



Planning



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Department Generated Correspondence (Y)

Office of the Director General

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

Dear Mr Sawtell

Coffs Harbour Rural Residential Strategy

I refer to the Council's letter dated 27 November 2009 in which my endorsement is sought for the Coffs Harbour City Rural Residential Strategy 2009 as part of the Growth Management Strategy for Coffs Harbour.

Following the review of the Strategy I am pleased to advise that I endorse it. Accordingly I agree with the stage 1, Bonville release area, with the release areas at Korora-Sapphire-Moonee not proceeding at this stage. I support Council's intention to review Stage 2 in 3-5 years time and I agree with Council's proposed deferral of the Nana Glen, Karangi, Coramba and Corindi areas for future longer-term review.

The Strategy seeks to integrate rural residential planning with infrastructure and transport, focusing on unconstrained land away from the coast and close to current and future urban services. This approach is consistent with the desired outcomes of the Mid North Coast Regional Strategy.

Please note that the endorsement of the Stage 1 release area does not mean that all the land is available for rezoning, rather it means that the area is 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.

Development of the proposed Stage 2 release area at Korora-Sapphire-Moonee is not endorsed at this stage. The Strategy identifies several issues, some of which are unresolved. I support Council's position that the area be reviewed when the Pacific Highway upgrade is completed. Zoned rural residential land stocks in the area combined with the additional areas endorsed at Bonville will provide capacity to satisfy potential demand for the next 20 years. Should demand increase above current forecasts this matter can be reviewed at any time.

The proposed deferral of Nana Glen, Karangi-Coramba and Corindi for future review is supported, and I concur with the Strategy's analysis of the constraints affecting those areas.

The Strategy's list of matters to be included in a DCP is extensive and Council is commended for its proposed approach to agricultural and biodiversity buffers, effluent disposal and vegetation management. It is suggested that Council also include a requirement in the DCP to consult with the local Aboriginal community at the development application stage.

The Strategy makes references to the draft Mid North Coast Regional Strategy. May I request that any review of your Strategy update these references to reflect the final Mid North Coast Regional Strategy.

Please contact Claire Aman at the Department's Regional office on 6641 6611 if you would like to discuss this matter further.

Yours sincerely



Sam Haddad
Director General

3/5/2010.