



Planning &
Infrastructure

RECORDS
SCANNED

13 MAY 2013

Doc No.....

Batch No.....

Mr Paul Hickey
General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

12/17464

Dear Mr Hickey

I refer to your request seeking endorsement for the Ballina Growth Management Strategy.

I am pleased to advise I have approved the Strategy including the following sites which are outside the Town and Village Growth Boundary of the Far North Coast Regional Strategy (FNCRS):

- o Ballina Island - old Council depot adjacent to Clark Street industrial area;
- o West Ballina - land north of Riverbend Manufactured Home Estate;
- o North Ballina - land adjacent to Ballina Racecourse;
- o Lennox Head - land at Coopers Close; and
- o Wardell - land north of Fitzroy Street.

In reviewing these sites it is considered they are minor rounding adjustments to the Town and Village Growth Boundary as provided for in the regional strategy. These sites will be included as part of the upcoming review of the regional strategy.

The proposed inclusion of the site at *North Ballina - land on old Pacific Highway opposite Richmond Christian College* is not agreed to at this stage. This site is considered to be an extension to the current growth boundary and is isolated from existing development. However, the Council's strategic intent is noted and the site can be brought forward for consideration in the upcoming review of the regional strategy.

I note that the Strategy replaces Ballina Urban Land Release Strategy (2000), and constitutes a local growth management strategy in accordance with the FNCRS.

In addition the following comments are provided in respect to matters identified in the strategy.

The proposed investigations into the "Third Village Concept" on the Alstonville plateau and semi-rural lots around the urban fringe are noted. The Strategy identifies that sufficient land supply exists to accommodate forecast demand over the long term and

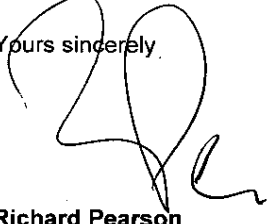
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as such the need for an additional village may not be warranted. I recommend that you liaise with the Department's Northern Region prior to commencing these investigations to ensure that the investigations are consistent with outcomes of the state and regional farmland project, FNCRS and any other relevant state or regional planning policy.

I support the strategic action to investigate infill development opportunities in a number of locations following assessment of climate change impacts on sea level rise. Council is encouraged to liaise with NSW Housing in this regard to secure housing affordability outcomes in suitable locations.

Should you have any further enquiries about this matter, I have arranged for Claire Purvis of the Northern Region office to assist you. Ms Purvis can be contacted on (02) 6641 6611.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'R. Pearson', written over the 'Yours sincerely,' text.

7/5/13

Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery

9.3 Ballina Shire Growth Management Strategy - Review.DOC

Ballina Shire Growth Management Strategy – Endorsed Strategic Actions and Status – September 2013

Locality	Strategic Action	Priority	Status Overview
Ballina Island	Investigate the potential impacts of climate change, particularly sea-level rise, on existing and future development.	High	Ongoing through existing floodplain and coastline management planning programs.
	Investigate infill development opportunities in proximity to key community and commercial areas.	Moderate	Council has applied for a grant from the Department of Planning and Infrastructure's Planning Reform Fund to undertake a comprehensive planning study for Ballina.
	Investigate a health-care precinct in proximity to the Ballina Hospital.	Moderate	Investigations undertaken and reporting currently being prepared for the Council's consideration. Reporting is anticipated before the end of 2013.
	Investigate the potential of the Clark Street Industrial Estate for development as a business incubator.	Moderate	GeoLINK has been engaged to prepare structure plan for the Clark Street Area and examine business incubator opportunities in the locality. Project is scheduled for completion in 2013/14.
	Investigate the appropriate land uses for land adjacent to Clark Street Industrial Estate (Old Depot)	Moderate	GeoLINK has been engaged to prepare structure plan for the Clark Street Area and surrounds including the old depot site. Project is scheduled for completion in 2013/14.
West Ballina	Investigate the potential impacts of climate change, particularly sea-level rise, on the locality.	High	Ongoing through existing floodplain and coastline management planning programs.
	Establish the area along the existing Pacific Highway as a location for innovative and mixed business activity (but not for retail purposes).	High	Complete. The Ballina LEP 2012 and Ballina Shire DCP 2012 identify this area as an enterprise corridor and provide for mixed business activity.
	Retain larger lots to facilitate future redevelopment opportunities, and potential for improved access arrangements.	High	Complete. The Ballina LEP 2012 establishes a 1 hectare minimum lot standard for subdivision to limit the potential for the existing large lot configuration to be diminished.
	Reinforce West Ballina as the 'edge' of and 'gateway' to Ballina.	Moderate	Ongoing. Council is currently considering an entry treatment program for West Ballina.

