



abn: 56 291 496 553  
6 Byron Street, PO Box 538,  
Lennox Head, NSW 2478  
Telephone: 1300 66 00 87

23rd December 2014  
Our reference: 1371-026

The General Manager  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478

RECEIVED  
23 DEC 2014  
COUNTER

Dear Sir,

**Re: Greenwood Place, Lennox Head - Planning Proposal**

Planners North acts for the Trustees of the Roman Catholic Church, Diocese of Lismore. The Church has instructed us to prepare a Planning Proposal in relation to land in its ownership at Lennox Head. Please find attached one "black and white hard copy" of the Planning Proposal document, together with council's standards initial processing fee of \$2 700. Please note that the Planning Proposal also includes land held by the Condon Family immediately to the east. It was thought that whilst the Condon Family are not a party to this application, the 'rounding off' of the zoning in the subject locality would be appropriately addressed via the subject Planning Proposal.

Please advise us as to how many hard copies and digital copies of this documentation council requires.

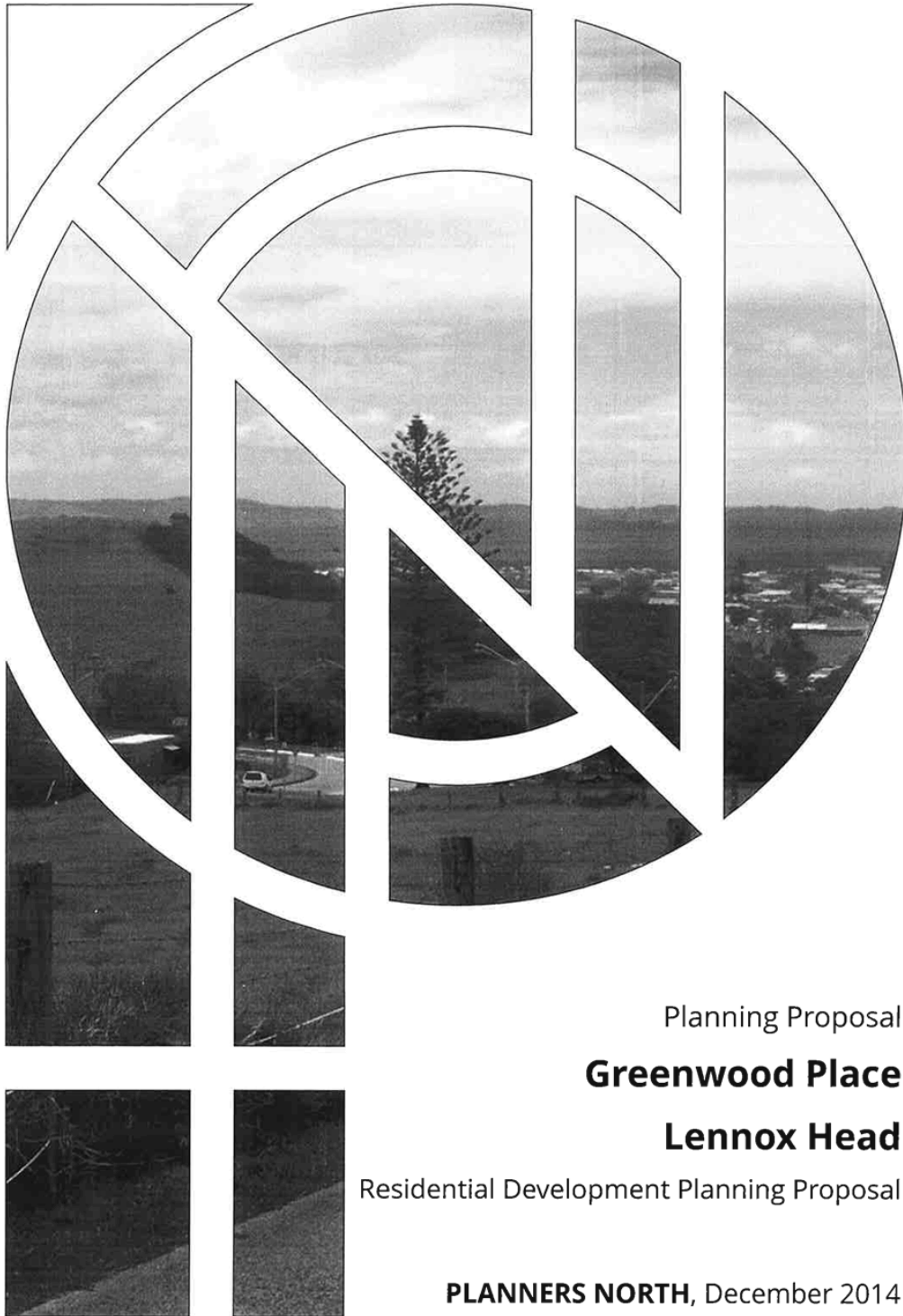
Should you require any additional information or wish to clarify any matter raised by this request, please feel free to contact the writer.

Yours faithfully,  
**PLANNERS NORTH**

**Stephen Connelly** FPIA CPP  
PARTNERSHIP PRINCIPAL  
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Ballina Shire Council  
**PAID**  
\$ 2,700  
DATE: 23 / 12 / 14  
REC. No: 509740  
ACCOUNT No. ....

Enc: Planning Proposal



Planning Proposal  
**Greenwood Place**  
**Lennox Head**

Residential Development Planning Proposal

**PLANNERS NORTH**, December 2014

**COMPLIANCE AND USAGE STATEMENT**

This Planning Proposal has been prepared and submitted under Part 3 of the *Environmental Planning and Assessment Act 1979* by:

**Preparation**

Name: S J Connelly  
Company: PLANNERS NORTH  
Address: P.O. Box 538  
Lennox Head NSW 2478

**Application**

Proponent: Trustees of the Roman Catholic Church, Diocese of Lismore  
Address: C/ - PLANNERS NORTH  
P.O. Box 538, Lennox Head NSW 2478  
Land to be developed: Lot 12, DP 581159 and Part Lot 21, DP 1007134  
Proposed zoning: Residential Rezoning Proposal

**Certificate**

I certify that I have prepared the content of this Planning Proposal and to the best of my knowledge:

- it is in accordance with the Act and Regulations, and
- it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.

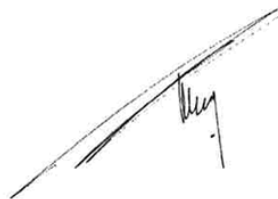
**Notice**

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PLANNERS NORTH declares that it does not have, nor expects to have, a beneficial interest in the subject project. Nor does it have any reportable political donations within the meaning of Section 147(3) of the Act to declare.

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Stephen Connelly FPIA CPP  
Partnership Principal



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Ref: 1371-503  
Date: December 2014

Greenwood Place. Planning Proposal

EXECUTIVE SUMMARY

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This Planning Proposal has been prepared by PLANNERS NORTH on behalf of the Trustees of the Roman Catholic Church, Diocese of Lismore for land at Greenwood Place, Lennox Head zoned RU2 – Rural Landscape being Lot 12, DP 581159 and Part Lot 21, DP 1007134. Lot 12, DP 581159 is held by the Trustees of the Roman Catholic Church, Diocese of Lismore. The church is the Proponent for the purposes of this Planning Proposal. The owners of Lot 21 DP 1007134 are aware of the lodgement of this application but are not a formal party to the Planning Proposal.

The purpose of this Planning Proposal is to amend the current town planning controls that apply to the site. The intended outcome of the Planning Proposal is to permit residential development of the land currently zoned RU2. No submissions are made with this Planning Proposal relating to the 'DM' classification of land in the eastern part of the Lot 21 DP 1007134.

The Planning Proposal is a site specific amendment to the BLEP12 to change zoning and minimum lot area controls that apply to the site. The intended outcome of the Planning Proposal is to amend the existing planning controls to facilitate use of the land for 'R3' purposes.

Two amendments to the BLEP12 are proposed:

- amend the zoning of the site to "R3" consistent with the zoning of land immediately to the north of the subject site, and
- amend the lot size map to identify the site as "G" – 450m<sup>2</sup> minimum lot size.

The proposed rezoning is consistent with a long history of local strategic planning for the locality including:

- Ballina Local Environmental Plan 1987 1(d) Urban Investigation Zone designation;
- Lennox Head Community Aspirations Strategic Land Use Plan, 2002;
- Lennox Head Structure Plan of 2004;
- Ballina Shire Affordability Housing Strategy of 2010; and
- Ballina Shire Growth Management Strategy of 2012. This plan sets out Council's framework for managing population growth in the Shire and identifies the land as appropriate for residential rezoning. This plan was endorsed by the Department of Planning and Infrastructure in May 2013.



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**1 INTRODUCTION**

*This section of the report provides a brief preamble in relation to the nature of the Planning Proposal.*

**1.1 PREAMBLE**

This Planning Proposal has been prepared by PLANNERS NORTH on behalf of the Trustees of the Roman Catholic Church, Diocese of Lismore for land at Greenwood Place, Lennox Head zoned RU2 – Rural Landscape being Lot 12, DP 581159 and Part Lot 21, DP 1007134. Lot 12, DP 581159 is held by the Trustees of the Roman Catholic Church, Diocese of Lismore. The church is the Proponent for the purposes of this Planning Proposal. The owners of Lot 21 DP 1007134 are aware of the lodgement of this application but are not a formal party to the Planning Proposal.

The purpose of this Planning Proposal is to amend the current town planning controls that apply to the site. The intended outcome of the Planning Proposal is to permit residential development of the land currently zoned RU2. No submissions are made with this Planning Proposal relating to the 'DM' classification of land in the eastern part of the Lot 21 DP 1007134.

This Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning & Assessment Act 1979 (EP&A Act). As required by Section 55 this Planning Proposal includes the following:

- a statement of the objectives or intended outcomes of the proposed instrument;
- an explanation of the provisions that are to be included in the proposed instrument;
- the justification for those objectives, outcomes and provision and the process for their implementation (including whether the proposed instrument will comply with relevant directions under Section 117);
- draft LEP amendment map, and
- details of community consultation.

The Planning Proposal has been prepared having regard to the Departmental publications "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals".

**1.2 FURTHER INFORMATION**

Should Council or the Department require any additional information in which to clarify any matter raised by this Planning Proposal please consult with Stephen Connelly.



*Photograph of the subject site from Greenfield Place looking east.*



*Photograph of the subject site taken from Byron Bay Road looking from the south west corner towards the north east.*



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## 2 SITE DESCRIPTION

*This section of the report briefly describes the site and the current planning regime which applies to the land.*

### 2.1 THE SITE

The site is located at Lennox Head adjacent to the intersection of Byron Bay Road and Greenwood Place. Vehicular access to the land is available from Greenwood Place. The land is approximately 2ha in area. The site is an irregular shape with a 180m frontage to the Byron Bay Road and 100m boundary to Greenwood Place.

A site location plan is shown at **Plan 2.1** and an aerial photo of the site is shown at **Plan 2.2**.

#### Legal Description

The site comprises the following allotments of land:

- Lot 12 DP 581159 and
- Part Lot 21 DP 1007134

The land is not subject to any covenants or easements.

### 2.2 CURRENT PLANNING CONTROLS

Ballina Local Environmental Plan 2012 (BLEP12) is the key instrument applying to the site. It has generally replaced the former Ballina Local Environmental Plan 1987 (BLEP87). However, land immediately eastward of the land the subject of this Planning Proposal remains zoned under the Ballina Local Environmental Plan 1987 (BLEP87), being a Deferred Matter (shown as "DM" on the BLEP12 maps) from the recent BLEP12 gazettal.

#### Zoning

The site subject of this Planning Proposal is zoned RU2 with a minimum subdivision area of 40 hectares.

#### Building Height

Pursuant to clause 4.3 of BLEP12 the site has an 8.5 metre height limit applying.

#### Floor Space Ratio

There is no maximum floor space ratio applying to any part of the site.

#### Strategic Urban Growth

Clause 7.8 of the BLEP12 seeks to ensure that strategic development opportunities are maintained. To this end it identifies land that enjoys strategic urban growth potential. The whole of the subject land is identified as a "strategic urban growth area" in the Strategic Urban Growth Area Maps.



*View of the subject site take from Greenwood Place.*

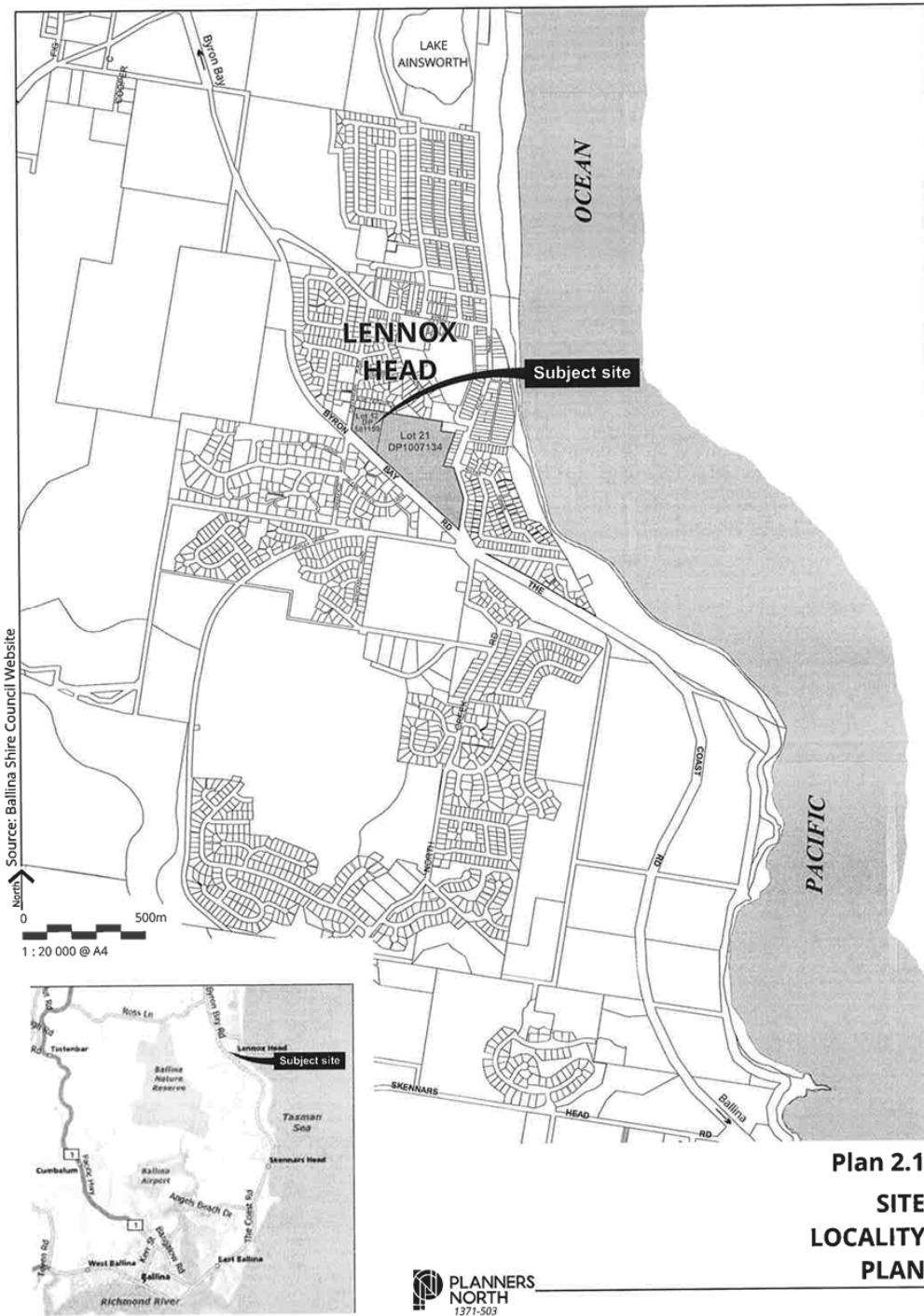


*View from the southern extremity of Greenwood Place towards the Byron Bay Road.*



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Greenwood Place. Planning Proposal



Source: Ballina Shire Council Website

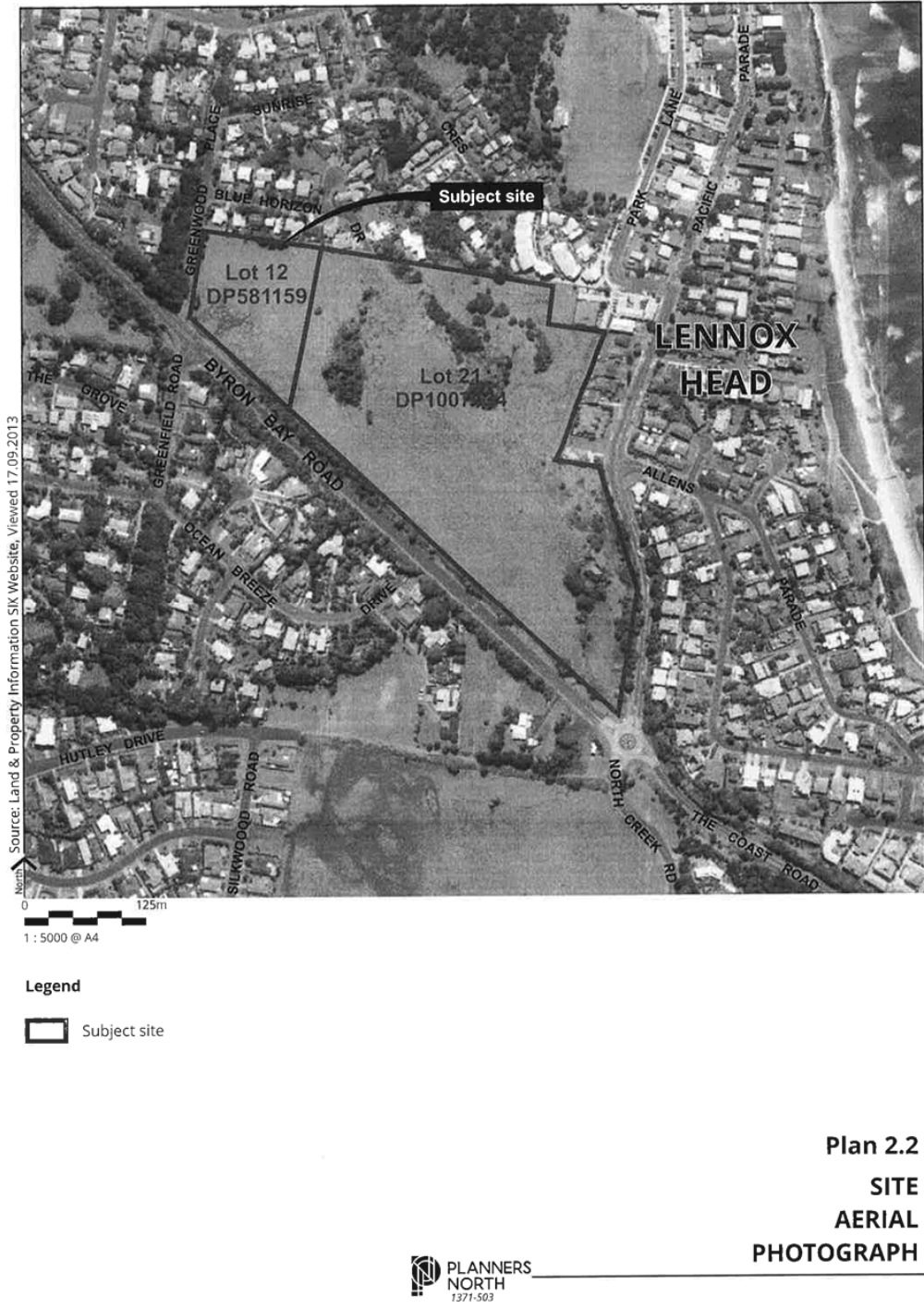
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**Plan 2.1  
SITE  
LOCALITY  
PLAN**

