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 BALLINA NSW 2478

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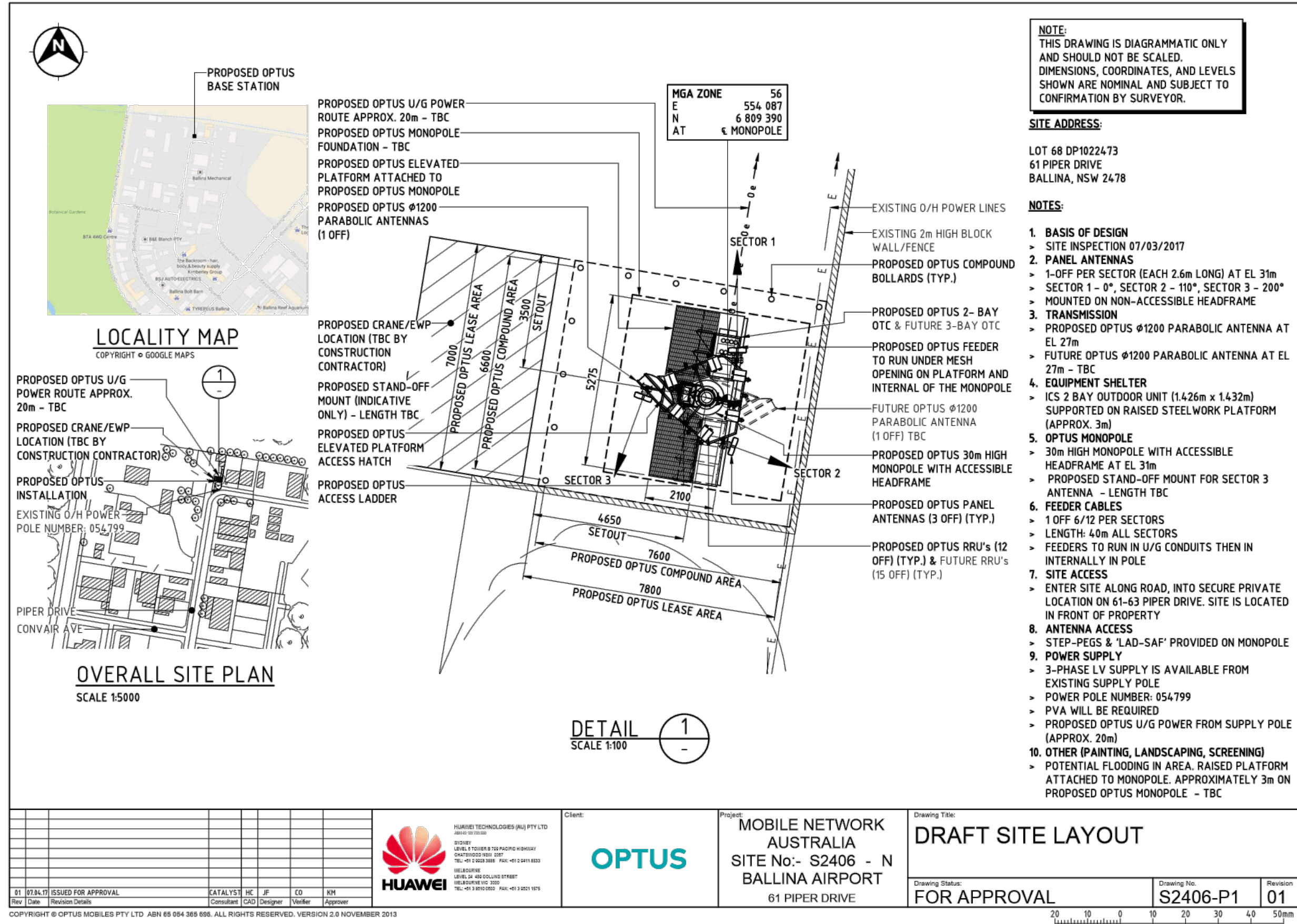


Locality Plan DA 2017/386

ballina shire council
 geographical information system

Projection: GDA94 / MGA zone 56
 Date: 14/09/2017

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01	07.04.17	ISSUED FOR APPROVAL	CATALYST	HC	JF	CO	KM
Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver

HUAWEI

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Client:

