



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

Our ref: 13/11378
Your ref: BSCPP 13/005

Dear Mr Hickey

**Planning Proposal PP_2013_BALLI_005_00 – Alteration of Gateway
Determination**

I refer to your letter of 25 September 2015 in relation to revisions to Planning Proposal PP_2013_BALLI_005_00 for expansion of the Southern Cross Precinct at Ballina.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 23 July 2013 for PP_2013_BALLI_005_00 (as altered). The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Paul Garnett to assist you. Mr Garnett can be contacted on (02) 6641 6607.

Yours sincerely

 22 October 2015
Stephen Murray
General Manager, Northern Region
Planning Services

Encl:
Alteration of Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_BALLI_005_00)

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(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 23 July 2013 (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 "...to rezone certain land, adjoining the Southern Cross Industrial Estate, at Corks Lane, Ballina from RU2 Rural Landscape to B6 Enterprise Corridor and B7 Business Park, apply a minimum lot size of 1000sqm and, if appropriate, amend other applicable development standards for the subject land, remove the land from the Strategic Urban Growth Area Map and include a new zone, B7 Business Park.."

To "...to rezone certain land, adjoining the Southern Cross Industrial Estate, at Corks Lane, Ballina to IN1 General Industrial and IN2 Light Industrial, include an IN2 Light Industrial zone in the land use table of the LEP, and amend the Lot Size Map, Height of Buildings Map and Strategic Urban Growth Area Map as necessary..."

2. Delete condition 1:

"1. Prior to undertaking public exhibition, Council is to update the 'objectives or intended outcomes' within the planning proposal to advise of the intended future uses, zones and development standards proposed of the subject land. The proposed land use table for the new B7 Business Park zone and the Southern Cross Precinct Master Plan is to be placed on public exhibition with the planning proposal."

and replace with new condition 1:

"1. Prior to undertaking community consultation, Council is to update 'Part 2 Explanation of the Proposal' of the planning proposal to include the proposed land use table for the IN2 Light Industrial zone and/or explain the objectives and intended permitted land uses for this zone."

3. Delete condition 7:

"7. The planning proposal is to be completed by 30 July 2016."

and replace with a new condition 7:

"7. The planning proposal is to be completed by 30 October 2016."

Dated 22nd day of October 2015



Stephen Murray
General Manager, Northern Region
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning