

Strategic Urban Growth Area Review

v.3 Adopted by Council October 2022

Notes added following DPE Gateway Determination of subsequent Planning Proposal

23/2058



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Introduction

Background

The Ballina Shire Local Strategic Planning Statement 2020 – 2040 indicates that there is sufficient undeveloped residential zoned land to accommodate the Shire's planned growth to 2040, with a capacity of around 5,000 additional residential lots.

Council's strategic planning framework also includes the identification of additional areas, not yet zoned for urban uses, which appear, at a broad strategic level, to have potential for urban development.

These areas are identified to enable their detailed investigation for longer-term urban suitability through the statutory planning proposal process (called "rezoning").

The areas were previously referred to as *Urban Investigation Areas* in Council's Urban Land Release Strategy. Following the introduction of Council's standard instrument local environmental plan (the Ballina Local Environmental Plan 2012), the Ballina Shire Growth Management Strategy (2012), and the Ballina Shire Local Strategic Planning Statement (2020), these areas are now referred to as **Strategic Urban Growth Areas** (SUGAs).

Fundamentally, the purpose of identifying land as an SUGA is to provide a realistic foundation for Council's planning to accommodate future demands for residential and employment land.

It is important, therefore, that the SUGAs represent a realistic potential for future urban land, having regard to the need to balance social, economic and environmental outcomes.

Because of the above, all previously identified SUGAs were reviewed to inform the review of the Ballina Shire Local Strategic Planning Statement.

As part of the process, one new SUGA was recommended, based on an Action from the Wollongbar Strategic Plan 2019-2039.

Strategic Urban Growth Area Objectives

Due to the timeframes within which longer-term strategic planning is undertaken (typically measured in decades), many of the existing SUGAs were identified many years ago, under a very different planning environment.

Further, the potential suitability of some of these SUGAs have been impacted by other development projects (such as nearby subdivisions) and major civil works projects (such as the upgrade to the Pacific Highway) that have occurred after their initial identification.

The following planning objectives guided the review of the Strategic Urban Growth Areas (SUGAs):

- To identify land with a realistic potential for urban development (whether for residential or employment purposes), but for which detailed urban suitability investigations are required to confirm this potential.
- To avoid the potential to create unreasonable expectations or cause landholders to incur unreasonable costs associated with the preparation of technical studies for sites that have little potential for urban development.

Review Approach

Changes to the planning and/or physical environment or the availability of improved information about these sites may impact on the suitability of the land for future urban development, and therefore on their suitability for being identified as SUGAs.

Consequently, the review involved consideration of the following environmental factors:

- Whether the site has been the subject of detailed investigations since the initial designation as a SUGA, such as through planning proposal or development assessment processes.
- Whether changes have occurred to the locality since the identification of the site as an SUGA, such as nearby developments or subdivision works and/or major civil works projects (such as highway upgrades).
- Whether changes in relevant planning (and related) legislation have impacted on the suitability of the land, having regard for contemporary community standards (such as bushfire, habitat, flooding).

In addition, the assessment had regard for practicality and the potential for best practice outcomes with respect to the following urban design considerations:

- Whether fractured land ownership is likely to make the coordination of urban suitability investigations and the planning and delivery of required urban infrastructure prohibitively costly or impractical.
- The suitability of the land having regard for contemporary urban design thinking to avoid the development of urban settlements that would be disjointed, car-dependent (for lack of nearby services) or inefficient with respect to the delivery of urban infrastructure and/or the consumption of agricultural land.

Contemporary urban design, consistent with community expectations, seeks to achieve compact urban settlements that provide for good pedestrian connectivity between residential areas and neighbourhood amenities, community facilities and commercial areas and to minimize their footprint and impact on the surrounding non-urban environment.

The review the SUGAs resulted in recommendations to:

- Retain – sites recommended to be retained as SUGAs for the purposes of the Ballina Shire Growth Management Strategy, Local Strategic Planning Statement and Local Environmental Plan, to be subject to future investigation for urban suitability.
- Remove – sites recommended for removal as Strategic Urban Growth Areas, due to their lack of suitability for future urban development based on the above.
- Refine – sites recommended to have their boundaries amended to more accurately reflect their potential urban suitability having regard to the matters set out above.

Indicative constraints mapping was used to assist and inform the review process. Key constraints mapped were:



Coastal Wetland – SEPP Coastal Management 2018



Littoral Rainforest – SEPP Coastal Management 2018



Core Koala Habitat – BSC Koala Management Strategy



Bush Fire Prone Land



Biodiversity Values



Flood Prone Land

In considering the potential for future urban development, the presence of Coastal Wetland, Littoral Rainforest or Core Koala Habitat excluded that area from further consideration.

Bush fire, flooding, and biodiversity values, while important constraints, did not exclude the area from consideration as mitigation/ amelioration measures may be possible to address these constraints.

The recommendations of the review were considered by Council at an Extraordinary Meeting on 10 October 2022. The resolutions of Council relating to the individual SUGAs are noted in the following section of this report.

Council also resolved:

1. *That Council adopts the revised Strategic Urban Growth Areas framework set out in the Strategic Urban Growth Area Review, including changes to the remove and refine areas, as exhibited and summarised in Table 1 to this report, subject to the previous resolutions for this meeting, in relation to each area.*
2. *That Council prepare a planning proposal to amend the Ballina LEP 2012 Strategic Urban Growth Area Map to reflect the adopted changes to the Strategic Urban Growth Areas in the shire.*
3. *That the planning proposal be forwarded to the Department of Planning and Environment for a Gateway determination.*
4. *That the Department of Planning and Environment be advised that Council wishes to exercise its delegated plan making functions for this LEP amendment.*
5. *That upon an affirmative Gateway determination being received from the Department of Planning and Environment, the procedural steps associated with progression of the planning proposal be undertaken, including public exhibition.*
6. *That Council receive a further report on the matter following the completion of the public exhibition of the planning proposal.*
7. *That the adopted changes to the Strategic Urban Growth Areas be communicated to the Department of Planning and Environment as input to their review of the North Coast Regional Plan.*
8. *That the adopted changes be reflected in Council's strategic planning strategies, policies and instruments relating to urban growth management.*

Strategic Urban Growth Areas

The following map identifies the location of the existing SUGAs that were the subject of this review.

LEGEND

BSC_2012_LEP_SGA

Strategic Urban Growth Area



Strategic Urban Growth Area (Ballina Local Environmental Plan 2012)

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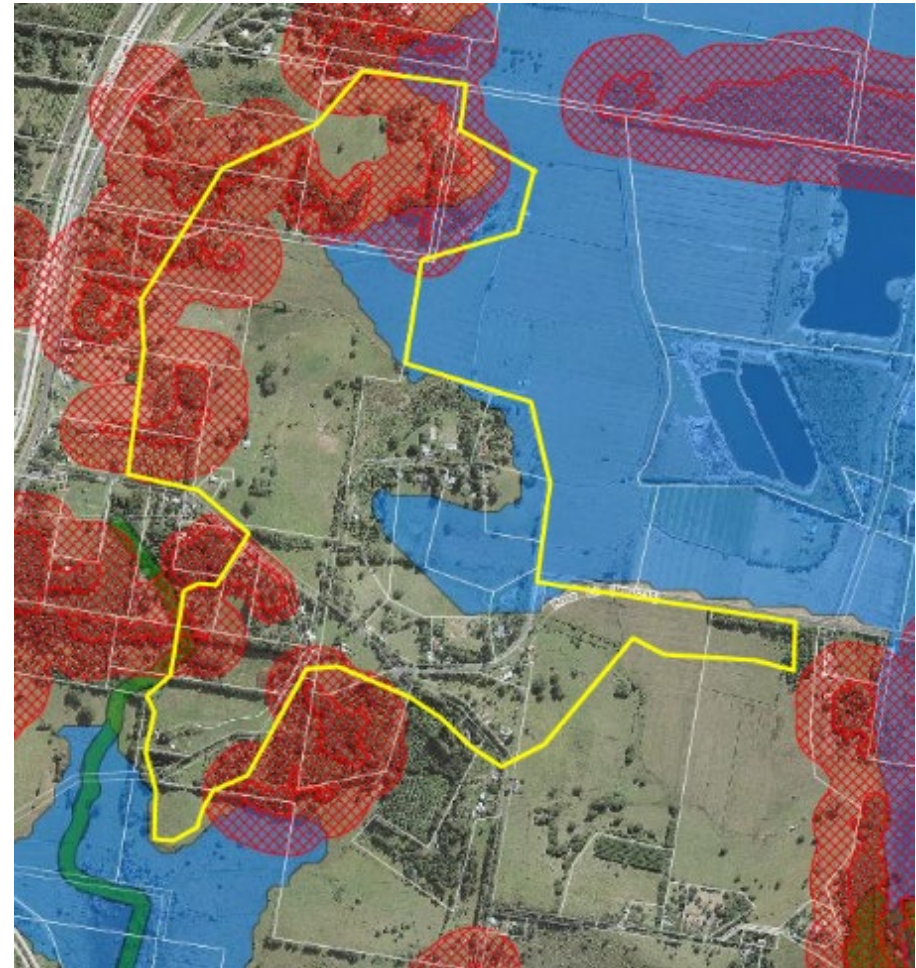
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Area 1. Precinct B North Kinvara



Site Map



Composite Constraints

<i>Area</i>	163 Hectares			
<i>Background</i>	<p>Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Included as part of Precinct B in the Cumbalum Structure Plan (2006). Considered in part during Precinct B Planning Proposal. Land to south of Ross Lane omitted from residential zoning largely due to road noise impacts. Land to north of Ross Lane not subjected to detailed urban investigations.</p>			
<i>Zoning</i>	<p>RU1 Primary Production RU2 Rural Landscape</p>			
<i>Properties</i>	<i>North of Ross Lane:</i>		<i>South of Ross Lane:</i>	
	Lot 7 DP 734573	Lot 5 DP 242286	Part Lot 3 DP 618742	Part Lot 101 DP 1123404
	Lot 3 DP 248286	Lots 1-6 DP 255992	Part Lot 2 DP 247535	Lot 5 DP 247535
	Lot 1 DP 703232	Part Lot 2 DP 703232	Lots 2&3 DP 553504	Part Lot 10 DP 1122325
	Part Lot 2 DP 244408	Part Lot 1 DP 126725	Part Lot 8 DP 612318	Lot 100 DP 1123404
	Part Lot 1 DP 1017613	Part Lot 20 DP 1115948	Lot 7 DP 709525	Lot 6 DP 248286
	Lot 4 DP 737281	Lot 1 DP 232957	Part Lot 60 DP 1136918	Part Lot 11 DP 1127111
	Part Lots 2&3 DP 1176329	Part Lot 8 DP 117626	Part Lots 2&3 DP 251148	Part Lots 2&3 DP 25114
			Lot 1 DP 540904	Part Lot 1 DP 531233
			Part Lot 10 DP 612318	Lot 3 DP 704287
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>		
	< 1,000 m ²	0		
	1,000 – 9,999 m ²	7		
	1ha – 5 ha	17		
	> 5 ha	8		

Assessment:

Mapped Constraints

- Bush fire
- Flooding

Additional environmental factors:

- Includes areas of steep slope (potential slip hazards).
- Mapped within Koala – Plateau Precinct Planning Area, with scattered areas of primary & secondary preferred habitat.
- Includes areas of High Environmental Value Vegetation (HEV) fringing Ross Lane.
- Parts of the site are impacted by road noise (Pacific Highway & Ross Lane).
- Mapped as Regionally Significant Farmland.

