the development of a wildlife/drainage corridor will achieve under a VMA protection of both flora and fauna.

It has been pointed out that part of lot 51 is zoned rural residential, perhaps by mistake. This rezoning application would correct this mistake, and more importantly make the whole development financially viable. I believe that the Councillors saw the wisdom of using non productive land for a infill development that is close to the centre of Gulmarrad

The cleaning up of the old quarry site one again is just common sense, this mess would not be allowed to happen in today's environment. As a community benefit we will be correcting at no cost to council one of our past sins to the environment and make this area into home sites.

These community benefits were put to the councillors as additional to the development application and along with their site inspection I believe was a large part of their reasoning to request a rezoning application, Ms Landers did not have all the relevant information.

Finally I believe that any planner who is responsible for the regional strategies and had the opportunity to visit the site would be hard pressed not to see the benefits to the community of using non productive farm land for a housing development. Where you receive flood free land with access to Maclean during floods (Unlike James Creek) At no cost to council, create an ecological system that protects vulnerable species. Future generations living in this area will enjoy living with wild life in their backyard.

John Riggall

Maclean 10/03/12

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For attention of Clarence Valley Councillors

Councillors,

**RE: ITEM 12.101/12 – REQUEST FOR PLANNING PROPOSAL
REZONING AT BOUNDARY ROAD, GULMARRAD
(GULMARRAD P/L, FARLOW & CAMPBELL)**

1. I respond to a request by Mr John Riggall to present additional detail in support of the above item. Mr Riggall represented the Applicant in my absence at last Tuesday's meeting of Council's Environment, Economic and Community Committee.

2. I understand the Committee recommended the following: -

Council agree to the request to prepare a Planning Proposal to rezone Part of Lot 51 DP1171431, Lot 3604 DP834592, and Lot 361 DP751388, subject to: -

- *acceptance that the potential benefits of the corridor warrant departure from the strategic LGMS policy; and*
- *the planning proposal is amended to include a long term management structure, acceptable to Council, that addresses immediate and long-term management of the land independent of Council's ownership.*

3. **As regards the “management” component of part (b) of the recommendation,** I understand Mr Riggall submitted correspondence to Council on or about 16/4/12 which set out some detail on the “immediate and long term management” of the corridor. This document does not appear in the Attachment to Item 12.101/12, and has not been considered in the officer's report. This document proposed regrading, revegetation and fencing works that responded to a site-specific ecological assessment of the corridor, and, more significantly, to a site meeting attended by officers from Council and the Office of Environment & Heritage.
4. **As regards the “ownership” component of part (b) of the recommendation,** you may recall that in November last year, you resolved unanimously for a Subdivision Development Application to be deferred to enable the Applicant to

seek this rezoning through the Department of Planning. You may also recall the Subdivision Development Application presented Council with the opportunity to conserve in perpetuity part of the drainage corridor identified for the Gulmarrad Wildlife Corridor Trust by Mr Bob Hills in his presentation to you in 2010.

Councillors, you have already committed Council significantly to the conservation of this corridor for the community.

Furthermore, in your deliberations over the Subdivision Development Application, the Applicant committed to entering into a Voluntary Planning Agreement to dedicate that part of the drainage corridor FREE OF COST to enable it to be conserved and enhanced by the Gulmarrad Wildlife Corridor Trust. These circumstances suggested Council was ultimately intent on ownership of the Gulmarrad Wildlife Corridor in its entirety from the south side to the north side of Brooms Head Road.

However, if Council now does not prefer this, an alternative ownership model can be proposed for the Subdivision Development Application, similar to that approved for the fire trails across the McIntyres Ridge Estate at Gulmarrad (see pp.35 & 37 of Attachment to Item 12.002/10). The Corridor can be owned by an incorporated body with the membership of that body inextricably linked to the owners of the 48 lots in the subdivision. Administration and management of the Corridor would be similarly linked to the incorporated body, with the management obligations set out as a Positive Covenant over the Corridor in an 88B Instrument that accompanies the Subdivision Plan for registration at the Land Titles Office. The consent to the Subdivision Development Application can be conditional upon the Positive Covenant being drafted to Council's satisfaction prior to any Subdivision Certificate being issued.

