

Ballina LEP 2012 – Rezoning of Ballina Heights Estate.

Proposal Title :	Ballina LEP 2012 – Rezoning of Ballina Heights Estate.		
Proposal Summary :	The planning proposal seeks to amend Ballina LEP 2012 by rezoning various lots in Ballina Heights Estate from R3 Medium Density Residential and B2 Local Centre to R2 Low Density Residential, and RE1 Public Recreation. The LEP amendment also proposes to amend the other planning controls applying to the land to reflect the development outcomes of approved development applications over the land.		
PP Number :	PP_2014_BALLI_008_00	Dop File No :	14/18384

Planning Team Recommendation

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

- S.117 directions:
- 1.1 Business and Industrial Zones
 - 2.1 Environment Protection Zones
 - 2.3 Heritage Conservation
 - 2.4 Recreation Vehicle Areas
 - 3.1 Residential Zones
 - 3.2 Caravan Parks and Manufactured Home Estates
 - 3.3 Home Occupations
 - 3.4 Integrating Land Use and Transport
 - 3.5 Development Near Licensed Aerodromes
 - 4.1 Acid Sulfate Soils
 - 4.3 Flood Prone Land
 - 4.4 Planning for Bushfire Protection
 - 5.1 Implementation of Regional Strategies
 - 5.3 Farmland of State and Regional Significance on the NSW Far North Coast
 - 6.1 Approval and Referral Requirements
 - 6.2 Reserving Land for Public Purposes

- Additional Information : It is recommended that;
1. The planning proposal should proceed as a 'routine' planning proposal.
 2. A community consultation period of 14 days is necessary.
 3. The planning proposal is to be completed within 9 months.
 4. A written authorisation to exercise delegation be issued to Ballina Shire Council for this planning proposal.
 5. A delegate of the Secretary agree that the inconsistency of the proposal with S117 Directions 1.1, 2.1, 3.1 and 5.3 are justified in accordance with the terms of the direction.
 6. A delegate of the Secretary agree to rezoning areas of the subject land RE1 Public Recreation as required by S117 Direction 6.2 Reserving Land for Public Purposes
 7. The RPA consult with the Department of the Commonwealth responsible for aerodromes in accordance with S117 Direction 3.5 Development Near Licensed Aerodromes.
 8. The RPA consult with the Commissioner of the NSW Rural Fire Services in accordance with S117 Direction 4.4 Planning for Bush Fire Protection.

- Supporting Reasons :
- The reasons for the recommendation are as follows;
1. The proposal to rezone the subject land from part B2 Local Centre and R3 Medium Density Residential to R2 Low Density Residential and RE1 Public Recreation is not inconsistent with the Far North Coast Regional Strategy, and the inconsistencies with the S117 directions are of minor significance or are justified in accordance with the terms of the directions.
 2. The proposal will ensure the zoning of the land is consistent with the development consents for low density residential subdivision and the preferred use of the land.

