



Ms L Jeremy
General Manager
Bellingen Shire Council
PO Box 117
BELLINGEN NSW 2454

Our ref: 11/21409
Your ref: Planning / Employment Lands Strategy
/ Land Use & Planning DB:kb

Dear Ms Jeremy

Re: Bellingen Shire Employment Land Strategy

I refer to your request seeking endorsement for the Bellingen Shire Employment Lands Strategy, being a component of Council's Local Growth Management Strategy.

I am pleased to advise I have endorsed the Strategy including the identified potential future Bellingen and Urunga retail/commercial centre extensions as well as the possible industrial employment land expansion areas within both Dorrigo and Urunga. All of these expansion areas represent logical growth initiatives to the existing centres and industrial precincts within Bellingen Shire.

The following three components of the Strategy, whilst supported for further investigation, are not formally endorsed at this stage.

- *Raleigh Industrial Precinct Expansion Area*

Consistent with the recommendations of the Strategy, release of this land should occur following an appropriate amendment of the Mid North Coast Regional Strategy (MNCRS). Council's strategic intent to further investigate the suitability of this land for future release is noted and the site can be brought forward for further consideration in the upcoming review of the MNCRS.

- *Raleigh Potential Employment Precinct*

The site represents significant expansion outside of the MNCRS growth area boundary and as recommended in the Strategy further investigation is required to determine its suitability for employment land release. Council's strategic intent is noted. The suitability of this land for future employment land use can also be considered in the review of the MNCRS.

- *Bellingen Industrial Investigation Area*

Whilst I understand the reasoning behind the selection of the Bellingen Industrial Investigation Area and the benefits it may bring in terms of the Bellingen town centre, further investigation is required to confirm its suitability for future release. The site represents significant expansion outside of the MNCRS growth area boundary, encompasses regionally significant farmland and matters such as access, localised flooding, service capability and visual impact require

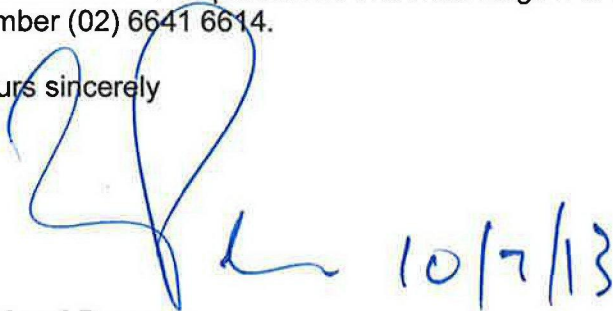
further investigation. This is consistent with the recommendations of the Strategy. Accordingly, further consideration of this site for future release can be undertaken as part of the review of the MNCRS.

The Regional Office will work with Council to ensure any future investigations of these potential expansion areas are consistent with the State/Regional planning framework.

I note Council's proposal to investigate infill development opportunities for aged care/housing sites and the feasibility of a new caravan park within the Shire. These components of the Strategy do not require the Director General's endorsement.

Should you have any further enquiries about my response to your Strategy, I have arranged for Luke Blandford of the Department's Northern Region to assist you. Luke may be contacted on telephone number (02) 6641 6614.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'R. Pearson', followed by the date '10/7/13' written in the same ink.

Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery