

# Section

# 6

## Conclusion

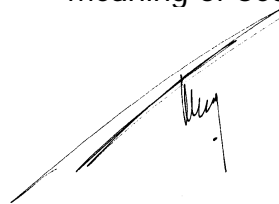
The proposal by Greenwood Grove Estate Pty Ltd to erect 74 affordable rental dwellings and associated infrastructure is a product of many factors. Those factors include:



- Policies of all levels of government to promote the orderly development and use of land which can be demonstrated to be suitable for residential development and more importantly affordable rental housing;
- Strong demand for affordable rental housing; and
- The site planning opportunities presented by the site.

The proposed development application is permissible under the Ballina Local Environmental Plan 1987 and is consistent with the State Environmental Planning Policy (Affordable Rental Housing) 2009.

In my opinion the development can be seen to satisfy a legitimate need. The residential dwellings are capable of construction and use in a manner which mitigates potential adverse impacts consistent with the zone objectives detailed in Council's LEP. Approval of this development would be in the public interest within the meaning of Section 79C(1) (e) of the Act.



**Stephen Connelly** FPIA CPP  
**S** J CONNELLY CPP PTY LTD 11/06/10

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