



New South Wales

Ballina Local Environmental Plan 2012 (Amendment No 38)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

.....

SIMON SCOTT

ACTING MANAGER STRATEGIC PLANNING

Signed under delegation for Ballina
Shire Council as delegate for the
Minister for Planning.

1 February 2019

Ballina Local Environmental Plan 2012 (Amendment No 38)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Ballina Local Environmental Plan 2012 (Amendment No 38)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land at The Coast Road, Skennars Head, being Lot 6, DP 1225206.

4 Maps

The maps adopted by *Ballina Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

5 Amendment of Ballina Local Environmental Plan 2012

Clause 7.11

Insert after clause 7.10:

7.11 Floor space ratio—Skennars Head Expansion Area

- (1) This clause applies to land at Skennars Head:
 - (a) in Zone B1 Neighbourhood Centre, and
 - (b) identified with the letter “J” on the Floor Space Ratio Map.
- (2) Despite clause 4.4, the commercial floor space ratio of buildings on land to which this clause applies must not exceed 0.4:1.
- (3) In this clause, the *commercial floor space ratio* of buildings on a site means the ratio of the total floor area used for commercial premises to the site area.