



19 May 2015

Steve Murray  
Department of Planning and Infrastructure  
Locked Bag 9022  
**GRAFTON NSW 2460**

Received

25 MAY 2015

15/08598

Northern Region

Dear Mr Murray

### **Bexhill Planning Proposal**

On 12 May 2015 Council considered submissions for commencement of a Planning Proposal by the landowners for land east of Bexhill village. The landowner submissions date back to 2007. The Planning Proposal is to rezone RU1 Primary Production land to R5 Village and RU5 Large Lot Residential zone.

Council assessed those submissions in detail in early 2013, requesting additional information on some key issues. The additional information has recently been received resulting in the reporting of the submission to Council. Council resolved the following at their meeting:

1. *Council support the current planning proposal detailed in Attachment 1 for the expansion of Bexhill Village and forward the planning proposal to the Minister for Planning to seek a Gateway Determination.*
2. *The proponents are to undertake the following key investigations where Council receives a Gateway Determination from the Department of Planning and Environment that the Planning Proposal may proceed:*
  - a. *Land use capability assessment for on-site effluent disposal based on a minimum lot size of 2500m<sup>2</sup>;*
  - b. *Expanded flora and fauna assessment;*
  - c. *Updated contaminated land assessment;*
  - d. *Bush fire hazard assessment;*
  - e. *Updated stormwater management assessment addressing both quantity and quality issues as well as providing recommendations regarding the impacts of runoff on the slope stability of the site;*
  - f. *Aboriginal and European cultural heritage assessment;*
  - g. *Updated traffic assessment in particular considering the changed nature of the Bangalow Road traffic and providing further information on the Bangalow/Clunes/Corndale staggered "T" intersection; and*
  - h. *Land use conflict risk assessment.*

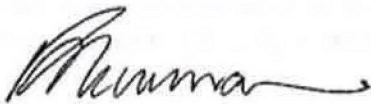
3. *The proponents provide, based on the assessments in 3 above, a conceptual structure plan for the future development of the site.*

The details of the Planning Proposal are covered in the enclosed Council report. Attached to the report is the Planning Proposal with the proponent's preliminary reports.

The land provides an ideal opportunity to provide additional housing choice by enabling the expansion of the existing village of Bexhill, allowing the utilisation of the existing services and facilities in the village and some modest expansion of those services. Council has before it sufficient information to progress the Planning Proposal and now seeks a Gateway Determination.

Council looks forward to your early response on these important matters. Should you have any enquiries please contact me on 1300 87 83 87.

Yours faithfully



Paula Newman  
Strategic Planning Coordinator

Enclosures: Council report Bexhill Rezoning Planning Proposal plus all attachments, including Maps and CD