



Office of the Director General

Mr M Coulter
General Manager
Nambucca Shire Council
PO Box 177
MACKSVILLE NSW 2447

Our ref: 10/1759
Your ref: SF1409

Dear Mr Coulter

Employment Lands Component of Nambucca Local Growth Management Strategy

I refer to your submission of the Employment Lands Component of Council's Local Growth Management Strategy for my approval.

I am pleased to advise that I have approved the Strategy subject to the following qualifications:

- Valla – Area 1 Precinct 2C and Macksville South Area 4 are not approved for release; and
- the use of land for a highway service centre at Valla - Area 1 Precinct 1 - is not supported at this stage.

Given the Strategy's long planning horizon I have not endorsed Valla UGA (Area 1 Precinct 2C) and South Macksville (Area 4). The land at Valla is identified as having moderate to high constraints. Further detailed investigations should be undertaken to determine if it is suitable for longer term release as employment land. The land at South Macksville is not identified within the growth area boundary of the Mid North Coast Regional Strategy and cannot be agreed to at this time.

In respect to the highway service centre section 117 Direction 5.4 *Commercial and Retail Development along the Pacific Highway* provides that land cannot be rezoned to permit a highway service centre unless the site is listed in the s117 direction. The subject site is not listed. The MNCRS identifies that in the future a highway service centre could be located at Nambucca Heads on the proposed northern interchange, subject to review of need by the RTA at a 5 year review of the MNCRS.

I note that the Strategy identifies land in excess of the sub-regional target in the Mid North Coast Regional Strategy. As such, adequate land is identified to meet at least the short and medium term needs. Those sites not approved as part of the Strategy could be re-considered in a subsequent review of the Employment Lands Strategy and a future five year review of the Mid North Coast Regional Strategy.

Council can now proceed to implement the outcomes and recommendations of the approved Strategy.

I thank Council for your work in preparing a comprehensive strategy for employment lands in the Nambucca Shire.

Should you have any further enquiries about my response to your Strategy, I have arranged for Ms Claire Purvis of the Department's Northern Region to assist you. Claire may be contacted on telephone number 6641 6611.

Yours sincerely

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Sam Haddad
Director General

14/4/2011