



Nambucca Valley Council

**Planning Proposal
Nambucca Local Environmental Plan
Amendment No. 25**

Bowraville Sporting Hub Reclassification

Prepared by:
*Development & Environment Section
Nambucca Shire Council*

Dated: *December 2019*

File: *SF600*

TABLE OF CONTENTS

PRELIMINARY	1
PART 1 OBJECTIVES AND INTENDED OUTCOMES.....	3
PART 2 EXPLANATION OF PROVISIONS	3
PART 3 JUSTIFICATION	3
SECTION A – NEED FOR THE PLANNING PROPOSAL	3
SECTION B –RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK.	3
SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT	14
SECTION D – STATE AND COMMONWEALTH INTERESTS	15
PART 4 MAPPING.....	16
PART 5 COMMUNITY CONSULTATION	16
PART 6 PROJECT TIMELINE.....	16
ATTACHMENTS	14

Preliminary

This planning proposal has been drafted in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979*, and 'A guide to preparing planning proposals' (DoP, 2016) for amendment to the Nambucca Local Environmental Plan 2010 (LEP). A gateway determination under Section 3.34 of the Act is requested.

At Council's meeting on 27 June 2019 it was resolved that Council prepare a planning proposal to reclassify the part Lot 482 DP700681 from community to operational land to support the development of the Nambucca Valley Connected – Bowraville Sporting Hub. Council is aware that the State Government will provide funding of \$3m towards the project with a further \$700,000 being contributed by Council.

Further to this resolution on the 26th September 2019 Council again resolved to seek approval to reclassify all of Lot 482 DP 700681 as Operational Land. This land is identified as the subject land in this planning proposal.

The reclassification will enable to Council to dispose of the land as part of a land swap agreement with the incorporated body established to be responsible for the Bowraville Sporting Hub. As the details of the sporting hub are yet to be defined it is the intent of this reclassification to address the entire subject land. Upon completion of the sporting hub development the unused land can be returned to the existing 'community classification'.



Part 1 Objectives and Intended outcomes

The objectives and intended outcomes of this planning proposal are to:

1. Reclassify Lot 482 DP700681 from community land to operational land to allow for the future disposal of land to the “Bowraville Sporting Hub Incorporated” ; and
2. Extinguish the Public Reserve status of Lot 482 DP700681;

Part 2 Explanation of Provisions

The proposed outcomes will be achieved (in numerical order as identified above) by:

1. Amending Schedule 4 Classification and reclassification of Public Land Part 2 Land Classified or reclassified as operational – interests changed to include “Lot 482 DP700681”.

The subject land is to presently zoned RE2 Private Recreation for which the proposed landuse for the Bowraville Sporting Hub would be permissible. No other LEP amendments are required as part of this planning proposal.

Part 3 Justification

Section A – Need for the Planning Proposal

1 Is the planning proposal the result of any strategic study or report?

No. However, the Bowraville Connections Project identified that a plan should be developed to re-furbish the recreational club. As the project has developed the concept amended to construct a new facility and provide other opportunities.

This reclassification for the purpose of the Bowraville sporting hub, forms part of a greater improvement to the Hennessy Tape precinct as part of the Bowraville Connections, Nambucca Valley Connected project. This relationship will discussed later in this planning proposal.

2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. In its present state Council cannot dispose of or transfer the land as it is operational land. The Local Government Act requires a LEP amendment to re-classify the land from community to operational to allow for its future disposal.

Section B –Relationship to strategic planning framework.

3 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

In respect to the provisions of the North Coast Regional Plan it is noted that this planning proposal is generally of minor significance. It should also be noted that the proposal does not present any outcomes which would be inconsistent with the objectives and/or actions in the North Coast Regional Plan.

Specifically the following direction is relevant to the reclassification of this land:

Direction 14: Provide great places to live and work & Direction 15 Develop Healthy, safe, socially engaged and well connected communities

As already indicated this reclassification forms part of a larger Bowraville Connections & Nambucca Valley Connected program which has been awarded funding through various state programs. The wholistic intent is to re-imagine the Hennessy Tape Reserve Area in Bowraville as a major sporting and community precinct for the valley.

The Bowraville connections project identified the need to re-furbish the recreational club, since this plan was originally prepared the opportunity to create a more wholistic sporting hub has become the preferred option. The following is an extract from the expression of interest used to support the grant application for the Bowraville Sporting Hub

“This project will meet community needs, engage Aboriginal & non Aboriginal children, youth, young families, and seniors of all abilities. It will promote women in sport, healthy lifestyles, regional connections, create economic growth & tourism through a central sporting hub, bringing sports together to establish an inter-generational multi-sport, recreational, leisure precinct in the Valley. The existing facilities are worn, congested and need upgrading to host regional events. The project will deliver sustainable facilities to allow for enhanced sporting partnerships across the valley, region and state. Increased participation in sport will build community social and economic capacity and allow sporting groups to better share resources, be more cost effective & sustain a regional perspective. Project design will embed local history & Aboriginal culture. This project will build on our strengths, love of sport, our exceptional number of volunteers & accessible beautiful setting.”

4 Is the planning proposal consistent with the local Council’s Community Strategic Plan, or other strategic plan?

The proposed amendments will not be contrary to Councils Community Strategic Plan or any other strategic plan. A selection of relevant community aspirations and actions from the plan are presented below.

Aspiration 1 – Caring for our community

Risk Management – Council will identify and manage risks that are likely to have a material impact on the organisations ability to achieve its mission and objectives.

Aspiration 3 - Living Well

- The social cohesion of the Nambucca Valley Communities will be underpinned by a wide range of cultural, sporting and recreational opportunities
- Meeting places will be provided across the shire to support inclusive community.
- Recreational Activities – The Nambucca Valley will have a variety of safe and well maintained sporting and recreational areas and facilitate to the meet the needs of all age groups in the community

Aspiration 4 – Promoting prosperity

- The shires infrastructure will reliably support the needs of the community and facilitate a prosperous economy and promote future economic growth.

5 Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPP’s)?

The following State Environmental Planning Policies (SEPPs) are considered applicable to and have been considered in the preparation of this planning proposal:

- **State Environmental Planning Policy No 55 – Remediation of Land**

SEPP 55 provides that Council is not to include in a particular zone any specified land if the inclusion of the land in that zone would permit a change of use of the land unless:

*“(a) the planning authority has considered whether the land is contaminated, and
(b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and
(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.”*

Historical context:

Council is not aware of any historical land uses on the subject land that would result in the land being potentially contaminated. A review of historical information held by Council including topographic mapping, aerial photographs and Council land file records indicate that the land has historically been cleared/managed pasture used for recreational purposes a golf course

Councils contaminated land mapping and contaminated land register does not recognise any potential contamination on the site from previous land uses. There is no evidence to suggest potentially contaminating land uses ever occurred on the land.

It is not considered that the subject land is contaminated.

6 *Is the planning Proposal consistent with applicable Section 9.1 Ministerial Directions?*

The following ministerial directions are considered applicable to and have been considered in the preparation of this planning proposal:

1 Employment and Resources

2.3 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

This direction applies to all relevant planning authorities.

This direction applies when a relevant planning authority prepares a planning proposal.

What a relevant planning authority must do if this direction applies

(4) A planning proposal must contain provisions that facilitate the conservation of:

(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,

(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and

(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that:

(a) the environmental or indigenous heritage significance of the item, area, object or place is conserved by existing or draft environmental planning instruments, legislation, or regulations that apply to the land, or

(b) the provisions of the planning proposal that are inconsistent are of minor significance.

There are items of aboriginal significance located near to the subject and on the subject land. Council will ensure that any future development planning will avoid these items of significance.

3.4 Integrating land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- (a) improving access to housing, jobs and services by walking, cycling and public transport, and
- (b) increasing the choice of available transport and reducing dependence on cars, and
- (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and
- (d) supporting the efficient and viable operation of public transport services, and
- (e) providing for the efficient movement of freight.

This direction applies when Council prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.

The direction requires a planning proposal to locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- (a) Improving Transport Choice - Guidelines for planning and development (DUAP 2001), and
- (b) The Right Place for Business and Services - Planning Policy (DUAP 2001).

The planning proposal is considered to be consistent with this direction due to its consistency with the provisions of *'Improving Transport Choice - Guidelines for planning and development'* (the guideline) and *'The Right Place for Business and Services - Planning Policy'*.

The sporting hub will be located centrally within the precinct and new pedestrian/cycleway facilities will ensure connectivity with the town centre and village. The future facility will also be required to ensure adequate parking is made available to support its function with limiting parking for other activities and uses that occur in the precinct.

4 Hazard and Risk

4.3 Flood Prone Land

The objectives of this direction are:

- (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

This direction applies to all relevant planning authorities that are responsible for flood prone land within their LGA. When this direction applies

This direction applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land. What a relevant planning authority must do if this direction applies

A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).

A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.

A planning proposal must not contain provisions that apply to the flood planning areas which: (a) permit development in floodway areas,

- (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the development of that land,
- (d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or
- (e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.

A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).

For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is inconsistent with the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General). Consistency

A planning proposal may be inconsistent with this direction only if the relevant planning authority can satisfy the Director-General (or an officer of the Department nominated by the Director-General) that:

- (a) the planning proposal is in accordance with a floodplain risk management plan prepared in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or
- (b) the provisions of the planning proposal that are inconsistent are of minor significance.

Part of the subject land is identified as being flood affected by a 1% AEP flood event. This area is identified in the below plan. There is adequate flood free land available for future development and Council will ensure that any future development that occurs on the subject land complies with Councils flood risk management plan.



4.4 Planning for Bushfire Protection

The objectives of this direction are:

- (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) to encourage sound management of bush fire prone areas.

This direction applies when Council prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.

The direction requires Council to consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination from the Minister and take into account any comments made. It also requires the planning proposal to:

- (a) have regard to Planning for Bushfire Protection 2006,
- (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and
- (c) ensure that bushfire hazard reduction is not prohibited within the APZ.

The planning proposal is considered to be consistent with this direction because:

- Consultation with the Commissioner of the NSW Rural Fire Service will occur once gateway approval has been received from the Minister.
- All future resulting from the relevant amendments will be capable of being compliant with the aims and objectives of Planning for Bushfire Protection 2006.
- It will not create potential for new inappropriate developments in hazardous areas.
- Will not prohibit hazard reduction.

Part of the subject land is recognised as being bushfire prone land. This land is restricted to the riparian areas and is anticipated to be some distance from any future proposed buildings on the land. Any future development on the subject land will be some distance from fire source and Council anticipates that the future development on the land can be developed in a location or manner that will comply with planning for bushfire protection.

Nevertheless upon receipt of a gateway determination Council will forward a copy of the planning proposal to the NSW Rural Fire Service for comment.



5 Regional Planning

Direction 5.10 Implementation of Regional Plans

The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans. This direction applies to land to which a Regional Plan has been released by the Minister for Planning.

This direction applies when Council prepares a planning proposal. Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.

As outlined earlier, this planning proposal is considered to be consistent with the North Coast Regional Plan 2036 (the plan) because it will:

- Direction 14: Provide great places to live and work & Direction 15 Develop Healthy, safe, socially engaged and well connected communities
- This reclassification forms part of a larger Bowraville Connections & Nambucca Valley Connected program which has been awarded funding through various state programs. The wholistic intent is to re-imagine the Hennessy Tape Reserve Area in Bowraville as a major sporting and community precinct for the valley. This is consistent with the general goal of the North Coast Regional Plan relating to the creation of 'Vibrant and Engaged Communities'
- The Bowraville connections project identified the need to re-furbish the recreational club, since this plan was originally prepared the opportunity to creating a more wholistic sporting hub has become the preferred option. The following is an extract from the expression of interest used to support the grant application for the Bowraville Sporting Hub.

"This project will meet community needs, engage Aboriginal & non Aboriginal children, youth, young families, and seniors of all abilities. It will promote women in sport, healthy lifestyles, regional connections, create economic growth & tourism through a central sporting hub, bringing sports together to establish an inter-generational multi-sport, recreational, leisure precinct in the Valley. The existing facilities are worn, congested and need upgrading to host regional events. The project will deliver sustainable facilities to allow for enhanced sporting partnerships across the valley, region and state. Increased participation in sport will build community social and economic capacity and allow sporting groups to better share resources, be more cost effective & sustain a regional perspective. Project design will embed local history & Aboriginal culture. This project will build on our strengths, love of sport, our exceptional number of volunteers & accessible beautiful setting."

6 Local Plan Making

Direction 6.1 Approval and Referral Requirements

The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

A planning proposal shall:

- a minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and
- b not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the council has obtained the approval of:
 - i the appropriate Minister or public authority, and
 - ii the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General),prior to a certificate under section 65 of the Act being issued, and
- c not identify development as designated development unless the council:

- i can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and
- ii has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to a certificate being issued under section 65 of the Environmental Planning and Assessment Act 1979.

