

Rezone Lots 10/11 DP 1185535 (No. 5) Bridge Street, Glenreagh from RU2 Rural Landscape to R2 Low Density Residential Planning Proposal

23 May 2017
Rob Donges

Declaration

Document name: Planning Proposal – Rezone Lots 10/11 DP 1185535 (No. 5) Bridge Street, Glenreagh from RU2 Rural Landscape to R2 Low Density Residential

Document Author: Rob Donges

Occupation of document author: Planning Consultant

Qualifications of document author: BA, MTCP

Declaration: I, *Rob Donges*, declare that this Planning Proposal constitutes a planning proposal for the purposes of section 55 of the Environmental Planning and Assessment Act 1979 (the Act) and further declare that the document complies with the relevant provisions of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's *A guide to preparing planning proposals* (August 2016).

Date: 23 May 2017

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1. Preliminary

1.1 Planning Proposal

This Planning Proposal seeks to amend Clarence Valley Local Environmental Plan 2011 (CVLEP2011) to rezone Lots 10/11 DP 1185535 (No. 5) Bridge Street, Glenreagh from RU2 Rural Landscape to R2 Low Density Residential, plus associated amendments to the Minimum Lot Size Map and Heights of Buildings Map to reflect the proposed zone.

Approval of the Proposal will permit the future development of the subject site for low density residential purposes in keeping with the existing residential precinct in Glenreagh.

Figure 1 - Locality Map



1.2 Property Description & Characteristics

The subject property is owned by Mrs Gwen Loy and is defined as Lot 10 DP 1185535 and Lot 11 DP 1185535, being 3,280m² and 1.473 hectares respectively, totalling 1.801 hectares. Lot 10 contains an existing dwelling and sheds while Lot 11 is vacant and cleared except for a strip to trees up to 9 metres wide along the southern boundary.

The property has its main frontage to the formed Bridge Street to the north, with unformed Nymboida Street road reserve to the west and unformed George Street road reserve to the east. The rear southern boundary fronts gravelled Railway Street.

The property slopes slightly to the south-east corner and while Lot 10 is the house site, Lot 11 is maintained as a paddock. The Loy family have been involved with the site since the 1960's and they advise that there has been no agricultural use of the property, other than intermittent grazing of a horse or two, in that period.

1.3 Property History

The Village of Glenreagh Map (Third Edition) notates Lot 11 of the subject site as 'R82077 for Future Public Requirements' with a date which appears to be 13 January 1951. As such it would have been held in the ownership of the Department of Lands.

In the 1960's the Loy's commenced leasing the larger Lot 11 from the Department of Lands, while the smaller Lot 10 was leased from the Department by another party. In 1968 the Loy's purchased Lot 10 from the Department and continued to lease Lot 11 until 1991 when they also purchased it from the Department. With those two purchases, each lot converted from public land to private freehold.

In May 1997 Ulmarra Shire Council wrote to the owners advising that from July 1997 the property would be categorised and rated as Glenreagh Residential. From this history we can safely conclude that the subject site was not zoned Residential along with most of the rest of the Village as it was public land. In 1997 Ulmarra Shire Council recognised its residential use through their rating system but did not reflect that by amending their zoning system.

Under Clause 4.2B of the CVLEP 2011, Lots 10 and 11 are categorised as an "existing holding" and together have a single dwelling entitlement which has been taken up by the existing dwelling on Lot 11.

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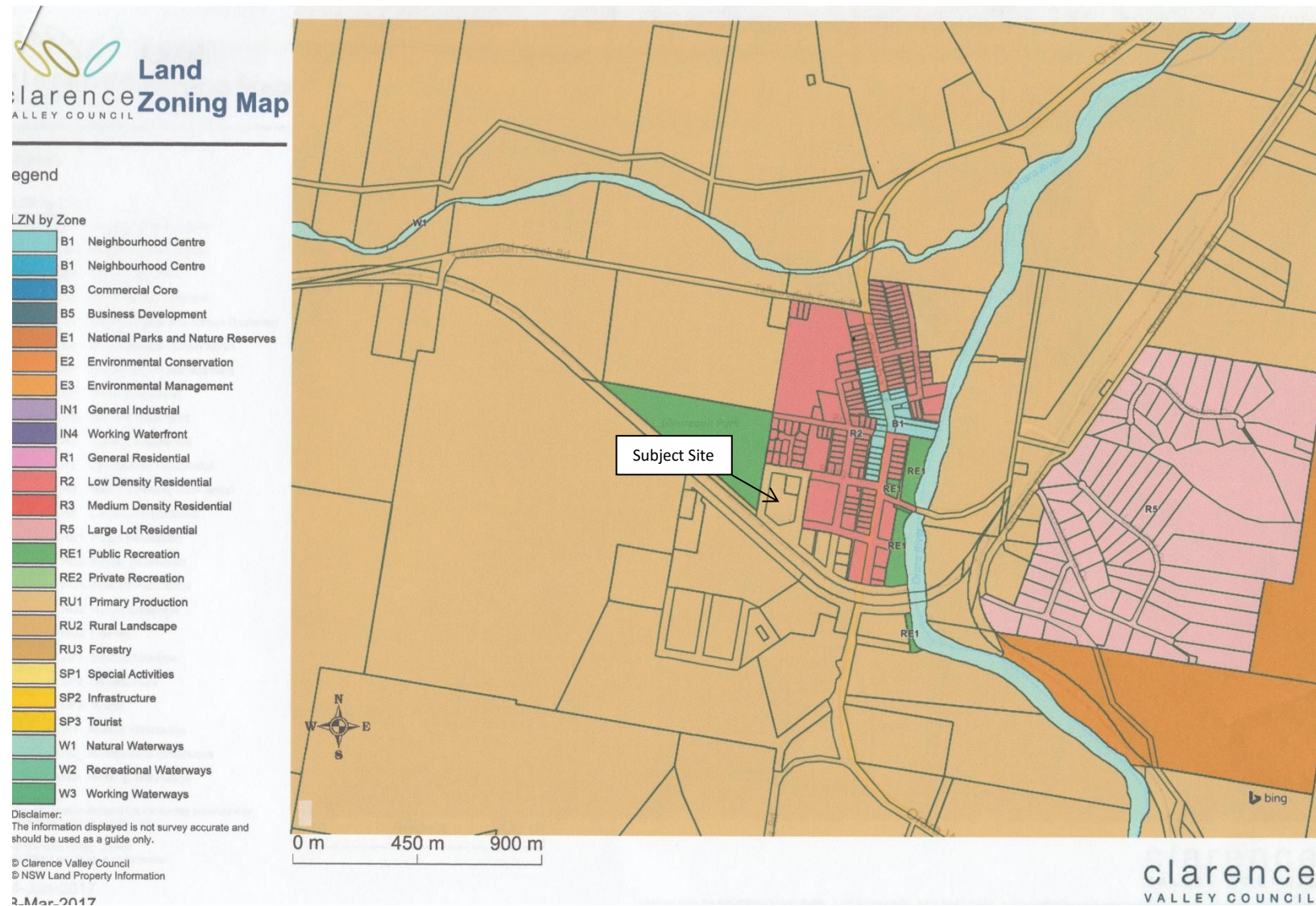


Figure 2 - Site Map

1.4 Site & Locality

Glenreagh, with a population of approximately 850 (although the Village population is less than this) is located 48 kms south of Grafton and 38kms north of Coffs Harbour by road. The Village itself is located on the western side of the Orara River and consists of low density residential lots generally around 1,000m², while on the eastern side of the river is a rural-residential development of approximately 70 lots. Glenreagh is unsewered and affected by flooding from the Orara River which can leave it isolated for several days, though the subject property and section of the village in which it is located are not affected by the 1 in 100 flood level.

There is around 6 hectares of greenfield residentially-zoned land at the northern end of the main village, largely fronting Tallawudjah Creek Road and a number of undeveloped lots in the rural-residential precinct.

The subject property is located at the south-western end of the Village. Unformed road reserves separate it from Glenreagh Park to the west and Glenreagh Primary School to the east. Directly opposite on Bridge Street is a relatively recent and fully developed 17-lot residential subdivision with lots generally in the range of 1,000m² - 1,200m². To the rear is the former Dorrigo Rail Line separated from the property by Railway Street. A survey plan of the property is at Appendix A.

Figure 3 - Aerial of Site



1.5 Residential Development Potential in Glenreagh Village

There is approximately 6 hectares of larger scale undeveloped residential land in Glenreagh Village, being:

- Lot 3 DP 1168543 Tallawudjah Creek Road. This split-zoned property has approximately 6 hectares of R2 land, of which approximately 50% is affected by the 1 in 100 flood level.
- Lot 3 DP 327442 (No. 16) Boundary Street – 0.828 ha.
- Lot 94 DP 752843 Boundary Street – 1.136 ha.

This represents approximately 5 hectares of flood free undeveloped R2 land with potential for around 40 low-density residential lots.

In addition to this existing potential, there are two areas located within the logical boundaries of the Village (Railway line to the south; zone boundaries to the west and north; flood affected land to the north and east) with potential for future low-density development:

- The subject site
- 92 Coramba Street, consisting of 5 lots totalling 1.714 ha.

Both sites have low density yield potential of approximately 12 lots.

1.6 Development Potential of Subject Site

The subject site, with a total area of 1.801 hectares, lends itself to a low-density residential subdivision of around 12 lots, one of which would contain the existing dwelling.

It is surrounded on all sides by road reserves, two of which contain formed roads, which creates multiple lot layout options though the obvious arrangement would involve a cul-de-sac off Bridge Street. This would replicate the Lilli Court low-density residential subdivision immediately opposite on Bridge Street which has now been fully developed. The 30 metre road reserves adjoining to the east and west create buffers to the Primary School and Glenreagh Park respectively.

The site is largely cleared, with the exception of up to a 9 metre wide stand of trees along the southern boundary which provide an effective buffer to the adjoining gravel Railway Street.

The site slopes gently to the south-east corner, and at this point, water from the site enters an open drain in Railway Street then through a culvert under the road and into a natural watercourse. Any development would likely utilise and improve this system with sufficient on-site area to provide for detention and water quality treatment.

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Reticulated water is available on the opposite side of Bridge Street and power is also available in that road reserve. Glenreagh has no reticulated sewerage system and suitable on-site wastewater systems will need to be provided for each future dwelling.

The sum result of the above is that the features and location of the subject site imbue it with excellent potential for low-density residential development, for which there has been a proven market in the Village and currently only a limited supply in the form of undeveloped residential-sized lots.

Planning Proposal

Part 1: Objectives & Intended Outcomes

The objective of this Planning Proposal is to amend the planning controls applicable to Lots 10/11 DP 1185535 (No. 5) Bridge Street, Glenreagh, to permit low-density residential development.

The following extract from CVLEP2011 sets out the objectives and intended use of the R2 Low Density Residential Zone.

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home occupations; Home occupations (sex services)

3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Boat sheds; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Information and education facilities; Neighbourhood shops; Places of public worship; Recreation areas; Residential accommodation; Respite day care centres; Roads; Water recreation structures

4 Prohibited

Attached dwellings; Multi dwelling housing; Residential flat buildings; Rural workers' dwellings; Any other development not specified in item 2 or 3

Part 2: Explanation of Provisions

The Planning Proposal seeks to rezone the subject land from RU2 Rural Landscape to R2 Low Density Residential and to amend the Lot Size and Building Height Maps to adopt the standards applicable to R2 land in Glenreagh Village, being:

- Lot Size Map – 'all others'
- Building Height Map – J 9 metres

Part 3: Justification

Section A: Need for the Planning Proposal

1. Is the Planning Proposal a result of a strategic study or report?

The Clarence Valley Settlement Strategy (CVSS) is the relevant strategic study. It was finalised in 1999 and provides a blueprint for growth in the Valley within a planning horizon to 2016.

The Settlement Strategy suggested for the Clarence Valley to 2016 in respect of small villages is generally based on a model characterised by:

“Existing small villages to expand to suitable population levels to maintain existing services and seek improved outreach services, while retaining village character and minimising environmental impact.”

The Strategy classifies Glenreagh as a ‘Small Village’.

Section 5.14 of the Strategy specifically addresses Glenreagh (see Appendix B). Pertinent points are:

- **Estimated 2016 population 425 (village) and 180 (rural residential) : 605 total**

Comment: The 2011 Census showed Glenreagh had a population of 862, though this may included some residents outside of both the village and rural/residential areas.

- **New development to be focused towards the village centre, rather than extending along roads, to maintain compact village identity**

Comment: The subject site is located within natural boundaries of the village, defined to the south by the railway line and is approximately 550 metres by road from the Post Office.

- **Expansion should avoid the quarry to the north and agricultural land to the east and west**

Comment: The agricultural land and quarry referred to are outside the boundaries of the village and do not include the subject site.

- **Expansion should be of a scale which supports existing services**

Comment: The subject site has a likely development capacity of approximately 12 lots, representing a potential population increase of around 30-35. This level of increase would provide a small economic boost without overwhelming existing services.

- **Soils in the Glenreagh area have generally low suitability for septic disposal and options for improved treatment need to be investigated**

Comment: On-site wastewater management has advanced considerably since the Strategy was formulated. As with the Lilli Court development immediately to the north of the site, all future lots would be subject to investigation and suitable systems designed and installed with Council approval.

- **The community should be asked for its views on elements which would be important in a future small-scale expansion of Glenreagh**

Comment: The Planning Proposal process, involving public consultation, would meet this requirement.

2. Is the Planning the best means of achieving the objectives or intended outcomes?

Both the growth model for small villages and the specific strategy for Glenreagh are based on expansion within the village centre. One approach to achieve this objective/intended outcome would be a detailed Glenreagh Growth Management Strategy prepared by Council which addressed both existing undeveloped residential land and potential expansion sites, but the scale of expansion would not justify the expenditure of Council funds and staff time.

Although the Proposal only addresses one of the two potential expansion sites, its preparation by the owner is considered the best way of achieving the objective/intended outcome in respect of the subject site.

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?***

The North Coast Regional Plan 2036 (NSW Planning & Environment, March 2017) is now the relevant document.

Glenreagh is shown as containing an Urban Growth Area within the village, but the subject property is not within the Area. As such, the rezoning sought would represent an expansion of the UGA. The Regional Plan Appendix A lists 7 Urban Growth Area Variation Principles. Appendix H of this Proposal assesses the Proposal and its development outcome against those Principles.

The Regional Plan also includes 4 goals, 25 directions and 80 actions. The Proposal is assessed against these in the Consistency Checklist at Appendix I.

Through the assessment of the Proposal against the Variation Principles and the various goals, directions and actions, it is concluded that inconsistencies are justified largely due to:

- Small scale
- Location within village area
- Predominately cleared site with no biodiversity value
- Hazard-free with the exception of bushfire which is minor and easily mitigated
- No agricultural value
- No identified Aboriginal heritage issues

The only issue outstanding is the fact that the subject site is located outside, though adjacent to, the Glenreagh Urban Growth Area. This Proposal seeks to demonstrate that this should not exclude it from being considered for rezoning leading to future residential development.

NSW 2021 (NSW State Plan)

The proposal is consistent with the goal of driving economic growth in regional NSW.

4. Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Clarence Valley Community Plan 2015 - 2024 is Council's adopted corporate strategic plan. It is supported by Council's Delivery Program and Annual Operational Plan applicable at the time.

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Other local strategies include:

- Council's 2014 - 2017 Delivery Program and 2015 - 2016 Operational Plan
- Maclean Urban Catchment Local Growth Management Strategy 2011
- South Grafton Heights Precinct Strategy
- Clarence Valley Settlement Strategy
- Lower Clarence Retail Strategy (May 2007)
- Yamba Retail/Commercial Strategy (May 2002)
- Clarence Valley Economic Development Strategic Plan
- Clarence Valley Industrial Lands Strategy
- Clarence Valley Affordable Housing Strategy
- Clarence Valley Council Biodiversity Management Strategy 2010
- Clarence River Way Masterplan 2009
- Clarence Valley Open Spaces Strategic Plan 2012

An assessment of the planning proposal against these strategies is at Appendix J.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

See Appendix D.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (S117 directions)?

See Appendix E. The inconsistencies with 1.2, 1.5 and 5.10 are considered justified due to the minor significance of the proposed rezoning.

Section C – Environmental, Social & Economic Impacts

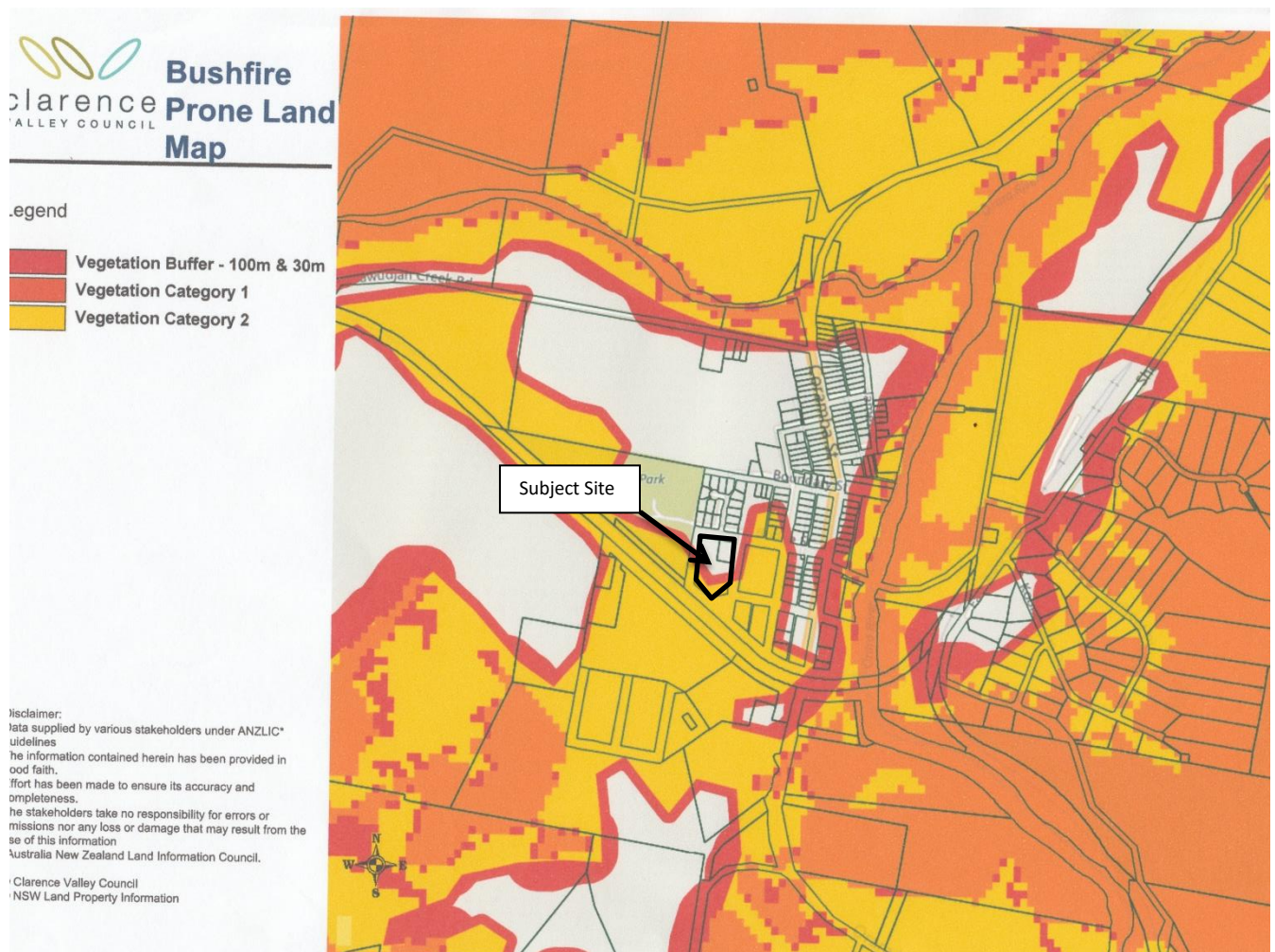
7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats, will be adversely affected as a result of the proposal?*

No. The site is cleared with the exception of a strip of mature native trees up to 9 metres wide running the length of the southern boundary. This provides a buffer and separation from the gravelled Railway Street running along part of that boundary and is likely to be retained for that purpose if the site is developed in the future. Although this vegetation contributes to the bushfire hazard identified on the site, future lots incorporating this vegetation will have sufficient size and depth to provide the required buffer from future dwellings.

8. *Are there any other likely environmental effects as a result of the Planning Proposal?*

8.1 Bushfire Hazard

Figure 4 - Bushfire Prone Land Map



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The NSW Bushfire Prone Land Map indicates that a small section along the southern boundary (i.e. the 9 metre wide strip of trees) is Category 2 bushfire prone land and the 30m buffer extends into the site. This issue is addressed in Appendix E: S117 Ministerial Directions 4.4.

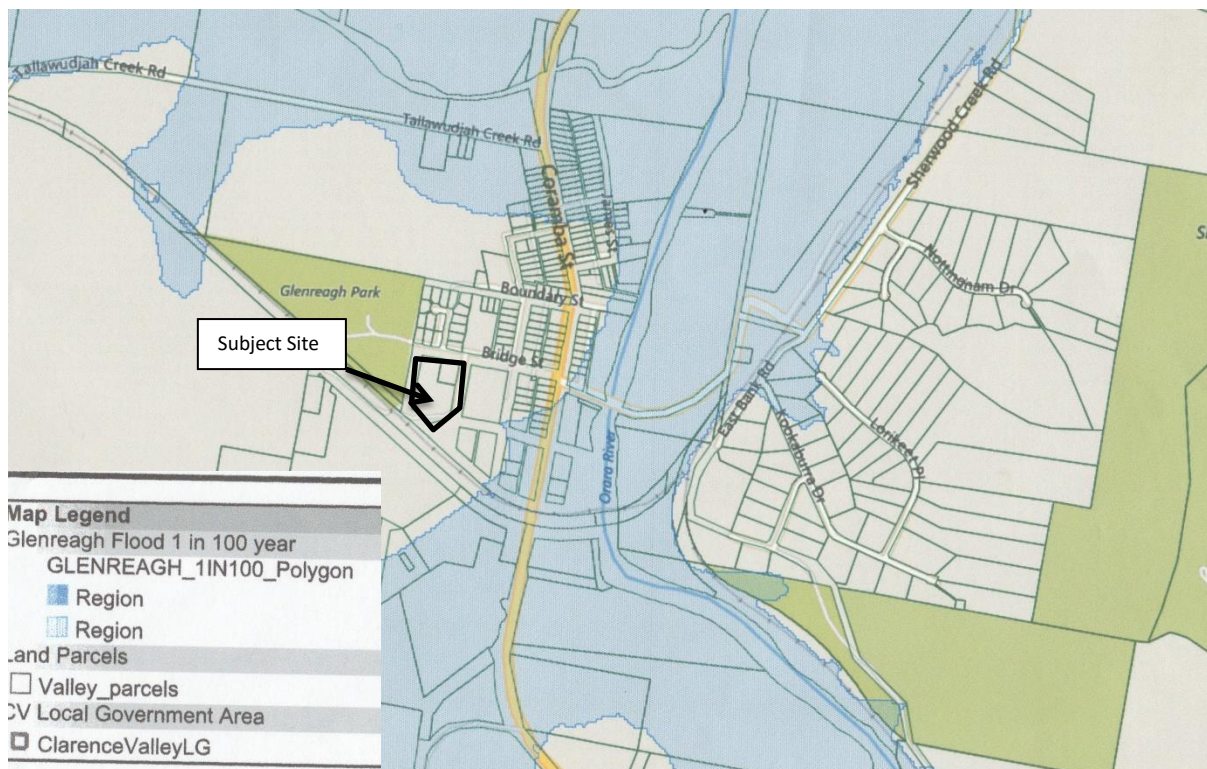
Any future subdivision can be designed with lot size and configuration to permit this vegetation to be retained and dwellings located to create an Asset Protection Zone. If a bushfire hazard assessment is required, it is requested that it be provided following the receipt of a gateway determination and prior to undertaking community consultation.

8.2 On-site Wastewater Management

There is no reticulated sewerage system in Glenreagh and any future development will rely on on-site systems designed by suitably qualified consultants and approved by Council, including on-going certification.

8.3 Flooding

Figure 5 - Flood Map



The subject site is not affected by the Glenreagh 1 in 100 flood level.

8.4 Other Impacts

The small scale of potential future development which may occur would have no significant impacts in terms of traffic or any other environmental issues.

9. *How has the Planning Proposal adequately addressed any social or economic effects?*

As previously stated, the Planning Proposal seeks to implement a component of the development strategy contained in the Clarence Valley Settlement Strategy in respect of potential urban expansion in Glenreagh Village.

The potential yield of up to 12 residential lots, representing around 30-35 additional residents will have only minor economic benefits, but conversely will have no negative social impacts. The now fully developed 17 lot Lilli Court development, approved in the early 2000's, showed that there is a level of demand for new residential sites, albeit at a low level, in Glenreagh Village. The development of the subject site for the same purpose will accommodate future demand for this product.

9.1 Aboriginal Heritage

An Aboriginal Heritage and Information System (AHIMS) search, along with a Due Diligence assessment are at Appendix F. The search indicates that there are no aboriginal sites recorded on or near the site.

Section D: State and Commonwealth Interests

10. *Is there adequate public infrastructure for the planning proposal?*

Yes. The subject site fronts Bridge Street which forms part of the Village's sealed road network.

Water and power are located immediately adjoining and the owner will be responsible for any upgrades required. Suitable on-site wastewater management systems will be designed, approved and installed on each lot as part of the construction of future dwellings.

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

This section will be completed following a positive gateway determination.

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Part 4: Mapping

The existing and proposed Zoning Map, Height of Buildings Map and Lot Size Map are included in Appendix A.

Part 5: Community Consultation

It is considered that this is a 'low impact planning proposal' under Section 4.5 of "*A guide to preparing local environmental plans*", based on:

- The limited area to be rezoned and the resulting small scale of development.
- Its consistency with the CVSS.
- It is not a principal LEP.
- It does not reclassify public land.

Part 6: Project Timeline

Plan Making Step	Estimated Completion
Council Resolution	TBA
Gateway Determination (Anticipated)	TBA
Government Agency Consultation	TBA
Public Exhibition	TBA
Submissions Assessment	TBA
RPA Assessment of Planning Proposal and Exhibition Outcomes	TBA
Submission of Endorsed LEP to DP&E for finalisation	TBA
Anticipated date RPA will make plan (if delegated)	TBA
Forwarding of LEP Amendment to DP&E for notification (if delegated)	TBA

The table will be completed when the relevant information is available.

APPENDIX A

- Site Survey Plan
- Current and Proposed:
 - Zoning Map
 - Minimum Lot Size Map
 - Height of Buildings Map



2 - Current Zoning Map

3 - Proposed Zoning Map

4 - Current Height of Building Map

5 - Proposed Height of Building Map

6 - Current Minimum Lot Size Map

7 - Proposed Minimum Lot Size Map

APPENDIX A | 2017

APPENDIX B

Glenreagh Extract – Clarence Valley Settlement Strategy

Clarence Valley Settlement Strategy

5.14 GLENREAGH

1996 village population 276
2016 village population about 425

Glenreagh's role in the 2016 settlement hierarchy will be as a low-density small village with a distinctive character, providing good local services to residents while realising its tourist potential. It will also provide a community and services focus for the nearby Station Heights rural residential area.

Regular monitoring of Orara River water is carried out to ensure quality of the water supply. Soils in the Glenreagh area have generally low suitability for septic disposal systems. Prior to unsewered expansion of the village zone, there needs to be certainty that existing development does not have adverse health or water quality impacts. Monitoring and remediation of existing septic systems may alleviate any current problems, as well as helping the Council to assess whether on-site waste disposal is suitable for further development. Options for improved treatment levels may need to be investigated. Alternative, low-impact on-site sewage systems may be effective.

Keeping new development focused towards the village centre rather than extending out along roads will help to maintain the existing compact village identity, and will allow residents to easily access services. Care will be needed to preserve the unique scenic and ecological values of the escarpment and river corridor. This will also enhance the tourist appeal of the village.

1996 rural residential population 75
2016 rural residential population 180

Expansion should avoid the quarry to the north of the village, and agricultural land to the east and west. A buffer should be maintained between Station Heights estate and the State Forest.

A strong community identity exists at present; this is a positive foundation upon which to maintain existing community infrastructure and services. However, the population should not expand to a point at which local services are strained. It is unlikely that major new services will be located in Glenreagh; expansion should be on a scale which supports existing services.

Opportunities to link in to road or rail public transport services between Coffs Harbour and Grafton should be sought. The RTA has no plans to upgrade the Orara Way within the next 10 years.

Minor commercial and light industrial opportunities catering for local needs should be encouraged, reducing the need to travel to larger centres. Home occupations should be encouraged for the same reason.

The community should be asked for its views on elements which would be important in a future small-scale expansion of Glenreagh.

APPENDIX C

Urban Growth Area Variation Principles

Urban Growth Area Variation Principles

1. Policy

*The variation needs to be consistent with the objectives and outcomes in the **North Coast Regional Plan 2036** and any relevant Section 117 Directions and State Environmental Planning Policies, and should consider the intent of any applicable local growth management strategy.*

- 1.1 Assessment against the objectives and outcomes in the North Coast Regional Plan 2036 is attached at Appendix I. It concludes that the Proposal is consistent with all relevant actions with the exception of 1.1 and 1.4. The former will be resolved if the subject property is approved as a variation to the Glenreagh UGA and the latter is the responsibility of state government/council.

S177 Directions are assessed at Appendix E. It concludes that the Proposal is inconsistent with 1.2 and 1.5 but both are justified due to the absence of any agricultural production value and the 'minor significance' of the Proposal.

State Environmental Planning Policies are assessed at Appendix D. It concludes that the Proposal is compliant with all relevant Policies subject to a SEPP 55 Preliminary Investigation (at Appendix H) and an assessment against Clause 7 of SEPP Rural Lands (at Appendix G) being provided.

There is no relevant local growth strategy.

2. Infrastructure

The variation needs to consider the use of committed and planned major transport, water and sewerage infrastructure, and have no cost to government.

The variation should only be permitted if adequate and cost-effective infrastructure can be provided to match the expected population.

- 2.1 Existing water and power infrastructure are available to the property and the owner will be responsible for ensuring sufficient capacity to service any future development. Reticulated sewerage is not available in the village and all future

dwelling will require onsite wastewater management systems to Council's specifications. These requirements will ensure that adequate and cost-effective infrastructure can be provided to match the small increase in population.

3. Environmental and farmland protection

The variation should avoid areas:

- *Of high environmental or heritage value; and*
- *Mapped as important farmland, unless consistent with the interim variation criteria prior to finalising the farmland mapping review.*

3.1 The subject property has no high environmental or heritage value. Measures can be put in place through development conditions to ensure that any heritage objects unearthed during the construction phase can be identified and preserved. The subject property is not important farmland.

4. Land Use Conflict

The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewage treatment plants, waste facilities and productive resource lands.

4.1 There are no land uses in the vicinity which are incompatible with a low-density residential development.

5. Avoiding risk

The variation must avoid physically constrained land identified as:

- *flood prone;*
- *bushfire prone;*
- *highly erodible;*
- *having a severe slope; and*
- *having acid sulphate soils.*

5.1 The subject property is not identified as being:

- flood prone

- highly erodible
- having a severe slope
- having acid sulphate soils

It is mapped as being partly bushfire prone, matching the up to 9m wide strip of mature vegetation along the southern boundary plus a 30m buffer located on clear paddock land. This hazard can be managed through the provision of larger lots on this section of the property which would allow the retention of vegetation as a useful buffer plus a cleared asset protection zone between the vegetation and future dwellings.

6. Heritage

The variation must protect and manage Aboriginal and non-Aboriginal heritage.

6.1 Initial assessment suggests there are no Aboriginal or non-Aboriginal heritage issues associated with the property, and controls can be put in place to ensure that any items that may be uncovered during future construction phases can be identified and preserved.

7. Coastal Area

Only minor and contiguous variations to urban growth areas in the coastal area will be considered due to its environmental sensitivity and the range of land uses competing for this limited area.

7.1 The subject property is not located in the coastal area.

APPENDIX D

Assessment Against State Environmental Planning Policies

Assessment Against State Environmental Planning Policies

Name of SEPP	Relevant?	Comment/statement of consistency
<i>The following State Environmental Planning Policies (SEPPs) are current and are applicable to the Clarence Valley LGA and are required to be considered whether applicable or not in a particular circumstance.</i>		
State Environmental Planning Policy No 1 - Development Standards	No	Not applicable to CVLEP2011
State Environmental Planning Policy No 14 - Coastal Wetlands	No	
State Environmental Planning Policy No 19 - Bushland in Urban Areas	No	
State Environmental Planning Policy No 21 - Caravan Parks	No	
State Environmental Planning Policy No 26 - Littoral Rainforests	No	
State Environmental Planning Policy No 30 - Intensive Agriculture	No	
State Environmental Planning Policy No 33 - Hazardous and Offensive Development	No	
State Environmental Planning Policy No 36 - Manufactured Home Estates	No	
State Environmental Planning Policy No 44 - Koala Habitat Protection	No	To be considered at DA stage.
State Environmental Planning Policy No 47 - Moore Park Showground	No	
State Environmental Planning Policy No 50 - Canal Estate Development	No	
State Environmental Planning Policy No 52 - Farm Dams and Other Works in Land and Water Management Plan Areas	No	
State Environmental Planning Policy	Yes	A stage 1 Preliminary Investigation is

Name of SEPP	Relevant?	Comment/statement of consistency
No 55 - Remediation of Land		attached at Appendix H
State Environmental Planning Policy No 62 - Sustainable Aquaculture	No	
State Environmental Planning Policy No 64 - Advertising and Signage	No	
State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development	No	
State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes)	No	
State Environmental Planning Policy No 71 - Coastal Protection	No	
State Environmental Planning Policy (Affordable Rental Housing) 2009	No	
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	No	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	No	
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	No	
State Environmental Planning Policy (Infrastructure) 2007	No	
State Environmental Planning Policy (Kosciuszko National Park - Alpine Resorts) 2007	No	
State Environmental Planning Policy (Kurnell Peninsula) 1989	No	
State Significant Precincts	No	
State Environmental Planning Policy (Mining, Petroleum Production and	No	

Name of SEPP	Relevant?	Comment/statement of consistency
Extractive Industries) 2007		
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	No	
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	No	
State Environmental Planning Policy (Rural Lands) 2008	Yes	The proposal to rezone rural land requires Clause 7 of the Policy to be addressed. See Appendix G
State Environmental Planning Policy (State and Regional Development) 2011	No	
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	No	
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	No	
State Environmental Planning Policy (Three Ports) 2013	No	
State Environmental Planning Policy (Urban Renewal) 2010	No	
State Environmental Planning Policy (Western Sydney Employment Area) 2009	No	
State Environmental Planning Policy (Western Sydney Parklands) 2009	No	
State Environmental Planning Policy (Integration and Repeals) 2016	No	

APPENDIX E

Assessment Against S117 Ministerial Directions

Assessment Against S117 Ministerial Directions

Section 117 Direction	Applies?	Comments
1. Employment and Resources		
1.1 Business and Industrial Zones	No	
1.2 Rural Zones	Yes	Inconsistent but justifiable. The objective of this direction is to protect the agricultural production value of rural land and a planning proposal must not rezone land from a rural zone to residential, business, industrial, village or tourist zone in the Clarence Valley Council area. The direction permits a planning proposal to be inconsistent with the prohibition on any one of 4 grounds including: (d) <i>is of minor significance</i>. The site was previously a crown reserve for Public Requirements. Since at least 1962 the majority of it has been leased by the current owners who intermittently grazed a couple of horses while the balance was leased by another party until purchased by the current owners in 1968. The Special Lease over Lot 11 was for the purpose of Agriculture & Grazing and so there may have been some small scale agricultural use between 1949 and 1962 but there has been none since then. As such, the proposal does not afford any agricultural production value. But the most pertinent grounds for justifying any inconsistency with the direction is (d) above, i.e. it involves 1.8 ha which is of 'minor significance'.
1.3 Mining, Petroleum Production and Extractive Industries	No	
1.4 Oyster Aquaculture	No	
1.5 Rural Lands	Yes	Inconsistent but justified rural land in the Clarence Valley Council area is covered by this direction whose objectives are to protect the agricultural production value of rural land and facilitate the orderly and economic development rural lands for rural and related purposes. As with Direction 1.2 above, a planning proposal may be inconsistent if it is of 'minor significance', which it is.

Section 117 Direction	Applies?	Comments
2. Environment and Heritage		
2.1 Environmental Protection Zones	No	
2.2 Coastal Protection	No	
2.3 Heritage Conservation	Yes	The Direction applies in respect of indigenous heritage significance but only in a broad sense as there are no AHIMS records of items of significance on the site nor any evidence of any. Protection of items which may be unearthed during a future construction phase can be conditioned in a consent.
2.4 Recreation Vehicle Areas	No	
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	This direction is applicable as it relates to land which is proposed for residential development. The objectives of the direction are: • To encourage a variety and choice of housing types • To make efficient use of infrastructure and services • To minimise impact on environment and resource lands. The first objective is best dealt with at a future DA stage and the other two are consistent. Should any inconsistency be detected, it is again justified as being of 'minor significance' see Clause 6(d).
3.2 Caravan Parks and Manufactured Home Estates	No	
3.3 Home Occupations	No	
3.4 Integrated Land Use and Transport	Yes	This direction is applicable as it creates a zone related to urban land, i.e. residential. The objectives revolve around urban design which encourages transport options, including walking, cycling and public transport, rather than car trips. The site is located 550m from the local Post Office and even closer to the school, pool and businesses. It is an easy walk or cycle around the village. Bus services link to Grafton. Again, any inconsistency detected is justified by Clause 5 (d) 'minor significance'.
3.5 Development Near Licensed Aerodromes	No	
3.6 Shooting Ranges	No	

Section 117 Direction	Applies?	Comments
4. Hazard and Risk		
4.1 Acid Sulfate Soils	No	CVC Acid Sulfate Soil Map shows no acid sulfate soils in the Glenreagh area.
4.2 Mine Subsidence and Unstable Land	No	
4.3 Flood Prone Land	No	CVC Flood Map shows the subject site is not flood affected.
4.4 Planning for Bushfire Protection	Yes	The CVC Bushfire Prone Land Map shows a small strip of Category 2 Vegetation along the southern boundary and the associated 30m buffer on the site. The objectives of the direction are to protect life, property and environment from bushfire hazards by discouraging incompatible land uses in bush fire prone areas and to encourage sound management of those areas. The identified hazard is restricted to the up to 9m wide strip of trees along the southern boundary as the remainder of the site is cleared. A future subdivision can be designed to retain this vegetation and provide sufficient setbacks between it and future houses if required. If the proposal is determined to be inconsistent and a report is required, it is requested that it be provided after a gateway determination and before public consultation.
5. Regional Planning		
5.1 Implementation of Regional Strategies	Yes	No longer applicable as the Mid North Coast Regional Strategy has been replaced by the North Coast Regional Plan 2036.
5.2 Sydney Drinking Water Catchments	No	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	Clarence Valley Council is not included in the list of LGA's to which the direction applies.
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	
5.5 Development in the Vicinity of Ellalong, Paxton and Milfield (Cessnock LGA)	No	Revoked
5.6 Sydney to Canberra Corridor	No	Revoked
5.7 Central Coast	No	Revoked
5.8 Second Sydney Airport: Badgerys Creek	No	

Section 117 Direction	Applies?	Comments
5.9 North-West Rail Link Corridor Strategy	No	
5.10 Implementation of Regional Plans	Yes	The applicable Plan is the North Coast Regional Plan 2036 and assessment against the Plan is at Appendix I. It is considered that all identified inconsistencies are justified.
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	Complies
6.2 Reserving Land for Public Purposes	No	
6.3 Site Specific Provisions	Yes	Proposes to rezone to zone, height limit and minimum lot size provisions already existing in CVLEP2011.
7. Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	No	
7.2 Implementation of Greater Macarthur Land Release Investigation	No	
7.3 Parramatta Road Corridor Urban transformation Strategy	No	

APPENDIX F

Aboriginal Heritage Assessment

Aboriginal Cultural Heritage Due Diligence Assessment

Lots 10/11 DP 1185535 (No. 5) Bridge Street, Glenreagh

Introduction

This assessment is in accordance with the “Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW, 2010).”

The Generic Due Diligence Process

Step 1

“Will the activity disturb the ground surface or any culturally modified trees”

Comment: The ground surface will be disturbed during the construction of roads, laying of underground services and construction of dwellings.

Step 2

Are there any:

- (a) *“Relevant confirmed site records or other associated landscape feature information on AHIMS and/or”*

Comment: No. See attached AHIMS information.

- (b) *“any other source of information of which a person is already aware? and/or”*

Comment: No.

- (c) *“landscape features that are likely to indicate presence of Aboriginal objects”*

Comment: No. The site is largely cleared and maintained as a large residential lot and paddock. There is a stand of trees along the southern boundary, but no evidence of any Aboriginal objects.

As a result of the Step 2 assessment, the process proceeds to the following:

“AHIP application not necessary. Proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW.”

This advice will be reflected in conditions attached to any future development consent.

Rob Donges BA MT&CP



Office of
Environment
& Heritage

AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : rdongesyamba@icloud.com

Client Service ID : 268927

Rob Donges
2/67 wooli st
yamba New South Wales 2464
Attention: Rob Donges
Email: rdongesyamba@icloud.com

Date: 01 March 2017

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 11, DP:DP1185535 with a Buffer of 200 meters, conducted by Rob Donges on 01 March 2017.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

APPENDIX G

Clause 7, SEPP Rural Lands Assessment

Clause 7 Rural Planning Principles

The Rural Planning Principles are as follows:

- (a) The promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas.*

The subject property has limited productive potential, historically restricted to casual grazing of a couple of horses. It is in nature and use a large residential property.

- (b) Recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or state.*

Conversion of the subject property to residential will not diminish the importance of rural lands and agriculture in the area.

- (c) Recognition of the significance of rural land uses to the state and rural communities, including the social and economic benefits of rural land use and development.*

The subject property has not contributed any social or economic benefits to the local community in its current rural classification due to its limited use over many decades.

- (d) In planning for rural lands, to balance the social, economic and environmental interest of the community.*

The social, economic and environmental interests of the local community will not be affected by this insignificant loss of rural land in the area.

- (e) The identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.*

The subject property has limited native vegetation which can be protected as a buffer to the adjoining gravel road; has no impact on water resources and is constrained only by a limited bushfire hazard which can be mitigated as part of the future subdivision design.

- (f) The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.*

The subject property, due to its small size and location within the village does not currently provide opportunities for rural lifestyle, settlement and housing.

(g) The consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.

The Proposal will not result in rural housing but residential housing utilising existing services and infrastructure in the village.

(h) Ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director General.

An assessment of the Proposal's consistency with the North Coast Regional Plan 2036 is contained at Appendix I. The identified inconsistencies are considered justified due to the property's small scale, lack of agricultural productivity and location within the boundaries of Glenreagh Village.

APPENDIX H

SEPP 55 – Remediation of Land Stage 1 Preliminary Investigation

SEPP 55 - Remediation of Land

1. Introduction

“Managing Land Contamination: Planning Guidelines – SEPP 55 – Remediation of Land” (DUAP and NSW EPA 1998) requires that Planning Proposals are backed up by information demonstrating that the subject land is suitable for the proposed use, in this instance that it is not contaminated by substances that would render it unsuitable for residential occupation, or if it is contaminated, can it be remediated.

If there is an indication that the land may be contaminated, appropriate procedures outlined in the Guidelines need to be followed. Agricultural / horticultural activities are listed in the Guidelines as “activities which may cause contamination”.

Due to the property’s rural location and zoning, (albeit within an urban village), it is considered prudent to undertake a Stage 1 – Preliminary Investigation in accordance with the Guidelines.

2. Preliminary Investigation

2.1 Objective

To identify any past or present potentially contaminating activities, provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

3. Site History

The following history has been compiled from records of correspondence from government agencies kept by the owner, and from her recollections and those of her family.

3.1 Plan of Portion 86 (which became Lot 11 with a slight boundary adjustment) dated March 1937, contains the following information:

- Portion 86 was covered by a Special License 36:17 for a Residence and Grazing from October 1936 to December 1943.
- Portion 86 is notated as containing ‘thick mahogany, ironbark and tallowwood’.

- Attachment A

3.2 The Village of Glenreagh Map (Third Edition), which is undated, notates current Lot 11 (i.e. previously Portion 86) as R82077 for Future Public Requirements with a date that appears to be 13 January, 1951.

3.3 Lot 11 (Portion 86) was covered by Special Lease 1949/107 which gives an indication of when it was initially issued. The first record of the Loy's involvement was an account for rent on Special Lease 1949/107 for the period June 1962 to February 1963.

The family continued to pay annual lease fees into the late 1980's.

An extension of Terms of Special Leases dated 27 May, 1966 lists Special Lease 1959/107 held by Max Loy for the term of 1 January, 1966 to 31 December, 1990 for the purpose of "Grazing and Agriculture".

– *Attachment B*

On 26 June 1980, the Land Board Office wrote to Max Loy advising that they would not allow the lease to be converted to a purchase or its term extended to perpetuity! The letter further states that the Department had a very firm policy aimed at retaining the Crown's ownership of those lands which are of 'environmental, conservation or recreational significance'. Lot 11 must have fallen into one of those categories.

– *Attachment C*

On 20 February, 1991, the Department of Lands advised Max Hoy that his application for conversion of Special Lease 1949/107 into Original Conditional Purpose 1989/37 had been approved by the Minister.

- *Attachment D*

3.4 Lot 10 was covered by Special Lease 1954/25 which again would indicate the date of its inception.

An "Extension of Special Leases" document dated 3 January, 1969, lists Special Lease 1954/25 held by Max Loy for the term 1 January, 1969 to 31 December, 1978 for the purpose of Grazing.

- *Attachment E*

On 13 October, 1973 the Department of Lands advised Max Loy that the title to Conditional Purchase 1968/24, converting part of Special Lease 1954/25, commenced on 18 April, 1968. There is no details of when that purchase was completed but in 1975, Mr Loy, was still paying purchase instalments and rent on the Special Lease.

3.5 The Loy family advise that during their involvement with the property it has never been used for agriculture/horticulture; rather at various times, a couple of horses have been grazed.

4. Conclusions

The following conclusions can be established:

- In 1937 Portion 86 (Lot 11) was covered by a Special Lease for Grazing.
- Portion 86 was covered by a Special Lease for Grazing until December 1943 at least. This may have extended to 1949.
- Special Lease 1949/107 was issued though the original purpose is unknown.
- In 1966 Special Lease 1949 / 107 was for Grazing and Agriculture. This purpose may have extended back to 1949.
- Lot 10 was covered by Special Lease 1954/25 which in 1966 was recorded as being for the purpose of Grazing.
- The Loy family became involved in at least the early 1960's and have never used the property for agriculture since that time.

It is possible Lot 11 was used for agriculture due to the nature of the Special Lease between 1949 and the early 1960's when the Loys took over the Lease. There is no evidence that Lot 10 was ever leased for agriculture.

The decision is whether possible agricultural use on a 1.5 hectare property for a possible period of 13 years (1949 – 1962) over 50 years ago would pose a soil contamination risk.

Weighed against this is the use of the property before and after that 13 year period for grazing and the lack of evidence of any agricultural use.



EXTENSION OF TERMS OF SPECIAL LEASES—continued

Reg. No. of Papers	No. of Lease	Name and Address of Lessee	Situation and Area of Land	Purpose of Lease	Term of Lease	Annual Rent	(1) Stamp Duty: (2) Expenses Chargeable		Rent required to complete payments to 31st Dec., 1966		Amount paid on application and any other amount at Credit.		Balance		Shire or Municipality
							\$	(1) (2) 6.00	\$	(1) (2) 6.00	\$	(1) (2) 6.00	\$	(1) (2) 6.00		Payable by Lessee	Excess at Credit
Tenure 966-2254	1952-5, Orange.	Job, Arthur Claude, 106 Dalton Street, Orange.	Parish Huntley, county Bathurst, a strip of land south of portion 169. Area, about 3 acres.	Grazing ..	1 Jan., 1966, to 31 Dec., 1985.	\$ 4.00 ^a	(1) (2) 6.00	\$ 4.00	\$ 10.00	\$	\$	Canobolas.			
	1936-13, Queanbeyan.	Strudwicke, D'Arcy Ernest, of Silver Hills, Bungendore.	Parish Ballallaba, county Murray, being portion 162. Area, 186 acres 3 rods.	Grazing	1 Jan., 1966, to 31 Dec., 1987.	9.53	(1) (2) 6.00	9.53	6.00	9.53	....	Yarrow- lumla.			
	1938-10, Queanbeyan.	Colverwell, Reuben Murray, of 21 Sur- veyor Street, Quean- beyan.	Parish Carwoola, county Murray, being portion 82. Area, 204 acres 1 rod.	Grazing ..	1 Jan., 1966, to 31 Dec., 1977.	20.43	(1) (2) 6.00	20.43	6.00	20.43	....	Yarrow- lumla.			
966-1444	1938-4, Wariada. Closer Settlement.	Wilson, Claud Gray, of Gravesend.	Parish Gravesend, county Bur- nett, within R. 71,389 from sale for future public requirements. Area, about 20 acres 1 rod.	Grazing and agricul- ture.	1 Jan., 1966, to 31 Dec., 1972.	11.20	(1) (2) 6.00	11.20	16.38	0.82	....	Yallaroi.			
966-2132	1949-10, Windsor.	Rissler, Victor Hilton, of Ebenezer, via Windsor.	Parish Wilberforce, county Cook, being portion 520. Area, 100 acres.	Grazing ..	1 Jan., 1966, to 31 Dec., 1975.	60.00	(1) (2) 6.00	60.00	6.00	60.00	....	Colo.			
966-2100	1938-10, Casino.	Gordon, Arthur Noel, of Wiangaree.	Parish Wiangaree, county Rous, being portion 98. Area, 1 acre.	Grazing and agricul- ture.	1 Jan., 1966, to 31 Dec., 1977.	4.50	(1) (2) 6.00	4.50	6.00	4.50	....	Kyogle.			
966-2101	1952-2, Casino.	Smith, Edward Robert, of Post Office, Wian- garee via Kyogle	Parish Wiangaree, county Rous, being portion 74. Area, 11 acres 1 rod.	Dairying and grazing.	1 Jan., 1966, to 31 Dec., 1991.	24.00 ^d	(1) (2) 6.00	24.00	34.00	....	4.00	Kyogle.			
966-2105	1942-11, Grafton.	Fahey, Patrick Thomas and Fahey, Vincent Mathew, of Copman- hurst.	Parish Eaton, county Clarence, west of portion 123. Area, about 60 acres.	Grazing	1 Jan., 1965, to 31 Dec., 1983.	6.00 ^a	(1) (2) 6.00	12.00	14.00	4.00	....	Copman- hurst.			
966-2099	1949-107, Grafton.	Loy, Max, of Glen- reagh.	Parish Tullawudjah, county Fitzroy, being portion 86. Area, 3 acres 3 rods 31 perches.	Grazing and agricul- ture.	1 Jan., 1966, to 31 Dec., 1990.	8.00 ^a	(1) (2) 6.00	8.00	6.00	8.00	....	Ulmarra.			
966-2108	1950-48, Grafton.	Firth, Bernard Rich- ardson, of Tucabia.	Parish Coldstream, county Clarence, being allotment 14, section 19. Area, 1 rod 32 perches.	Erection of buildings.	1 Jan., 1966, to 31 Dec., 1991.	5.20 ^a	(1) (2) 6.00	5.20	6.00	5.20	....	Ulmarra.			
966-2104	1937-16, Lismore.	Dann, Ellen Louisa (Mrs.) of Rileys Hill, Richmond River.	Parish Rileys, county Richmond, within R. 43,870 for Quarry notified 4th December, 1912. Area, 1 acre 94 perches.	Grazing and agricul- ture.	1 Jan., 1966, to 31 Dec., 1977.	4.00	(1) (2) 6.00	4.00	10.85	0.85	....	Woodburn.			
966-2102	1946-176, Lismore.	Maloney, Donald, of "Heathvale", Broad- water.	Parish Rileys, county Richmond, being portion 471. Area, 173 acres 3 rods.	Dairying ..	1 Jan., 1966, to 31 Dec., 1991.	8.00 ^a	(1) (2) 6.00	8.00	11.50	2.50	....	Woodburn.			
966-2065	1937-3, Moss Vale.	Stirling, Samuel Ernest Arthur, of Box 2644, G.P.O., Sydney.	Parish Joadja, county Camden, being portions 157 and 158. Area, 231 acres (ex road).	Grazing ..	1 Jan., 1966, to 31 Dec., 1977.	12.00 ^e	(1) (2) 6.00	12.00	6.00	12.00	....	Mittagong.			

^a Rent subject to review.

^b Including \$39.00 rent for use of Crown improvements.

^c Including \$4.10 rent for use of Crown improvements.

^d Including 20 cents rent for use of Crown improvements.

^e Including 15 cents rent for use of Crown improvements.

FOR SPECIAL CONDITIONS, ETC., SEE NEXT PAGE

"C"

New South Wales Government

Land Board Office

P.O. Box 11,
GRAFTON 2460
Our reference: MR CAIRN
Your reference: _____
Telephone: 420

MR. MAX LOY,
GLENREAGH 2461.

Dear Sir/Madam,

I write to inform you of action taken by the Department affecting the lease detailed below. Departmental records show that this lease is held by you.

The Crown Lands Consolidation Act, 1913, makes provision for the lodgement of an application for the conversion of leases to freehold or the extension of the term to perpetuity. Applications lodged are examined in detail and in appropriate circumstances a reserve from sale has been placed over the land. This then constitutes a statutory bar to the granting of the application.

The Department has recently adopted a very firm policy aimed at retention in the Crown's ownership of those lands which are of environmental, conservation or recreational significance and a programme of review of leases has been undertaken in order to determine those which fall within the policy guidelines. Your lease has been included in that review and it has been determined that the lease should not be allowed to be converted to a purchase or its term extended to perpetuity. Accordingly a reserve from sale has been notified over the land. Details are set out below.

Whilst the reserve from sale is, as stated, a statutory bar to conversion or extension of term of the lease to perpetuity, your use and occupation of the land in accordance with the provisions of the lease is not otherwise affected.

Yours faithfully,

J. Perry
Officer in Charge

SPECIAL Lease 1242/107
(PORTION 86, 1596 HJ. VILLAGE GLENREAGH)
Land District GRAFTON
Reserve No. 82977 from sale for future
Public Requirement notified Gazette 13TH JANUARY,
1961

DEPARTMENT
OF LANDS

Mr. M. Loy,
Dorriggo Street,
GLENREACH. N.S.W. 2450

YOUR REF:
OUR REF: GF89 H 885 SH:BC
CONTACT OFFICER: Steve Houlahan
TELEPHONE NO: (066) 420548

20 FEB 1991

Dear Sir,

Your application dated 30th November, 1989 for conversion of Special Lease 1949/107 into Original Conditional Purchase 1989/37 Land District of Grafton was approved by the Minister on the 31st January, 1991 for the area of 1.596 ha., Parish Tallawudjah, County Fitzroy being Lot 86, D.P. 752843 in the village of Glenreagh.

Title to the Conditional Purchase commences as from the date of application for conversion.

The price of the land has been determined at \$36,500.00 the lot. Other amounts payable may include ad valorem stamp duty, survey fee and Department costs. Any excess or deficient rent on the lease account at date of termir will be transferred to the purchase account. The account will be adjusted as early as possible and the Financial Controller will forward a statement setting out the amounts to be paid on conversion. In the interim, please forward \$528.75 ad valorem stamp duty to this office at your earliest convenience.

A new Certificate of Title for an estate in fee simple, subject to the provisions of the Crown Lands Consolidation Act, 1913, and the conditions applying to the purchase, will be issued and delivered to you by the Land Titles Office, as soon as practicable.

Yours sincerely,

S. Houlahan,
for Regional Director,
North Coast.

49 Victoria Street Grafton NSW Australia 2460 PO Box 11 Grafton NSW Australia 2460
Telephone (066) 42 0546 Fax (066) 42 0556

NEW SOUTH WALES



GOVERNMENT

EXTENSION OF TERMS OF SPECIAL LEASES

(9835)
IT is hereby notified that the terms of the Special Leases of the lands specified in the annexed Schedule have been extended.

The leases are subject to the provisions of the Crown Lands Consolidation Act, 1913, and the Regulations thereunder, and to the special conditions, provisions, exceptions, covenants, and reservations set out at the foot of the Schedule.

Any amounts which have been paid in excess will be refunded upon application to the Under Secretary for Lands. If not claimed, the amounts will be appropriated to future charges as they fall due.

Any amounts required to complete payments of expenses and rent to 31st December, 1968, must be paid by the lessees to the Crown Land Agent of the District, or to the Under

Sydney, 3rd January, 19

Secretary for Lands within one month after the date of notice calling for payment which will shortly be issued to the Under Secretary for Lands. Non-payment will render the lease liable to forfeiture.

For the year 1968, and any subsequent year, the rental be paid during the month of December of the preceding

T. L. LEWIS, Minister for Lands

SCHEDULE

Reg. No. of Papers	No. of Lease	Name and Address of Lessee	Situation and Area of Land	Purpose of Lease	Term of Lease	Annual Rent ^a	(1) Stamp Duty, (2) Amount of expenses chargeable	Rent required to complete payments to 31st Dec. 1976	Amount paid on application and any other at credit	Balance		Shore Mounds
										Payable by Lessee	Excess at Credit	
Tenure 1966-593	1955-18, Braidwood.	Coffey, Mary Louise, of Wallace Street, Braidwood.	Parish Braidwood, County St Vincent, portions 105 to 109, Area, about 17 acres 2 roods.	Grazing and agriculture.	1 Jan., 1966, to 31 Dec., 1975.	\$ 61.25 ^c	(1) ... (2) 6.00	\$ 245.00	\$ 6.00	\$ 245.00 ^d	\$	Tallag
1968-6384	1953-38, Forbes.	Mungarra Proprietary Ltd, c/o. Mr A. C. Perry, "Mungarra", Forbes.	Parish Carrawah, County Ashburnham, portion 174, Area, 2 acres 3 roods 7 perches.	Grazing and access ..	1 Jan., 1969, to 31 Dec., 1993.	5.00 ^a	(1) ... (2) 6.00	5.00	6.00	5.00	....	Jemalc
1968-2658	1940-2, Gunnedah.	Liverpool Plains Shire Council, c/o. The Shire Clerk, P.O. Box 201, Gunnedah.	Parish Gunnedah, County Portlanger, portions 396, 381, and 682, Area, 10 acres 3 roods 30 perches.	Sale yards ..	1 Jan., 1968, to 31 Dec., 1979.	264.00	(1) 3.00 (2) 6.00	528.00	28.04	508.96	....	Liverp Plain
1968-6455	1944-5, Moss Vale.	Hughes, Donald Bruce and his wife Hughes, Paulette Waudby, of 33 Pilsen Street, Sans Souci.	Parish Burrawang, County Camden, portions 210, 37, and adjoining lands, Area, about 160 acres.	Grazing ..	1 Jan., 1968, to 31 Dec., 1986.	10.00 ^a	(1) ... (2) 6.00	20.00	12.00	....	....	Shoall
1968-6407	1958-7, Queanbeyan.	Woods, Lella Anne (Mrs), R.M.B. 3, Cooma Road, Queanbeyan.	Parish Queanbeyan, County Murray, portion 47, Area, 74 acres.	Grazing and residence.	1 Jan., 1968, to 31 Dec., 1977.	16.32 ^b	(1) ... (2) 6.00	32.64	6.00	32.64	....	Yarro' lumli
1968-5912	1954-25, Grafton.	Loy, Max Thomas, of Dorriga Street, Glenreagh.	Parish Tallawidjah, County Fitzroy, part section 7, Area, about 3 roods.	Grazing ..	1 Jan., 1969, to 31 Dec., 1978.	7.00	(1) ... (2) 6.00	7.00	6.00	7.00	....	Ulmar
1964-1052	1944-3, Braidwood.	Kennedy, John, as executor and executrix Will late John Kennedy, c/o. P.O. North Araluen, via Braidwood.	Parish Araluen, County St Vincent, allotments 1 to 9, inclusive, 11, 12, and 14, section 8, village Araluen West, Area, 3 acres 3 roods 74 perches.	Grazing ..	1 Jan., 1964, to 31 Dec., 1971.	4.00	(1) ... (2) 6.00	24.00	10.00	20.00	....	Tallag

^a Rent subject to review, 24th August, 1965.

^b Includes \$1.32 rent for use of Crown improvements.

^c Includes \$1.25 rent for use of Crown improvements.

^d Plus \$0.52 interest on overdue payment

APPENDIX I

North Coast Regional Plan 2036 Consistency Checklist

NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
Goal 1 - The most stunning environment in NSW Direction 1 - Deliver environmentally sustainable growth		
<u>Action 1.1</u> - Focus future urban development to mapped urban growth areas.	No but justified.	Glenreagh Village is identified as an Urban Growth Area in the Regional Plan, but the subject site is <u>not</u> included in the Area. The Regional Plan includes a mechanism for varying Urban Growth Areas (Appendix A-Urban Growth Area Variation Principles) and these are addressed in Appendix I of this Proposal.
<u>Action 1.2</u> - Review areas identified as 'under investigation' within urban growth areas to identify and map sites of potentially high environmental value.	N/A	Property is not identified as 'under investigation'
<u>Action 1.3</u> - Identify residential, commercial or industrial uses in urban growth areas by developing local growth management strategies endorsed by the Department of Planning and Environment.	N/A	
<u>Action 1.4</u> - Prepare land release criteria to assess appropriate locations for future residential, commercial and industrial uses.	No but justified.	The North Coast Regional Plan 2036 – Implementation Plan 2017-2019 identifies the Department of Planning and Environment partnered by Council as being responsible for delivering this action within 2 years. As such it is outside the power of the proponent to enable the Proposal to be consistent with the Action.
Goal 1 - The most stunning environment in NSW Direction 2 - Enhance biodiversity, coastal and aquatic habitats, and water catchments		
<u>Action 2.1</u> - Focus development to areas of least biodiversity sensitivity in the region	Consistent	The majority of the site is cleared and the strip

NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
and implement the 'avoid, minimise, offset' hierarchy to biodiversity, including areas of high environmental value.		of trees up to 9 metres wide along the southern boundary can be retained as an effective buffer to the adjoining gravel road.
<u>Action 2.2</u> - Ensure local plans manage marine environments, water catchment areas and groundwater sources to avoid potential development impacts.	N/A	
Goal 1 - The most stunning environment in NSW Direction 3 - Manage natural hazards and climate change		
<u>Action 3.1</u> - Reduce the risk from natural hazards, including the projected effects of climate change, by identifying, avoiding and managing vulnerable areas and hazards.	Consistent as a minor bushfire can be avoided and managed.	The strip of trees along the southern boundary are mapped as a bushfire hazard and the associated 30m buffer extends onto the property. The large lot sizes will enable this hazard to be managed as the Action requires. There are no other identified hazards.
<u>Action 3.2</u> - Review and update floodplain risk, bushfire and coastal management mapping to manage risk, particularly where urban growth is being investigated.	N/A	<i>The Action is the responsibility of Council, though it should be noted that the Glenreagh Flood Plan has been updated in the last few years.</i>
<u>Action 3.3</u> - Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.	N/A	
Goal 1 - The most stunning environment in NSW Direction 4 - Promote renewable energy opportunities		
<u>Action 4.1</u> - Diversify the energy sector by identifying renewable energy resource precincts and infrastructure corridors with access to the electricity network.	N/A	
<u>Action 4.2</u> - Enable appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, small-scale hydro, geothermal or	N/A	

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other innovative storage technologies.		
<u>Action 4.3</u> - Promote appropriate smaller and community-scale renewable energy projects.	N/A	
Goal 2 - A thriving, interconnected economy		
Direction 5 - Strengthen communities of interest and cross-regional relationships		
<u>Action 5.1</u> - Collaborate on regional and intra-regional housing and employment land delivery, and industry development.	N/A	
<u>Action 5.2</u> - Integrate cross-border land use planning between NSW and South East Queensland, and remove barriers to economic, housing and jobs growth.	N/A	
<u>Action 5.3</u> - Encourage ongoing cooperation and land use planning between the City of Gold Coast and Tweed Shire Council.	N/A	
<u>Action 5.4</u> - Prepare a regional economic development strategy that drives economic growth opportunities by identifying key enabling infrastructure and other policy interventions to unlock growth.	N/A	
Goal 2 - A thriving, interconnected economy		
Direction 6 - Develop successful centres of employment		
<u>Action 6.1</u> - Facilitate economic activity around industry anchors such as health, education and airport facilities by considering new infrastructure needs and introducing planning controls that encourage clusters of related activity.	N/A	
<u>Action 6.3</u> - Promote knowledge industries by applying flexible planning controls, providing business park development opportunities and identifying opportunities for start-up industries.	N/A	
<u>Action 6.3</u> - Reinforce centres through local growth management strategies and local environmental plans as primary mixed-use locations for commerce, housing, tourism, social activity and regional services.	N/A	
<u>Action 6.4</u> - Focus retail and commercial activities in existing centres and develop place-making focused planning strategies for centres.	N/A	
<u>Action 6.5</u> - Promote and enable an	N/A	

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appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.		
<u>Action 6.6</u> - Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.	N/A	
<u>Action 6.7</u> - Ensure employment land delivery is maintained through an annual North Coast Housing and Land Monitor.	N/A	
Goal 2 - A thriving, interconnected economy Direction 7 - Coordinate the growth of regional cities		
<u>Action 7.1</u> - Prepare action plans for regional cities that: ▪ ensure planning provisions promote employment growth and greater housing diversity; ▪ promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts; ▪ identify infrastructure constraints and public domain improvements that can make areas more attractive for investment; and ▪ deliver infrastructure and coordinate the most appropriate staging and sequencing of development.	N/A	
Goal 2 - A thriving, interconnected economy Direction 8 - Promote the growth of tourism		
<u>Action 8.1</u> - Facilitate appropriate large-scale tourism developments in prime tourism development areas such as Tweed Heads, Tweed Coast, Ballina, Byron Bay, Coffs Harbour and Port Macquarie.	N/A	
<u>Action 8.2</u> - Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through local growth management strategies and local environmental plans.	N/A	
<u>Action 8.3</u> - Prepare destination management plans or other tourism focused strategies that:	N/A	

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▪ identify culturally appropriate Aboriginal tourism opportunities; ▪ encourage tourism development in natural areas that support conservation outcomes; and ▪ strategically plan for a growing international tourism market.		
<u>Action 8.4</u> - Promote opportunities to expand visitation to regionally significant nature-based tourism places, such as Ellenborough Falls, Dorrigo National Park, Wollumbin–Mount Warning National Park, Iluka Nature Reserve and Yuraygir Coastal Walk.	N/A	
<u>Action 8.5</u> - Preserve the region's existing tourist and visitor accommodation by directing permanent residential accommodation away from tourism developments, except where it is ancillary to existing tourism developments or part of an area otherwise identified for urban expansion in an endorsed local growth management strategy.	N/A	
Goal 2 - A thriving, interconnected economy Direction 9: Strengthen regionally significant transport corridors		
<u>Action 9.1</u> - Enhance the competitive value of the region by encouraging business and employment activities that leverage major inter-regional transport connections, such as the Pacific Highway, to South East Queensland and the Hunter.	N/A	
<u>Action 9.2</u> - Identify buffer and mitigation measures to minimise the impact of development on regionally significant transport infrastructure including regional and state road network and rail corridors.	N/A	
<u>Action 9.3</u> - Ensure the effective management of the State and regional road network by: ▪ preventing development directly adjoining the Pacific Highway; ▪ preventing additional direct 'at grade' access to motorway-class sections of the Pacific Highway;	N/A	

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▪ locating highway service centres on the Pacific Highway at Chinderah, Ballina, Maclean, Woolgoolga, Nambucca Heads, Kempsey and Port Macquarie, approved by the Department of Planning and Environment and Roads and Maritime Services; and ▪ identifying strategic sites for major road freight transport facilities.		
Goal 2 - A thriving, interconnected economy Direction 10 - Facilitate air, rail and public transport infrastructure		
<u>Action 10.1</u> - Deliver airport precinct plans for Ballina–Byron, Lismore, Coffs Harbour and Port Macquarie that capitalise on opportunities to diversify and maximise the potential of value-adding industries close to airports.	N/A	
<u>Action 10.2</u> - Consider airport-related employment opportunities and precincts that can capitalise on the expansion proposed around Gold Coast Airport.	N/A	
<u>Action 10.3</u> - Protect the North Coast Rail Line and high-speed rail corridor to ensure network opportunities are not sterilised by incompatible land uses or land fragmentation.	N/A	
<u>Action 10.4</u> - Provide public transport where the size of the urban area has the potential to generate sufficient demand.	N//A	
<u>Action 10.5</u> - Deliver a safe and efficient transport network to serve future release areas.	N/A	
Goal 2 - A thriving, interconnected economy Direction 11: Protect and enhance productive agricultural lands		
<u>Action 11.1</u> - Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland and identifying locations to support existing and small-lot primary production, such as horticulture in Coffs Harbour.	Consistent	<i>The subject property has a long history of very intermittent minor grazing (up to 2 horses). Its history, small size and isolation from agricultural land and location within the village means that it is not important farmland.</i>

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<u>Action 11.2</u> - Deliver a consistent management approach to important farmland across the region by updating the Northern Rivers Farmland Protection Project (2005) and Mid North Coast Farmland Mapping Project (2008).	N/A	<i>Is not important farmland</i>
<u>Action 11.3</u> - Identify and protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural residential expansion.	N/A	
<u>Action 11.4</u> - Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, and build the sector's capacity to adapt to changing circumstances.	N/A	
<u>Action 11.5</u> - Address sector-specific considerations for agricultural industries through local plans.	N/A	
Goal 2 - A thriving, interconnected economy Direction 12 - Grow agribusiness across the region		
<u>Action 12.1</u> - Promote the expansion of food and fibre production, agrichemicals, farm machinery, wholesale and distribution, freight and logistics, and processing through flexible planning provisions in local growth management strategies and local environmental plans.	N/A	
<u>Action 12.2</u> - Encourage the co-location of intensive primary industries, such as feedlots and compatible processing activities.	N/A	
<u>Action 12.3</u> - Examine options for agribusiness to leverage proximity from the Gold Coast and Brisbane West Wellcamp airports.	N/A	
<u>Action 12.4</u> - Facilitate investment in the agricultural supply chain by protecting assets, including freight and logistics facilities, from land use conflicts arising from the encroachment of incompatible land uses.	N/A	
Goal 2 - A thriving, interconnected economy Direction 13 - Sustainably manage natural resources		
<u>Action 13.1</u> - Enable the development of the region's natural, mineral and forestry	N/A	<i>There are no natural, mineral or forestry</i>

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resources by directing to suitable locations land uses such as residential development that are sensitive to impacts from noise, dust and light interference.		<i>resources or activities within range that would affect the subject property.</i>
<u>Action 13.2</u> - Plan for the ongoing productive use of lands with regionally significant construction material resources in locations with established infrastructure and resource accessibility.	N/A	
Goal 3 - Vibrant and engaged communities Direction 14 - Provide great places to live and work		
<u>Action 14.1</u> - Prepare precinct plans in growth areas, such as Kingscliff, or centres bypassed by the Pacific Highway, such as Woodburn and Grafton, to guide development and establish appropriate land use zoning, development standards and developer contributions.	N/A	
<u>Action 14.2</u> - Deliver precinct plans that are consistent with the Precinct Plan Guidelines (Appendix C).	N/A	
Goal 3 - Vibrant and engaged communities Direction 15 - Develop healthy, safe, socially engaged and well-connected communities		
<u>Action 15.1</u> - Deliver best-practice guidelines for planning, designing and developing healthy built environments that respond to the ageing demographic and subtropical climate.	N/A	
<u>Action 15.2</u> - Facilitate more recreational walking and cycling paths and expand inter-regional and intra-regional walking and cycling links, including the NSW Coastline Cycleway.	N/A	
<u>Action 15.3</u> - Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.	N/A	
<u>Action 15.4</u> - Create socially inclusive communities by establishing social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.	N/A	
<u>Action 15.5</u> - Deliver crime prevention through environmental design outcomes	N/A	

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through urban design processes.		
Goal 3 - Vibrant and engaged communities Direction 16 - Collaborate and partner with Aboriginal communities		
<u>Action 16.1</u> - Develop partnerships with Aboriginal communities to facilitate engagement during the planning process, including the development of engagement protocols.	N/A	<i>This is the responsibility of council.</i>
<u>Action 16.2</u> - Ensure Aboriginal communities are engaged throughout the preparation of local growth management strategies and local environmental plans.	Consistent.	<i>Local Aboriginal communities will be engaged in the process leading to the local environmental plan as required by Council and the state government.</i>
Goal 3 - Vibrant and engaged communities Direction 17: Increase the economic self-determination of Aboriginal communities		
<u>Action 17.1</u> - Deliver opportunities to increase the economic independence of Aboriginal communities through training, employment and tourism.	N/A	
<u>Action 17.2</u> - Foster closer cooperation with Local Aboriginal Land Councils to identify the unique potential and assets of the North Coast communities.	N/A	
<u>Action 17.3</u> - Identify priority sites with economic development potential that Local Aboriginal Land Councils may wish to consider for further investigation.	N/A	
Goal 3 - Vibrant and engaged communities Direction 18 - Respect and protect the North Coast's Aboriginal heritage		
<u>Action 18.1</u> - Ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of local Aboriginal communities.	Consistent	<i>A Due Diligence report including an AHIMS search has been prepared. It is anticipated that any future development consents will be conditioned to provide protection to objects which may be uncovered during future construction works.</i>
<u>Action 18.2</u> - Undertake Aboriginal cultural	Consistent	<i>See 18.1 above</i>

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heritage assessments to inform the design of planning and development proposals so that impacts to Aboriginal cultural heritage are minimised and appropriate heritage management mechanisms are identified.		
<u>Action 18.3</u> - Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.	N/A	
<u>Action 18.4</u> - Prepare maps to identify sites of Aboriginal heritage in 'investigation' areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage.	N/A	
Goal 3 - Vibrant and engaged communities Direction 19 - Protect historic heritage		
<u>Action 19.1</u> - Ensure best-practice guidelines are considered such as the Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance and the NSW Heritage Manual when assessing heritage significance.	N/A	
<u>Action 19.2</u> - Prepare, review and update heritage studies in consultation with the wider community to identify and protect historic heritage items, and include appropriate local planning controls.	N/A	
<u>Action 19.3</u> - Deliver the adaptive or sympathetic use of heritage items and assets.	N/A	
Goal 3 - Vibrant and engaged communities Direction 20 - Maintain the region's distinctive built character		
<u>Action 20.1</u> - Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009)	N/A	
<u>Action 20.2</u> - Review the North Coast Urban Design Guidelines (2009).		
Goal 3 - Vibrant and engaged communities Direction 21 - Coordinate local infrastructure delivery		
<u>Action 21.1</u> - Undertake detailed infrastructure service planning to support	N/A	<i>Not a major release area</i>

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proposals for new major release areas.		
<u>Action 21.2</u> - Maximise the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure or promoting the co-location of new infrastructure.	<i>Consistent</i>	<i>With the exception of a reticulated sewerage system, adequate infrastructure is available in the village.</i>
Goal 4 - Great housing choice and lifestyle options Direction 22 - Deliver greater housing supply		
<u>Action 22.1</u> - Deliver an appropriate supply of residential land within local growth management strategies and local plans to meet the region's projected housing needs.	<i>Consistent</i>	<i>The future development of the site will deliver a small number of additional dwellings (12-15) in a village identified as containing an Urban Growth Area, even though the site does not form part of that Area.</i>
<u>Action 22.2</u> - Facilitate housing and accommodation options for temporary residents by: ▪ preparing planning guidelines for seasonal and itinerant workers accommodation to inform the location and design of future facilities; and ▪ working with councils to consider opportunities to permit such facilities through local environmental plans.	N/A	
<u>Action 22.3</u> - Monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.	N/A	
Goal 4 - Great housing choice and lifestyle options Direction 23 - Increase housing diversity and choice		
<u>Action 23.1</u> - Encourage housing diversity by delivering 40 per cent of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400 square metres, by 2036.	N/A	
<u>Action 23.1</u> - Develop local growth management strategies to respond to changing housing needs, including household and demographic changes, and support initiatives to increase ageing in place.	N/A	
Goal 4 - Great housing choice and lifestyle options		

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Direction 24: Deliver well-planned rural residential housing areas			
<u>Action 24.1</u> - Facilitate the delivery of well-planned rural residential housing areas by: - identifying new rural residential areas in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment; and - ensure that such proposals are consistent with the Settlement Planning Guidelines: Mid and Far North Coast Regional Strategies (2007) or land release criteria (once finalised).		N/A	
<u>Action 24.2</u> - Enable sustainable use of the region's sensitive coastal strip by ensuring new rural residential areas are located outside the coastal strip, unless already identified in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment.		N/A	
Goal 4 - Great housing choice and lifestyle options			
Direction 25 - Deliver more opportunities for affordable housing			
<u>Action 25.1</u> - Deliver more opportunities for affordable housing by incorporating policies and tools into local growth management strategies and local planning controls that will enable a greater variety of housing types and incentivize private investment in affordable housing.		N/A	<i>This is a matter for the DA process.</i>
<u>Action 25.2</u> - Prepare guidelines for local housing strategies that will provide guidance on planning for local affordable housing needs.		N/A	

APPENDIX J

Council's Local Strategy and Strategic Plans Consistency Checklist

APPENDIX J: COUNCIL'S LOCAL STRATEGY AND STRATEGIC PLAN/S CONSISTENCY CHECKLIST

Strategy/Strategic Plan	Relevant component/statement of consistency
Clarence Valley Community Plan 2015 - 2024	The Community Plan includes a range of objectives, strategies and actions to address the 5 themes around which the Plan is constructed – Society, Infrastructure, Economy, Environment and Leadership. Under Economy, the Plan details Council's role in fostering economic development and diversity, while under Environment its role is protection and maintaining environmental features and qualities. A Proposal such as this, involving the rezoning of a small parcel of land cannot in itself have any measurable impact on achieving the Plan's objectives, but neither can it have a measurable negative impact. In short, the Proposal would result in a small economic boost to Glenreagh with no negative environmental impacts as the site is predominately cleared and wastewater quality can be adequately controlled.
Council's 2014 - 2017 Delivery Program and 2016 - 2017 Operational Plan	Not applicable
Maclean Urban Catchment Local Growth Management Strategy 2011	Not applicable
South Grafton Heights Precinct Strategy	Not applicable
Clarence Valley Settlement Strategy	See Section A Q1
Lower Clarence Retail Strategy (May 2007)	Not applicable
Yamba Retail/Commercial Strategy (May 2002)	Not applicable
Clarence Valley Economic	Not applicable

Development Strategic Plan	
Clarence Valley Industrial Lands Strategy	Not applicable
Clarence Valley Affordable Housing Strategy	Not applicable
Clarence Valley Council Biodiversity Management Strategy 2010	The Proposal will not have biodiversity impacts
Clarence River Way Masterplan 2009	Not applicable
Clarence Valley Open Spaces Strategic Plan 2012	Not applicable