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7260 Planning proposal cover letter (May 2012).doc

28 May 2012

The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attn: Strategic Services Group

Dear Sir/Madam

re: Planning Proposal

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I refer to recent communications in respect of the subject matter and advise that Council's Commercial Services Group has commissioned Ardill Payne & Partners to prepare a Planning Proposal to rezone certain land adjacent to Corks Lane and Southern Cross Drive, Ballina for urban purposes so as to permit a range of urban uses (including light industrial, bulky goods, live/work, commercial and airport related uses).

Please find attached herewith four (4) copies of the Planning Proposal submission to Ballina Shire Council which has been prepared having regard to:

- Ballina Shire Council – Planning Proposals and LEP Amendments: Process Guidelines
- Department of Planning – A guide to preparing planning proposals (July 2009)
- Department of Planning – A guide to preparing local environmental plans (July 2009)

As detailed in Section 2.4 of Council's "Planning Proposals and LEP Amendments: Process Guidelines" there is a commencement fee of \$2500.00 payable. As discussed with Mr S Bamier on the 29th instant, Council's Commercial Services Group is arranging for such payment to be made.

It is requested that this planning proposal be reported to the elected body as soon as possible.

Should you have any questions in respect of this matter, please contact me on 6686 3280 or pauls@ardillpayne.com.au.

Yours faithfully


Paul Snellgrove
ARDILL PAYNE & PARTNERS

S:\01 Jobs\7200-7299\7260 Rezoning Southern Cross Dr Ballina\03 Town Planning\7260 Planning proposal cover letter (May 2012).doc

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ARDILL PAYNE & PARTNERS

Civil & Structural Engineers – Project Managers – Town Planners – Surveyors



PLANNING PROPOSAL

Submission to Ballina Shire Council

To rezone land for urban purposes so as to permit a range of urban uses (including light industrial, bulky goods, live/work, commercial, airport related etc)

Part Lots 3-6 DP 123781, Lots 3-4 DP 872303, Lot 2 DP 833513, Lot 8 DP 793980 and Part Lot 7 DP 1043261, Corks Lane and Southern Cross Drive, Ballina

for:
Ballina Shire Council Commercial Services Unit

May 2012

Document Control Sheet

Filename:	7260 Planning proposal (May 2012).doc
Job No.:	7260
Job Captain:	Paul Snellgrove
Author:	Paul Snellgrove
Client:	Ballina Council Commercial Services Group
File/Pathname:	

Revision No:	Checked By		Issued By	
	Name	Signed	Name	Signed
0			Paul Snellgrove	<i>[Signature]</i>
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i Introduction

1.1 Introduction

This Planning Proposal relates to land that is generally triangular in shape and is effectively bounded by the Ballina Byron Gateway Airport to the north, Corks Lane to the south-east and the Southern Cross Industrial Estate to the west. The proposal relates to a number of lots and part lots which are described in real property terms as follows:

- Part Lots 3-6 DP 123781
- Lots 3-4 DP 872303
- Lot 2 DP 833513
- Lot 9 DP 793980
- Part Lot 7 DP 1043261

The land has been subject of prior detailed strategic planning investigation and consideration by Council.

The land that is subject of this planning proposal is currently zoned 1(b) – Rural (Secondary Agricultural Land) Zone under the provisions of the Ballina Local Environmental Plan 1987. The land is proposed to be zoned RU2 – Rural Landscape Zone under the provisions of the Draft Ballina Local Environmental Plan 2011.

The bulk of the land which is proposed to be rezoned and developed for urban purposes is cleared and is currently generally used for agricultural purposes (cattle grazing).

This planning proposal has been prepared in respect of the proposed rezoning of the land and has been done so in accordance with the following Department of Planning guidelines:

- 'A guide to preparing planning proposals' (July 2009)
- 'A guide to preparing local environmental plans' (July 2009)

1.2 Background

The Southern Cross Precinct Master Plan 2008 (SCPMP) applies to the whole of the subject land. The SCPMP was adopted by Council at its February 2008 Ordinary Meeting.

The SCPMP identifies proposed future land use arrangements for the subject land and contains information regarding industrial land use, aviation industry, sporting facilities, environmental management and road networks.

Provided at **Attachment 1** are plans that show the cadastral details, existing zoning (per BLEP 1987), proposed zoning (per DBLEP 2011) and an aerial photograph of the land.

Provided at **Attachment 2** is 'Illustration 4.2 – Detailed Masterplan' of the Southern Cross Precinct Masterplan (March 2008) which shows the various land use features for the land as identified in the masterplan.

As a consequence of prior preliminary investigations over the subject land, the following have been identified as possible constraints/issues which will be further investigated and duly assessed and reported on as part of any detailed rezoning submission:

- flora and fauna/threatened species
- acid sulfate soils
- agriculture
- contamination (SEPP 55)
- geotechnical
- flooding
- stormwater
- mosquitoes
- bushfire
- archaeology/cultural heritage
- ANEF contours
- road traffic noise
- infrastructure servicing
- roads and traffic

Ballina Council at its Ordinary Meeting of 23 February 2012 considered a report (Item 9.1) on the outcomes of the Ballina Shire Bulky Goods Retailing Investigation and provided direction to Council's Strategic Services Group with respect to the recommendations of the Study.

Council resolved as follows:

- "1. That Council notes the contents of the Ballina Shire Bulky Goods Retailing Investigation report prepared by Hill PDA.*
- 2. That Council proceed to implement a strategic planning framework for bulky goods retailing in Ballina Shire consistent with the recommendations in the Ballina Shire Bulky Goods Retailing Investigation report prepared by Hill PDA.*
- 3. That Council proceed to prepare a planning proposal for the application of a suitable zone over Lot 951 DP 1165266 and the proposed Lots 2 and 3 (as shown in Attachment 2) at the Southern Cross Industrial Estate to facilitate a bulky goods retailing precinct.*
- 4. That in the preparation of a planning proposal in accordance with Point 3, options be canvassed in relation to the co-location of large format retail uses with bulky goods premises."*

At the time of preparing this planning proposal, Council's Strategic Services Group had not finalised the planning proposal. Provided at **Attachment 3** is a plan showing the land to which this resolution applies.

2 Objectives and Intended Outcomes of Proposal

2.1 Objectives

The objectives of this submission are to rezone the land in a manner that is generally consistent with the Southern Cross Precinct Master Plan, being:

1. To enable its future development for a broad range of industrial/enterprise/commercial type uses and in particular uses that may be ancillary or complementary to the Ballina Byron Gateway Airport.
2. To enable the development of urban land uses, infrastructure and services to be developed around the existing airport transport infrastructure hub.
3. To integrate the Ballina Airport Precinct with the Southern Cross Master Plan Precinct to create mutual benefits for the airport and town to further enhance opportunities for economic growth and employment generation that have been created through recent developments within the Precinct.
4. To ensure that the local road network is designed, upgraded and integrated so as to provide a safe, efficient, accessible and practical service provision to the land from the surrounding towns and villages.

2.2 Outcomes

The outcomes will be to enable the land to be developed generally in accordance with the provisions of the Southern Cross Precinct Master Plan, being to use the land for the following:

- a. urban uses including enterprise, bulky goods, light industrial commercial, live/work and comparable uses
- b. to provide increased employment lands (including possible live/work opportunities)
- c. stormwater treatment/polishing (where required or appropriate)
- d. conservation of environmental and ecologically sensitive areas (where required or appropriate)

3 Explanation of Provisions in BLEP 1987

The land that is subject of the planning proposal is currently zoned 1(b) – Rural (Secondary Agriculture Land) Zone under the provisions of the BLEP 1987 and is proposed to be zoned RU2 – Rural Landscape under the provisions of the Draft BLEP 2011.

Provided at **Attachment 1** are extracts from the BLEP 1987 and DBLEP 2011 which show the zoning regimes for the land under each LEP.