5. I understand the Committee expressed concern that the Office of Environment & Heritage (OEH) will not support the rezoning request (as per pp. 31 & 32 of Attachment to Item 12.101/12 – please note the Applicant was not supplied with this advice beforehand).
6. **However, firstly, part of the Campbell land** (i.e. 2% of Lot 361 in DP 751388 – see p. 9 of Attachment to Item 12.101/12) is already zoned “R5 Large Lot

Residential” by the *Clarence Valley LEP 2011*, whilst a child care centre has been approved further eastwards within the land along Boundary Road by means of DA 2010/0734. Therefore, encroachment of development compatible with rural residential settlement into the former quarry site has already been envisaged and facilitated.

7. **Secondly, if the rezoning does not proceed**, a subdivision yielding the same number of allotments as proposed by the Subdivision Development Application could be approved for the land. This is demonstrated in Figure 5 on page 11 of the Attachment for Item 12.101/12. On page 10 of the Attachment, the Draft Planning Proposal comments that this possible subdivision scenario would be out of character with the pattern of development that has emerged in Gulmarrad, and would introduce too many landowners to the management of the drainage corridor. This possible subdivision scenario creates potential for significant conflict.
8. **Thirdly, and most importantly, your unanimous resolution to endorse rezoning at Clyde Essex Drive, Gulmarrad** in February 2010 (namely Item 12.012/10), and its subsequent approval through the “Gateway Determination” processes, established the precedent for supporting good planning outcomes that do not match the adopted growth management strategies. The Clyde Essex Drive matter rezoned land to permit rural residential development in circumstances not too dissimilar to the matter before you now. The arguments presented by the Office of Environment & Heritage to oppose this matter could also have been used to oppose the Clyde Essex Drive matter, and are thereby negated by this precedent.
9. **Furthermore, the Clyde Essex Drive matter provides the template** for preparing a Planning Proposal ready for submission by Council for “Gateway Determination” by the State. The justification for the rezoning expressed in Paragraphs 6, 7 & 8 above should be emphasised in the Planning Proposal prepared by Council.

10. **IN SUMMARY, the rezoning request before you** is a consequence of your unanimous resolution to defer a Subdivision Development Application to enable the Applicant seek rezoning through the Department of Planning.

Long term management options have already been submitted to Council, which can be further refined in the Subdivision Development Application process, if required.

The rezoning request responds to a perception that Council previously preferred to own and manage the corridor through the Gulmarrad Wildlife Corridor Trust. However, the proposal can also respond to an alternative ownership model independent of Council.

Irrespective of the intentions of the Office of Environment & Heritage, the rezoning is justified because it: -

- involves land already impacted by development that is compatible with rural residential settlement;
- will not generate any increase in the yield of allotments that is possible under the current planning controls that apply; and
- does not create an unprecedented positive planning outcome.

Please not hesitate to contact me should you require further explanation or clarification.

Yours faithfully



Ed Munday
Registered Surveyor & Certified Practising Planner
Mob: 0428 453 075
Email: ed.munday57@gmail.com

For : - Gulmarrad Pty Ltd,
Bevan Noel Farlow; and
Warren Alan Campbell & Sara Jane Campbell



LEGEND

- Growth area boundary
- Potential available area
- Possible future urban area
- Neighbourhood centre
- Length of road affected by 100 year flood extent
- Cycleway
- ↔ Biodiversity corridor

Maclean
Existing population: 2,700
Future population: 3,000

Townsend
Existing population: 800
Future population: 1,100

Gulmarrad
Existing population: 1,000
Future population: 3,700
Required: sewer upgrade and cycleway 2.3 km

James Creek
Existing population: 100
Future population: 1200
Required: water, sewer, cycleway 4.7 km
and flood protection to Gardiners Road



