From: Paul Garnett < Paul.Garnett@planning.nsw.gov.au>

Sent: Tuesday, 17 July 2018 8:30 AM

To: Hancock, Natalie

Cc: Caras, Alex; Burt, Shannon

Subject: RE: Early implementation of a Residential Strategy Action to provide affordable

housing

Attachments: image002.emz

Natalie,

I can confirm that the Department remains committed to a strategic led process in identifying new residential release areas such as The Saddle Road proposal. Council's draft residential strategy is the most appropriated mechanism for directing growth to appropriate locations that can sustainably accommodate residential development and provide necessary services and infrastructure. The Department encourages Council to prioritise the finalisation of its residential strategy.

Without an approved residential strategy it is difficult for ad hoc proposals outside of the urban growth area boundaries to justify the inconsistencies with the strategic planning framework such as the section 9.1 Ministerial directions.

The North Coast Regional Plan 2036 contains urban growth area variation principles and important farmland interim variation criteria which are intended to provide for flexibility in considering proposals on the fringe of existing urban areas. However the consideration of the need and suitability of significant land release proposals should be addressed through the strategic planning process.

If you would like to discuss this matter further, please contact me on the phone number below.

Regards

Paul

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From: Hancock, Natalie [mailto:Natalie.Hancock@byron.nsw.gov.au]

Sent: Monday, 16 July 2018 2:05 PM

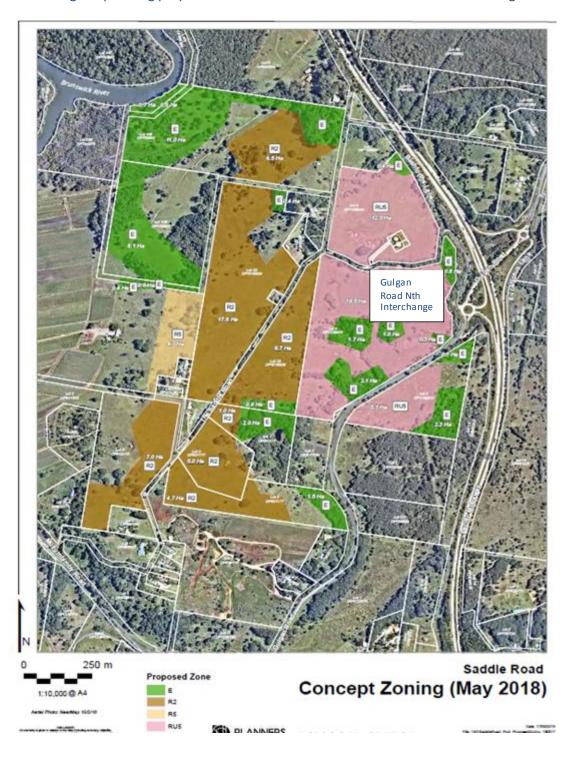
To: Paul Garnett < Paul.Garnett@planning.nsw.gov.au >

Cc: Caras, Alex <<u>Alex.Caras@byron.nsw.gov.au</u>>; Shannon Burt (Byron Council) <<u>shannon.burt@byron.nsw.gov.au</u>>

Subject: RE: Early implementation of a Residential Strategy Action to provide affordable housing

Hi Paul

Noting the Department's position (your ref 18/3180) in relation to early implementation of Council's Accessible Housing Project ahead of the Residential Strategy. I would appreciate if you could clarify as to whether a similar position would also be held for a planning proposal currently with Council to rezone land at The Saddle Road (shown below). This planning proposal currently under further investigations, was also submitted as part of the AHP resolution (Res 17-260) of Council. An update report on this planning proposal is scheduled to be provided to the 23 August 2018 Council meeting and your response would be appreciated to ensure Council is well informed when considering the planning proposal. The land shown is not within an identified urban growth area.



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