



# **RICHMOND VALLEY COUNCIL**

## **MEMO**

---

**TO:** DEVELOPMENT ASSESSMENT OFFICER - Stephen McCarthy  
**FROM:** DIRECTOR ENVIRONMENTAL DEVELOPMENT SERVICES – Ken Exley  
**SUBJECT:** DA2011.223 - RETIREMENT VILLAGE & 24 LOT SUBDIVISION  
**DATE:** 23 FEBRUARY 2012

---

The concerns raised by the Heritage Council is surprising as the Heritage Council resolved in 2005 to conditionally endorse a Plan of Management (POM) for the Evans Head Memorial Aerodrome which, amongst other things, contained a concept for the use of the southern portion of the Aerodrome for the retirement village, in April 2011 the Heritage Council endorsed a revision of the POM with which the concept for the use of the southern portion of the Aerodrome for a retirement village remained unchanged from that in the 2005 POM.

In 2009 the Heritage Council endorsed a planning proposal to allow the re-zoning of this land to enable it to be developed as a retirement village after which granted, conditional concurrent approval in December 2010 to allow the land to be subdivided for this purpose. The Heritage Council also granted conditional concurrent approval to undertake site remediation at a cost of \$2.2million to also enable the land to be suitable for the construction of a retirement village.

In April 2011 the Heritage Council also resolved to recommend that the Minister enter into a Heritage Agreement prepared for the site which also endorses the use of the site for a retirement village. This agreement has now been signed and registered on the land in 2012.

The POM also identifies land uses on other parts of the Aerodrome which include environmental protection, Open Space, aviation, taxi way, runway and residential airpark area.

Council has entered into discussions for the development of an airpark on the aerodrome however for this to proceed the current plan of management will be required to be amended to allow the current airpark concept to occur. This process has not yet commenced.

The original concept of the development aimed to addresses environmental and design requirements that were and still are in place since 2005 as well as heritage considerations. Given that seven (7) years have passed since the original concept plan was presented to the Heritage Council it is not surprising that some design elements have changed to reflect current standards and economic climate. The current proposed design and construction of the retirement village proposal will as a result have an acceptable level of impact on the site.

The scale and impacts of the development have been considered and are discussed within the planning report and satisfy current planning design requirements.

Kenneth Exley  
**DIRECTOR ENVIRONMENTAL  
DEVELOPMENT SERVICES**