

Rezone Lot 1 DP 517111 at North Creek Road, Lennox Head for residential and open space purposes

Proposal Title :	Rezone Lot 1 DP 517111 at North Creek Road, Lennox Head for residential and open space purposes		
Proposal Summary :	The planning proposal seeks to rezone Lot 1 DP 517111 from RU1 Primary Production to a mix of R2 Low Density Residential, R3 Medium Density Residential and a portion of the lot to RE1 Public Recreation. The planning proposal will require amendment to Ballina LEP 2012 Zoning and Lot Size Maps to illustrate the new Residential and Public Recreation zones proposed.		
PP Number :	PP_2014_BALLI_003_00	Dop File No :	14/06414

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : Recommended with Conditions			
S.117 directions:	1.2 Rural Zones 1.5 Rural Lands 5.3 Farmland of State and Regional Significance on the NSW Far North Coast		
Additional Information :	It is recommended that: 1) The planning proposal should proceed as a routine planning proposal; 2) The planning proposal be completed within 12 months; 3) The Director General (or an officer nominated by the Director General) agrees that the inconsistencies with s117 Directions 1.2 and 1.5 are justified, through the Far North Coast Regional Strategy; 4) That a community consultation period of 14 days is necessary; 5) Delegation to finalise the planning proposal be issued to Ballina Shire Council.		
Supporting Reasons :	The planning proposal to rezone land to residential with a small portion of public recreation in accordance with the Far North Coast Regional Strategy and is appropriate to proceed. The issue of delegation to Council to finalise the planning proposal is appropriate in this instance.		

Panel Recommendation

Recommendation Date :	17-Apr-2014	Gateway Recommendation :	Passed with Conditions
Panel Recommendation :	"This planning proposal is considered of local significance and the Gateway Determination is to be issued under delegation by the General Manager, Northern Region. Therefore the planning proposal will not be considered by the panel".		

Gateway Determination

Decision Date :	17-Apr-2014	Gateway Determination :	Passed with Conditions
Decision made by :	General Manager, Northern Region		
Exhibition period :	14 Days	LEP Timeframe :	12 months
Gateway Determination :	"The Planning Proposal should proceed subject to the following conditions: 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 is classified as low impact as described in A Guide to Preparing LEPs (Planning & Infrastructure 2013) and must be made publicly available for a minimum of 14 days; and		

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(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 5.5.2 of A Guide to Preparing LEPs (Planning & Infrastructure 2013).

2. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the EP&A Act. Office of Environment and Heritage is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. 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).

4. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

17 APRIL 2014