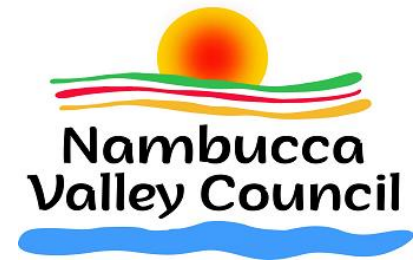


Ref: SF3197
Yr Ref:
Contact: Michael Coulter
Phone: 0409153788
Email: council@nambucca.nsw.gov.au



20 July 2022

Biodiversity and Conservation Division
NSW Department of Planning and Environment
Via Planning Portal

Dear Sir/Madam

PLANNING PROPOSAL – NAMBUCCA LOCAL ENVIRONMENTAL PLAN AMENDMENT NO. 31 – RECLASSIFICATION AND REZONING OF PART LOT 91 DP 239693 BANKSIA CRESCENT, SCOTTS HEAD TO CREATE A ROAD RESERVATION TO PROVIDE LEGAL ACCESS TO ADJOINING PRIVATE PROPERTY

Nambucca Valley Council has prepared a planning proposal, the objectives and intended outcomes of which are to reclassify part Lot 91 DP 239693 – Banksia Crescent, Scotts Head from community to operational land and to rezone that part from RE1 Public Recreation to R1 General Residential.

The intention of the planning proposal is limited to creating a road reservation to facilitate continued access to 3 Banksia Crescent (Lot 1 DP 1160534); 5 Banksia Crescent (Lot 2 DP 417248) and 7 Banksia Crescent (Lot 1 DP 406006) and to provide legal access to 5 Banksia Crescent.

The owners of 5 Banksia Crescent approached Council after identifying that they did not have legal access to their property which contains an existing dwelling. A right of way provided legal access to 5 Banksia Crescent, however in 2011 the registration of a subdivision of the adjoining land burdened by the right of way omitted its retention.

Posted to the portal is the initial report and resolution of the Council as well as an amended planning proposal.

Council would appreciate your agencies comments on the planning proposal within 6 weeks of the date of this letter.

Should you have any queries in regards to this please contact me on 0409 153788 or via email.

Yours faithfully

A handwritten signature in black ink that reads "Michael Coulter".

Michael Coulter
Town Planner
MichaelCoulter@nambucca.nsw.gov.au