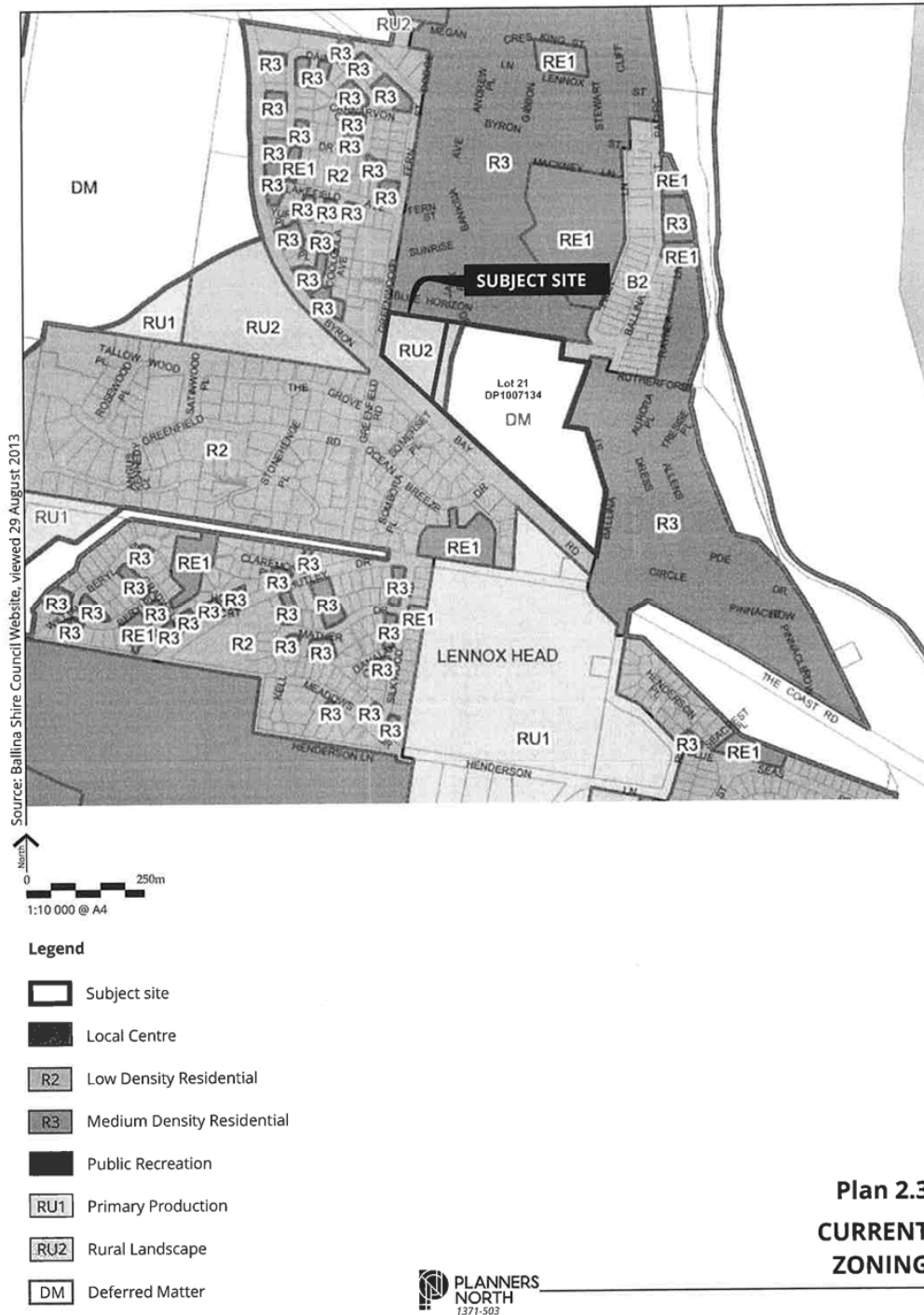
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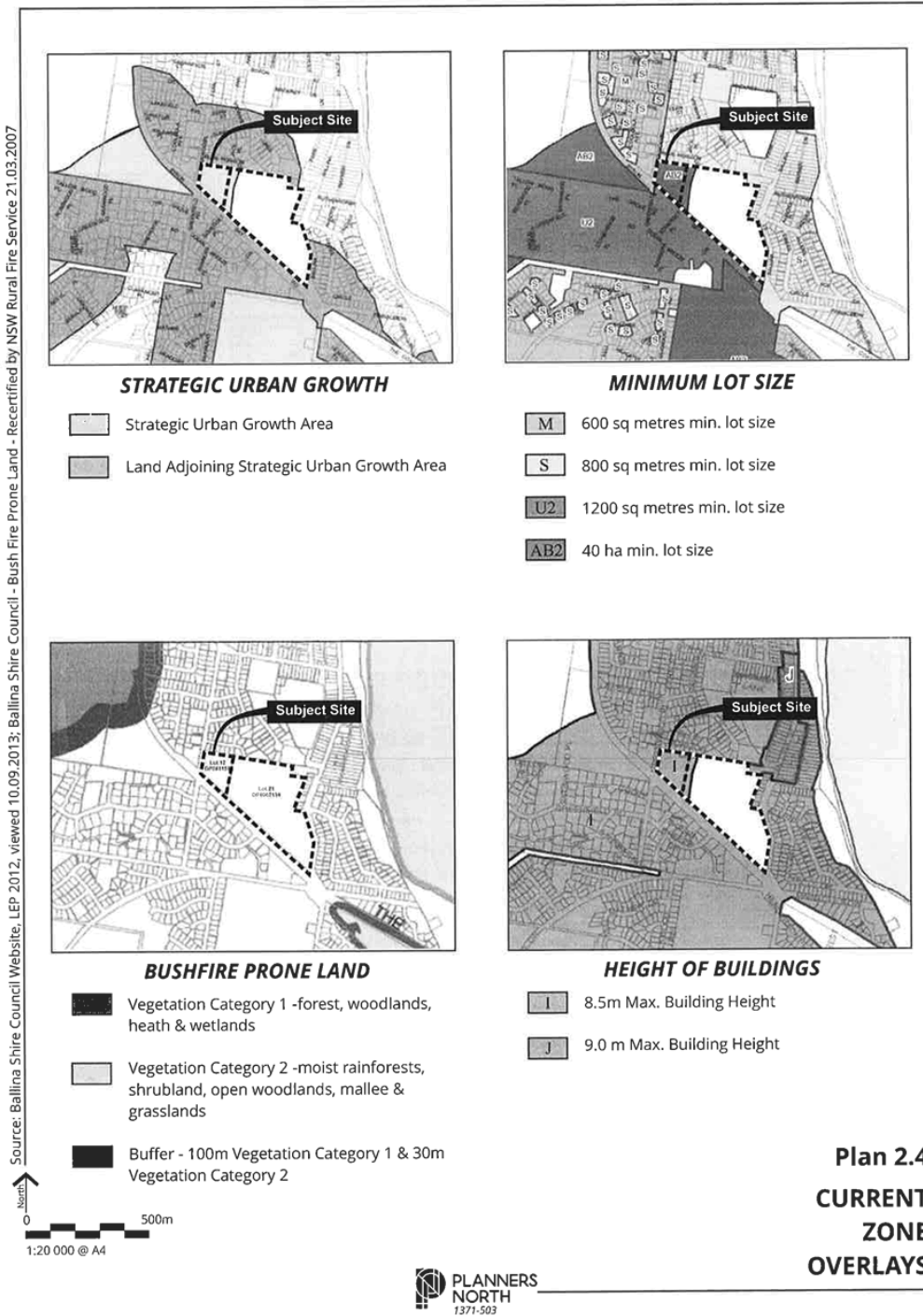
Greenwood Place. Planning Proposal



Greenwood Place, Planning Proposal



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**3 PLANNING PROPOSAL**

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*This section of the Planning Proposal describes intended outcomes and provisions sought by this submission.*

**3.1 OBJECTIVE**

To provide for the orderly amendment of BLEP12 for residential purposes consistent with the planning strategies adopted at Local and State Government level.

**3.2 INTENDED OUTCOME**

The Planning Proposal is a site specific amendment to the BLEP12 to change zoning and minimum lot area controls that apply to the site. The intended outcome of the Planning Proposal is to amend the existing planning controls to facilitate use of the land for 'R3' purposes.

**3.3 EXPLANATION OF THE PROVISIONS OF THE DRAFT PLAN**

Two amendments to the BLEP12 are proposed:

- amend the zoning of the site to "R3" consistent with the zoning of land immediately to the north of the subject site, and
- amend the lot size map to identify the site as "G" – 450m<sup>2</sup> minimum lot size.