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Locality	Strategic Action	Priority	Status Overview
	Identify the desired future character of the locality via a consultative strategic planning exercise.	Moderate	Not yet commenced. May be incorporated into strategic study of Ballina depending on outcomes of Department of Planning and Infrastructure Planning Reform Fund grant application.
	Investigate the broadening of marine-based activity in the Smith Drive locality.	Moderate	Complete. Marine-based activity examined as part of the implementation of the Ballina LEP 2012 and Ballina Shire DCP 2012. Council's planning provisions provide for a wide variety of marine-based activity in the Smith Drive area.
	Investigate potential locations for a marina facility.	Moderate	Council is monitoring opportunities associated with marina infrastructure having regard for the Lower Richmond River Recreational Boating Study outcomes. The NSW Government has elected not to pursue redevelopment of the Trawler Harbour site at West Ballina at this time.
North Ballina	Investigate the potential impacts of climate change, particularly sea-level rise, on the locality.	High	Ongoing through existing floodplain and coastline management planning programs.
	Investigate, through the rezoning process, land use opportunities identified in the Southern Cross Masterplan and the West Ballina Structure Plan.	High	This action is dependent upon land owners initiating rezoning processes for the relevant land. Council is currently processing a rezoning proposal for the expansion of the Southern Cross Industrial Estate. This proposal is currently in the detailed study and assessment phase.
	Reinforce North Ballina as a key 'edge' of and 'gateway' to Ballina.	Moderate	Not yet commenced.
	Establish a more detailed planning framework for the long term use and development of industrial areas through Council's Development Control Plan.	High	Complete. Council engaged GHD to complete a comprehensive review of Council's industrial land use planning framework as part of the comprehensive DCP review program in 2012. Outcomes from the review have been incorporated into the adopted Ballina Shire DCP 2012. The adopted approach provides for flexibility in the type and form of industrial land uses. Use of new industrial land to be considered in conjunction with rezoning proposals.

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Locality	Strategic Action	Priority	Status Overview
	Establish a clustered bulky goods retailing precinct.	High	Complete. Council has resolved to apply a bulky goods retailing specific land use zone in the Southern Cross Industrial Estate consistent with the recommendations of the Ballina Shire Bulky Goods Retailing Investigation report (2012) prepared by Hill PDA. This involves an amendment to the Ballina LEP 2012 which is currently being finalised by the Department of Planning and Infrastructure for gazettal.
	Investigate future road connection between Ballina and Lennox Head via North Creek Road.	Low	Road connection considered in shire road plan. To be further considered as part of next review of the road plan.
Cumalum	Undertake a detailed site analysis and investigations to determine appropriate land use zoning that includes provision for employment and recreation outcomes.	High	Complete. Council has undertaken detailed site analysis and investigations for Cumalum Precincts A and B through the rezoning processes for each of these areas. Council has identified and endorsed a planning framework for these areas that incorporates residential, commercial, open space and environmental outcomes.
	Establish a Development Control Plan (DCP) to guide future subdivision and development.	High	Council has commenced preparation of planning provisions for inclusion in the Ballina Shire DCP 2012 for Cumalum Precinct B. Council has resolved to prepare similar DCP provisions for Cumalum Precinct A. This work is scheduled for completion within 6 months.
	Prepare an Infrastructure Delivery Plan for the locality.	High	Complete. Infrastructure Delivery Plan for the Cumalum Urban Release Area completed and informing planning and infrastructure outcomes for the locality.
East Ballina	Council to endorse a Development Control Plan (DCP) to guide future subdivision and development.	High	Complete. Planning provisions for East Ballina adopted under Ballina Shire DCP 2012.
	Incremental construction of coastal shared pathway linkages to Lennox Head and Skennars Head.	High	Coastal shared pathway is currently in the planning approval phase.

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9.3 Ballina Shire Growth Management Strategy - Review.DOC

Locality	Strategic Action	Priority	Status Overview
	Enable key coastal public infrastructure including surf club and marine rescue facilities	High	Ballina Surf Club and Coastguard Tower enabled and planned for in the Ballina Coastal Reserve. Coastal Reserve POM being reviewed through a program with the State Government. The review will include consideration of public facilities in the coastal reserve.
Lennox Head	Maintain commitment to the development framework established by the Lennox Head Community Aspirations Strategic Plan (LHCASP) and Lennox Head Structure Plan (LHSP).	High	Complete. Outcomes from the Lennox Head Community Aspirations Strategic Plan and Lennox Head Structure Plan embodied in local planning framework. These plans are also drawn on in relation to rezoning proposals through the application of the GMS.
	Provide for additional road, community and sporting infrastructure in a timely manner.	High	Infrastructure is considered in association with rezoning requests and in relation to Council's capital works program.
	Provide for light industrial or "employment precinct" uses in accordance with the Lennox Head Structure Plan.	Moderate	Light industrial/ employment precinct identified in GMS for Lennox Head. Progress is dependent on land owner initiating a rezoning request.
	Develop and implement strategies to protect sensitive natural environments.	High	Environmental protection outcomes for Lennox Head identified in local planning framework. Specific zoning outcomes are pending completion of the Department of Planning and Infrastructure's review of E zones. Environmental attributes are examined in relation to each proposed rezoning considered by Council.
	Secure additional sporting facilities on land located to the north west of the village, south of Ross Lane.	Moderate	Site for sporting fields has been identified in association with a potential residential and light industrial growth area. Further action is presently subject to land owner initiating a rezoning request.
	Consolidation of community facilities via construction of the Lennox Head Cultural and Community Centre at Williams Reserve.	High	Complete. Lennox Head Cultural and Community Centre constructed and operating on Williams Reserve.
	Incremental construction of coastal shared pathway linkages to Skennars Head and Ballina.	High	Coastal shared pathway is currently in the planning approval phase.

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	Enable key coastal public infrastructure including surf club and marine rescue facilities	High	Coastal Reserve POM being reviewed through a program with the State Government. The review will include consideration of public facilities in the coastal reserve. Council is presently engaged in planning for renewed surf club facilities in Lennox Head.
Skennars Head	Ensure that rezoning processes address the key planning issues identified in the GMS that apply to the locality.	High	GMS outcomes identified and considered in relation to planning in the Skennars Head locality, including Skennars Head Coastal Village proposal.
	Incremental construction of cycleway/pedestrian linkages to Lennox Head and East Ballina.	High	Coastal shared pathway is currently in the planning approval phase.
	Review of Coast Road/Headlands Drive and Coast Road/Skennars Head Road intersections, in association with rezoning proposals.	Moderate	Coast Road and Headlands Drive intersection under consideration in association with Skennars Head Coastal Village rezoning proposal. No specific action to date in relation to Coast Road and Skennars Head Road intersection.
	Investigate the potential expansion of the Skennars Head playing fields.	Moderate	Land area for additional facilities identified and land acquired.
	Develop and implement strategies to protect the locality's sensitive natural environments.	High	Environmental protection outcomes for Skennars Head identified in local planning framework. Specific zoning outcomes are pending completion of the Department of Planning and Infrastructure's review of E zones. Environmental attributes are examined in relation to each proposed rezoning considered by Council.
	Enable and maintain long-term public access to Sharpes Beach.	High	Complete. Council has negotiated a long term lease arrangement with the landholder to provide for public access to Sharpes Beach via the existing car parking facility.

