

16th April 2010

## Kangaroo Valley Development Proposal

In its meeting on April 13<sup>th</sup> council resolved that in regard to the planning proposal of Lot 204 DP 771020 & Lot 204 DP 833605, Marshall Street, Kangaroo Valley that it

- a) Reaffirms its policy position to support limited expansion of Kangaroo Valley to address the stated short-term housing issues.
- b) Request the applicant cover the costs associated with an independent planning consultant (solely responsible to council) to assess the planning proposal by Colys and (if required by Council) prepare the requisite reports to Council and process the LEP (Local Environment Plan).
- c) Commence the gateway process with the Department of Planning to allow further studies to be undertaken of the proposed development, subject to the outcome of b).
- d) Prior to commencing this process (parts b) & c) above) Council undertake community consultation

Council has been briefed from the proponents on their proposal which consists of the following three components:

Residential- 135 dwellings: 50 three to four bedroom dwellings and two to three bedroom dwellings

Seniors Living- 120 two to three bedroom individual living units and high care facilities.

Tourism Accommodation- 40 hotel apartments and conference facilities

The submitted planning proposal is extensive and indicates that this development would be staged across 8-12 years with the design based on sustainability principal.

Council is welcoming comment from the community regarding the seniors living components of the proposal. Shoalhaven City Mayor Clr. Paul Green says such 'facilities will allow many residents to see out their years in the towns and villages where they live.' He says the Shoalhaven could learn from what it friendship town of Coolamon has done. "At Coolamon, the council took the initiative to build aged care facilities so their most senior residents did not have to move from Coolamon (the town they loved and many were born and raised in). There needs to be further robust debate about what is best for our unique townships in terms of progress, service provision and maintaining the natural beauty of the environment."

Clr. Green noted a rescission motion had been lodged on this particular resolution, and will be redebated at the next meeting. Until then the status quo remains.

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