



Yoogalu Pty Limited | A.C.N. 002 269 132

5 May 2017

Mr Simon Scott  
Strategic Services  
Ballina Shire Council

By E:Mail: [simon.scott@ballina.nsw.gov.au](mailto:simon.scott@ballina.nsw.gov.au)

Dear Simon,

**Re: Submission re BSCPP 16/003 Southern Cross Industrial Estate (17/28931)**

We write to request that the Harvey Norman owned Ballina Homemaker Centre (BHC) at 25 Boeing Ave Ballina be included in the current (above) planning proposal.

It is understood that the current planning proposal seeks to apply the IN1 Zoning with an enabling clause allowing bulky goods. BHC permits bulky goods (B5), but restricts many indoor recreation and light industrial uses under the IN1 zoning. In the past this has led to the unfortunate situation where a gym operator approached us to lease space however we have been unable to accommodate them due to the zoning. Having said this, the gym operator could operate on many other sites across the Southern Cross Industrial Estate. This is one of the key reasons that the BHC still has vacant space more than 6 years after it was completed.

It appears only reasonable that the adjoining BHC also benefit from the uses permitted under the IN1 zoning as it results in a "level playing field."

The writer is unaware why our property was not originally included as part of this proposal given there is a benefit of additional uses allowed under the IN1 zoning. Whilst it is known that including BHC in the current planning proposal will take additional time, it is contended that it should have been considered and communicated to us initially. We do not wish to wear the costs of a rezoning proposal to allow uses that will be allowed adjacent to our site and result in only the BHC being restricted to bulky goods uses.

On a side note, it is acknowledged that the extension of Boeing Ave to North Creek Road as part of DA 2017/129 benefits our site.

We look forward to your co-operation and ongoing support which has been extended to us in the past

Regards,

A handwritten signature in blue ink, appearing to read 'Alex Capra'.

Alex Capra  
Development and Portfolio Manager  
Harvey Norman - Property

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