

enquiries refer

Klaus Kerzinger
in reply please quote

BSCPP 13/005 – Southern Cross Precinct Expansion (1483-03)



25 September 2015

Mr Steve Murray
General Manager, Northern Region
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Mr Murray

Re: BSCPP 13/005 – Southern Cross Precinct Expansion - Ref: PP_2013_BALLI_005_00

I refer to the above matter and the Gateway determination dated 23 July 2013. It is advised that the Council at its Ordinary Meeting on 24 September 2015 resolved to endorse the submission of an amended planning proposal to your Department. The amended planning proposal seeks to achieve the following:

- Rezoning of the part RU2 Rural Landscape and part SP2 Infrastructure - Air Transport Facility zoned site with a part IN1 General Industrial and a part IN2 Light Industrial zoning regime (The IN1 and IN2 zones will replace the B6 Enterprise Corridor and B7 Business Park zones previously proposed by the July 2013 planning proposal);
- Application of a 1000m² minimum lot size and 10 metre maximum building height control to areas proposed to be zoned IN1 and IN2.
- Include a new zone, IN2 Light Industrial, within Ballina LEP 2012; and
- Make consequential amendments to the Strategic Urban Growth Area Map arising from the proposed rezoning.

In addition to the above matters the planning proposal now relates to a site which incorporates part of Lot 7 DP 793980 and makes reference to part Lot 264 DP 1195313 (previously part Lot 7 DP 1043261).

The amended planning proposal has been prepared in response to a request from Council's Commercial Services Section (proponent) to rezone land to accommodate demand for employment land. The proponent's consultant Ardill Payne has advised that a B6 and B7 zoning regime, as previously endorsed in the 2013 Gateway determination, is no longer considered to be appropriate. This was due to concerns related to potential conflicts with the existing and continued viability of the Ballina CBD.

The amended planning proposal is attached for the Department's consideration. Council requests that an altered Gateway determination, allowing the planning proposal to proceed, be issued. It is also requested that the period of time to complete the LEP be extend such that a full 12 month period is available from the date of the altered Gateway determination. Please note that Council is not seeking to exercise delegation due to its commercial interests relating to this matter.

Council looks forward to receiving an altered Gateway determination in due course. Should you require and further information or wish to discuss this matter then please contact Klaus Kerzinger on telephone 6686 1201 or by email klausk@ballina.nsw.gov.au.

Yours faithfully



Klaus Kerzinger
**Acting Manager Strategic Planning
Strategic and Community Facilities Group**

Encl: Amended Planning Proposal – Southern Cross Precinct Expansion (Amended Gateway)