

Mr T Port
General Manager
Nambucca Shire Council
PO Box 177
MACKSVILLE NSW 2447

G90/00168

S40/9

13 JAN 1998

Dear Mr Port

NAMBUCCA URBAN LAND RELEASE STRATEGY SEPTEMBER, 1996

I refer to your letter of 24 March, 1997 requesting the Director-General's endorsement of the abovementioned strategy. I refer also to subsequent correspondence on this matter.

Pursuant to clause 38 of the North Coast Regional Environmental Plan (REP), the Director-General endorses the Urban Land Release Strategy, dated September, 1996 subject to a number of conditions outlined below. Council is to be congratulated on its completion. The strategy provides Council with a sound basis for future rezonings. This will assist in ensuring development occurs in an economic and co-ordinated manner.

The conditions on which the strategy is endorsed are as follows:

- (a) the Director-General does not agree with Council's long-term population projections as they appear approximately 20% higher than those projected by the Department for 2016. Given the availability of 1996 census data, it is reasonable that Council review these projections within the next five years and prior to any significant residential rezonings;
- (b) the Director-General's endorsement of the strategy applies only to the Land Release Strategy and Strategic Planning Program outlined in chapter 7 in conjunction with the Urban Release Strategy Maps in chapter 6. On this basis, the Department does not expect any significant proposed residential rezonings until after 2003 without first reviewing this strategy; and
- (c) the Director-General is not endorsing Council's Commercial or Industrial Strategies as part of this process as this is not the role of clause 38 of the REP.

Notwithstanding the strategy endorsement, Council should not assume that future rezoning of land will be an automatic conclusion. In areas subject to the NSW Coast: Government Policy and/or clause 29(b) of the North Coast REP, a study having regard to local details and concerns would likely be required to justify the rezoning of these areas.

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Comments received during the public exhibition, including those of public authorities, will need to be fully considered prior to any rezoning being finalised.

I understand that Council intends to review the strategy once the 1996 census data is available and when staff resources permit. During this review, Council is requested to address the following items which appear to have either been overlooked or given only brief consideration in the endorsed strategy:

- (a) North Coast Regional Environmental Plan 1988, clause 38(3)(b1) - potential conflicts between urban release areas and agricultural lands. Council should outline briefly how the strategy complies with this clause; and
- (b) North Coast Urban Planning Strategy: Strategy Action 1(vi) - measures to encourage better urban design, efficient use of urban land and a range of housing options to achieve a neighbourhood dwelling density of 15 dwellings per hectare in new release areas. I am sure Council is aware of the need to achieve the best yield possible as suitable urban land is becoming scarce in some areas.

Once again, I congratulate Council on the completion of its most recent urban land release strategy.

Yours sincerely



Trevor Prior
Manager
(Northern Regions)

O.K.
P.S.
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