Project: MOBILE NETWORK AUSTRALIA
 SITE No:- S2406 - N
 BALLINA AIRPORT
 61 PIPER DRIVE

Drawing Title: DRAFT SITE LAYOUT

Drawing Status: FOR APPROVAL

Drawing No.: S2406-P1

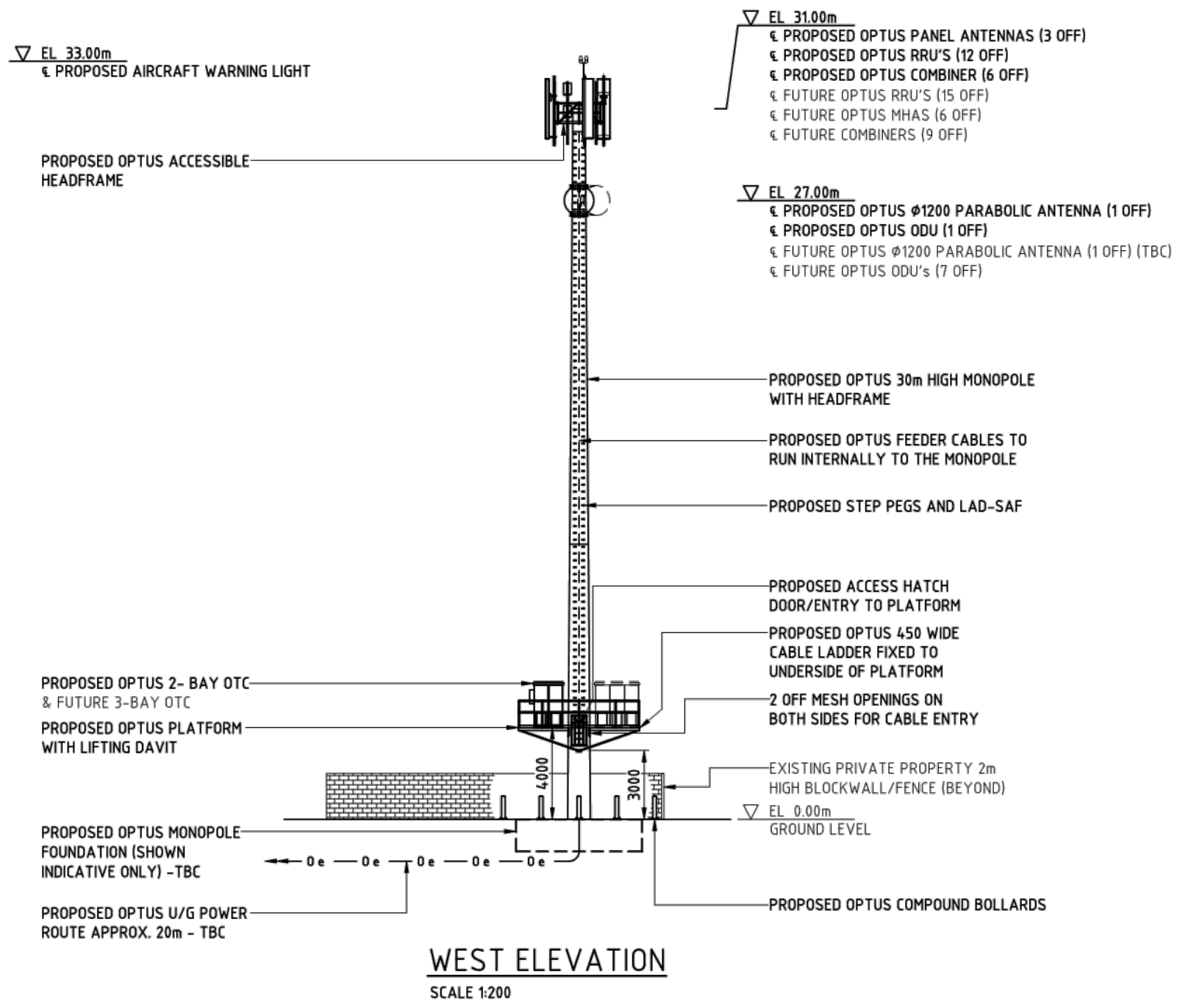
Revision: 01

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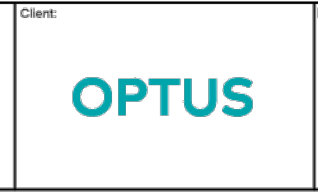
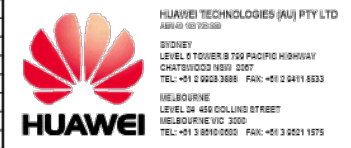
CAD File: C:\Samson\Working Drawings\S2406_Ballina Airport\S2406 - DSL_recover.dwg Date: 16.05.2017 5:21 PM

NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY
AND SHOULD NOT BE SCALED.



WEST ELEVATION
SCALE 1:200

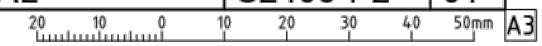
Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
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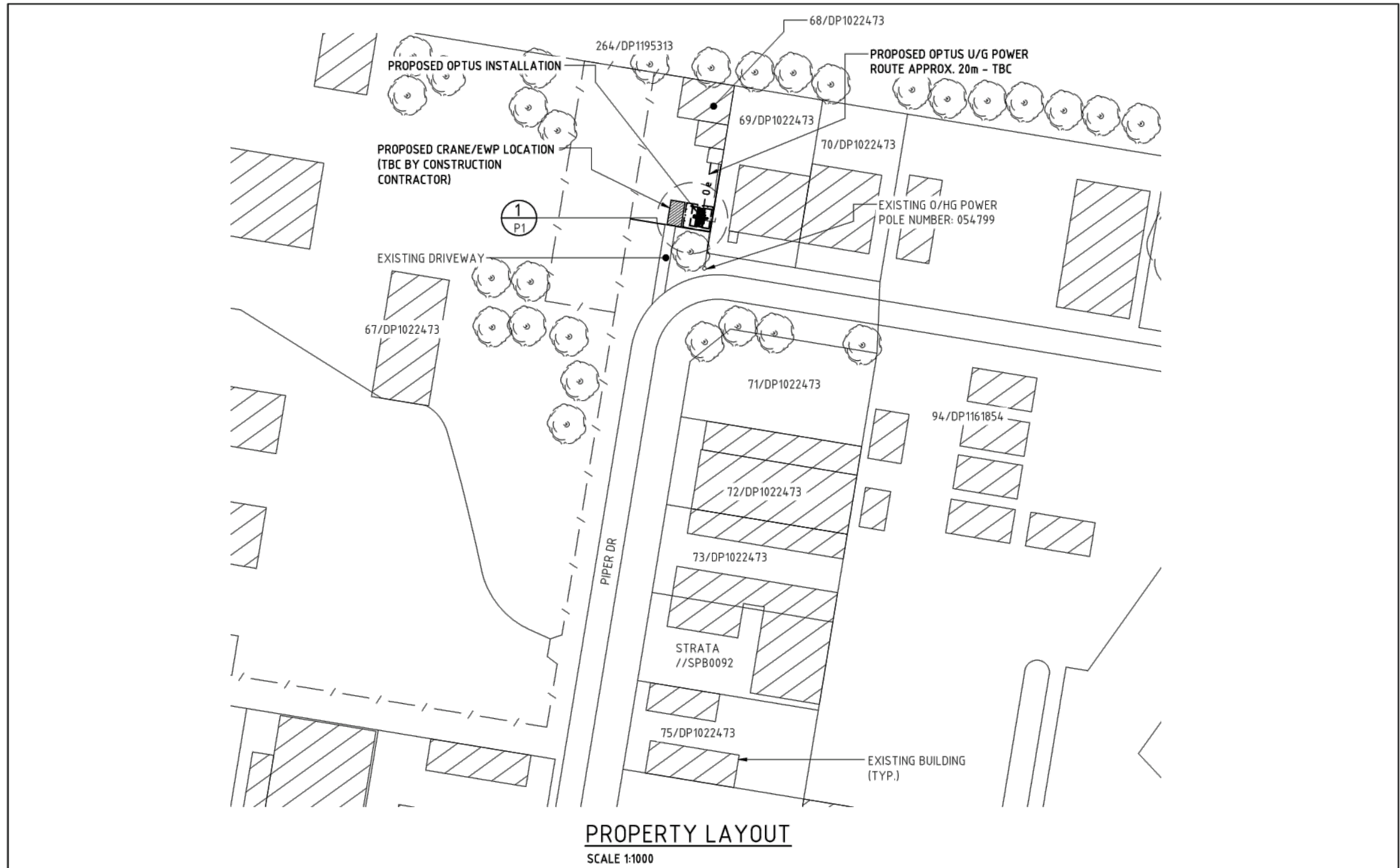
Client: **OPTUS**
Project: **MOBILE NETWORK AUSTRALIA**
SITE No:- S2406 - N BALLINA AIRPORT
61 PIPER DRIVE