As noted from the DBLEP zoning plan, the Ballina Byron Gateway Airport is proposed to be zoned SP2 – Air Transport Facility. The objectives of the SP2 zone are:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

This Planning Proposal seeks to rezone the land as shown on the plan at **Attachment 3**, as detailed below. Due to the imminent gazettal of the DBLEP 2011, the proposed zoning regime is consistent with that of the Standard Instrument and the DBLEP 2011:

- enterprise area to be zoned B6 – Enterprise Corridor Zone
- proposed B6 zoned land to have a minimum lot size standard of 1000m² (no minimum lot size to be applied in respect of Strata or Community Title subdivision)
- any identified environmentally or ecologically sensitive areas to be zoned E2 – Environmental Conservation Zone

As Council would be aware, the comments and feedback received in response to the public exhibition of the Draft Ballina Local Environmental Plan 2011 were considered and reported to the meeting of Council's Environmental and Sustainability Committee held on Thursday 1 December 2011.

Council resolved to submit the revised Draft Ballina Local Environmental Plan 2011 to the Department of Planning & Infrastructure and request that the plan be finalised for implementation in accordance with the terms of the Environmental Planning and Assessment Act and associated Regulation.

At the time of preparing this Planning Proposal the DBLEP 2011 had not been gazetted, however from discussions between Council and the DoP, it is understood that gazettal is imminent.

4 Justification

4.1 Need for Planning Proposal

The purpose of the Southern Cross Precinct Master Plan 2008 (SCPMP) was to identify optimal land uses for the study area to support positive long term social, environmental and economic outcomes for Council and the community. It was the intention at the time for the outcomes of the Master Plan to inform Council's comprehensive review of its LEP.

As noted from the DBLEP 2011 zoning plan provided at **Attachment 1**, the land that is subject of this planning proposal is proposed to be zoned RU2 – Rural Landscape, notwithstanding the provisions of the SCPMP.

The DBLEP 2011 does however, propose an SP2 – Air Transport Facility Zone for the Ballina Byron Gateway Airport. The SP2 zone covers land identified on the SCPMP as Items 9, 10, 11, 12, 18, recently acquired land within part of 19, 21, 22 and 26.

In order to rezone the land as proposed, a Planning Proposal is required to be prepared pursuant to the provisions of the EP & A Act 1979.

4.1.1 Is the planning proposal a result of any strategic study or report?

The Southern Cross Precinct Master Plan 2008 (SCPMP) applies to the whole of the subject land. The SCPMP was adopted by Council at its February 2008 Ordinary Meeting.

The SCPMP identifies proposed future land use arrangements for the subject land and contains information regarding industrial land use, aviation industry, sporting facilities, environmental management and road networks.

The SCPMP identifies the following possible land use components within the subject land with a copy of the Masterplan being provided at **Attachment 2**:

- future industrial area with conventional 50 x 25m lots
- new airport link road

- realigned road to facilitate the design of the North Creek Road intersection
- live/work precinct
- existing and expanded environmental protection areas and open space corridors
- existing and expanded bicycle track network
- existing and expanded drainage network

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The objectives and intended outcomes of the Planning Proposal are best achieved by amending the Draft LEP 2011 so that future urban, conservation (if required) and public infrastructure use/development of the land can be resolved now and in a manner that is consistent with that detailed in the SCPMP and Council's long-term infrastructure plans for the locality.

4.1.3 Is there a net community benefit

There will be significant positive community benefits resulting from the following:

- provision of increased stocks of industrial and employment zoned land which will increase choice and competition in the local market place
- provision of employment land (services and trades lands) to service the local and broader community
- synergies and integration of the Airport with surrounding industrial/enterprise/commercial type activities which will service and support the airport
- continued protection of environmental and ecologically sensitive areas
- enhanced integration of transport connections including improved planning for redundancy and congestion events

4.1.4 Sustainable Considerations

4.1.4.1 Environment

Notwithstanding that detailed environmental investigations are yet to be undertaken, it is submitted that the proposed rezoning

and future development of the land can be undertaken in a manner that will not have significant adverse environmental impacts.

