

05 June 2014

Attention: Director, Planning Coordination and Support,
E Zones Review, Department of Planning & Environment

RE: Ballina LEP Re-Zoning for Teven

What benefit for current landowners, ratepayers and community?

The residents and landowners along the rural and agricultural corridor of North Teven Road strongly object to the change of zoning and restrictions proposed for their properties under any Local Environmental Plan (LEP).

These Ballina Shire ratepayers believe their land, which they currently use to generate incomes from grazing and horticultural use, or as lifestyle residential holdings, does not need to be rezoned, nor should the owners be inhibited from using their land for their current purposes.

There are no sustainable environmental, ecological or aesthetic reasons for the introduction of E3 zoning of our properties, and there are no benefits for the landowner or the community. Indeed we note that the *Northern Councils Environmental Zone Review* (May 2014) stated that:

- The NSW Government would not endorse the use of E2 and E3 environmental zones on land that is clearly rural...

And,

- Supports the removal of aesthetic values from the objectives of the E3 zone.

Furthermore,

- There are no places that are popular / important public viewing locations for any scenic or open spaces that make this precinct a high scenic amenity. In fact, our view to the North East is now overlooking the new freeway to the Ballina Industrial Estate and the expanding East Ballina residential construction. There are no public access views to the South East coastal region.

This is a quiet elevated corner of the rural landscape where the residents and remaining wildlife coexist. It doesn't need changing for the sake of making changes and the Ballina Shire Council that has proposed such changes haven't, to our knowledge, been to visit this locality or ever contacted us directly regarding this matter affecting our properties.

We do not believe this proposal will benefit the residents or the community and we urge you to ensure this proposal does not proceed.

Yours faithfully,

David Bouren (Resident and Ratepayer),
173 North Teven Road, TEVEN 2478