0 800

Maclean Catchment Suggested Urban Structure Plan

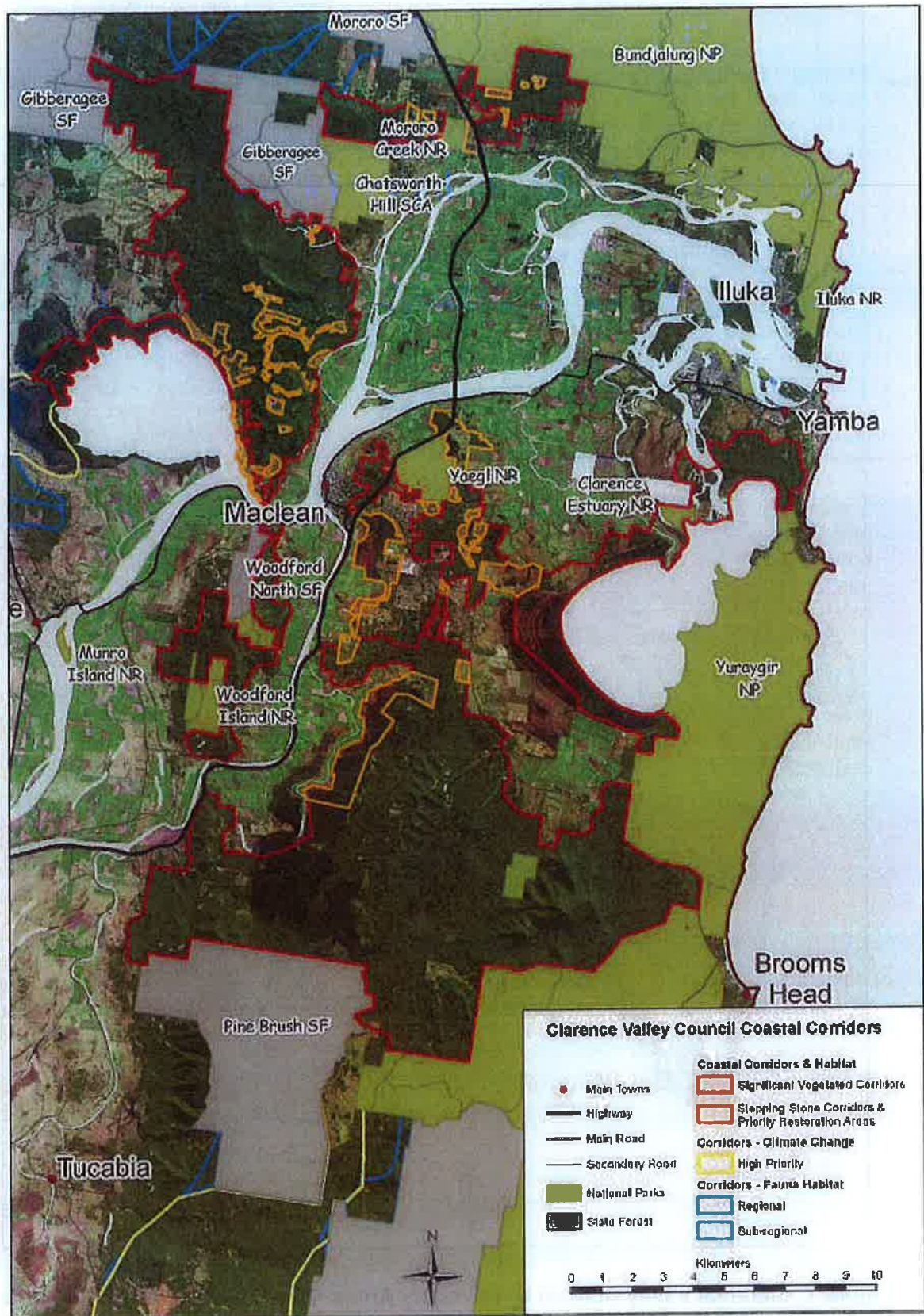


Figure 2: Clarence Valley Council Coastal Corridors & Northern Rivers Biodiversity Management Plan Conserve and Repair Priority Areas