Urban design considerations:

- The site is located adjacent to Cumbalum Precinct B; however, parts may be functionally separated from the future urban area by Ross Lane. The degree of such separation is uncertain, however, until civil works are undertaken in association with the future subdivision of Precinct B.
- RU2 land south of Ross Lane can provide visual and acoustic buffer for Cumbalum Precinct B.
- Fractured land ownership, particularly in the area around Glenn Ross Drive (rural residential estate) may compromise the potential for coordinated and holistic urban suitability investigations.

Recommendation:

REFINE by removing area located north of Ross Lane, as this area is disjointed from the remainder of the Precinct B urban release area.

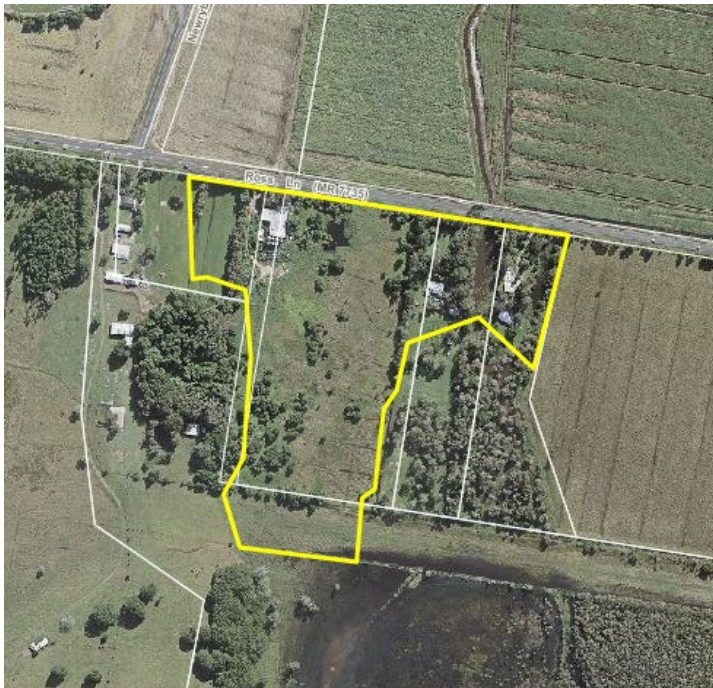
RETAIN area south of Ross Lane as a Strategic Urban Growth Area (SUGA) on the basis that:

- Although impacted by environmental constraints and road noise, parts of the site may be suitable for non-residential urban uses associated with the development of the Precinct B urban release area, in the medium to long term.
- The potential of the land is difficult to determine at this time, due to the extent of change that will occur in the immediate locality in association with the development of Precinct B.
- Further information regarding the capacity of the site will become available as the adjacent residential estate is developed.

Retain

RETAIN all of Area 1 Precinct B North Kinvara as a Strategic Urban Growth Area

Area 2. Precinct B East Kinvara



Site Map



Composite Constraints

<i>Area</i>	9.4 Hectares
<i>Background</i>	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Area identified as part of Precinct B in the Cumbalum Structure Plan (2006). Considered in part during Precinct B Planning Proposal. Omitted from urban zoning due largely to road noise, flooding, and indigenous cultural heritage issues.
<i>Zoning</i>	RU2 Rural Landscape
<i>Properties</i>	Part Lot 3 DP 63438 Part Lot 1 DP 611477

Part Lots 2 & 3 DP 633144

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	4
	1ha – 5 ha	1
	> 5 ha	0

Assessment:

Mapped Constraints

- Bush fire
- Flooding
- Biodiversity values

Additional environmental factors:

- Impacted by indigenous cultural heritage.

Urban design considerations:

- The site is near the Cumbalum Precinct B urban release area.
- The site is impacted by road noise (Ross Lane).

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- The site is severely impacted by flooding, bush fire hazards, road noise and indigenous cultural heritage values.

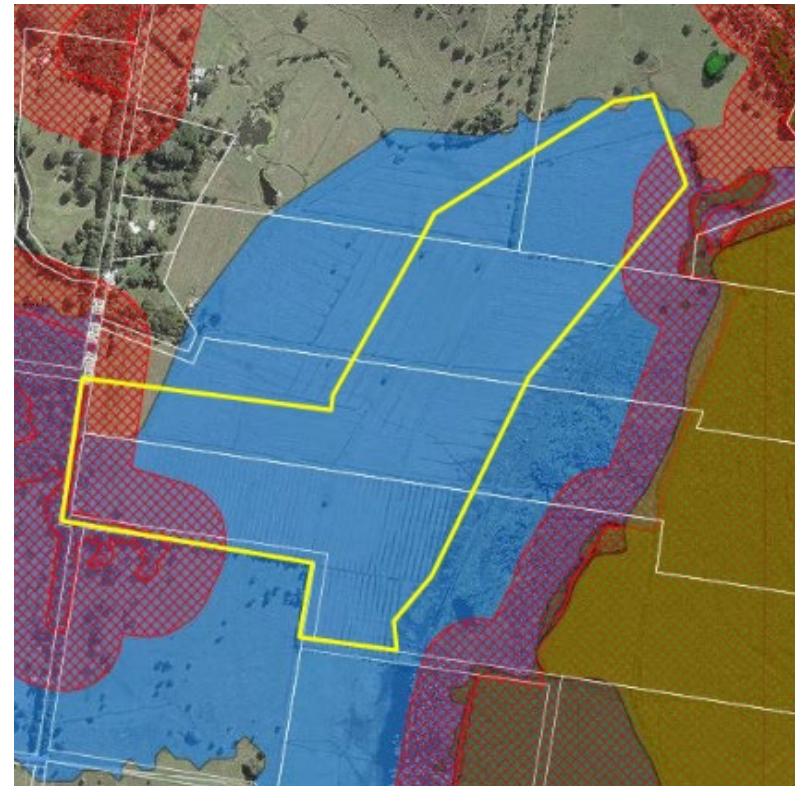
Resolution:

REMOVE Area 2 Precinct B East Kinvara as a Strategic Urban Growth Area

Area 3. Precinct B South Kinvara



Site Map



Composite Constraints

Area	39 Hectares
Background	<p>Area considered as part of the Cumbalum Precinct B Planning Proposal.</p> <p>Identified for stormwater management in association with the planned adjacent residential development.</p> <p>Retained as a Strategic Urban Release Area on the basis that parts of the site, not required for stormwater management, may be subject to further investigation following detailed subdivision design.</p>
Zoning	RU2 Rural Landscape

Properties Lots 18, 19, 20 & 21 DP 873873
Lot 4 DP 1020436

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	<1,000 m ²	0
	1,000-9,999 m ²	0
	1ha – 5 ha	0
	>5 ha	2

Assessment:

Mapped Constraints

- Bush fire
- Flooding

Additional environmental factors:

- Includes land in proximity to Coastal Wetland (SEPP Coastal Wetlands)
- Scattered areas of secondary Koala habitat on western fringe

Urban design considerations:

- The site is near the Cumbalum Precinct B urban release area.
- Includes land nominated for the provision of open space, to be dedicated as part of the future residential development and land designated for stormwater management.

Recommendation:

RETAIN as a Strategic Urban Growth Area (SUGA) on the basis that:

- Further information regarding the capacity of the site will become available as the adjacent residential estate is developed.

Resolution:

RETAIN Area 3 Precinct 3 South Kinvara as a Strategic Urban Growth Area

Area 4. Precinct C Cumbalum



Site Map



Composite Constraints

Area Approx. 160 Hectares

Background Initially identified in mid 1990s Urban Land Release Strategy (ULRS).
Area identified as Precinct C in the Cumbalum Structure Plan (2006) for future urban investigation.
The site has been significantly impacted by the construction of the Pacific Motorway, the design and construction of which occurred after the initial identification of the site for potential development.

<i>Zoning</i>	RU1 Primary Production		
<i>Properties (excludes properties occupied by Pacific Motorway)</i>	Part Lot 1 DP 1017596	Part Lot 3 DP 596786	Lot 10 DP 1046572
	Lot 2 DP 596786	Lot 1 DP 1184987	Lots 3 & 4 DP 627373
	Lot 6 DP 774062	Lot 4 DP 710170	Lot 1001 DP 1188299
	Part Lot DP 1173458	Lot 1 DP 790600	Lot 21 DP 1022777
	Lot 1 DP 605814	Lot 3 DP 570629	Lot 1 DP 600820
	Lot 1 DP 34457	Lot 1 DP 600820	Lot 2 DP 572572
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>	
	< 1,000 m ²	0	
	1,000 – 9,999 m ²	0	
	1ha – 5 ha	7	
	> 5 ha	6	

Assessment:

Mapped Constraints

- Bush fire
- Flooding
- Biodiversity values

Additional environmental factors:

- Includes areas of steep slope (potential slip hazards and construction constraint).
- Impacted by road noise (from the Pacific Highway and Tamarind Drive).
- Mapped Regionally Significant Farmland.
- Part of Plateau Koala Planning Area.

Urban design considerations:

- The site is elongated, located on the edge of the escarpment and is fringed to the west by Tamarind Drive (Old Pacific Highway).
- The site is separated from the remainder of the Cumbalum Urban Release Area by the Pacific Motorway.
- Parts of the site are located in proximity to the village of Tintenbar.
- Steep slopes limit urban potential of the area as a discrete urban settlement, by constraining the constructability of roads and other

infrastructure.

- May have potential for pockets of development, though disjointed and mostly rural in nature.

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- The land does not have a reasonable prospect of accommodating residential or commercial development at any significant scale due to the presence of combined environmental constraints.
- The topography of the site appears to limit development potential to only disjointed pockets of development (as rural residential development).
- The site has become significantly impacted by the construction of the upgrade to the Pacific Motorway, particularly in terms of road noise.

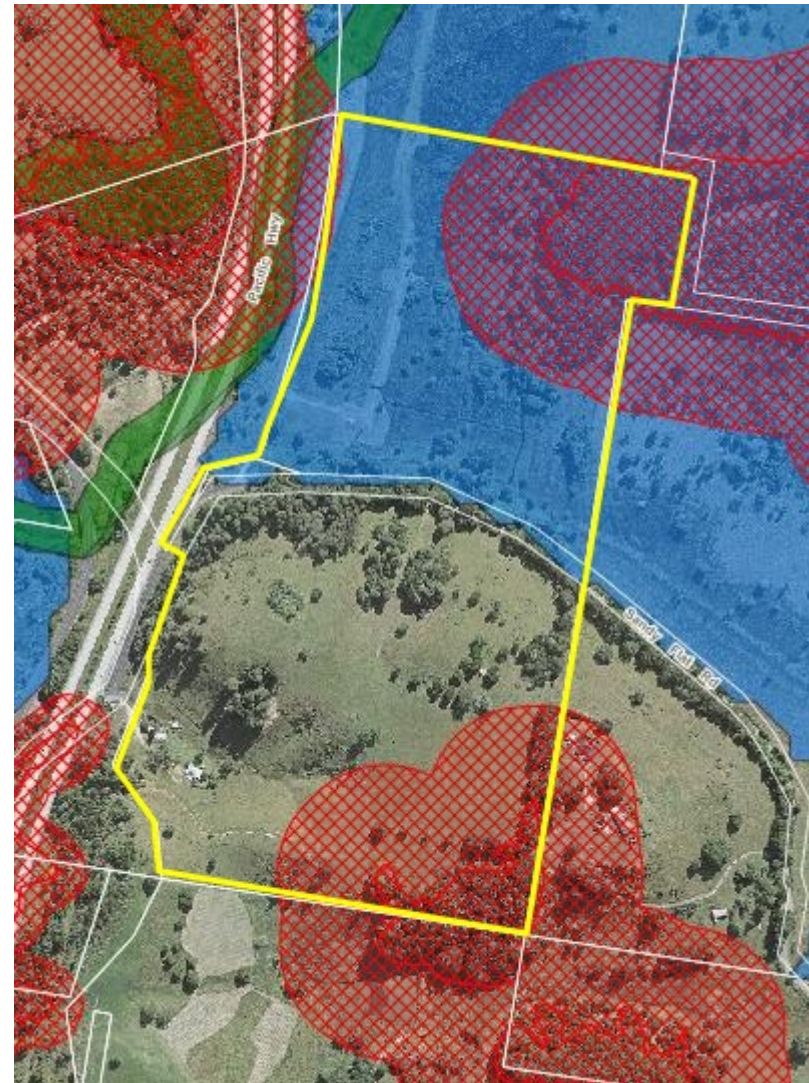
Resolution:

RETAIN Area 4 Precinct C Cumbalum as a Strategic Urban Growth Area

Area 5. Precinct A Northern, Western Sandy Flat, Cumbalum



Site Map



Composite Constraints

<i>Area</i>	30 Hectares	
<i>Background</i>	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). The land was considered in association with the Cumbalum Structure Plan (2006) and identified for potential 'special uses' largely due to the unusual topographic characteristics of the site, having regard also to uncertainties (at the time) regarding the Ballina Bypass project (Pacific Highway).	
<i>Land Use Zoning</i>	RU1 Primary Production RU2 Rural Landscape	
<i>Properties</i>	Part Lot 1001 DP 1188299 Lot 21 DP 1022777	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 - 9,999 m ²	0
	1ha – 5 ha	0
	> 5 ha	2

Assessment:

Mapped Constraints

- Bush fire
- Flooding
- Biodiversity values

Additional environmental factors:

- Heavily impacted by road noise from the Pacific Motorway located immediately to the west.
- Contains large areas of steep slope.

Urban design considerations:

- The site includes a small area of flat elevated land.
- Access to this elevated area is, however, limited by areas of steep slope which constrain the potential road construction.

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- The land does not have a reasonable prospect of accommodating residential or commercial development at any significant scale due to the presence of environmental constraints.
- The site is significantly impacted by road noise from the Pacific Motorway.

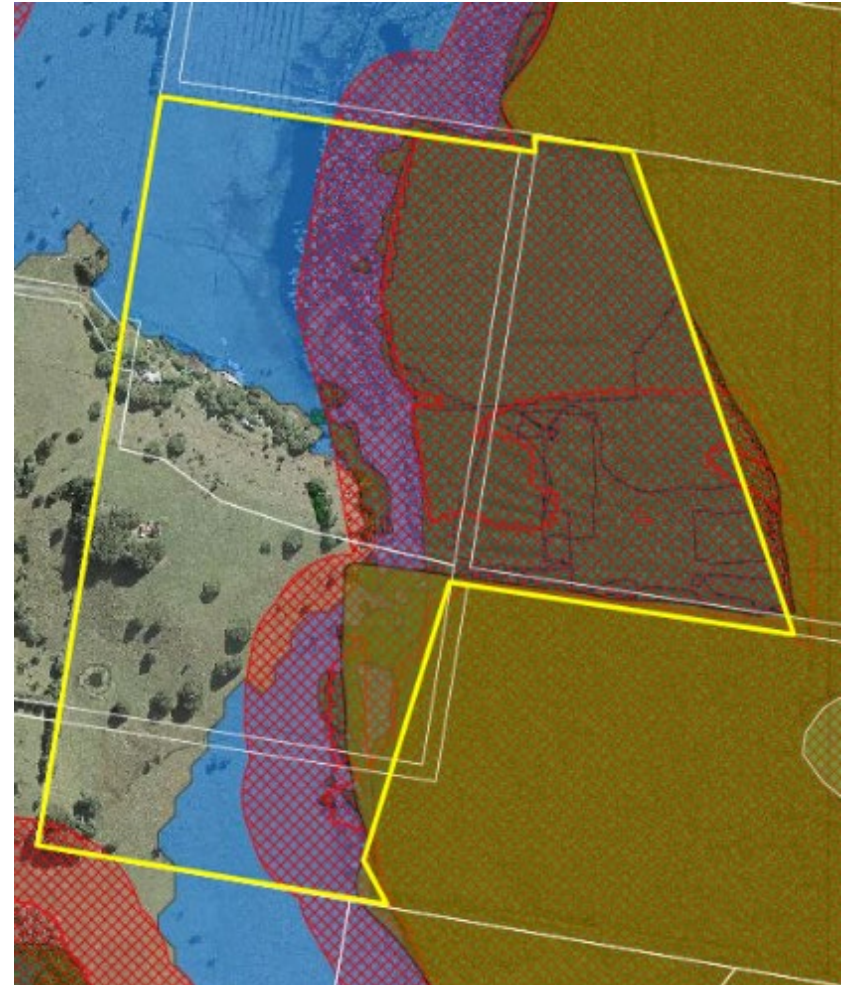
Resolution:

REMOVE Area 5 Precinct A Northern, Western Sandy Flat, Cumbalum as a Strategic Urban Growth Area

Area 6. Precinct A Northern, Eastern Sandy Flat, Cumbalum



Site Map



Composite Constraints

<i>Area</i>	55 Hectares	
<i>Background</i>	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). The land was considered as part of the Cumbalum Structure Plan (2006).	
<i>Zoning</i>	RU1 Primary Production RU2 Rural Landscape	
<i>Properties</i>	Part Lot 1 DP 880178 Part Lot 2 DP 880178	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	0
	> 5 ha	2

Assessment:

Mapped Constraints

- Bush fire
- Flooding
- Biodiversity values

Additional environmental factors:

- Eastern fringe mapped as proximate to Coastal Wetlands (SEE Coastal Management).
- Large areas of steep slope.

Urban design considerations:

- The site contains a small area of elevated flat land.
- The site is located adjacent to Cumbalum Precinct A (Banyan Hill Estate) through which access may be facilitated.

Recommendation:

REFINE the boundary of the Strategic Urban Growth Area (SUGA) to align with the elevated flat portion of the land, generally in accordance with the Cumbalum Structure Plan, on the basis that:

- Parts of the site are heavily impacted by environmental constraints.
- Parts of the site appear free of major environmental constraints and are located adjacent to the Cumbalum Precinct A urban release area.

Suggested refined area:



Remove

Retain

Resolution:

REFINE the boundary of Area 6 Precinct A Northern, Eastern Sandy Flat, Cumbalum to align with the elevated flat portion of the land, generally in accordance with the Cumbalum Structure Plan

Area 7. Precinct A Stormwater Area, Cumbalum



Site Map



Composite Constraints

<i>Area</i>	9.2 Hectares
<i>Background</i>	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Considered in detail during Precinct A Planning Proposal. Area identified for stormwater management structures as part of Precinct A development. Retained as SGA for further consideration subject to outcomes of detailed stormwater design.
<i>Zoning</i>	RU2 Rural Landscape
<i>Properties</i>	Part Lots 359, 360 & 363 DP 1273203 Part Lot 2 DP 1265459

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	0
	> 5 ha	1

Assessment:

Mapped Constraints

- Bush fire

Additional environmental factors:

- Located in close proximity to EEC wetlands.
- Includes, and is located below, areas of steep slope (potential slip hazards).
- Partly mapped as Regionally Significant Farmland.

Urban design considerations:

- The site is located adjacent to the Ballina Heights residential estate and includes stormwater management devices servicing the estate.

Recommendation:

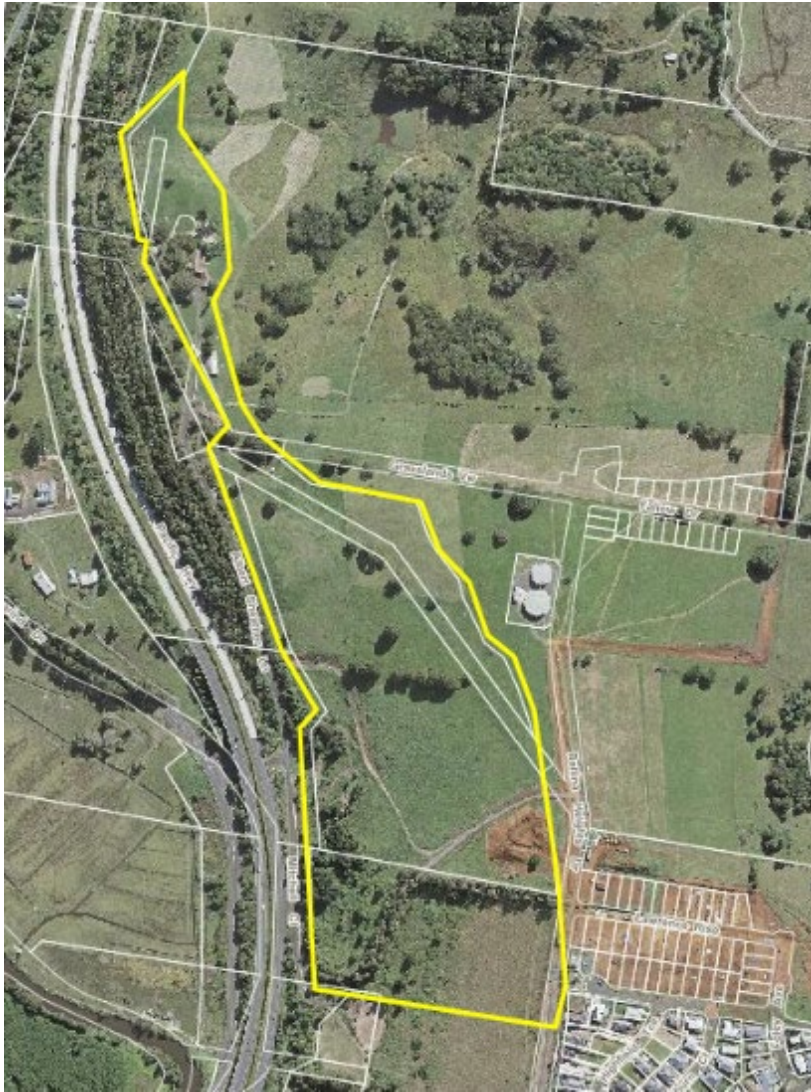
REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- The detailed civil design and development consent processes relating to the Banyan Hill Residential Estate have resulted in the provision of stormwater infrastructure and ecological restoration works to occur within this area.