This Planning Proposal does not require the implementation of any concurrence provisions. The planning proposal is consistent with this direction.

Direction 6.2 Reserving Land for Public Purposes

The objectives of this direction are:

- a to facilitate the provision of public services and facilities by reserving land for public purposes, and
- b to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.

A planning proposal shall not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).

When a Minister or public authority requests a council to reserve land for a public purpose in a planning proposal and the land would be required to be acquired under Division 3 of Part 2 of the *Land Acquisition (Just Terms Compensation) Act 1991*, the council shall:

- a reserve the land in accordance with the request, and
- b include the land in a zone appropriate to its intended future use or a zone advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), and
- c identify the relevant acquiring authority for the land.

When a Minister or public authority requests a council to include provisions in a planning proposal relating to the use of any land reserved for a public purpose before that land is acquired, the council shall:

- a include the requested provisions, or
- b take such other action as advised by the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) with respect to the use of the land before it is acquired.

When a Minister or public authority requests a council to include provisions in a planning proposal to rezone and/or remove a reservation of any land that is reserved for public purposes because the land is no longer designated by that public authority for acquisition, the council shall rezone and/or remove the relevant reservation in accordance with the request.

Within the Bowraville Village area (bound by the river) there exists approximately 40Ha of Council managed land of this approximately 4Ha is operational classification and the remainder generally has a community classification.

This planning proposal is proposing to reclassify approximately 22HA of community classified land to operational. This represents a large proportion of the community classified land in Bowraville (61%).

It is noted the intention of this proposal is to allow for the progressive design and location of the sporting hub to be refined but not hindered by a restrictive classification on the land. At the completion of the project it is intended that parts of the subject land not required for the new facility will be re-classified as community land. It is also the intention the land presently forming part of the Bowraville Recreation Club will be ceded back to Council as part of a 'land swap' resulting in a zero or minor net loss of community classified land.

This Planning Proposal is considered consistent with this direction.



Direction 6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. It requires a planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out to either:

- a) Allow that land use to be carried out in the zone the land is situated on, or
- b) Rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or
- c) Allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principle environmental planning instrument being amended.

The proposal is consistent with this direction as there will be no development standards or requirements imposed in addition to those already contained in the existing LEP.

Section C – Environmental, social and economic impact

7 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

It is not considered that the proposal will have any significant effects on threatened species, populations, communities or their habitats as all land the subject of the proposal is heavily modified; A significant part of the overall precinct improvements is to address environmental issues in riparian areas adjoining the site. Council and other local natural resources agencies have been successful at acquiring funds to progress with several significant environmental projects in the area.

The future sporting hub development will occur on land presently used as open space/ recreation purposes and is generally managed lawn with scattered trees.

No critical habitat or areas of outstanding biodiversity value have been identified in the shire at the time of preparing this report.

8 *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Given the disturbed/modified nature of the land the subject of this planning proposal and the existing planning controls applicable to future development on the land, it is not considered that there will be any other likely environmental effects as a result of the planning proposal.

9 *Has the planning proposal adequately addressed any social and economic effects?*

The planning proposal to reclassify the subject land is not expected to have any social or economic impacts directly. However, the future development of the sporting hub is anticipated to have a number of social and economic benefits. These were outlined in the EOI to support the grant application and relevant extracts are provided below:

The project removes barriers, entices social interaction and creates employment. Thorough community consultation for the project has occurred, specifically with Indigenous people, youth, women and seniors, to ensure the project is inclusive, accessible, introduces new sports and encourages participation, embracing the Valley's sporting culture. Importantly disadvantage will be tackled. The Valley has high unemployment, (16.1%), and is in the top 5% of most disadvantaged communities in NSW according to "Dropping Off the Edge Report". The Shire's Aboriginal population is 7.6%, 14.8% in Bowraville, contrasting to Australia's 2.8%. Median Aboriginal age is 21 compared to 51 for non Aboriginal, and a relatively high population of seniors at 18%. Inclusion and cohesion are key project drivers with Aboriginal culture significant. This will build social & economic capacity to enhance the Shire's regional reach, tackling isolation, obesity, inclusivity, health, wellbeing and unemployment.

This project will build on the Valley's love of sport & address entrenched disadvantage. It will provide the Shire with a high standard facility to house a multitude of sports, injecting economic stimulus during construction and regional events. The Shire ranks in the top 10 SEIFA Index for disadvantage in income, education and employment. Tony Vinson consistently reported the Shire's low socio-economic status with

Bowraville ranked the 7th most disadvantaged community in NSW. An inclusive facility will provide social & health benefits by increasing participation through expanding cricket, bowls, rugby league/union, golf, cross country & tennis and adding new sports of soccer, AFL, OzTag, Touch and BMX. It is anticipated that events will attract an additional 20,000 participants a year. Local Aboriginal groups believe sport is a catalyst for participation and social confidence. Upwards of 60 reps from sport & business participated in workshops to identify needs, issues & support. Key points have been economic growth, a modern inclusive facility, economies of scale, sustainability, sharing of resources, knowledge, volunteers and capacity. Project scope includes constructing a Central Hub, reconfigure areas, growth, promote active living, link activities to peak bodies & establish a regional events calendar. The Project Plan will identify responsibilities & time frames for completion in 3 years. A 10 year Strategic Business Plan will focus on jobs, economic growth & sustainability, volunteering, accessibility, succession planning, education, & mentoring options. It will identify objectives & strategies, regional & state partners, event planning, risk management and provide direction. Coordination of sport will improve across the Valley and to the network of regional facilities. The project aligns with Council's Community Strategic Plan & Government sporting studies which support well-being by providing safe & well maintained recreational areas and facilities

A Project Business Plan will identify targets and result indicators on economic growth and ongoing delivery. Most capital works funds will be injected into the local economy through construction work, supply of materials, grounds upgrade & startup of new sports. Council's Procurement Policy allows weighting in favour of local contractors, trades & material suppliers. A majority of project cost will be spent locally generating revenue confidence for these businesses.

Through the Hub's capacity to host & attract a range of sporting & community events, there will be long term employment in event planning/coordination, management, maintenance, green keeping, administration, fitness, training & education. Tourism will be boosted by an increase in visitors as either day/overnight/long term stays & return visitors. It is anticipated that 12-15 regional events, either competitive or novel, will generate over 2000-3000 visitors per event, with opportunities to run some events over 2 days or long weekends, leading to job growth in catering & hospitality, accommodation & entertainment industries. Regional events will also support experience & skill development in big project management thereby increasing individual capacity & employability. This unique precinct will attract younger generations & families from across the region, whilst boosting retiree numbers. Linking to the town centre enhances accessibility and participation of people with a disability, children, youth, families and seniors. Bowraville is located between Nambucca Heads and Macksville on a tourist drive, 15 mins from the new Pacific Motorway & only a short drive from 2 major population centres and regional airports. Tourism is important and reports indicate many first time visitors become regular holiday makers. The Hub's activities will provide a tangible incentive to visitors.

Section D – State and Commonwealth Interests

10 Is there adequate public infrastructure for the planning proposal?

Yes. The subject land is currently adequately provisioned with the necessary public infrastructure.

11 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Government authorities have not been formally involved in this planning proposal as it is yet to receive gateway approval.

The concept for the Bowraville Connections or Nambucca Valley Connected (Hennessy Tape) precinct has received support from several government agencies through grant funding and other opportunities. The following is list of agencies and state funded programs that have an interest in the development of area:

- Bowraville Solution Brokerage (a committee comprised of senior state government agency staff chaired by the former DPIE Secretary (Carolyn McNally)
- Family and Community Services
- Stronger Country Communities (Premier and Cabinet)
- Everyone Can Plan (DPIE)
- Restart NSW (Premier and Cabinet)
- NSW DPIE (Fisheries)

- NSW DPIE (Environmental Trust)
- Social Housing Community Improvement (FACs)

Part 4 Mapping

No mapping is required to accompany this reclassification at the proposal is to reclassify all of the subject land.

Part 5 Community Consultation

It is intended to undertake community consultation by way of an advertisement in the local newspaper and Councils website and notification to adjoining landowners advising of the planning proposal and the opportunity to make a submission. It is intended to advertise the planning proposal for 28 days.

As the planning proposal is for a reclassification from community land to operational land Council is required to hold a public hearing.

Part 6 Project Timeline

March 2020	Gateway determination issued by Department of Planning & Environment
April/ May 2020	Public exhibition of planning proposal and consultation with government agencies
June 2020	Analysis of public submissions and agency responses
	Preparation of Council report
August 2020	Endorsed planning proposal submitted to Department of Planning and Environment for finalisation

Attachment 1 – Subject Land