Drawing Title: **DRAFT SITE ELEVATION**
Drawing Status: **FOR APPROVAL**
Drawing No: **S2406-P2**
Revision: **01**

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01	07.04.17	ISSUED FOR APPROVAL	CATALYST	HC	JF	CD	KM														
Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver														
			Drawing Status: FOR APPROVAL		Drawing No. S2406-P3	Revision 01															

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Application for Variation to Development Standard(s) and Supporting Information

Clause 4.5 of the Ballina Local Environmental Plan (BLEP) 2012 and SEPP 1 Ballina Local Environmental Plan (BLEP) 1987

Lodge Applications at Ballina Shire Council - 40 Cherry Street - Ballina NSW 2478 - Phone: 02 6682 1171 - Fax: 02 6682 1172 - e: council@ballina.nsw.gov.au
 mail PO Box 400 Ballina 2478 - dx 27789 - f 02 6682 1172 - e council@ballina.nsw.gov.au
 02 6682 1154 - w www.ballina.nsw.gov.au - abn 63 926 887 369

This form guides you on what should be included in a variation request. Please complete the form and submit it with your development application. Further documentation may be attached to support your submission.

Note: If more than one development standard needs to be varied, an application is required for each variation. (For separate FSR and EOI).

1. What is the name of the environmental planning instrument (EPI) that applies to the land? (eg. BLEP 1987 or BLEP 2012)

BLEP2012

2. What is the zoning of the land?

IN1 GENERAL INDUSTRIAL

3. What are the objectives of the zone?

SEE ATTACHED RESPONSE TO INFORMATION REQUEST

4. What is the development standard being varied? (eg. FSR, height, lot size)

HEIGHT

5. Under what clause is the development standard listed in the relevant BLEP?

LEP s43 / 4.3A

6. What are the objectives and purpose of the development standard? How are the objectives / purpose of the standard relevant to your development?

SEE RFI

7. What is the numeric value of the development standard in the relevant BLEP?

12M (4.3A)

8. What is the proposed numeric value of the development standard in your development application?

33M

9. What is the percentage variation (between your proposal and the relevant BLEP)?

+275%

10. How is strict compliance with the development standard unreasonable or unnecessary in this particular case?

PROPOSAL IS FOR A NEW TELECOMMUNICATIONS FACILITY WHICH CANNOT FUNCTION AT A LOWER HEIGHT. SEE RFI FOR DETAILED JUSTIFICATION

11. How would strict compliance hinder the attainment of the objects specified in Section 5(a) (i) and (ii) of the Environmental Planning and Assessment Act 1979? (Relevant for BLEP/1987/SEPP1 applications only)

[Empty box for answer to question 11]

12. Demonstrate how the objectives of the zone and the objectives of the development standard have been complied with despite the variation to the development standard.

SEE RFI

13. Would strict compliance with the standard, in your particular case, be unreasonable or unnecessary? Why? Will approval of the variation of the development standard set a precedent? Why or why not?

SEE RFI

14. Are there sufficient environmental planning grounds to justify contravening the development standard? Provide details.

YES - GIVEN OBJECTIVES FOR OPTUS (PUBLIC BENEFIT TO NORTH BALLINA / AIRPORT OF IMPROVED SERVICE), PLANNING MERIT OF SITE, A ABSENCE OF ALTERNATE OPTIONS. SEE RFI.

15. Is compliance with the development standard unreasonable or inappropriate due to the current use of the land and current environmental character of the particular parcel of land? Should the particular parcel of land have been included within the current zone?

SEE RFI

Applicant Details

Name: OPTUS MOBILE PTY LTD 9- CATALYST ONE (ANDREW MCLANE)
Property Details: 61 PIPER DR, BALLINA (68/DP1022473)
DA No. (if known): 2017/386
Signature: [Signature] Date: 5/8/17

Privacy Protection Notice

The completed Application for a Variation to a Development Standards form contains personal information which is being collected for the purpose of assessing this application. The information will be processed by the Development and Environmental Health Group and may be made available to public enquiries under the Government Information (Public Access) Act. The information will be stored in Council's electronic document management system.