

## Alteration of Gateway Determination

### ***Planning proposal (Department Ref: PP\_2014\_BALLI\_007\_00)***

I, Director Regions, Northern at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 25 September 2014 (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\_007\_00):** to rezone Lot 4 DP 537419, Burns Point Ferry Road, West Ballina to part R2 Low Density Residential and part RU2 Rural Landscape, apply appropriate planning controls to the land and enable the development of “work” related land uses on part of the R2 Zone.

I, the Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(2) of the EP&A Act that an amendment to the Ballina Local Environmental Plan (LEP) 2012 to rezone Lot 4 DP 537419, Burns Point Ferry Road, West Ballina to part R2 Low Density Residential and Part RU2 Rural Landscape, apply appropriate planning controls to the land and enable the development of “work” related land uses on part of the R2 Zone, should proceed subject to the following conditions:”.

to:

**“Planning proposal (Department Ref: PP\_2014\_BALLI\_007\_00):** to rezone Lot 1 DP 124173, Burns Point Ferry Road, West Ballina to part R2 Low Density Residential and part RU2 Rural Landscape, apply appropriate planning controls to the land and enable the development of “work” related land uses on part of the R2 Zone.

I, the Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 3.34(2) of the EP&A Act that an amendment to the Ballina Local Environmental Plan (LEP) 2012 to rezone Lot 1 DP 124173, Burns Point Ferry Road, West Ballina to part R2 Low Density Residential and Part RU2 Rural Landscape, apply appropriate planning controls to the land and enable the development of “work” related land uses on part of the R2 Zone, should proceed subject to the following conditions:”.

2. Delete condition 6:

“6. The LEP is to be completed by 1 June 2019”

and replace with a new condition 6:

“6. The time frame for completing the LEP is by 1 September 2019”

Dated 31<sup>st</sup> day of May 2019.



**Jeremy Gray**  
**Director, Regions, Northern**  
**Planning Services**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and**  
**Public Spaces**