



Scotts Head Community Group Inc.

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The General Manager
Nambucca Valley Council
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council@nambucca.nsw.gov.au

cc. Mayor and all Councillors

RE: Manufactured housing estates - community concerns and request for meeting about the proposed Ingenia Lifestyles development at Scotts Head and proposed amendment to the Nambucca Valley Local Environmental Plan

Dear Michael,

I am writing to you on behalf of the Scotts Head Community Group to:

- flag serious concerns with a proposed manufactured housing estate being promoted by Ingenia Lifestyles.
- seek advice on the current status of a proposed amendment to the Nambucca Local Environmental Plan (LEP), as considered and endorsed by Council at its meeting on 30 September 2021 (Item 9.6).
- request a meeting with Council about these matters as soon as possible.

As you would be aware, the key purpose of the proposed LEP amendment is to enable manufactured homes to be permissible with development consent in certain zones, including RU1, RU2 and R5.

You may also be aware that following the Council meeting in September 2021, the Scotts Head Community Group was briefed in December 2021 by representatives of Ingenia Lifestyles about their proposal to develop a manufactured housing estate of **at least** 100 dwellings on land adjacent to Scotts Head Road (proposed development). The day after that briefing we wrote to the Mayor outlining our initial concerns and seeking a meeting (copy attached).

Ingenia has now initiated community consultation on their proposal (<https://ingenialifestyle.com.au/scotts-head-community?fbclid=IwAR2DnSeoLvSgo1hBXWheUBtk8StlwyFiOjH-WgMsLMF4oxaZCe2aZ6NKQU>).

On 25 January 2022, the Scotts Head Community Group held community information sessions about the Ingenia project. Due to overwhelming interest from local residents, two well attended back-to-back sessions were organised. Those sessions confirmed that the community has significant concerns about the proposal, and the likely adverse impacts to both the development site and Scotts Head Village, and that there is **strong opposition** to it proceeding.

We note that the proposed LEP amendment represents a significant change to the land uses that are permissible in the RU1 and RU2 zones and may have the direct effect of making the Ingenia development proposal permissible with consent.

So that the community may be fully informed about the planning context related to the Ingenia development proposal, we seek urgent advice from Council on the following matters:

1. the current status of the proposed LEP amendment considered and endorsed by Council at its meeting on 30 September 2021.
2. whether in Council's view the proposed LEP amendment would have the effect of making the Ingenia development proposal permissible with development consent (i.e. a manufactured housing estate on RU1 and RU2 zoned land)..
3. whether Council, or any of its servants or agents or any individual Councillor, was aware of the proposed Ingenia development proposal before the initial resolution relating to the amendment of the LEP on 25 March 2021 or the further resolution relating to that LEP dated 30 September 2021
4. whether Council, or any of its servants or agents, or any individual councillor had had any discussions with any representatives of Ingenia about the proposed development prior to the resolutions of either 25 March or 30 September 2021.

We would appreciate your urgent advice on these matters as soon as possible.

More broadly, we are also keen to meet with relevant Council staff as soon as possible to:

- discuss the community's concerns with respect to the Ingenia Lifestyles manufactured housing estate development proposal at Scotts Head
- obtain advice from the Council about the planning and assessment process

- obtain advice about what Council is doing to engage with Ingenia to convey community concerns, and to ensure any development application is comprehensive and addresses the key issues comprehensively and with independent, expert advice

We believe it is critical that the Council is aware of the issues raised by the community early in the planning process and that it communicate these, and expectations of Council with respect to the development application, to Ingenia. We are also of the view that it is essential that the community is provided with accurate information about the proposal and any planning rules that apply, so that people are able to meaningfully contribute to the consultation and decision-making processes.

Can you please advise some potential meeting dates and times to discuss these issues and we will make arrangements for representatives of the Scotts Head Community Group to attend.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Emma Gentle', is placed over a light grey rectangular background.

Emma Gentle
President SHCG

Enclosed – letter to the Mayor, December 2021