Preliminary planning investigations into the land have revealed that there are a number of potential constraints, however these are such that will likely be able to be reasonably and practically managed and mitigated.

Should further detailed investigations identify more significant environmental issues, there would be scope to consider an appropriate zoning regime for such sections of the land.

4.1.4.2 Social

The rejection of this gateway proposal will potentially delay the provision of additional enterprise, light industrial, bulky goods etc land which will enable future development that will stimulate and have multiplier effects on the economy and increase employment opportunities.

The effective integration of the Ballina Byron Gateway Airport through transport and planning interfaces will further establish the airport as the 'gateway' to the region, generating social benefits of enhanced external recognition and positioning of the town and region.

4.1.4.3 Economic

The rejection of the gateway proposal will potentially delay the economic benefits that are associated with the development of the land, particularly the possible future zoning of lands for industrial/enterprise and employment purposes.

The proposed rezoning will have significant positive economic impacts on the sustainability, profitability and operations of the Ballina Byron Gateway Airport, the Shire and broader region.

The effective integration of the Ballina Byron Gateway Airport with the town and region via improved transport connections and zoning interfaces and signage will facilitate the creation of an identifiable economic zone that will generate economic benefits

for the community and region. There has been momentum already established through recent bulky goods developments within the Precinct and through refurbishment works at the airport, and this planning proposal will build further from this.

There are diminishing supplies of industrially zoned land/lots within the Shire and in particular within the Southern Cross Industrial Estate. Currently there is approximately only 2ha of serviced land available for industrial development and 6ha of land to be developed for bulky goods and or industrial uses.

4.2 Relationship to Strategic Planning Framework

4.2.1 Far North Coast Regional Strategy 2006-31 (FNCRS)

The purpose of the FNCRS is to manage the Region's expected high growth rate in a sustainable manner. The Strategy aims to protect the unique environmental assets, cultural values and natural resources of the Region whilst ensuring that future planning maintains the character of the Region and provides for economic opportunities.

The land is mapped as a combination of "Employment Lands" and "Proposed Future Urban Release Area" under the FNCRS.

Sections of the land are shown as "Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands".

The proposed rezoning and future urban development of the land is thus consistent with the Strategy. Detailed investigations will be undertaken into the constraints and opportunities of the site and will inform and support any rezoning proposal

4.2.2 Ballina Local Environmental Plan 1987 (BLEP)

The subject land is zoned 1(b) – Rural (Secondary Agricultural Land) Zone under the BLEP.

Due to the imminence of gazettal of the DBLEP 2011, it is submitted that the provisions of the BLEP 1987 do not have any practical application or relevance to this planning proposal.

4.2.3 Draft Ballina Local Environmental Plan 2011 (DBLEP)

Council at its Ordinary December 2011 Council meeting approved for the DBLEP 2011 to be submitted to the NSW Department of Planning & Infrastructure, requesting that the plan be finalised for implementation in accordance with the terms of the Environmental Planning and Assessment Act (EP & A Act) and associated Regulation.

The subject land is proposed to be zoned RU2 – Rural Landscape under the provisions of the DBLEP 2011.

The subject land is mapped on Ballina Draft LEP 2010 Strategic Urban Growth Area Map – sheets SGA-011 and SGA-012 as a "Potential Urban Growth Area".

Clause 7.7 of the DBLEP relates to strategic urban growth areas and provides that:

- (1) The objective of this clause is to ensure that strategic urban development opportunities are maintained.*
- (2) This clause applies to land identified on the Strategic Urban Growth Area Map.*
- (3) In determining whether to grant consent, the consent authority must take into account whether the proposed development may preclude urban or employment land uses on the land having regard for:
 - a. orderly and coordinated provision of infrastructure, and*
 - b. maintenance of amenity and scenic value, and*
 - c. land use conflict impacts associated with stormwater or wastewater discharge and emissions including noise, dust and odour, and*
 - d. site access, generation of traffic and efficient function of transport infrastructure.**

4.2.4 Northern Rivers Farmland Protection Project (NRFPP)

The subject land is mapped as "Committed Urban Uses and Rural-Residential zones" in the NRFPP.

