



Planning

Office of the Director General

COPY

Mr S Sawtell
General Manager
Coffs Harbour City Council
Locked Bag 155
COFFS HARBOUR NSW 2450

Y09/2704

11 NOV 2009

Dear Mr Sawtell

I refer to Council's letter dated 21 July 2009 requesting the Director-General's endorsement of the remainder of Council's *Our Living City Settlement Strategy* (OLCSS) and Council's *Local Growth Management Strategy - Industrial Lands Component*, both being components of Council's Local Growth Management Strategy.

Council is to be congratulated on the strategic work it has undertaken. It will provide a sound basis for the City's future and for determination of urban zones via the Council's comprehensive and subsequent LEPs.

I am pleased to advise that both strategies have been substantially endorsed, as summarised in the attached table. You will note that some components of the strategies have not been endorsed at this stage, which is explained further in the table.

Also, please note that endorsement of the strategies does not automatically mean that all mapped areas are available for rezoning, rather it means that the areas are available for more detailed investigation as part of a rezoning process. Criteria to be considered during the rezoning process will include the constraints applying to the land, for example, an assessment of flooding hazard in the potential industrial investigation area in the North Boambee Valley.

Regarding the proposed residential release area in the North Boambee Valley, the Department notes that the maps in the OLCSS have now been fine-tuned and superseded by Council's *North Boambee Valley (West) Structure Plan*, which is reproduced in the *Industrial Lands Component*. The Department therefore regards the Structure Plan as an amendment to the OLCSS. However the land proposed for residential release in the west of the valley coincides with land identified by hatching in the Mid North Coast Regional Strategy (MNCRS) growth area maps, indicating that it has "significant issues to be resolved". If Council wishes to pursue residential release of the land shown hatched in the MNCRS growth area maps, it will need to specifically address the items listed in Appendix A2 of the MNCRS which apply to the North Boambee Valley. In this regard, it is noted that some areas marked for residential release would affect banana growing areas and possible biodiversity values. It is also noted that the Structure Plan's own Preamble indicates that "frost free horticulture in the area will be excluded as an absolute constraint to urban development".

Should you have any further enquiries about this matter I have arranged for Greg Yeates of the Department's Northern Region to assist you. Greg may be contacted on telephone number 6641 6608.

Yours sincerely


Sam Haddad
Director General