



Mr Paul Hickey
General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Our ref: 14/07403
Your ref: 14/004 – 16 Tara Downs

Attention: Klaus Kerzinger

Dear Mr Hickey

Planning Proposal PP_2014_BALLI_004_00 – Alteration of Gateway determination

I refer to your request on 10 November 2016 seeking an alteration to the Gateway determination for Planning Proposal PP_2014_BALLI_004_00 to rezone land for residential purposes and make associated planning control changes at Tara Downs, Lennox Head.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act, 1979*, to amend the Gateway determination dated 13 May 2014 for PP_2014_BALLI_004_00. The Alteration of the Gateway determination and amended written authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Jenny Johnson to assist you. Ms Johnson can be contacted on (02) 6641 6614.

Yours sincerely

 17 November 2016

Craig Diss
Acting Director Regions, Northern
Planning Services

Encl:
Alteration to Gateway Determination
Alteration to Exercise Delegation



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2014_BALLI_004_00)

I, the Acting Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 13 May 2014 (as since altered) for the proposed amendment to the *Ballina Local Environmental Plan 2012* as follows:

1. Change the description of the Planning Proposal

from

Planning Proposal (Department Ref: PP_2014_BALLI_004_00): to rezone part of Lot 12 DP 813210, 16 Tara Downs at Lennox Head from RU2 Rural Landscape to R2 Low Density Residential and to apply an appropriate minimum lot size for the entire land.

I, the General Manager, Northern Region, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *EP&A Act* that an amendment to the *Ballina Local Environmental Plan (LEP) 2012* to rezone part of Lot 12 DP 813210, 16 Tara Downs at Lennox Head from RU2 Rural Landscape to R2 Low Density Residential and to apply an appropriate minimum lot size for the entire land should proceed subject to the following conditions:

to

Planning Proposal (Department Ref: PP_2014_BALLI_004_00): to rezone land at Tara Downs, Lennox Head from RU2 Rural Landscape to R2 Low Density Residential, to apply an appropriate minimum lot size, and amend the Strategic Urban Growth Area map.

I, the Acting Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under Section 56(2) of the *EP&A Act* that an amendment to the *Ballina Local Environmental Plan (LEP) 2012* to rezone land at Tara Downs, Lennox Head from RU2 Rural Landscape to R2 Low Density Residential, to apply an appropriate minimum lot size, and amend the Strategic Urban Growth Area map should proceed subject to the following conditions:

Dated 17 day of November 2016

Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Ballina Shire Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_BALLI_004_00	Planning proposal to rezone land at Tara Downs, Lennox Head from RU2 Rural Landscape to R2 Low Density Residential, to apply an appropriate minimum lot size, and amend the Strategic Urban Growth Area map.

In exercising the Minister's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 17 November 2016

Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning