

Minor rezoning to correct mapping anomaly - Crane St, Ballina

Proposal Title : **Minor rezoning to correct mapping anomaly - Crane St, Ballina**

Proposal Summary : **The proposal is to rezone a strip of land 55m by 2m adjacent to the Ballina CBD from R3 Medium Density Residential to B3 Commercial Core. The land was originally zoned for commercial purposes under Ballina LEP 1987; however, it was inadvertently mapped as residential during digitisation of the 2012 LEP. It forms part of the site of Ballina Fire Station.**

PP Number : **PP_2013_BALLI_004_00** Dop File No : **13/09986**

Planning Team Recommendation

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

S.117 directions : **1.1 Business and Industrial Zones
2.2 Coastal Protection
2.3 Heritage Conservation
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
5.1 Implementation of Regional Strategies
6.1 Approval and Referral Requirements**

Additional Information : **Preparation of the planning proposal is supported at this stage. Recommended with conditions.**

It is recommended that:

- 1) The planning proposal be supported;**
- 2) The planning proposal be exhibited for 14 days;**
- 3) The planning proposal be completed within 6 months.**
- 4) Delegation to finalise the proposal be granted to Council**

Supporting Reasons : **1) The proposal is minor in nature and scale, and will enable efficiencies in the adjoining commercial area, thus supporting Ballina CBD.
2) Commercial use of the land is unlikely to result in environmental, social or economic impacts.
3) While the proposal is of a minor nature, in light of the Council's commercial interest in the land a community consultation period should be undertaken .**

Panel Recommendation

Recommendation Date : **27-Jun-2013**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **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 (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of 14 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).**

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2. Consultation is required with Fire and Rescue NSW under section 56(2)(d) of the EP&A Act. Fire and Rescue NSW 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 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:



Date:

