



Mr Paul Hickey
General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

12/17464

Dear Mr Hickey

I refer to your request seeking endorsement for the Ballina Growth Management Strategy.

I am pleased to advise I have approved the Strategy including the following sites which are outside the Town and Village Growth Boundary of the Far North Coast Regional Strategy (FNCRS):

- Ballina Island - old Council depot adjacent to Clark Street industrial area;
- West Ballina - land north of Riverbend Manufactured Home Estate;
- North Ballina - land adjacent to Ballina Racecourse;
- Lennox Head - land at Coopers Close; and
- Wardell – land north of Fitzroy Street.

In reviewing these sites it is considered they are minor rounding adjustments to the Town and Village Growth Boundary as provided for in the regional strategy. These sites will be included as part of the upcoming review of the regional strategy.

The proposed inclusion of the site at *North Ballina - land on old Pacific Highway opposite Richmond Christian College* is not agreed to at this stage. This site is considered to be an extension to the current growth boundary and is isolated from existing development. However, the Council's strategic intent is noted and the site can be brought forward for consideration in the upcoming review of the regional strategy.

I note that the Strategy replaces Ballina Urban Land Release Strategy (2000), and constitutes a local growth management strategy in accordance with the FNCRS.

In addition the following comments are provided in respect to matters identified in the strategy.

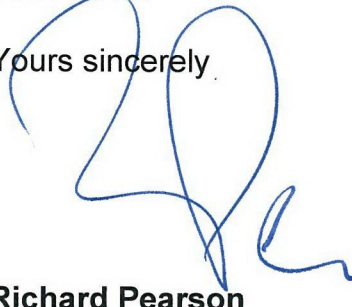
The proposed investigations into the "Third Village Concept" on the Alstonville plateau and semi-rural lots around the urban fringe are noted. The Strategy identifies that sufficient land supply exists to accommodate forecast demand over the long term and

as such the need for an additional village may not be warranted. I recommend that you liaise with the Department's Northern Region prior to commencing these investigations to ensure that the investigations are consistent with outcomes of the state and regional farmland project, FNCRS and any other relevant state or regional planning policy.

I support the strategic action to investigate infill development opportunities in a number of locations following assessment of climate change impacts on sea level rise. Council is encouraged to liaise with NSW Housing in this regard to secure housing affordability outcomes in suitable locations.

Should you have any further enquiries about this matter, I have arranged for Claire Purvis of the Northern Region office to assist you. Ms Purvis can be contacted on (02) 6641 6611.

Yours sincerely,



7/5/13

Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery