

enquiries refer

Klaus Kerzinger

in reply please quote

LEP Amendment – Rural Area Dual Occupancies (1910)



4 July 2017

Director Regions, Northern Planning Services
Department of Planning & Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Sir

Re: Planning Proposal – Ballina LEP 2012 – Rural Area Dual Occupancy Development

At its Ordinary Meeting held on 22 June 2017, Ballina Shire Council, considered a report which dealt with the merits of permitting detached dual occupancy development within the RU1 Primary Production and RU2 Rural Landscape zones under the provisions of Ballina LEP 2012. In respect to this matter the Council resolved as follows (Minute No: 220617/1):

- 1. That based on the feedback from the Councillor briefing held 16 May 2017, Council endorses the preparation of a planning proposal which proposes to permit dual occupancy development (attached and detached) with development consent within the RU1 Primary Production and RU2 Rural Landscape zones under the provisions of Ballina LEP 2012.*
- 2. That the planning proposal, once prepared, be forwarded to the Department of Planning and Environment for Gateway determination.*
- 3. That subject to a Gateway determination allowing the proposal to proceed to community consultation being issued, the planning proposal be placed on public exhibition for a minimum period of 28 days in accordance with the consultation strategy detailed in this report and the requirements of the gateway determination.*
- 4. That Council prepares associated draft amendments to Ballina Shire Development Control Plan 2012 – Chapter 7 Rural Living and Activity to align the DCP with the planning proposal.*
- 5. That the draft DCP amendments be placed on public exhibition with the planning proposal for a minimum period of 28 days.*
- 6. That Council give further consideration to the planning proposal and associated draft DCP amendments following the conclusion of the public exhibition period.*
- 7. That Council give further consideration to an appropriate compliance approach following the conclusion of the public exhibition process.*

In accordance with the above resolution, please find enclosed the abovementioned planning proposal for Gateway determination in accordance with Section 56 of the Environmental Planning & Assessment Act 1979.

The Department's *Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions* has been completed and is attached. It is Council's intention at this stage of the process to exercise its delegated plan making functions.

If you have any enquiries in regard to this matter please contact Klaus Kerzinger on telephone (02) 6686 1201 or by email at klausk@ballina.nsw.gov.au .

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Kerzinger', is positioned above the printed name.

Klaus Kerzinger
Strategic Planner
Strategic and Community Facilities Group

Encl: Planning Proposal – Rural Area Dual Occupancies
Attachment 4 – Evaluation Criteria for the Delegation of Plan Making Functions