*View of the subject site from the Byron Bay Road looking northwards.*

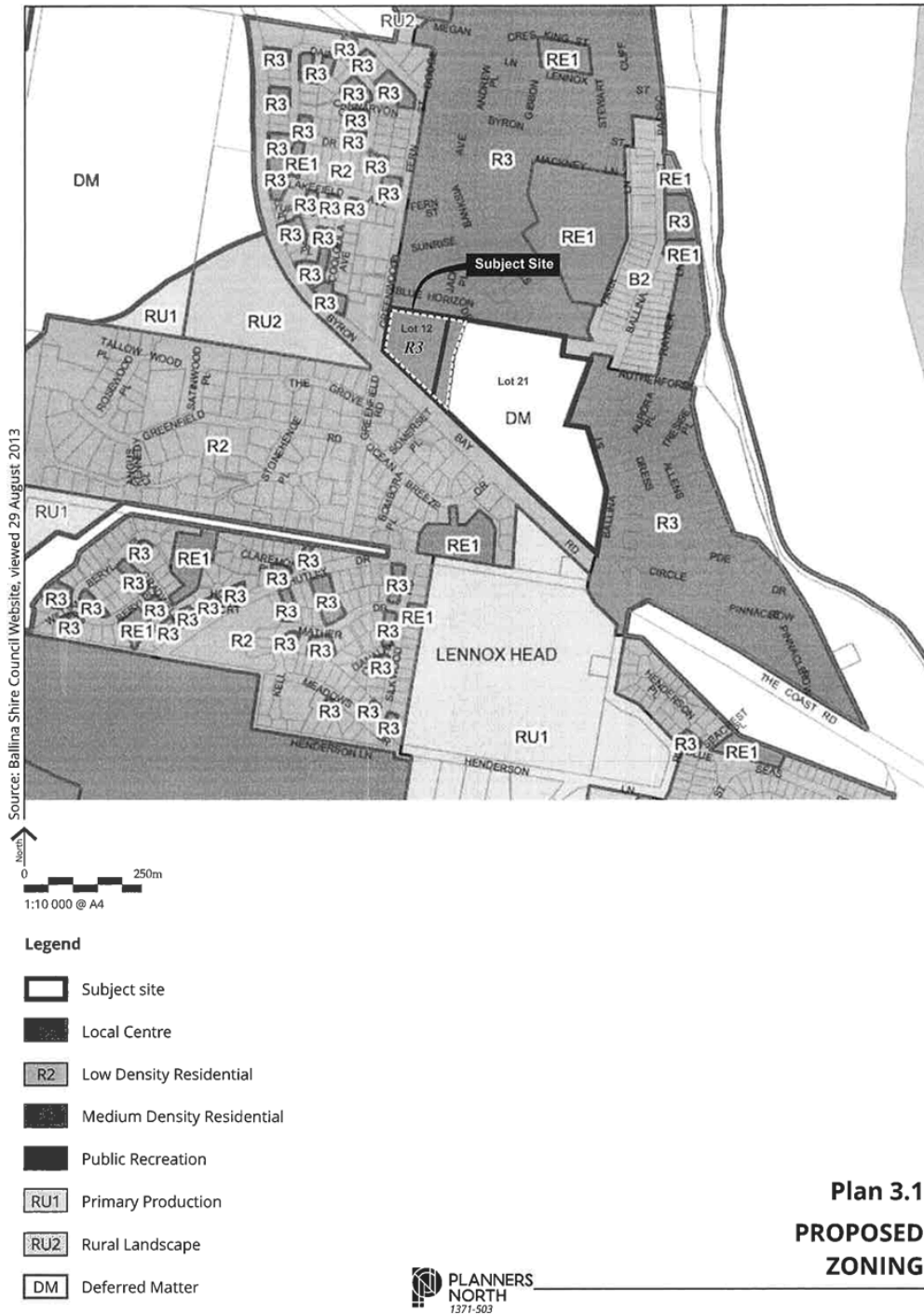


*Preliminary Concept Sketch for Lot 12, DP 581159.*

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**4 JUSTIFICATION**

*This section of the Planning Proposal looks at the strategic context of the application and its consistency with relevant sub-regional and local strategies as well as State Environmental Planning Policies and directions issued by the Minister pursuant to Section 117 of the Act.*

**4.1 NEED FOR THE PLANNING PROPOSAL****4.1.1 IS THE PLANNING PROPOSAL A RESULT OF ANY STRATEGIC STUDY OR REPORT?**

The proposed rezoning is consistent with a long history of local strategic planning for the locality including:

- Ballina Local Environmental Plan 1987 1(d) Urban Investigation Zone designation;
- Lennox Head Community Aspirations Strategic Land Use Plan, 2002;
- Lennox Head Structure Plan of 2004;
- Ballina Shire Affordability Housing Strategy of 2010; and
- Ballina Shire Growth Management Strategy of 2012. This plan sets out Council's framework for managing population growth in the shire and identifies the land as appropriate for residential rezoning. This plan was endorsed by the Department of Planning and Infrastructure in May 2013.

**4.1.2 IS THE PLANNING PROPOSAL THE BEST MEANS OF ACHIEVING THE OBJECTIVES OR INTENDED OUTCOMES?**

Rezoning of the land in the manner proposed will permit the orderly and economic development of the parcel for residential purposes. In this regard it is consistent with the strategic planning for the locality spanning some 3 decades.

**4.1.3 IS THERE ANY COMMUNITY BENEFITS?**

The primary community benefit will be the continuity of housing supply. This parcel is strategically located north of the Byron Bay Road and east of Greenwood Place and accordingly has excellent linkages to the Lennox Head and associated community facilities.

**4.2 RELATIONSHIP TO STRATEGIC PLANNING PROPOSAL****4.2.1 CONSISTENCY WITH RELEVANT SUBREGIONAL AND METROPOLITAN PLANNING STRATEGIES**

The strategic planning context for the consideration of this Planning Proposal includes:

**Far North Coast Regional Strategy**

The Regional Strategy is an initiative of the NSW Government to guide sustainable growth across the Far North Coast Region. The aims of the Strategy are to:

- Identify and protect important environmental assets, landscape and cultural values and natural resources.
- Limit development in places constrained by coastal processes, flooding, wetlands, important farmland, and landscapes of high scenic, cultural and conservation value.

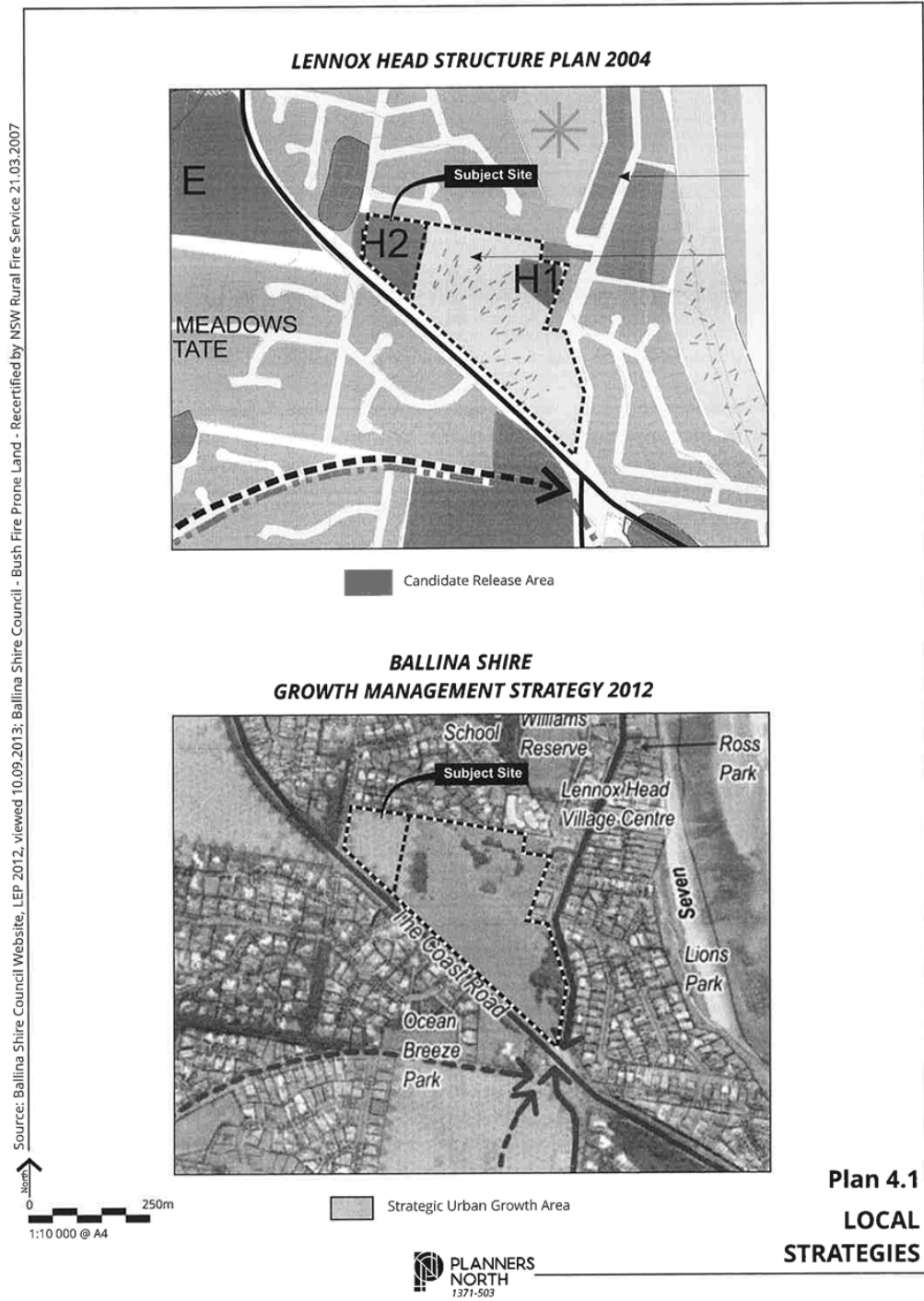


*Photos of views towards the subject site from North Creek Road near the Lennox Head reservoir. The site is not visible from this location.*



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Source: Ballina Shire Council Website, LEP 2012, viewed 10.09.2013; Ballina Shire Council - Bush Fire Prone Land - Recertified by NSW Rural Fire Service 21.03.2007

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- Cater for the extra 60 400 people expected to be living in the Region over the next 25 years—a population increase of 26%.
- Allocate 35% of future housing to the three major regional centres—Tweed Heads, Lismore and Ballina—and reinforce their role as employment and service centres.
- Protect the coast from overdevelopment by identifying a Coastal Area (generally east of the Pacific Highway and including Tweed Heads urban areas — as shown on the Strategy Map) which limits the spread of urban development by reducing additional future housing within this area from around 75% (based on current trends) to around 60%.
- Ensure the 51 000 new homes expected to be built by 2031 are provided in a variety of suitable locations, and offer a choice in form and affordability.
- Provide appropriately located rural residential opportunities around existing settlements (excluding the Coastal Area unless part of an approved rural residential release strategy).
- Encourage growth of non-coastal towns and villages by identifying potential lands for new housing and industry to boost local economies without compromising environmental values or quality of life.
- Ensure the provision of adequate land for new business and industry that is well linked to transport and services, takes advantage of the opportunities arising from the upgrading of the Pacific Highway and which will support the creation of the projected additional 32 500 jobs needed in the Region.
- Contain areas for potential future development to within the Town and Village Growth Boundary.
- Require that any development proposals for greenfield sites west of the Coastal Area and outside of the Town and Village Growth Boundary be subject to satisfying the Sustainability Criteria.

As illustrated in **Plan 4.2**, the rezoning of the subject land was envisaged by the Far North Coast Strategy. The strategy identified the site as part of an area for future development in the town and village growth boundary.



*View immediately southward of the subject site looking north along the Byron Bay Road.*

**4.2.2 CONSISTENCY WITH COUNCIL'S COMMUNITY AND STRATEGIC PLANS**

**The Ballina Shire Community Strategic Plan**

The Ballina Shire Community Strategic Plan 2013/ 23 identifies values and future visions for Ballina Shire. The Plan looks at community needs and aspirations and describes what the Shire wants to occur during the next 10 years to promote a positive lifestyle and improve the amenity of residents and visitors. That Plan sits above all other Council plans and policies in the planning hierarchy. The Community Strategic Plan identifies the community's main priorities and aspirations for the future to promote a positive lifestyle and improve the amenity of residents of the shire. This plan is key to Council's decision making and planning for the next decade.

Key aspects of the Community Strategic Plan which are supported by this proposal include outcomes:

- Connected Community, particularly outcome CC3 where services and facilities and transport options suit community needs;
- Prosperous Economy, particularly outcome PE3 concerning the ability to work close to home; and
- Healthy Environment, particularly HE1 and HE3 concerning an understanding of the environment and the creation of a built environment that blends with the natural environment.

**4.3 CONSISTENCY WITH STATE ENVIRONMENTAL PLANNING POLICIES**

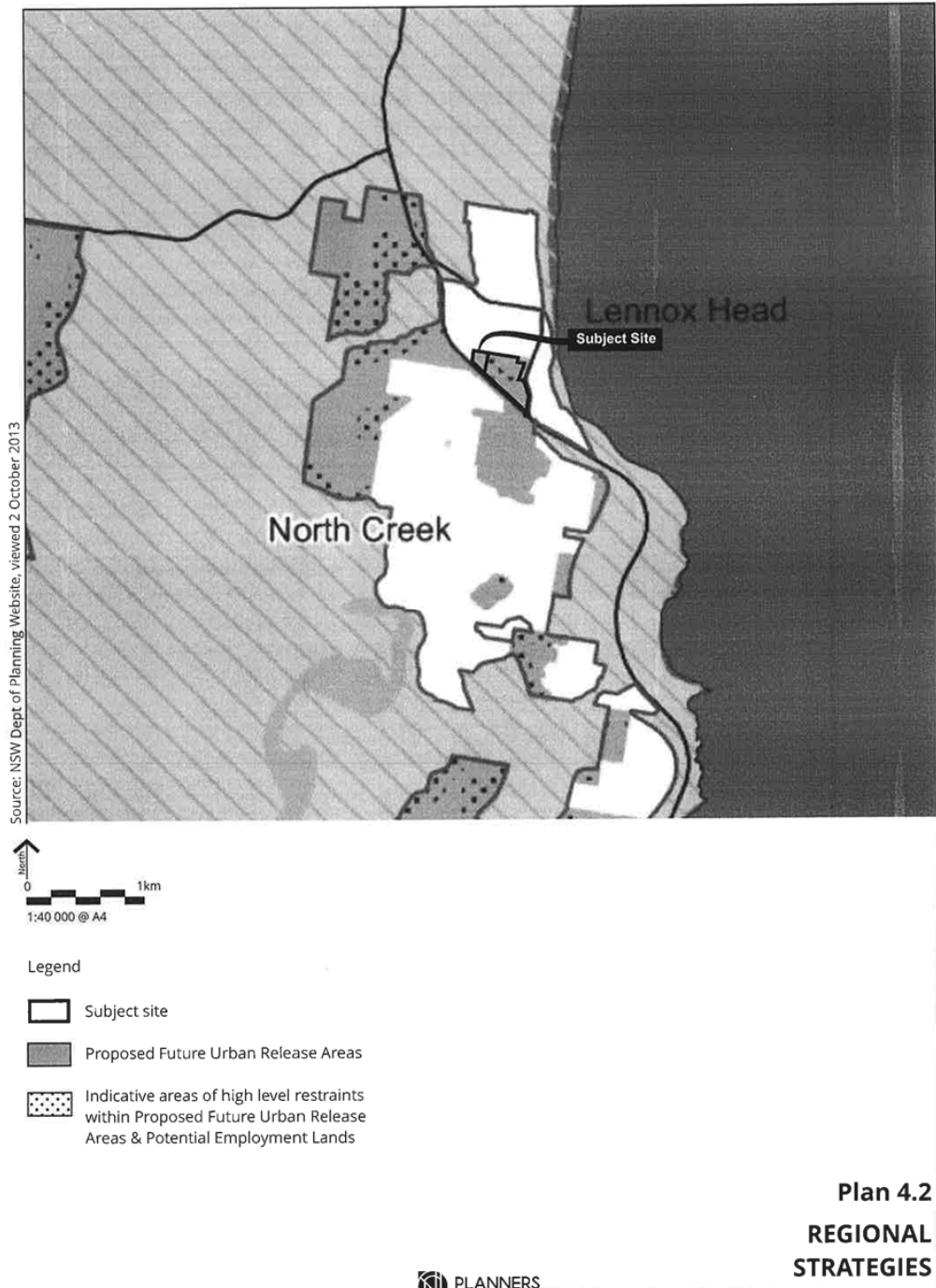
An assessment of the Planning Proposal against applicable State Environmental Planning Policies (SEPPs) is provided in **Table 4.1** below.



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**TABLE 4.1 – CONSISTENCY WITH RELEVANT SEPPs**

| State Environmental Planning Policies (SEPPs)  | Consistent |    | N/A | Comment  |
|--|------------|----|-----|--|
|  | YES        | NO |     |  |
| SEPP No 1 Development Standards  |            |    | ✓   | SEPP 1 does not apply to Ballina LEP 2012.   |
| SEPP No 4 Development Without Consent and Miscellaneous Exempt and Complying Development |            |    | ✓   | Applies to the whole of the State. Will apply to future development of the site.                             |
| SEPP No 6 Number of Storeys  |            |    | ✓   | Standard instrument definitions apply.   |
| State Environmental Planning Policy No 14—Coastal Wetlands                               |            |    | ✓   | The subject site is not located adjacent to any coastal wetland.   |
| State Environmental Planning Policy No 15—Rural Landsharing Communities                  |            |    | ✓   | No “hamlet development” is envisaged pursuant to this proposal.  |
| SEPP No 19 Bushland in Urban Areas   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.                                       |
| SEPP No 21 Caravan Parks   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.                                       |
| SEPP No 22 Shops and Commercial Premises   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.                                       |
| SEPP No 26 Littoral Rainforests  |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.                                       |
| State Environmental Planning Policy No 29—Western Sydney Recreation Area                 |            |    | ✓   |  |
| SEPP No 30 Intensive Agriculture   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.                                       |
| SEPP No 32 Urban Consolidation (Redevelopment of Urban Land)                             | ✓          |    |     | Urban consolidation is contemplated particularly with reference to the minimum area of subdivision proposed. |
| SEPP No 33 Hazardous and Offensive Development   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.                                       |
| SEPP No 36 Manufactured Home Estates   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.                                       |
| State Environmental Planning Policy No 39—Spit Island Bird Habitat                       |            |    | ✓   |  |
| State Environmental Planning Policy No 44—Koala Habitat Protection                       |            |    | ✓   | The land is not identified as koala habitat protection area.   |