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Locality	Strategic Action	Priority	Status Overview
Alstonville	Identify opportunities for additional seniors living facilities.	High	Not yet commenced. Outcomes from Council's ageing strategy may provide direction.
	Review planning controls for village centre following construction of the Bruxner Highway bypass.	High	Complete. Planning controls reviewed as part of the preparation of the Ballina Shire DCP 2012.
	Preserve the integrity of the village footprint.	High	Complete. Council's planning instruments maintain the application of the Alstonville/Wollongbar urban buffer to separate the two villages by a green belt. Reinforcement of this position is pending the Department of Planning and Infrastructures E zone review. Note: Council is presently considering an encroachment into the buffer adjacent to the Russellton Industrial Estate (BSCPP 12/002).
	Ongoing management of active and passive open space and bushland areas. Revisit the Third Plateau Village concept.	High Low	Ongoing. Council continues to action a routine open space and bushland reserve management program. Concept reviewed in preparing the GMS. No further action envisaged in the short term. The third village concept has been maintained to provide Council with future options for the management of population growth given the planning horizon for the GMS is 20 years.
Wollongbar	Accommodate further population growth through implementation of the Development Control Plan for the Wollongbar Urban Expansion Area via the development assessment process.	High	Complete. Planning provisions for the Wollongbar Urban Expansion Area incorporated into the Ballina Shire DCP 2012.
	Plan for the provision of additional sporting facilities to service the increase population.	High	New playing fields for Wollongbar under construction, with completion anticipated in 2014.

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Locality	Strategic Action	Priority	Status Overview
	Maintain the urban buffer / inter-urban break between Wollongbar and Alstonville	High	Complete. Council's planning instruments maintain the application of the Alstonville/Wollongbar urban buffer to separate the two villages by a green belt. Reinforcement of this position is pending the Department of Planning and Infrastructures E zone review. Note: Council is presently considering an encroachment into the buffer adjacent to the Russellton Industrial Estate (BSCPP 12/002).
	Revisit the Third Plateau Village Concept.	Low	Concept reviewed in preparing the GMS. No further action envisaged in the short term. The third village concept has been maintained to provide Council with future options for the management of population growth given the planning horizon for the GMS is 20 years.
Wardell	Implement the Wardell Strategic and Land Use Plan via the investigation of rezoning opportunities.	Moderate	Council initiated action is on hold pending realignment of the Pacific Highway due to present noise impacts on potential urban growth areas. Council is able to consider rezoning requests on merit.
	Establishment of a Development Control Plan for Wardell.	High	Complete. DCP planning framework adopted for Wardell under Ballina Shire DCP 2012.
	Implement village centre enhancement program.	Moderate	Village centre enhancement program complete with exception of East Wardell boat ramp. Boat ramp expected to be completed by the end of 2013.
Shire-wide & other localities	Define character statements for the shire's rural hamlets	Moderate	Project planning commenced. Project scheduled for delivery in 2014.
	Complete vegetation mapping for the shire.	Moderate	Vegetation mapping program ongoing. Council is actively pursuing grant funding opportunities to augment existing program.
	Identify places of strategic interest for long-term planning initiatives.	Moderate	Not yet commenced. Scheduled for completion as part of next major review of GMS (currently planned for 2017).

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Locality	Strategic Action	Priority	Status Overview
	Review opportunities for a third village on the Alstonville Plateau some time after 2010.	Low	Concept reviewed in preparing the GMS. No further action envisaged in the short term. The third village concept has been maintained to provide Council with future options for the management of population growth given the planning horizon for the GMS is 20 years.
	Investigate site options and the economic feasibility of a large-scale greenfield marine precinct within the Lower Richmond River Estuary.	Moderate	Council is monitoring opportunities associated with marina infrastructure having regard for the Lower Richmond River Recreational Boating Study outcomes. The NSW Government has elected not to pursue redevelopment of the Trawler Harbour site at West Ballina at this time.
	Maintain appropriate protections for agriculturally productive land through the Local Environmental Plan.	High	Complete. Ballina LEP 2012 and the adopted Ballina Shire DCP 2012 incorporate a variety of provisions designed to protect high quality agricultural land from inappropriate development and sterilisation.
	Investigate the long-term demand for, and supply of, extractive resources required to support future development within existing urban areas and new growth areas in Ballina Shire.	Moderate	Not yet commenced. Scheduled for commencement post 2015.
	Investigate the concept of permitting semi-rural allotments on the edges of strategic urban release areas.	High	Project planning commenced. Project scheduled for delivery in 2014/2015.

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