

Ballina LEP 2012 – Rezoning of land at Boeing Avenue and Corks Lane, Ballina.

Proposal Title : Ballina LEP 2012 – Rezoning of land at Boeing Avenue and Corks Lane, Ballina.

Proposal Summary : The planning proposal seeks to amend Ballina LEP 2012 by rezoning part of Lot 952 DP 1165266, 25-39 Boeing Avenue and part of Lots 2-5 DP 123781, Corks Lane, Ballina from B5 Business Development to IN1 General Industrial and applying a 1000m2 minimum lot size and listing “bulky goods premises” as an additional permitted use for the land in Schedule 1 of the Ballina LEP 2012.

PP Number : PP_2017_BALLI_003_00

Dop File No : 17/02525

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.2 Coastal Protection
- 2.3 Heritage Conservation
- 2.4 Recreation Vehicle Areas
- 3.4 Integrating Land Use and Transport
- 3.5 Development Near Licensed Aerodromes
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 5.10 Implementation of Regional Plans

Additional Information : It is recommended that the planning proposal should proceed subject to the following;

1. The planning proposal proceed as a ‘routine’ planning proposal.
2. A community consultation period of 14 days is necessary.
3. The planning proposal is to be completed within 9 months.
4. The RPA is to consult with the following State agencies and organisations;
 - a. Rural Fire Service;
5. A written authorisation to exercise delegation not be issued to Ballina Shire Council.
6. The delegate of the Secretary note that the inconsistency of the proposal with S117 Direction 4.4 remains unresolved until consultation with the Rural Fire Service has been undertaken.

Supporting Reasons : The reasons for the recommendation are as follows;

1. The proposal has the potential to provide an increased supply of employment generating land uses and is well located to contribute to the demand for employment lands in Ballina LGA.
2. The proposal is not considered to be inconsistent with the strategic planning framework.

Panel Recommendation

Ballina LEP 2012 – Rezoning of land at Boeing Avenue and Corks Lane, Ballina.

Recommendation Date : **20-Feb-2017**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The proposal is considered to deal with matters of only local planning significance and can be appropriately determined by the Acting Director Regions, Northern.**

Gateway Determination

Decision Date : **20-Feb-2017**

Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **14 Days**

LEP Timeframe : **9 months**

Gateway Determination : **1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:**

(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Environment 2016) 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 and Environment 2016).

2. Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the Act. The NSW Rural Fire Service 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 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 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Duss

Date:

20/2/17