

**MINUTES OF THE ORDINARY MEETING OF BALLINA SHIRE COUNCIL
HELD IN THE BALLINA SHIRE COUNCIL CHAMBERS
40 CHERRY STREET BALLINA,
ON 12/12/24 AT 9:00 AM**

8. Planning and Environmental Health Division Reports

8.1 Aureus Commercial Centre - Planning Proposal and Planning Agreement

121224/3 RESOLVED

(Cr Sharon Cadwallader/Cr Phil Meehan)

1. That Council endorses the proposed amendments to the Ballina Local Environmental Plan 2012 relating to the application of a R3 zone to part of Lot 346 DP127483, the correction of the zoning anomaly as it relates to the 7(d) zone, and consequential changes to the Floor Space Ratio Map, and Land Application Map if required, as detailed in planning proposal (BSCPP 24/004 Aureus Village Centre) contained in Attachment 6.
2. That Council submit planning proposal BSCPP 24/004 Aureus Village Centre to the NSW Department of Planning Housing and Infrastructure for Gateway determination.
3. That the Department of Planning Housing and Infrastructure be advised that Council is seeking to be authorised as the Local Plan Making Authority for this LEP amendment and to exercise its delegated plan making functions.
4. That upon an affirmative Gateway determination being received the procedural steps associated with progression of the planning proposal be undertaken, including public exhibition.
5. That Council endorse the preparation of a draft Planning Agreement as detailed in this report with amendments as proposed.
6. The draft planning agreement (or other suitable legal mechanism) once finalised be publicly exhibited concurrently with the planning proposal.
7. That the planning proposal and associated planning agreement be reported to Council for further consideration following the completion of the public exhibition period.
8. That in relation to the planning agreement Council expresses a preference for the following:
 - That no residential lots are registered or occupation certificates sought in the R3 zone area until an occupation certificate has been issued for at least 600m² of the approved commercial floor space.

FOR VOTE - Cr Sharon Cadwallader, Cr Simon Kinny, Cr Michelle Bailey, Cr Damian Loone, Cr Therese Crollick, Cr Simon Chate, Cr Phil Meehan, Cr Erin Karsten and Cr Kiri Dicker

AGAINST VOTE - Cr Eva Ramsey