



3 December 2021

Addressee1  
Addressee2  
Addressee3  
TOWN STATE PCODE

Dear Sir / Madam

**Re: Public Exhibition of Rezoning Proposal from R2 Low Density to R3 Medium Density, Alstonville**

At the Ordinary Council meeting of 28 October 2021, Council resolved to support a proposal to rezone land at Alstonville from R2 Low Density Residential to R3 Medium Density. The rezoning proposal applies to 64 individual lots in Daley Street, The Avenue, Coral Street and Wardell Road, located in easy walking distance to the Alstonville Village Centre, as per attached site map.

The rezoning is a recommendation in the Alstonville Strategic Plan as a way to provide new housing opportunities that promote affordability and provide choice for people to meet changing life needs.

The land use tables for both the R2 Low Density Residential Zone and the R3 Medium Density Residential Zone are enclosed. The R3 zone will permit a broader range of housing options for the land.

A Planning Proposal (BSCPP 21/003) describing the rezoning is currently on public exhibition, including appendix documents providing a range of additional information, including a local heritage study of the area.

Given the Christmas holiday period will occur during public exhibition of the proposal from **8 December 2021**, it will be extended to **2 February 2022**. The proposal is displayed at Council's Customer Service Centre located at 40 Cherry Street, Ballina and may be inspected between 8.15am and 4.30pm Monday to Friday. It is also available for viewing at Council's Community Access Points – Alstonville Library and on Council's website; [www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au) under 'Noticeboard – Documents on Exhibition'.

Council has been given delegation by the Department of Planning, Industry and Environment to undertake the processes for finalisation of the planning proposal (should it proceed to completion).

Written submissions in relation to the proposal are invited and may be addressed to the General Manager, Ballina Shire Council, PO Box 450, Ballina NSW 2478 or by email to [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au). Please note that submissions close on **2 February 2022**.

Further information regarding public submissions and public disclosure requirements is provided on the following page. If you have any enquiries in regard to this matter please contact Strategic Planning on 1300 864 444 or email [strategic@ballina.nsw.gov.au](mailto:strategic@ballina.nsw.gov.au).

Yours faithfully

Robert van Iersel  
**Strategic Planner**  
**Planning and Environmental Health Division**

## Public Submissions

Any person may make a submission in writing to Council.

Where a submission is by way of objection the grounds of objection must be specified in the submission.

All submissions, including any personal information contained therein, will become publicly available documents and will be made available to the applicant and any other interested members of the public.

They may also be included in Council's business paper.

If you do not wish your submission to be publicly available you must provide Council with written reasons for this.

Alternatively, you may wish to provide an anonymous submission. However, anonymous submissions may be given less (or no) weight in the overall consideration of the proposal.

**For more information on preparing any submission or how Council manages your submission, refer to our website [ballina.nsw.gov.au](http://ballina.nsw.gov.au) (search "your privacy").**