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| State Environmental Planning Policies (SEPPs)   | Consistent |    | N/A | Comment   |
|---|------------|----|-----|---|
|   | YES        | NO |     |   |
| State Environmental Planning Policy No 47—Moore Park Showground   |            |    | ✓   |   |
| SEPP No 50 Canal Estate Development   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.  |
| State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas |            |    | ✓   |   |
| SEPP No 55 Remediation of Land  | ✓          |    |     | The history of use of the site for low scale, low intensity agricultural uses is not suggestive of any potentially contaminating actions at the land.                 |
| State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential        |            |    | ✓   | The subject area is not located within the Central Western Sydney precinct.   |
| SEPP No 60 Exempt and Complying Development   | ✓          |    |     | Applies to the whole of the State. Will apply to future development of the site.  |
| SEPP No.62 Sustainable Aquaculture  |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.  |
| SEPP No 64 Advertising and signage  |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.  |
| SEPP No 65 Design Quality of Residential Flat Development   | ✓          |    |     | The proposal is consistent with the outcomes for design quality. However, no residential flat buildings of the scale specified in SEPP 65 are envisaged at this site. |
| SEPP No.70 Affordable Housing (Revised Schemes)   |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.  |
| State Environmental Planning Policy No 71—Coastal Protection  |            |    | ✓   | The proposal is consistent with the provisions of SEPP 71. For ease of examination, Table 4.2 sets out relevant SEPP considerations in the subject circumstances.     |
| SEPP (Affordable Rental Housing) 2009   | ✓          |    |     | Applies to the whole of the State. May apply to future development of the site.   |
| SEPP(BASIX) 2004  | ✓          |    |     | Applies to the whole of the State. Will apply to future   |



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| State Environmental Planning Policies (SEPPs)                                      | Consistent |    | N/A | Comment   |
|--|------------|----|-----|---|
|  | YES        | NO |     |   |
|  |            |    |     | residential development of the site.  |
| SEPP (Exempt and Complying Development Codes) 2008                                 | ✓          |    |     | Applies to the whole of the State. May apply to future development of the site.   |
| SEPP (Housing for Seniors or People with a Disability) 2004                        | ✓          |    |     | Applies to the whole of the State. May apply to future development of the site.   |
| SEPP (Infrastructure) 2007   | ✓          |    |     | Applies to the whole of the State. May apply to future development of the site.   |
| State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007 |            |    | ✓   |   |
| State Environmental Planning Policy (Kurnell Peninsula) 1989                       |            |    | ✓   |   |
| SEPP (Major Development) 2005  | ✓          |    |     | Applies to the whole of the State.  |
| SEPP (Mining, Petroleum Production and Extractive Industries) 2007                 |            |    | ✓   | Applies to the whole of the State. Not relevant to proposed amendment.  |
| State Environmental Planning Policy (Penrith Lakes Scheme) 1989                    |            |    | ✓   |   |
| State Environmental Planning Policy (Rural Lands) 2008                             | ✓          |    |     | The subject land is currently zoned for rural purposes but has been identified for some three decades as appropriate for residential purposes and accordingly its development for residential purposes is consistent with the outcomes for the Rural Residential Land SEPP. |
| State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011         |            |    | ✓   |   |
| State Environmental Planning Policy (State and Regional Development) 2011          |            |    | ✓   |   |
| State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011         |            |    | ✓   |   |
| State Environmental Planning Policy (Sydney Region Growth Centres) 2006            |            |    | ✓   |   |
| SEPP (Temporary Structures) 2007   | ✓          |    |     | Applies to the whole of the State. May apply to future development of the site.   |



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| State Environmental Planning Policies (SEPPs)                             | Consistent |    | N/A | Comment   |
|---|------------|----|-----|---|
|   | YES        | NO |     |   |
| State Environmental Planning Policy (Urban Renewal) 2010                  |            |    | ✓   |   |
| State Environmental Planning Policy (Western Sydney Employment Area) 2009 |            |    | ✓   |   |
| State Environmental Planning Policy (Western Sydney Parklands) 2009       |            |    | ✓   |   |
| <b>Deemed SEPPs</b>   |            |    |     |   |
| North Coast Regional Environmental Plan                                   |            |    | ✓   | The North Coast Environmental Plan no longer applies to the land the subject of this application. |

**4.3.3 CONSISTENCY WITH APPLICABLE MINISTERIAL DIRECTIONS**

A summary assessment of the Planning Proposal against the Directions issued by the Minister for Planning under Section 117 of the EP&A Act is provided in **Table 4.2** below.

**TABLE 4.2 – ASSESSMENT against Section 117 Directions**

| Ministerial Directions                                     | Consistent |    | N/A | Comment  |
|--|------------|----|-----|--|
|  | YES        | NO |     |  |
| <b>1. Employment and Resources</b>                         |            |    |     |  |
| 1.1 Business and Industrial Zones                          |            |    | ✓   |  |
| 1.2 Rural Zones  | ✓          |    |     | Because of the historic planning for the locality the rezoning for rural to an urban zone is not at odds with good rural land planning practice. |
| 1.3 Mining, Petroleum Production and Extractive Industries |            |    | ✓   |  |
| 1.4 Oyster Aquaculture                                     |            |    | ✓   |  |
| 1.5 Rural Lands  | ✓          |    |     | Because of the historic planning for the locality the rezoning for rural to an urban zone is not at odds with good rural land planning practice. |
| <b>2. Environment and Heritage</b>                         |            |    |     |  |
| 2.1 Environment Protection Zones                           |            |    | ✓   |  |
| 2.2 Coastal Protection                                     | ✓          |    |     | The site is located some 500m from the coastline.  |



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| Ministerial Directions   | Consistent |    | N/A | Comment  |
|--|------------|----|-----|--|
|  | YES        | NO |     |  |
| 2.3 Heritage Conservation  | ✓          |    |     |  |
| 2.4 Recreation Vehicle Areas   |            |    | ✓   |  |
| <b>3. Housing, Infrastructure and Urban Development</b>                      |            |    |     |  |
| 3.1 Residential Zones  | ✓          |    |     | The proposal provides for a residential zone consistent with the zoning of land immediately to the north and a minimum lot size which is consistent with Council's affordable housing and community strategic plan goals and objectives. |
| 3.2 Caravan Parks and Manufactured Home Estates                              |            |    | ✓   |  |
| 3.3 Home Occupations   |            |    | ✓   |  |
| 3.4 Integrating Land Use and Transport                                       | ✓          |    |     |  |
| 3.5 Development Near Licensed Aerodromes                                     |            |    | ✓   |  |
| 3.6 Shooting Ranges  |            |    | ✓   |  |
| <b>4. Hazard and Risk</b>  |            |    |     |  |
| 4.1 Acid Sulfate Soils   |            |    | ✓   |  |
| 4.2 Mine Subsidence and Unstable Land  |            |    | ✓   |  |
| 4.3 Flood Prone Land   |            |    | ✓   |  |
| 4.4 Planning for Bushfire Protection   |            |    | ✓   |  |
| <b>5. Regional Planning</b>  |            |    |     |  |
| 5.1 Implementation of Regional Strategies                                    | ✓          |    |     |  |
| 5.2 Sydney Drinking Water Catchments   |            |    | ✓   |  |
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast   | ✓          |    |     |  |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast |            |    | ✓   |  |
| 5.8 Second Sydney Airport: Badgerys Creek                                    |            |    | ✓   |  |
| <b>6. Local Plan Making</b>  |            |    |     |  |



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| Ministerial Directions                                      | Consistent |    | N/A | Comment |
|---|------------|----|-----|---------|
|   | YES        | NO |     |         |
| 6.1 Approval and Referral Requirements                      | ✓          |    |     |         |
| 6.2 Reserving Land for Public Purposes                      |            |    | ✓   |         |
| 6.3 Site Specific Provisions                                | ✓          |    |     |         |
| <b>7. Metropolitan Planning</b>                             |            |    |     |         |
| 7.1 Implementation of the Metropolitan Plan for Sydney 2036 | ✓          |    |     |         |

**4.4 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT**

**4.4.1 IMPACT ON CRITICAL HABITAT, THREATENED SPECIES AND ECOLOGICAL COMMUNITIES**

The subject site is grazing land which has been used for agricultural purposes for some five decades. No critical habitat or threatened species exist at the site.

**4.4.2 SOCIAL AND ECONOMIC IMPACTS**

Rezoning of the land will provide for the orderly development of land for residential housing purposes and accordingly should impact positively in terms of the social economic environment of the Lennox Head locality.

**4.5 STATE AND COMMONWEALTH INTERESTS**

**4.5.1 PUBLIC INFRASTRUCTURE**

The land has been identified for urbanisation for some three decades and accordingly all the necessary public infrastructure is available or near to the site.

**4.6 COMMUNITY CONSULTATION**

No site specific community consultation has been undertaken in relation to the rezoning of the land by the owners. Recently Council's BLEP12 Exhibition and Growth Management Strategies both clearly identify the land for future urban purposes and these studies follow from earlier strategic planning for the Lennox Head Structure Plan and Lennox Head Community Aspirations which all involve comprehensive community consultation.



*View immediately southward of the subject site looking north along the Byron Bay Road.*



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**5 CONCLUSION**

The subject land has been “on the books” for residential rezoning for some three decades. The proposal is consistent with a raft of strategic planning including:

- Ballina Local Environmental Plan 1987 1(d) Urban Investigation Zone designation;
- Lennox Head Community Aspirations Strategic Land Use Plan, 2002;
- Lennox Head Structure Plan of 2004;
- Ballina Shire Affordability Housing Strategy of 2010;
- Ballina Shire Growth Management Strategy of 2012. This plan sets out Council’s framework for managing population growth in the shire and identifies the land as appropriate for residential rezoning. This plan was endorsed by the Department of Planning and Infrastructure in May 2013;
- Far North Coast Regional Strategy; and
- Ballina Shire Community Strategic Plan.



*Aerial view of the land the subject of this Planning Proposal in the context of existing urban development in Lennox Head.*

Zoning amendment as proposed is consistent with relevant State Environmental Planning Policies and the directions issued by the Minister under Section 117 of the Environmental Planning and Assessment Act. Having regard to the above strategic planning context, we respectfully submit that this Planning Proposal is another step forward in the orderly and economic development of the Shire.

A handwritten signature in black ink, appearing to read 'Stephen Connelly', written over a set of horizontal lines.

Stephen Connelly FPIA CPP  
PARTNERSHIP PRINCIPAL  
**PLANNERS NORTH**



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**REFERENCES**

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- BSC, 2004 *Lennox Head Structure Plan*, Ballina Shire Council, 2004 and amended January 2006.
- BSC, 2006(a) *Lennox Head Community Aspirations Strategic Land Use Plan*, Ballina Shire Council, 2006
- BSC, 2006(b) *People Place Prosperity: A Framework for a More Sustainable Ballina Shire 2025*, Ballina Shire Council, September 2006.
- BSC, 2010 *Ballina Shire Affordability Housing Strategy*, Ballina Shire Council, 25 March 2010.
- BSC, 2012 *Ballina Shire Growth Management Strategy*, Ballina Shire Council, endorsed by the Department of Planning and Infrastructure, May 2013.
- BSC, 2013 *Our Community Our Future, Ballina Shire Community Strategic Plan 2013/ 2023*, Ballina Shire Council, 2013.
- DoPI, 2012 *A Guide to Preparation of Local Environmental Plans*, Department of Planning and Infrastructure, October 2012.
- DoP, 2009 *A Guide to Preparing Planning Proposals*, Department of Planning, July 2009.
- DoP, 2006 *Far North Coast Regional Strategy*, Department of Planning, December 2006.

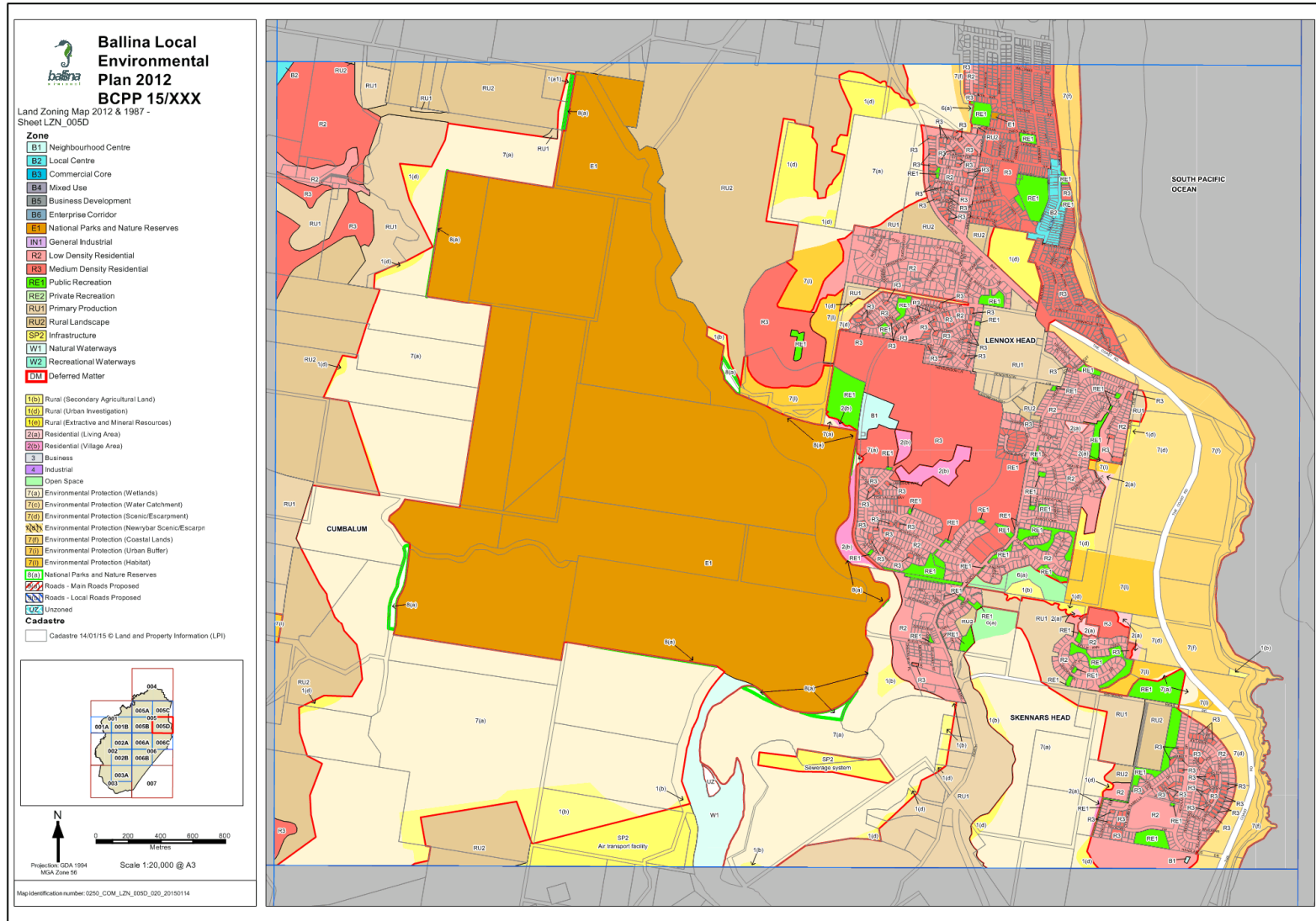


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9.2 **LEP Amendment Request - Greenwood Place, Lennox Head.DOC**



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