



NSW GOVERNMENT
Department of Planning

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Mr M Colreavy
 General Manager
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Our ref: G03/00202/001
 Your ref: Growth Management Strategy -
 Land use and planning ea

12 April 2007

Dear Mr Colreavy

Subject: Bellingen Shire Growth Management Strategy

The Department of Planning would like to congratulate Bellingen Council on the Growth Management Strategy submitted for the Director-General's agreement under the North Coast Regional Environmental Plan.

The scope of the Strategy in assessing all forms of development across the whole Shire is a major undertaking and the resulting plan will provide a planning framework to guide the drafting of the Council's standard local environmental plan and development control plan. In particular, the Strategy has sought not only to address the usual issues of land supply and demand, but it has explored the type of future development it seeks by defining the character of its communities. It is anticipated Council will formulate the development controls for its local environmental plan and development control plan to ensure these future outcomes are achieved.

The Strategy demonstrates how difficult planning issues can be addressed, particularly in regard to the oversupply of land Bellingen had previously identified for rural residential development. Council is to be commended for its planning outcomes in this regard.

There are a small number of minor inclusions in the growth strategy that are not able to be supported at this time. This is due to a variety of reasons such as location, degree of constraints or lack of demonstrated demand for additional land at this time. However, if in the future these issues can be addressed the Department would consider a review of the current strategy.

The Director-General, pursuant to clauses 20 and 38 of the North Coast Regional Environmental Plan, agrees to the Bellingen Shire Growth Management Strategy dated September 2005 with the following conditions:

1. Residential land release strategy:
 - (i) The Director-General's agreement relates to the land identified by red hatching shown on Figures 7-1 to 7-6 and Figure 8-4. It is, however, accepted that the exact boundary of the constraints will be determined by additional environmental assessment at the local environmental plan stage.
 - (ii) Lot 4 DP 818626, adjacent to the cemetery in the North Bellingen investigation area – the Department of Environment and Conservation advises this land is identified as having regional significance for conservation. The Director-General only agrees to the

inclusion of this land in the strategy if DEC gives written agreement to its suitability for development.

- (iii) In respect of land that will be supplied with water by the Lower Bellinger Scheme, no land should be rezoned until Council meets any requirements of the Department of Natural Resources in respect of the provision of a secure water supply to the land identified for future development.

2. Rural residential land release strategy:

- (i) Lot 56, DP 755557, Waterfall Way west of Bellingen is not agreed to at this time. It represents unnecessary ribbon development along Waterfall Way and has been identified as having access, flooding and visual impact issues in the Strategy. There is a large amount of land already identified for rural residential development around Bellingen for the life of the Strategy and there is insufficient planning justification for the inclusion of this land at this stage.
- (ii) Lot 46 DP 75830, Tyringham Road north west of Dorrigo is not agreed to at this time. Inclusion of the land in the strategy is inconsistent with clause 20(3)(e) of the regional environmental plan in identifying prime crop and pasture land for rural residential development.

In addition, given the large over supply of residential land within Dorrigo and the existence of 13 years supply of rural residential land nearby it is difficult to agree to the inclusion of such a large new area of good farmland in the life of this strategy.

While rural residential development is a legitimate form of development that provides variety in housing choice, any future settlement growth in Dorrigo should be encouraged to occur within the existing township. Perhaps additional land currently zoned residential could be considered for larger lot residential development in the future should there be a demonstrated demand. This issue would need to be addressed in any proposed review of the Strategy.

3. Industrial land release strategy:

The Department acknowledges the need to identify some additional industrial land in the Shire, particularly given Bellingen does not appear to have any suitable land available. It is noted that Lot 20, DP 848489 a 6ha lot of land east of the Highway at Urunga has been identified for Industrial use, and that a draft LEP is being prepared in relation to this land.

However, there is no discussion in the Strategy of the 25ha of existing industrial land on Short Arm Rd west of the Highway and NW of Urunga, in particular whether there is any undeveloped capacity and its relationship with the proposed additional site closer to Urunga. This new 6 ha addition also appears to create ribbon development along the Pacific Highway, with possible issues of access and flood liability. These issues will need to be addressed prior to the local environmental plan being submitted to the Minister for making.

Should you have any queries regarding this response please do not hesitate to contact either myself or Di Yeates of this office.

Yours sincerely


Steve Murray
Regional Director