## Public Disclosure

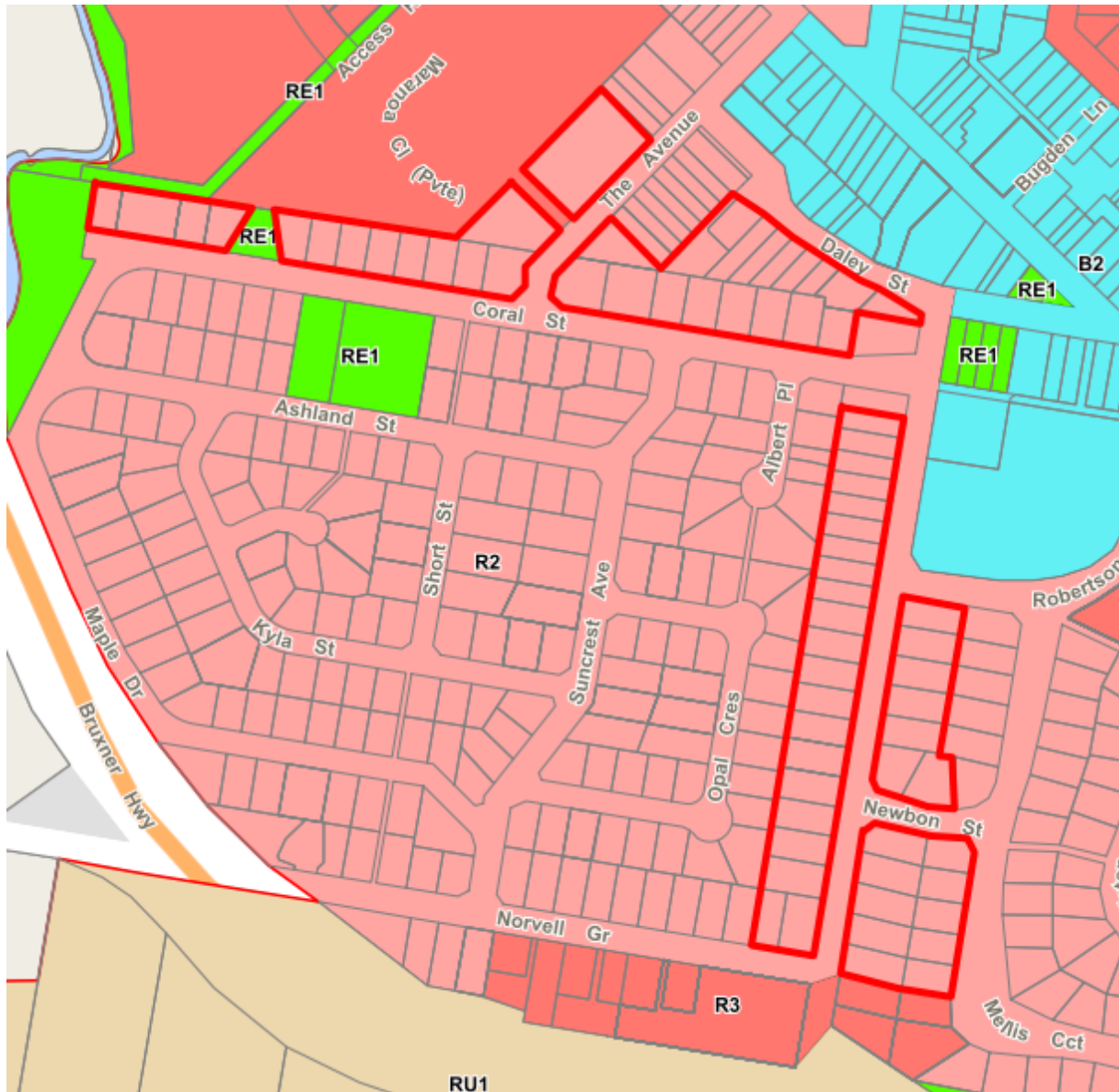
A person making the submission or any associate of that person, within the period commencing two years before the submission is made and ending when the application is determined, is required to disclose:

- All reportable political donations made to any local Councillor of that Council; and
- All gifts made to any local Councillor or employee of that Council.

A reference to a reportable political donation made to a "local Councillor" includes a reference to a donation made at the time the person was a candidate for election to the Council.

Significant penalties apply to non-disclosure. For more information and to obtain a political donations and gifts disclosure statement go to the Department of Planning & Environment website at [planning.nsw.gov.au](http://planning.nsw.gov.au)

## Site Map



**Figure 1 – Site Identification Diagram showing area subject to planning proposal**

- R2 - Low Density Residential
- R3 - Medium Density Residential
- RE1 - Public Recreation
- B2 - Local Centre

## Ballina Local Environmental Plan 2012 (2013 EPI 20)

Current version for 14 July 2021 to date (accessed 30 November 2021 at 8:49)

[Part](#) > pt-cg1.Zone\_R2

### Zone R2 Low Density Residential

#### 1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To provide for development that meets the social and cultural needs of the community.
- To encourage development that achieves the efficient use of resources such as energy and water.

#### 2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

#### 3 Permitted with consent

Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Dwelling houses; Extensive agriculture; Group homes; Home industries; Hospitals; Hostels; Kiosks; Markets; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

#### 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Eco-tourist facilities; Forestry; Freight transport facilities; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Recreation facilities (major); Registered clubs; Residential accommodation; Restricted premises; Rural industries; Service stations; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

## Ballina Local Environmental Plan 2012 (2013 EPI 20)

Current version for 14 July 2021 to date (accessed 30 November 2021 at 8:49)

[Part](#) > pt-cg1.Zone\_R3

### Zone R3 Medium Density Residential

#### 1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide development that is compatible with the character and amenity of the surrounding neighbourhood.
- To encourage housing and infrastructure that supports the ageing population.
- To provide for development that meets the social and cultural needs of the community.
- To encourage development that achieves the efficient use of resources such as energy and water.

#### 2 Permitted without consent

Environmental protection works; Home-based child care; Home occupations

#### 3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Extensive agriculture; Group homes; Home industries; Kiosks; Markets; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Roadside stalls; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

#### 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Dairies (pasture-based); Depots; Eco-tourist facilities; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Mortuaries; Pond-based aquaculture; Recreation facilities (major); Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies