



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

Our ref: 14/06369
Your ref: 14/42652

Dear Mr Hickey

Planning Proposal PP_2014_BALLI_002_00 – Alteration of Gateway Determination

I refer to your letter on 2 July 2014 in relation to revisions to Planning Proposal PP_2014_BALLI_002_00 at Aspects Estate, 1 Libby Lane and 200 North Creek Rd, Lennox Head.

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 10 April 2014 for PP_2014_BALLI_002_00. The Alteration of the Gateway determination and an amended Written Authorisation to Exercise Delegation are enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Tamara Prentice to assist you. Ms Prentice can be contacted on 6641 6616.

Yours sincerely


Steve Murray
General Manager, Northern Region
Housing, Growth and Economics
11 August 2014

Encl:
Alteration to Gateway Determination
Written Authorisation to Exercise Delegation



Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_BALLI_002_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* ("EP&A Act") to alter the Gateway Determination dated 10 April 2014, for the proposed amendment to the Ballina Local Environmental Plan 2012 as follows:

1. Changing the description of the Planning Proposal

from "to zone lots 29 and 31 in DP 1121058 at Aspects Estate, Lennox Head, from R2 Low Density Residential to R3 Medium Density Residential and amend the Minimum Lot Size from 600m² to 800m²"

to "to include dual occupancy as an Additional Permitted Use in Schedule 1, amend the Additional Permitted Uses map, and amend the Minimum Lot Size map from 600m² to 800m² in relation to lots 29 and 31 in DP 1121058."

Dated 11th day of August 2014.



Stephen Murray
General Manager, Northern Region
Housing, Growth and Economics
Department of Planning and Environment

Delegate of the Minister for Planning



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Ballina Shire Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_BALLI_002_00	To include dual occupancy as an Additional Permitted Use in Schedule 1, amend the Additional Permitted Uses map accordingly, and amend the Minimum Lot Size map from 600m ² to 800m ² in relation to lots 29 and 31 in DP 1121058.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated *11th August* 2014

Stephen Murray
General Manager, Northern Region
Housing, Growth and Economics
Department of Planning and Environment