Resolution:

REMOVE Area 7 Precinct A Stormwater Area, Cumbalum as a Strategic Urban Growth Area

Area 8. Precinct A Western Cumbalum



Site Map



Composite Constraints

<i>Area</i>	21.2 Hectares	
<i>Background</i>	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Considered in detail during Precinct A Planning Proposal, and further on several subsequent occasions. Omitted from residential zoning due to road noise and steep slopes.	
<i>Zoning</i>	RU2 Rural Landscape	
<i>Properties</i>	Part Lot 227 DP 1274416 Part Lots 1 & 2 DP 1263184 Part Lot 1 DP 1265459 Part Lot 1 DP 1077982 Lot 363 DP 1273203	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	2
	> 5 ha	1

Assessment:

<i>Mapped Constraints</i>	<i>Additional environmental factors:</i>
<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Includes areas of steep slope. • Includes areas of potential Koala habitat. • Impacted by road noise from the Pacific Highway. • Mapped as Regionally Significant Farmland.

Urban design considerations:

- Road noise impact assessments indicate that noise barriers (on the Pacific Motorway) would be ineffective and that individual building treatments would be required to meet the relevant road noise standards. Through detailed considerations, Council has held that allowing residential development on the site would not meet community expectations or achieve sustainable development principles.
- The site is located adjacent to and is contiguous with the Ballina Heights residential estate.

Recommendation:

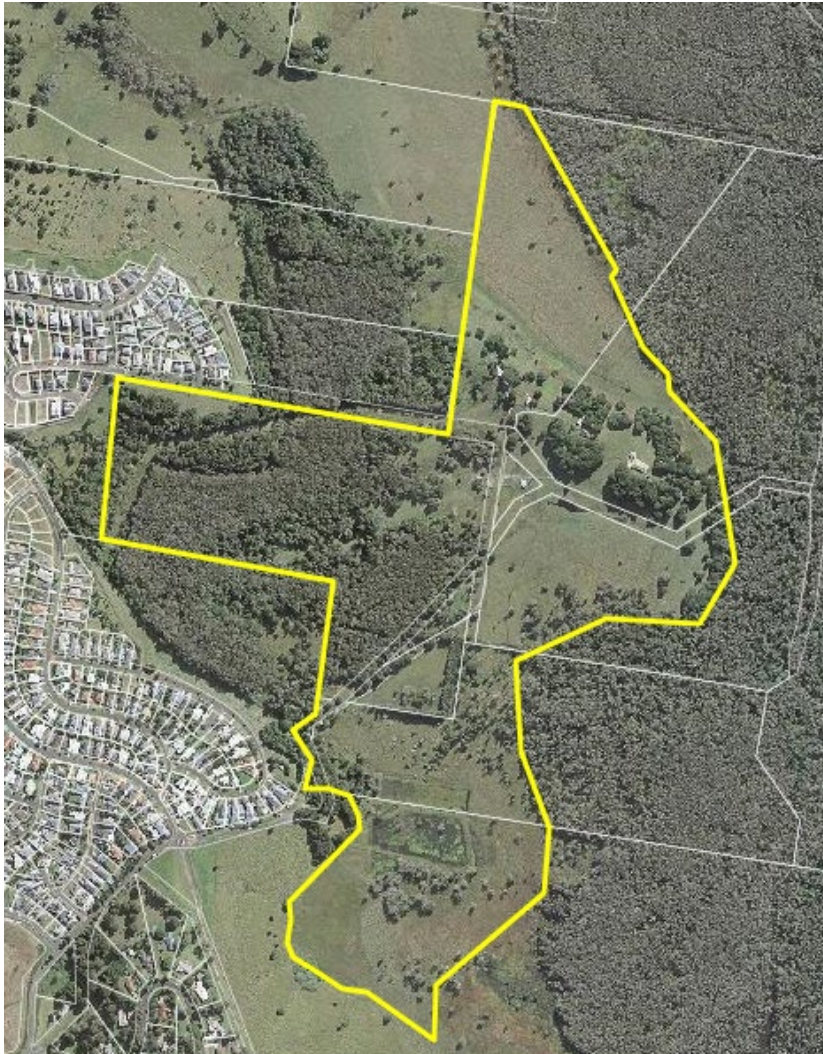
RETAIN as a Strategic Urban Growth Area (SUGA) on the basis that:

- Having regard for the environmental factors of the site, a non-residential use (commercial or community) may be achievable on the land.

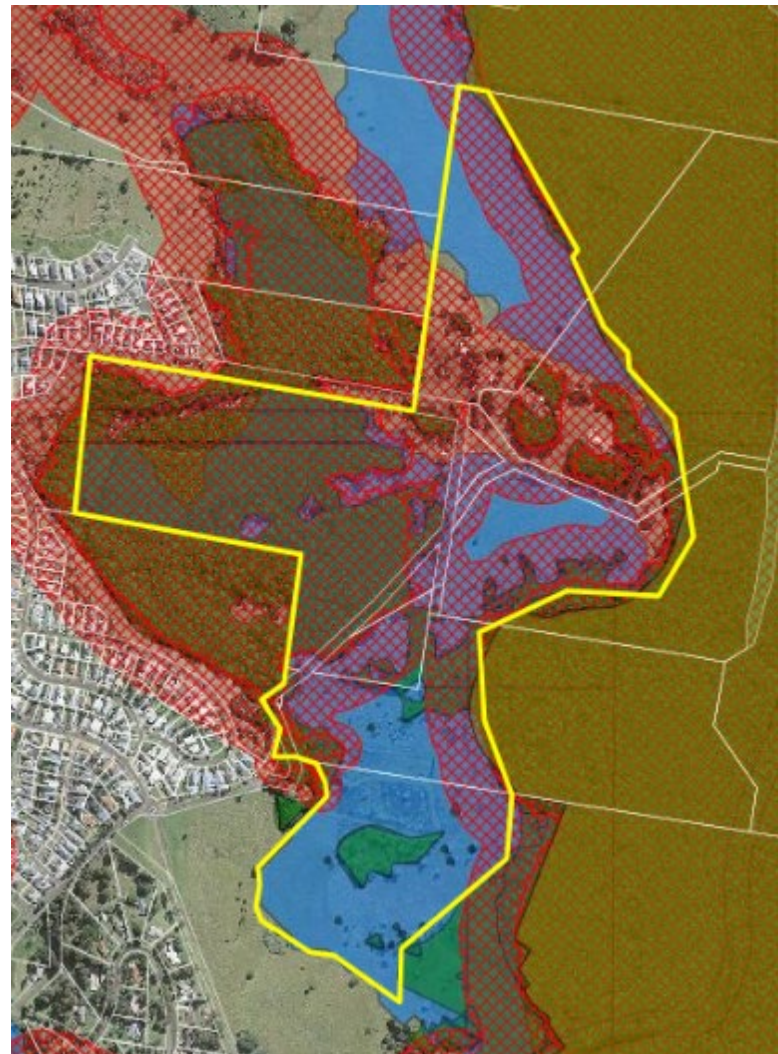
Resolution:

RETAIN Area 8 Precinct A Western Cumbalum as a Strategic Urban Growth Area

Area 9. Deadmans Creek Road, Cumbalum



Site Map



Composite Constraints

<i>Area</i>	75.2 Hectares	
<i>Background</i>	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Assessed in Cumbalum Structure Plan (2006) as not having urban development potential. Omitted from Cumbalum planning proposal.	
<i>Zoning</i>	RU2 Rural Landscape	
<i>Properties</i>	Lot 1 DP 771794	Part Lot 396 DP 755684
	Part Lot 2 DP 771794	Part Lot 243 DP 1175317
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	0
	> 5 ha	3

Assessment:

Mapped Constraints

- Coastal wetlands (eastern fringe)
- Bush fire
- Biodiversity values
- Flood

Additional environmental factors:

- Located near the Ballina Nature Reserve and adjacent SEPP wetlands.
- Much of the site is known to have high water table.

Urban design considerations:

- Although located adjacent to the Ballina Heights residential estate to the west, the site is separated from the urban area by landform and areas of native vegetation.

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- The land does not have a reasonable prospect of accommodating residential or commercial development at any significant scale due to the presence of environmental constraints.
- The land is physically separated from and/or does not otherwise have the characteristics of a viable urban locality.

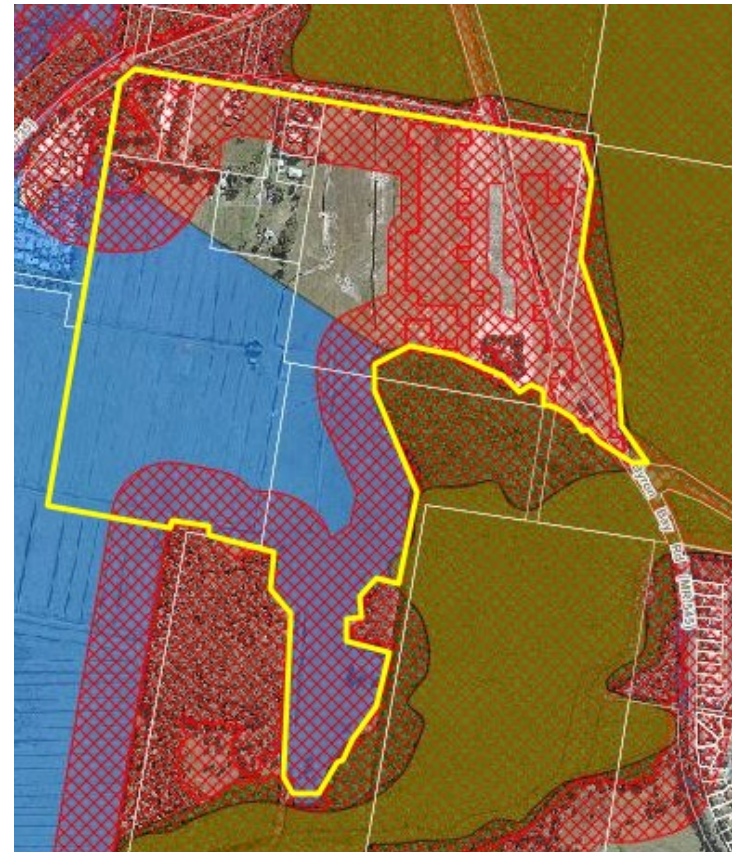
Resolution:

REMOVE Area 9 Deadmans Creek Road, Cumbalum as a Strategic Urban Growth Area

Area 10. Ross Lane & The Coast Road, Lennox Head



Site Map



Composite Constraints

Area	61.9 Hectares
Background	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Identified in Lennox Head Structure Plan (2004) as having potential for urban development for light industrial purposes.
Zoning	RU2 Rural Landscape

<i>Properties</i>	Lots 1 & 2 DP 749166	Lots 4, 5 & 6 DP 749834
	Lot 2 DP 581640	Lot 86 DP 755725
	Lot 3 DP 714444	Lot 1 DP 123579
	Part Lot 11 DP 1107659	Part Lot 103 DP 755684
	Part Lot 8 DP 772192	

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	4
	1ha – 5 ha	3
	> 5 ha	2

Assessment:

Mapped Constraints *Additional environmental factors:*

- Bush fire
- Flood
- Adjacent to koala habitat.
- Located in proximity to SEPP wetlands.

