

Panel Recommendation

Proposed Bulky Goods Retailing Precinct, Southern Cross Industrial Estate, Ballina

Proposal Title:

Proposed Bulky Goods Retailing Precinct, Southern Cross Industrial Estate, Ballina

Proposal Summary:

Certain land within the Southern Cross Industrial Estate in Ballina is proposed to be zoned B5 Business Development to facilitate the development of a bulky goods retailing precinct. The

B5 Business Development zone will be incorporated into the draft Ballina LEP 2011.

PP Number:

PP_2012_BALLI_004_00

Dop File No:

12/14845

Planning Team Recommendation

Preparation of the planning proposal supported at this stage: Recommended with Conditions

S.117 directions:

1.1 Business and Industrial Zones 3.4 Integrating Land Use and Transport 5.1 Implementation of Regional Strategies

Additional Information:

It is recommended that:

1. The planning proposal is supported;

2. The planning proposal is to be exhibited for a period of 28 days: 3. The planning proposal should be completed within 12 months:

4. The Director General (or an officer of the Department nominated by the Director General) agree that the inconsistencies with s117 Directions 1.1, 3.4 and 5.1 are justified; while all other \$117 directions are consistent with the planning proposal; and

5. Consultation be undertaken with Transport for NSW - Roads and Maritime Services in relation to the suitablility of road access to the proposed development along the old Pacific Highway access.

Supporting Reasons:

The planning proposal provides a strategic solution to meet the demand for bulky goods retailing within Ballina, an emerging regional centre. The clustering of such development within a dedicated zoned precinct which limits other retailing uses will support the retention of the existing commercial centre as the major retail and business hub and curtail further take-up of industrial zoned land for bulky goods retailing.

Panel Recommendation

Recommendation Date: 27-Sep-2012

Gateway Recommendation:

Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation:

- 1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).
- 2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
- Transport for NSW Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional

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matters to be addressed in the planning proposal.

- 3. Further to Condition 2 above, Council is to consult with Roads and Maritime Services in regards to the suitability of road access to the proposed development along the old Pacific Highway access. Council is to amend the planning proposal, if necessary, to take into consideration any comments prior to the commencement of public exhibition.
- 4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
- 5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:	M. Sellion			
Printed Name:	WELL SELLON	Date:	4/10/12	