

---

**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

**Paul Garnett**  
**Acting Team Leader - Northern**  
**Department of Planning & Environment**  
**Northern Region**  
**Locked Bag 9022**  
**Grafton NSW 2460**  
**T 02 66416607**  
**E [paul.garnett@planning.nsw.gov.au](mailto:paul.garnett@planning.nsw.gov.au)**



Please consider the environment before printing this email.

---

**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](mailto:Paul.Garnett@planning.nsw.gov.au)>  
**Cc:** Caras, Alex <[Alex.Caras@byron.nsw.gov.au](mailto:Alex.Caras@byron.nsw.gov.au)>; Shannon Burt (Byron Council) <[shannon.burt@byron.nsw.gov.au](mailto:shannon.burt@byron.nsw.gov.au)>  
**Subject:** RE: Early implementation of a Residential Strategy Action to provide affordable housing

Hi Paul



not necessarily reflect the official position of the Council. No representation is made that this email is free from viruses. Virus scanning is recommended and is the responsibility of the recipient.

Please consider the environment before printing this email.

---

This email, including any attachments, is confidential and may also be the subject of legal privilege or contain copyright material, and must only be used by the intended recipients for the purposes for which it has been sent. If you are not the intended recipient any use, distribution or disclosure of, or reliance on, the material is prohibited. If you have received this email in error, please delete it and notify us immediately by reply email or telephone. Any opinions, views or conclusions expressed in this email or attachments are those of the individual sender and may not necessarily reflect the official position of the Council. No representation is made that this email is free from viruses. Virus scanning is recommended and is the responsibility of the recipient.

Please consider the environment before printing this email.