Urban design considerations:

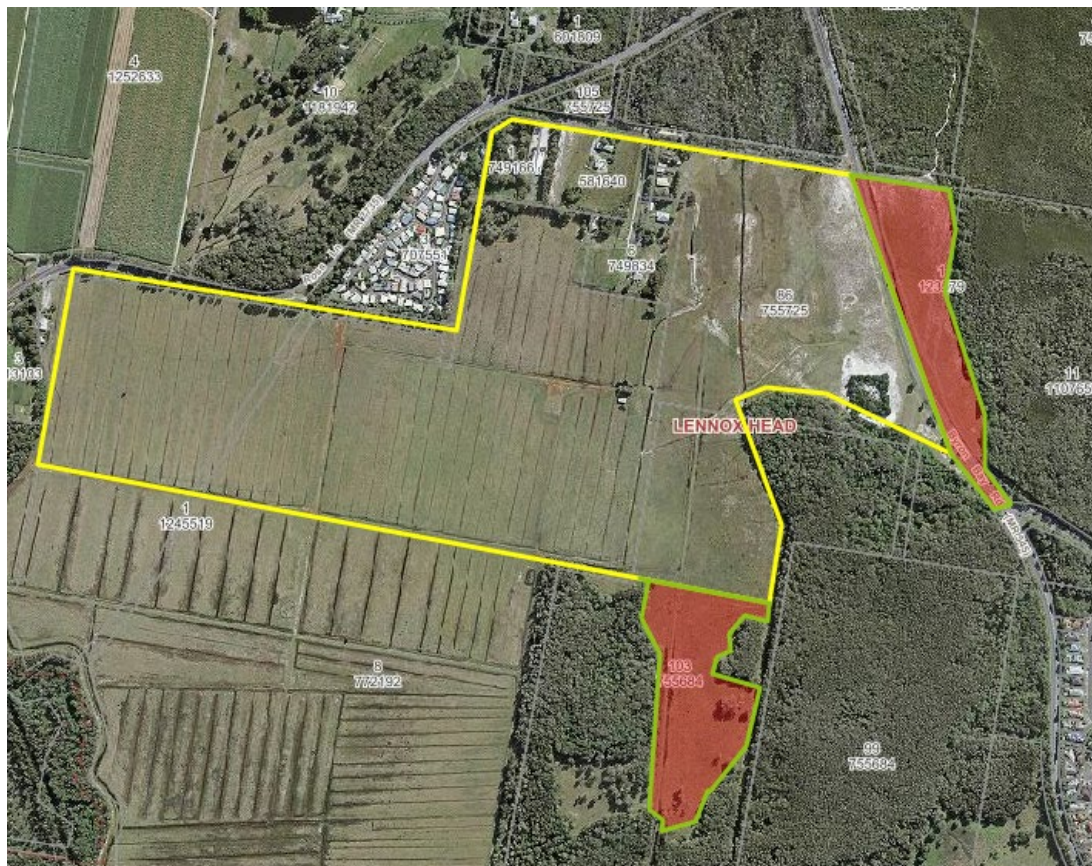
- The site is in proximity to Lennox Head.
- The site is traversed by the Coast Road and is partly fringed by Ross Lane.
- The site is adjacent to the Sovereign Gardens Relocatable Home Estate and Cooper Close (rural residential).

Recommendation:

REFINE boundary of Strategic Urban Growth Area (SUGA) to:

- Remove areas significantly impacted by bushfire hazards and potential indigenous cultural heritage.
- Remove small lots for which urban suitability is limited and investigation costs likely to prove prohibitive.
- Include area proposed for future open space.

Suggested refined area:



Remove

Retain

Resolution:

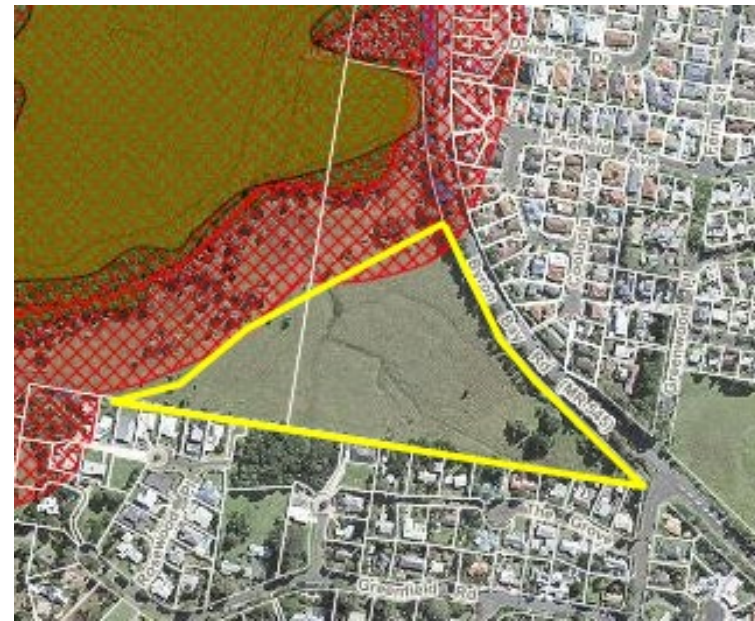
REFINE boundary of Area 10 Ross Lane & The Coast Road, Lennox Head as recommended above

NOTE: SUBSEQUENT DPE GATEWAY DETERMINATION CONDITIONED TO REMOVE THE CHANGES TO THIS AREA FROM PLANNING PROPOSAL BSCPP 22/011 (PLANNING PORTAL PP-2022-4253)

Area 11. Byron Bay Road, Lennox Head



Site Map



Composite Constraints

Area 6.7 Hectares

Background Initially identified in mid 1990s Urban Land Release Strategy (ULRS).
Subjected to urban investigations in association with “Henderson Farm” planning proposal (2007).
Area omitted due to presence of Hairy Joint Grass.
Retained as SGA on the basis that ecological issues may be resolvable (subject to offsetting).

Zoning RU1 Primary Production
RU2 Rural Landscape

Properties Part Lot 1 DP 829277
Part Lot 99 DP 755684

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	0
	> 5 ha	1

Assessment:

Mapped Constraints

- Small area impacted by bush fire

Additional environmental factors:

- Partly affected by the presence of the threatened species Hairy Joint Grass (*Arthraxon hispidus*).
- Adjacent to potential koala habitat & HEV.
- Mapped as regionally Significant Farmland (non-contiguous).
- Potential for Aboriginal cultural heritage.

Urban design considerations:

- The site is in proximity to Lennox Head.

Recommendation:

RETAIN as a Strategic Urban Growth Area (SUGA) on the basis that:

- Although potentially impacted by the presence of a threatened species, urban investigations have previously identified the site as being generally suitable for accommodating urban development (subject to appropriate ecological offsetting).

Resolution:

RETAIN Area 11 Byron Bay Road, Lennox Head as a Strategic Urban Growth Area

Area 12. Henderson Lane, Lennox Head



Site Map



Composite Constraints

Area	2 Hectares	
Background	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Residue of adjacent residential estate (Gradwell Estate).	
Zoning	RU1 Primary Production	
Property	Part Lot 2 DP 1177902	
Land Ownership	Lot area	Landowners
	< 1,000 m ²	0

1,000 – 9,999m ²	0
1ha – 5 ha	0
> 5 ha	1

Assessment:

Mapped Constraints

- Bush fire

Additional environmental factors:

- Contains areas of steep slope.
- Suspected mosquito area.
- Directly adjacent to littoral rainforest.
- Mapped as Regionally Significant Farmland (non-contiguous).

Urban design considerations:

- Located in proximity to Lennox Head.
- Currently comprises a single elevated house site with limited vehicle access due to sloping land.
- Includes road reserve over which encroachments have occurred.

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- The land does not have a reasonable prospect of accommodating additional residential or commercial development at any significant scale due to small area of the site and physical constraints (particularly steep slopes).

Resolution:

REMOVE Area 12 Henderson Lane, Lennox Head as a Strategic Urban Growth Area

Area 13. Stoneyhurst Drive, Lennox Head



Site Map



Composite Constraints

Area	11.1 Hectares
Background	<p>Identified for urban investigation since the 1980s.</p> <p>Considered in the Lennox Head Structure Plan (2004) and retained for urban investigation.</p> <p>A planning proposal process was commenced for the land to the south of Henderson Lane in 2017, however the necessary technical assessments were not able to be coordinated due to fractured land ownership.</p> <p>The access and development potential of the land to the north of Henderson Lane was considered in association with the Reservoir Hill Planning Proposal.</p>
Zoning	<p>RU1 Primary Production</p> <p>RU2 Rural Landscape</p>

<i>Properties</i>	Lots 2-9 DP 259704	Lot 4 DP 244488
	Lot 1 DP 323386	Lot 10 DP 542783
	Lot 1 DP 878933	

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	10
	1ha – 5 ha	2
	> 5 ha	0

Assessment:

Mapped Constraints

- None

Additional environmental factors:

- Parts of the site are subject to steep slopes.
- Mapped as Regionally Significant Farmland (non-contiguous).

Urban design considerations:

- Multiple land ownerships make the coordination of the necessary urban suitability investigations and infrastructure delivery prohibitive.
- The land to the north of Henderson Lane (Kitson property) contains steep slopes and areas of HEV, although road frontage areas are relatively unconstrained.

Recommendation:

REFINE the boundary of the Strategic Urban Growth Area (SUGA):

- REMOVE area south of Henderson Lane, acknowledging that retention of rural residential parcels within the locality contributes to the character of Lennox Head and supports housing choice.
- Retain only the land north of Henderson Lane (Kitson property).

Suggested refined area:



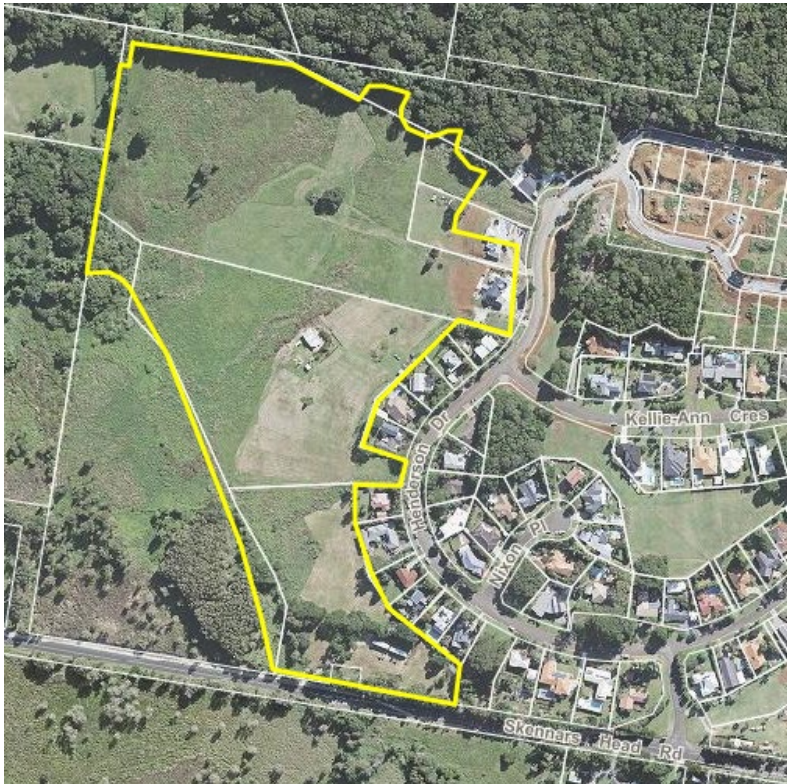
Remove

Retain

Resolution:

RETAIN all of Area 13 Stoneyhurst Drive Lennox Head as a Strategic Urban growth Area

Area 14. West Lennox Palms, Lennox Head



Site Map



Composite Constraints

Area	10.7 Hectares
Background	Initially identified in mid 1990s Urban Land Release Strategy (ULRS). Residue of adjacent residential estate (Lennox Palms Estate). The land has more recently been subdivided, subject to the finalization of an historic consent (1982).
Zoning	RU1 Primary Production
Properties	Part Lots 2-5 DP 1216761

	Lot 6 DP 1216761	
	Part Lot 8 DP 1216761	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	1
	1,000 – 9,999 m ²	3
	1ha – 5 ha	2
	> 5 ha	0

Assessment:

Mapped Constraints *Additional environmental factors:*

- Bush fire
- Impacted by the presence of SEPP vegetation (littoral rainforest and coastal wetlands) on adjacent land.

Urban design considerations:

- The site is in proximity to Lennox Head and Skennars Head.
- Development opportunities are significantly compromised by fractured land ownership.
- Access to the site would need to be accommodated through Henderson Drive.

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- After the land being identified as a SUGA, it has been subdivided (acting on a 1982 development consent) such that the land does not have a reasonable prospect of accommodating further residential development.
- The now fractured land ownership undermines the potential for further integrated urban suitability investigations and coordination in the design and provision of access and services to the lands.

Resolution:

RETAIN Area 14 West Lennox Palms, Lennox Head as a Strategic Urban Growth Area

Area 15. Ballina Headlands Holiday Park, Skennars Head



Site Map



Composite Constraints

Area 6.6 Hectares

Background Initially identified in mid 1990s Urban Land Release Strategy (ULRS).

The site has been occupied (since at least the 1980s) by the (now) Ballina Headlands Holiday Park, which includes many permanent occupations.

<i>Zoning</i>	RU2 Rural Landscape	
<i>Properties</i>	Lot 34 DP DP 846639	
	Lot 38 DP 830277	
	Lot 2 DP 251003	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	1
	1ha – 5 ha	0
	> 5 ha	1

Assessment:

Mapped Constraints

- none

Urban design considerations:

- The site is in proximity to Lennox Head and Skennars Head.
- The site is currently occupied by existing residential uses (relocatable home park).

Recommendation:

RETAIN as a Strategic Urban Growth Area (SUGA) on the basis that:

- The application of a residential zone would be consistent the current use of the site, subject to a planning proposal process occurring for the site.

Resolution:

RETAIN Area 15 Ballina Headlands Holiday Park, Skennars Head as a Strategic Urban Growth Area

Area 16. North Creek Road, Skennars Head



Site Map



Composite Constraints

Area	61.5 Hectares	
Background	Initially identified in mid 1990s Urban Land Release Strategy (ULRS).	
Zoning	RU1 Primary Production	
Properties	Part Lot 4 DP 251633	Part Lot 10 DP 809951
	Part Lot 1 DP 1150551	Lot 1 DP 1040234
		Lot 1 & Part Lot 2 DP 857481

	Part Lots 3, 4 & 5 DP 612374	Part Lot A DP 415993
	Lot 1 DP 609057	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	1
	1ha – 5 ha	5
	> 5 ha	2

Assessment:

Mapped Constraints

- Bush fire
- Flooding (fringes)

Additional environmental factors:

- Located in proximity to SEPP wetlands and to the Lennox Head STP.
- Identified as Regionally Significant Farmland (non-contiguous).

Urban design considerations:

- The site is in reasonable proximity to East Ballina, Lennox Head, and the existing developed parts of Skennars Head.
- The site is traversed by North Creek Road, which is planned to become a major rural arterial road in the future, in association with the reconstruction of the North Creek Bridge connecting Ballina and Lennox Head.

Recommendation:

RETAIN as a Strategic Urban Growth Area (SUGA) on the basis that:

- Although potentially impacted by environmental constraints present on adjacent land, the site includes elevated land which is in proximity to nearby settlements, community infrastructure and commercial centres.

Resolution:

RETAIN Area 16 North Creek Road, Skennars Head as a Strategic Urban Growth Area

Area 17. Corks Lane and North Creek Road, Ballina



Site Map

Area 19.5 Hectares

Background

Initially included in the Ballina Shire Growth Management Strategy (2012) following the State Government's issue of a site compatibility statement for Seniors Living Housing.

The balance of the land parcel has been developed for senior housing.

The site has been subject to detailed assessment through the development assessment process and associated court proceedings and found to be unsuitable for residential development.

A request for a Seniors Living Site Compatibility Statement was recently considered for the land by the Joint Regional Planning Panel. The Panel concluded:



Composite Constraints

“Overall, the Panel finds that the application is deficient in key respects, that the site is not suitable for more intensive development, that the proposal is not compatible with the local environment nor some surrounding land uses (particularly neighbours and oyster production) and that granting the SCC would not be in the public interest.”

<i>Zoning</i>	RU2 Rural Landscape	
<i>Property</i>	Part Lot 11 DP 1245510	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	0
	> 5 ha	1

Assessment:

Mapped Constraints

- Bush fire
- Flooding

Additional environmental factors:

- Contains areas of high ecological value. The site had previously been conditioned as a part of the adjacent seniors living estate approval for the provision of ecological restoration works.

Urban design considerations:

- Whilst the site is located on the edge of the Ballina urban area, the site is relatively isolated from key community services and facilities (in terms of pedestrian accessibility).

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that:

- The site is heavily impacted by environmental constraints.
- The site has been investigated in detail and found to be unsuitable for urban development.

Resolution:

REMOVE Area 17 Corks Lane and North Creek Road, Ballina as a Strategic Urban Growth Area

Area 18. Southern Cross Industrial Estate Expansion Area, Ballina



Site Map



Composite Constraints

Area 37 Hectares

Background Initially included in the Urban Land Release Strategy and considered at a broad strategic level in the Southern Cross Precinct Masterplan (2008).

Site is mapped within the North Coast Regional Plan as a regional priority for the delivery of employment land.

At the time of writing, the site is subject to staged assessment through the planning proposal process for purpose of industrial development.

Zoning RU2 Rural Landscape

<i>Properties</i>	Part Lots 7 & 8 DP 793980 Part Lot 277 DP 1262163 Lot 2 DP 833513	Part Lots 3, 4, 5 DP 123781 Lots 3 & 4 DP 872303
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	1
	1ha – 5 ha	1
	>5 ha	1

Assessment:

Mapped Constraints

- Bush fire (western fringe)
- Flooding

Additional environmental factors:

- Flood assessments undertaken to date in association with the planning proposal for the site have identified appropriate floodplain mitigation measures.
- Contains areas of high ecological value. Offsetting measures are available to address ecological values on the site.

Urban design considerations:

- The site is located adjacent to the Southern Cross Industrial Estate and the Ballina-Byron Gateway Airport.

Recommendation:

RETAIN as a Strategic Urban Growth Area (SUGA), subject to determination of planning proposal to rezone the land for the purposes of industrial development.

Resolution:

RETAIN Area 18 Southern Cross Industrial Estate Expansion Area, Ballina as a Strategic Urban Growth Area

Area 19. North Creek Road, Ballina



Site Map



Composite Constraints

Area	1.1 Hectares	
Background	Initially included in SGA maps as part of the Ballina LEP 2012 due to being surrounded by residential development and having non-urban zoning.	
Zoning	RU2 Rural Landscape	
Properties	Lots 2-14 DP 237752 Part Lot 952 DP 1165266	
Land Ownership	Lot area	Landowners
	< 1,000 m ²	13
	1,000 – 9,999 m ²	0

1ha – 5 ha	0
> 5 ha	0

Assessment:

Mapped Constraints *Additional environmental factors:*

- Flooding

Urban design considerations:

- Despite the rural zoning of the land, the site and the residential development thereon functionally form part of the Ballina urban locality.
- The site is near adjacent commercial development (Home Maker Centre).
- The site comprises 13 separate residential allotments.

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) and commence a Planning Proposal to apply a residential land zoning on the site.

Resolution:

REMOVE Area 19 North Creek Road, Ballina as a Strategic Urban Growth Area

Area 20. Racecourse Road, Ballina



Site Map



Composite Constraints

Area	6.2 Hectares	
Background	Initially included in the Urban Land Release Strategy. Anticipated at the time as having potential commercial development in association with the adjacent Ballina Racecourse.	
Zoning	RU2 Rural Landscape	
Properties	Part Lot 8 DP 1262723	Lot 1 DP 620331
	Lot 2 DP 791177	Lot 1 DP 793516

	Lot 1 & 2 DP 812651	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	1
	1,000 – 9,999 m ²	2
	1ha – 5 ha	2
	> 5 ha	0

Assessment:

Mapped Constraints

- Flooding

Additional environmental factors:

- Bordered by SEPP Wetlands.

Urban design considerations:

- Despite the rural zoning of the land, part of the site and the development thereon functionally forms part of the Ballina urban locality.
- The existing uses on the site appear to be equine (racecourse) related rural activities and associated residential uses.
- The site is near the Ballina Racecourse and to industrial and residential uses.
- Being located adjacent to multiple different land use types (including areas of high ecological value) complicate the determination of appropriate zoning.

Recommendation:

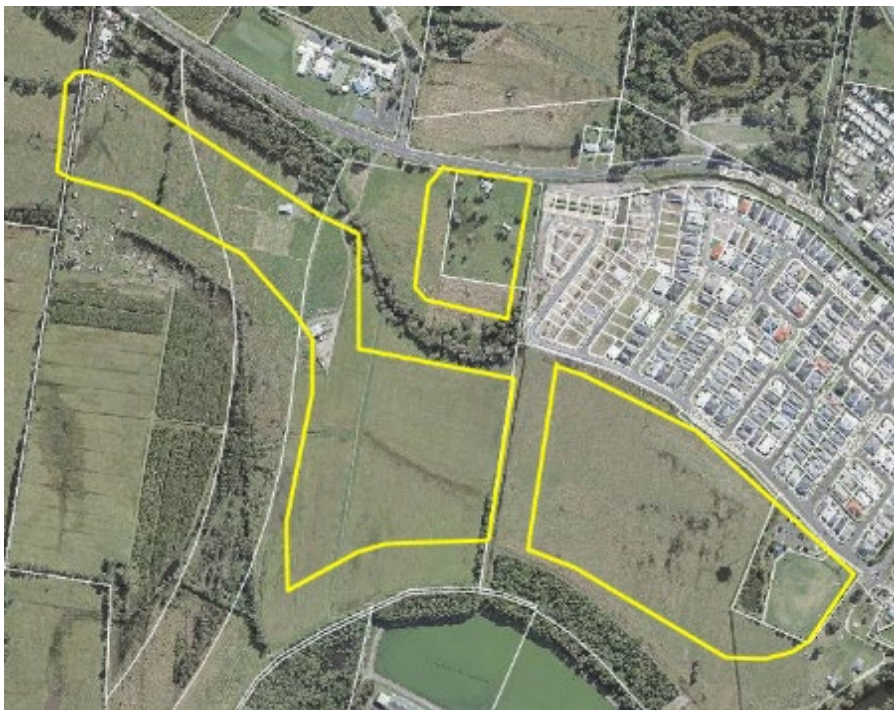
RETAIN as a Strategic Urban Growth Area (SUGA) on the basis that:

- Having regard for the complex nature of the site and multiple adjacent land use types, detailed assessment through the planning proposal process may determine an appropriate land use planning outcome for the site.

Resolution:

RETAIN Area 20 Racecourse Road, Ballina as a Strategic Urban Growth Area

Area 21. West Ballina Structure Plan Area, Ballina



Site Map



Composite Constraints

<i>Area</i>	30.8 Hectares	
<i>Background</i>	Initially included in the Urban Land Release Strategy. Areas refined as part of the West Ballina Structure Plan (2011).	
<i>Zoning</i>	RU2 Rural Landscape	
<i>Properties</i>	Part Lots 3, 4 & 5 DP 578476	Lot 1 DP 578477
	Lot 2 DP 1074242	Lot 47 DP 1148641
	Lot 153 DP 1216009	

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	<1,000 m ²	0
	1,000 – 9,999 m ²	1
	1ha – 5 ha	4
	> 5 ha	2

Assessment:

Mapped Constraints

- Bush fire
- Flooding

Additional environmental factors:

- Parts of the site may be subject to soft soils.

Urban design considerations:

- The site is near Ballina and West Ballina, with improved connectivity expected in due course in association with the planned construction of the Western Arterial.
- The site is near the West Ballina Sewerage Treatment Plant, which limits to the potential use of the land for residential purposes.
- The West Ballina Structure Plan nominates the site as having potential for a range of commercial/industrial and open space purposes.

Recommendation:

RETAIN as a Strategic Urban Growth Area (SUGA) on the basis that:

- Detailed assessment through the planning proposal process may determine an appropriate land use planning outcome for the site.

Resolution

RETAIN Area 21 West Ballina Structure Plan Area, Ballina as a Strategic Urban Growth Area

Area 22. West Ballina



Site Map



Composite Constraints

Area	5.7 Hectares
Background	Identified in the Ballina Growth Management Strategy (2012). The shape of the site was delineated based on the original design of the Western Arterial. Most of the site is now occupied by the approved Riverbend Relocatable Home Park.
Zoning	RU2 Rural Landscape
Properties	Part Lot 12 DP 1092324 Part Lot 10 DP 1208600 Part Lot 102 DP 1234815
Lot area	Landowners

<i>Land</i>	< 1,000 m ²	0
<i>Ownership</i>	1,000 – 9,999 m ²	2
	1ha – 5 ha	1
	> 5 ha	0

Assessment:

Mapped Constraints

- Flooding

Additional environmental factors:

- Parts of the site may be subject to soft soils.

Urban design considerations:

- The site is functionally part of the River Bend Relocatable Home Park.

Recommendation:

REFINE the Strategic Urban Growth Area (SUGA) to align boundary with existing relocatable home park.

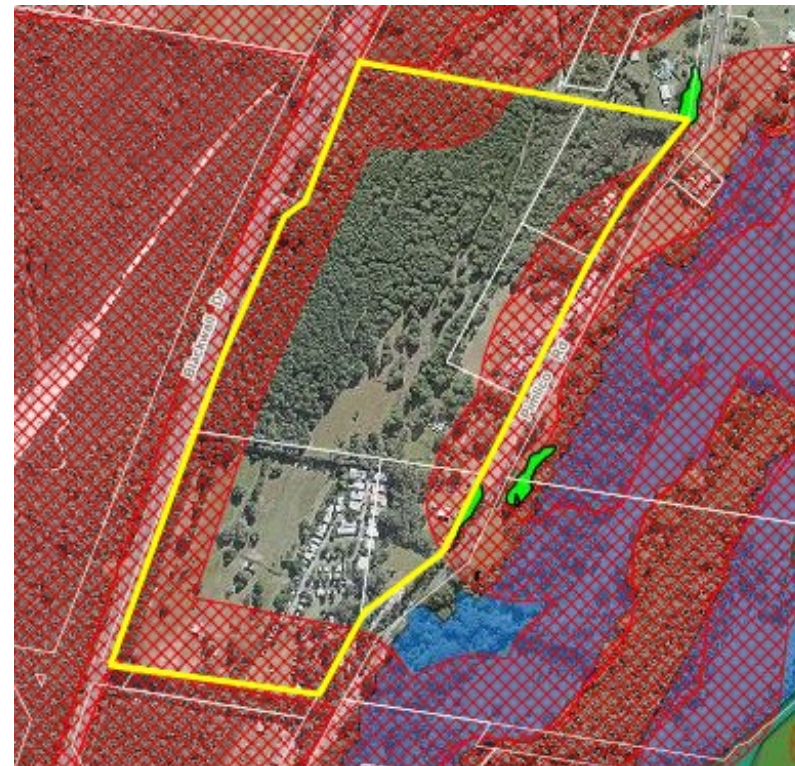
Resolution:

REFINE Area 22 West Ballina to align boundary of the Strategic Urban Growth Area with existing relocatable home park

Area 23. Pimlico Road, Wardell



Site Map



Composite Constraints

<i>Area</i>	28 Hectares
<i>Background</i>	Initially identified in the Wardell Strategic Plan
<i>Zoning</i>	RU2 Rural Landscape
<i>Properties</i>	Lots 1, 3 & 4 DP 605802 Lot 10 DP 853662 Lot 1 DP 354729

<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	3
	> 5 ha	2

Assessment:

Mapped Constraints

- Bush fire

Additional environmental factors:

- Large parts of the site are impacted by the presence of native vegetation. Whilst these areas are not identified as 'high significance vegetation' according to the State, the ecological offsetting required to facilitate the development of the land may impact on the viability of such a project.

Urban design considerations:

- Part of the site comprises the Sandlewood Caravan Park, which includes several permanent occupations.
- The site is located within 1-1.6 kilometers from the edge of Wardell Village. While physically close, from an urban design perspective, the site is functionally separate from the village center.

Recommendation:

REFINE to remove the densely vegetated part of the site

Suggested refined area:



Remove

Retain

Resolution:

REFINE the boundary of Area 23 Pimlico Road, Wardell as recommended above

Area 24. Wilson Street & Pimlico Road, Wardell



Site Map



Composite Constraints

<i>Area</i>	8 Hectares	
<i>Background</i>	Initially identified in the Wardell Strategic Plan	
<i>Zoning</i>	RU1 Primary Production RU2 Rural Landscape	
<i>Properties</i>	Lot 1 DP 602281 Lots 37, 38, 39, 40, 65 & 69 DP 755688	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	1
	1ha – 5 ha	3
	> 5 ha	0

Assessment:

Mapped Constraints Additional environmental factors:

- Bush fire
- Biodiversity values
- Flooding
- Part of Southern Koala Planning Precinct, includes areas of core and secondary habitat.

Urban design considerations:

- The site is located at the edge of Wardell Village.

Recommendation:

REFINE to remove Core Koala Habitat and adjoining vegetated areas from Strategic Urban Growth Area (SUGA):

- Detailed assessment through the planning proposal process may determine an appropriate land use planning outcome for the remainder of the site.

Suggested refined area:



Remove

Retain

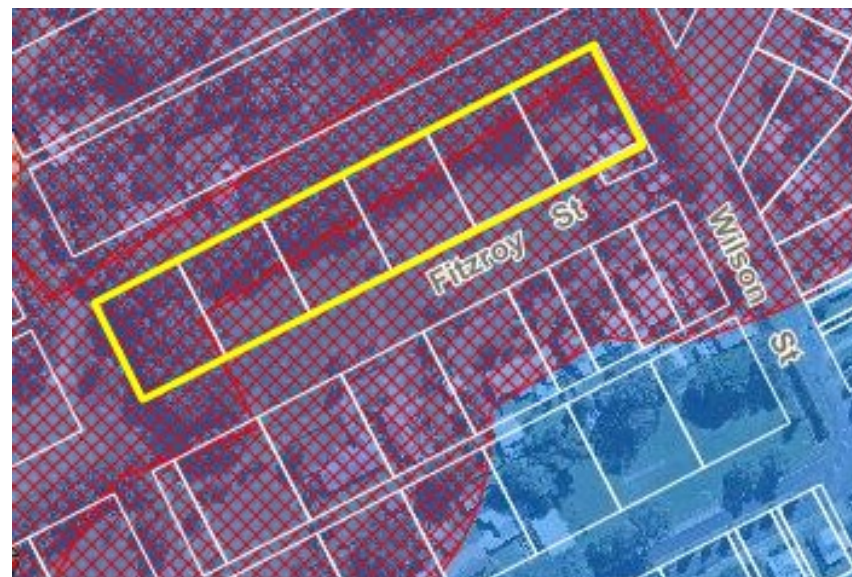
Resolution:

REFINE the boundary of Area 24 Wilson Street & Pimlico Road, Wardell as recommended above

Area 25. Fitzroy Street, Wardell



Site Map



Composite Constraints

Area	1.1 Hectares	
Background	Initially identified in the Wardell Strategic Plan At the time of writing, four of the lots within the site (Lots 2-5) are subject to a planning proposal which will implement an R3 Medium Density Residential zone.	
Zoning	RU2 Rural Landscape	
Properties	Lots 1-6 Sec 10 DP 759050	
Land Ownership	Lot area	Landowners
	< 1,000 m ²	0
	1,000 – 9,999 m ²	3
	1ha – 5 ha	0

> 5 ha

0

Assessment:

Mapped Constraints

- Bush fire
- Flooding

Additional environmental factors:

- Lot 1 is forested.

Urban design considerations:

- The site is located at the edge of Wardell Village.

Recommendation:

REMOVE as a Strategic Urban Growth Area (SUGA) on the basis that a planning proposal is being finalised that will implement a zoning of R3 Medium Density over Lots 2-5.

Lot 1 contains rainforest and should be assessed in the future consideration of Conservation zones.

Lot 6 contains an existing dwelling that straddles the boundary with the adjoin lot to the south. Application of a residential zone could be considered in a future housekeeping LEP amendment.

Resolution:

REMOVE Area 25 Fitzroy Street, Wardell as a Strategic Urban Growth Area

Area 26. Sinclair Street, Wardell



Site Map

Area	2.7 Hectares
Background	Initially identified in the Wardell Strategic Plan
Zoning	RU2 Rural Landscape
Property	Lot 16 DP 217966



Composite Constraints

	Part Carlisle Street road reserve	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	0
	1,000 – 9,999 m ²	0
	1ha – 5 ha	1
	> 5 ha	0

Assessment:

Mapped Constraints

- Areas of core koala habitat
- Bush fire
- Biodiversity values

Urban design considerations:

- The site is located at the edge of Wardell Village.

Recommendation:

REFINE to remove Core Koala Habitat from Strategic Urban Growth Area (SUGA):

- Detailed assessment through the planning proposal process may determine an appropriate land use planning outcome for the remainder of the site.

Suggested refined area:



Remove

Retain

Resolution:

REFINE the boundary of Area 26 Sinclair Street, Wardell as recommended above

Area 27. Bath Street, Wardell



Site Map



Composite Constraints

Area	4.2 Hectares	
Background	Initially identified in the Wardell Strategic Plan for potential light industrial purposes.	
Zoning	RU2 Rural Landscape	
Properties	Part Lot 3 DP 246276	Lots 3, 4 & 5 DP 584837
	Lot 4 DP 246276	Lots 16 & 17 DP 755688
	Part Lot 6 DP 580972	
Land Ownership	Lot area	Landowners
	< 1,000 m ²	0
	1,000 – 9,999 m ²	6

1ha – 5 ha	0
> 5 ha	0

Assessment:

Mapped Constraints

- Areas of Core Koala habitat
- Bush fire
- Biodiversity values

Urban design considerations:

- The site is located at the edge of Wardell Village.
- The site is located adjacent to residential properties.

Recommendation:

REMOVE based on Core Koala Habitat and adjoining vegetation cover.

Resolution:

REMOVE Area 27 Bath Street, Wardell as a Strategic Urban growth Area

Area 28. Potential Additional SUGA – Russellton Industrial Estate, Alstonville



Site Map



Composite Constraints

Area	23.3 Hectares
Background	Initially identified in the Wollongbar Strategic Plan for potential light industrial purposes.
Zoning	7(i) Environmental Protection (Urban Buffer) under Ballina Local Environmental Plan 1987
Properties	Lot 13 DP 1059499

	Lot 1 DP 738412	
<i>Land Ownership</i>	<i>Lot area</i>	<i>Landowners</i>
	< 1,000 m ²	
	1,000 – 9,999 m ²	
	1ha – 5 ha	
	> 5 ha	2

Assessment:

Mapped Constraints

- None

Additional environmental factors:

- Mapped as State Significant Farmland

Urban design considerations:

- The site is located immediately adjacent to existing Russellton Industrial Estate.
- Good highway access.
- The site is located close to Alstonville & Wollongbar, servicing local needs and providing for local employment.

Recommendation:

INCLUDE as a Strategic Urban Release Area (SGA):

- Detailed assessment through the planning proposal process will need address conflict with State Significant Farmland Mapping.

Resolution:

INCLUDE Area 28 as a Strategic Urban Release Area

NOTE: SUBSEQUENT DPE GATEWAY DETERMINATION CONDITIONED TO REMOVE THIS AREA FROM PLANNING PROPOSAL BSCPP 22/011 (PLANNING PORTAL PP-2022-4253)

Summary

SUGA Review Summary

The following table summarises the key recommendations and resolutions outlined above.

Strategic Urban Growth Area		Recommendation	Comments	Resolution of October Meeting 2022
1	Precinct B North, Kinvara	Refine	Remove area north of Ross Lane. Review areas south of Ross Lane as adjacent residential estate is developed	Retain whole of Area 1
2	Precinct B East, Kinvara	Remove	Significant constraints – flood, bush fire, road noise, indigenous cultural heritage	Remove Area 2
3	Precinct B South, Kinvara	Retain	Review as adjacent residential estate is developed	Retain Area 3
4	Precinct C Cumbalum	Remove	No reasonable prospect of accommodating urban development	Retain Area 4
5	Precinct A Northern, Western Sandy Flat, Cumbalum	Remove	No reasonable prospect of accommodating urban development	Remove Area 5
6	Precinct A Northern, Eastern Sandy Flat, Cumbalum	Refine	Remove parts of the site subject to environmental constraints	Refine Area 6 as recommended
7	Precinct A Stormwater Area, Cumbalum	Remove	Stormwater works and ecological restoration in this area associated with adjacent subdivision	Remove Area 7
8	Precinct A Western,	Retain	Review as adjacent residential estate is developed –	Retain Area 8

Strategic Urban Growth Area		Recommendation	Comments	Resolution of October Meeting 2022
	Cumbalum		non-residential use may be attainable	
9	Deadmans Creek Road, Cumbalum	Remove	No reasonable prospect of accommodating urban development	Remove Area 9
10	Ross Lane & The Coast Road, Lennox Head	Refine	Remove parts of the site subject to environmental constraints and divided by Coast Road Include area propose for future open space	Refine Area 10 as recommended <i>NOTE: SUBSEQUENT DPE GATEWAY DETERMINATION CONDITIONED TO REMOVE THE CHANGES TO THIS AREA FROM PLANNING PROPOSAL BSCPP 22/011 (PLANNING PORTAL PP-2022-4253)</i>
11	Byron Bay Road, Lennox Head	Retain	Potential to address ecological impacts	Retain Area 11
12	Henderson Lane, Lennox head	Remove	No reasonable prospect of accommodating urban development	Remove Area 12
13	Stoneyhurst Drive, Lennox Head	Refine	Remove area south of Henderson Lane due to fragmented land ownership	Retain whole of Area 13
14	West Lennox Palms, Lennox Head	Remove	Has been subdivided after identification as SUGA	Retain Area 14
15	Ballina Headlands Holiday Park, Skennars Head	Retain	Residential zoning would be consistent with current use	Retain Area 15

Strategic Urban Growth Area		Recommendation	Comments	Resolution of October Meeting 2022
16	North Creek Road, Skennars Head	Retain	Includes relatively unconstrained land close to existing urban settlements	Retain Area 16
17	Corks Lane and North Creek Road, Ballina	Remove	Site has been investigated in detail and found to be not suitable for urban development	Remove Area 17
18	Southern Cross Industrial Estate Expansion Area, Ballina	Retain	Current planning proposal will determine future of the site	Retain Area 18
19	North Creek Road, Ballina	Remove	Initiate a planning proposal to implement a low density residential zoning to reflect current use of land	Remove Area 19
20	Racecourse Road, Ballina	Retain	Assessment through the planning proposal process is likely to determine an appropriate urban land use	Retain Area 20
21	West Ballina Structure Plan Area, Ballina	Retain	Assessment through the planning proposal process is likely to determine an appropriate urban land use	Retain Area 21
22	West Ballina	Refine	Align boundary with existing relocatable home park	Refine Area 22 to align with approved relocatable home park
23	Pimlico Road, Wardell	Refine	Remove densely vegetated parts of the site. Assessment through the planning proposal process is likely to determine an appropriate urban land use for remainder of the site	Refine Area 23 as recommended
24	Wilson Street & Pimlico Road, Wardell	Refine	Remove areas of Core Koala Habitat. Assessment through the planning proposal process is likely to determine an appropriate urban land use for	Refine Area 24 as recommended

Strategic Urban Growth Area		Recommendation	Comments	Resolution of October Meeting 2022
			remainder of the site	
25	Fitzroy Street, Wardell	Remove	Area is subject to current planning proposal to implement an R3 Medium Density Residential zone over 4 of the 6 lots. One of the remaining lots contains an existing lawful dwelling and can be zoned residential in a future 'housekeep' LEP amendment. The last lot contains rainforest vegetation and can be considered further in a future Conservation Zone review	Remove Area 25
26	Sinclair Street, Wardell	Refine	Remove areas of Core Koala Habitat. Assessment through the planning proposal process is likely to determine an appropriate urban land use for remainder of the site	Refine Area 26 as recommended
27	Bath Street, Wardell	Remove	Remove areas of Core Koala Habitat and adjoining vegetated land	Remove Area 27
	Recommended Addition:			
28	Russellton Industrial Estate, Alstonville	Include	Detailed assessment through the planning proposal process will need address conflict with State Significant Farmland Mapping	Include Area 28 as a new Strategic Urban Growth Area <i>NOTE: SUBSEQUENT DPE GATEWAY DETERMINATION CONDITIONED TO REMOVE THIS AREA FROM PLANNING PROPOSAL BSCPP 22/011</i>

Strategic Urban Growth Area		Recommendation	Comments	Resolution of October Meeting 2022
				(PLANNING PORTAL PP-2022-4253)

Implementation

In accordance with the resolutions of the October Council meeting, the Strategic Urban Growth Areas will be amended through the preparation of a planning proposal to amend the Strategic Urban Growth Areas Map of the Ballina Shire Local Environmental Plan 2012.

The amendment of the above will be subject to the usual public exhibition processes, providing opportunities for affected parties to make submissions and have these considered by the Council in finalising these changes.