Local Planning Direction 5.3 *Faermland of State and Regional Significance on the NSW Far North Coast* does not apply to the proposed rezoning on the basis that it applies only when Council prepares a draft LEP for land mapped as:

- State significant farmland; or
- Regionally significant farmland; or
- Significant non-contiguous farmland

4.2.5 Ballina Shire Council Growth Management Strategy (Exhibition Draft, May 2012) (BSCGMS)

The subject land is mapped in the BSCGMS as a "Strategic Urban Growth Area". Some of the strategic actions of the Strategy that are of relevance to this planning proposal are to:

- *Investigate, through the rezoning process, land development opportunities and the provision of public infrastructure identified in the Southern Cross Precinct Industrial Master Plan.*
- *Establish a more detailed planning framework for the long term use and development of industrial areas through Council's development control plan.*
- *Establish a clustered bulky goods retailing precinct.*
- *Investigate future road connection between Ballina and Lennox Head via North Creek Road.*

4.2.6 State Environmental Planning Policies (SEPPs)

A number of SEPPs apply to the local area. The following identifies each and provides brief comment in regards to such.

SEPP 14 – Coastal Wetlands

There are no mapped SEPP 14 wetlands on the subject land. A number of SEPP 14 wetlands exist in the locality however are physically and spatially removed from the land subject of the planning proposal.

SEPP 26 – Littoral Rainforests

There are no mapped SEPP 26 littoral rainforests on or near the subject land.

SEPP 44 – Koala Habitat Protection

The land is subject to the provisions of the policy as the land is greater than 1ha in area. A detailed flora and fauna assessment (including of SEPP 44 assessment) will be prepared to support and inform the rezoning.

At this stage, it is considered that the proposed rezoning of the land and the future development will not involve the removal or harm to any koala food species.

SEPP 55 – Remediation of Land

A Preliminary Contaminated Site Investigation will be prepared to support and inform the rezoning.

At this stage, it is considered that contamination will not be a significant impediment to the proposed rezoning.

SEPP 71 – Coastal Protection

The whole of the subject land is contained within the coastal zone and is thus subject to SEPP 71 – Coastal Protection. No part of the land subject of the planning proposal is identified as being a 'sensitive coastal location'.

Any future development on this land will need to have regard to the provisions of SEPP 71.

SEPP (Rural Lands) 2008 (RLSEPP)

The land is subject to the provisions of the RLSEPP. Subject to the land being rezoned for urban purposes as detailed in this submission, the RLSEPP will have no application to those lands.

The rezoning and future development of the land where it interfaces with rural land will have to have regard to the Clause 7 Rural Planning Principles and *Living and Working in Rural Areas – A handbook for managing land use conflict issues on the North Coast of NSW*.

4.2.7 Ministerial Directions

A number of Ministerial Directions made under Section 117 of the Environmental Planning and Assessment Act 1979 apply to the land. The following identifies each of the key directions which are relevant to the land and planning proposal and makes brief comment in regards to each.

Direction 1.1 – Business and Industrial Zones

The subject land is identified in the SCPMP as being planned for future industrial area and live/work precinct. Part of the subject land is identified in the FNCRS as being planned for "employment lands". The proposed zoning of the land will facilitate the future development of such lands for such a purpose which will service Ballina, the Shire and the Region.

The proposed rezoning of part of the land for such a purpose therefore is consistent with both strategic planning documents. The proposal will actually increase the amount of business and industrial zones and is consistent with the objectives and provisions of Direction 1.1.

Direction 1.2 – Rural Zones

The subject land is identified in the FNCRS as being "Committed Urban Uses and Rural-Residential Zones". The subject land is identified in the DBLEP 2011 as being "Potential Urban Growth Area". The subject land is identified in the BCS Growth Management Strategy (Exhibition Draft, May 2012) as being a "Strategic Urban Growth Area".

The proposed rezoning of the land for urban purposes is therefore consistent with these strategic planning documents and thus with the provisions of Direction 1.2.

Direction 1.5 – Rural Lands

The subject land is identified in the FNCRS as being "Committed Urban Uses and Rural-Residential Zones". The subject land is identified in the DBLEP 2011 as being "Potential Urban Growth Area". The subject land is identified in the BCS Growth Management Strategy (Exhibition Draft, May 2012) as being a "Strategic Urban Growth Area".

The proposed rezoning of the land for urban purposes is therefore consistent with these strategic planning documents and thus with the provisions of Direction 1.5.

Direction 2.1 – Environment Protection Zones

The proposed zoning of the land will not compromise the continued protection of high conservation vegetation in the locality utilising existing and proposed environmental protection zones. The proposed rezoning does not seek to modify or reduce the environmental protection zones or standards applying to the land.

As a consequence of the rezoning, there may be minor additional sections of the land that may be appropriate for environmental protection purposes, likely being small extensions of proposed environmental protection zones (per DBLEP 2012).

Direction 2.2 – Coastal Protection

The subject land is contained within the coastal zone. The subject land is not identified as being subject of coastal processes or erosion.

The planning proposal is required to include provisions that give effect to and are consistent with the:

- NSW Coastal Policy: A Sustainable Future for the New South Wales Coast 1997
- Coastal Design Guidelines 2003
- manual relating to the management of the coastline for the purposes of section 733 of the Local Government Act 1993 (the NSW Coastline Management Manual 1990)

Direction 2.3 - Heritage Conservation

The subject land is not identified in the BLEP 1987, DBLEP 2011 or North Coast REP 1988 as comprising/containing items, areas or objects of environmental heritage significance.

A detailed cultural heritage assessment will be prepared to support and inform the rezoning. Should any items/places/areas etc be discovered during investigations, their significance will be determined and they will be managed or protected where necessary.

Direction 3.4 – Integrating Land Use and Transport

The subject land is identified in the FNCRS as being "Committed Urban Uses and Rural-Residential Zones". The subject land is identified in the DBLEP 2011 as being "Potential Urban Growth Area". The subject land is identified in the BCS Growth Management Strategy (Exhibition Draft, May 2012) as being a "Strategic Urban Growth Area".

The planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:

- Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and
- The Right Place for Business and Services – Planning Policy (DUAP 2001).

The proposed rezoning of the land for urban purposes is therefore consistent with both strategic planning documents and thus with the provisions of Direction 3.4.

Direction 3.5 – Development Near Licensed Aerodromes

The subject land adjoins the proposed SP2 – Air Transport Facility Zone (for the Ballina Byron Gateway Airport) under the DBLEP 2011. It is in the intention of the proposed rezoning for there to be a direct integration with and synergy between the airport and the future industrial/enterprise/commercial uses on the land.

The Ballina Byron Gateway Airport's own land use planning is predicated on effective integration with the zoning of the Precinct, as has already been identified in the SCPMP.

The planning proposal will have due regard to and set development controls where required in respect of:

- ANEF contours for the airport
- OLS for the airport

The Commonwealth Department responsible for aerodromes and the lessee of the aerodrome are required to be consulted as part of this planning proposal.

Direction 4.1 – Acid Sulfate Soils

The subject land is mapped as containing Class 2 acid sulfate soils. The proposed rezoning will not have any initial impact on the Class 2 acid sulfate soils present on the land.

Acid sulfate soils investigations will undertaken over the site (including soil sampling and testing) to accompany and inform the rezoning proposal.

Future development on the land will be required to comply with the Acid Sulfate Soils Planning Guidelines, Clause 36 of the Ballina LEP and Clause 7.3 of the Draft Ballina LEP 2011.

Direction 4.3 – Flood Prone Land

The subject land is identified as being subject to the 1 in 100 year flood event. Preliminary flood impact assessments have been undertaken with more detailed assessments being undertaken to support and inform the rezoning proposal.

Council has undertaken a recent review of its flood modelling and is preparing a Draft DCP for flood liable land. This Draft DCP is expected to be placed on public exhibition in the immediate future and will be duly referenced when assessing and reporting flooding impacts.

Direction 4.4 – Planning for Bushfire Protection

Parts of the subject land are mapped as being bushfire prone. Development of bushfire prone land is managed and controlled by the provisions of Section 79BA of the Environmental Planning and Assessment Act 1979 and Section 100B of the Rural Fires Act 1997.

A bushfire hazard assessment will be prepared to support and inform the rezoning proposal having regard to the provisions of Planning for Bushfire Protection 2006. The future urbanisation of the land will contain fully constructed urban roads and a reticulated water supply system with fire hydrants. Appropriate APZs and buffers should be able to be achieved in any future development of the land.

The NSW RFS is required to be consulted as part of the planning proposal.

Direction 5.1 – implementation of Regional Strategies

The subject land is identified in the FNCRS as being "Committed Urban Uses and Rural-Residential Zones".

The proposed rezoning of the land for urban purposes is therefore consistent with the Strategy and thus with the provisions of Direction 5.1.

Direction 5.3 – Farmland of State and Regional Significance on the NSW Far North Coast

The subject land is mapped on the Northern Rivers Farmland Protection Project, Final Map 2005 (Section 117(2) Direction) as "Other Rural Land" and thus Direction 5.3 does not apply.

Direction 6.1 – Approval and Referral Requirements

The proposed rezoning of the land does not seek any additional concurrence, consultation or referral of development applications to the Minister or other public authority or any designated development provisions.

The proposed rezoning is thus consistent with the provisions of Direction 6.1.

6.3 – Site Specific Provisions

No detailed subdivision or other specific developments are provided in the Planning Proposal. The Planning Proposal is consistent with the Direction.

4.3 Environmental, social and economic impacts

4.3.1 Critical Habitat and Threatened Species

Detailed ecological investigations will be undertaken to inform the rezoning process (including Threatened species assessment). The subject land is largely cleared land that has been disturbed by prior activities.

Preliminary investigations indicate that the land is not likely to contain any critical habitat or threatened species.

4.3.2 Environmental Effects and Management

The key possible environmental effects of the use of part of the land for enterprise/industrial purposes are as follows:

Acid Sulfate Soils

An Acid Sulfate Soils Assessment will have to be undertaken to support and inform the rezoning proposal.

Land contamination

A preliminary land contamination assessment will have to be undertaken to support and inform the rezoning proposal.

Flooding

A detailed flood assessment will have to be undertaken to support and inform the rezoning proposal.

Traffic

A traffic study will need to be undertaken to support and inform the rezoning proposal.

4.3.3 Social and Economic Effects

The proposed rezoning will provide additional land for enterprise/industrial/bulky goods which will have positive social and economic impacts for the community.

A social and economic assessment and cultural heritage assessment will be undertaken to support and inform the rezoning proposal.

4.4 State and Commonwealth interests

4.4.1 Public Infrastructure

The subject land is within an area that is fully serviced with all necessary reticulated public infrastructure services. Preliminary investigations into these services (particularly in respect of water and sewerage) have confirmed that sufficient capacity exists in the services.

A detailed public infrastructure servicing assessment will be undertaken to support and inform the rezoning proposal.

4.4.2 State and Commonwealth Consultation

This section of the planning proposal will be completed following consultation with State and Commonwealth agencies identified in the "gateway exhibition and determination process".

5 Community Consultation

The proposal is considered **not** to be a "low impact planning proposal" and should thus be subject to a minimum 28 day community consultation exhibition period (per Section 4.5 – Community Consultation of "A guide to preparing local environmental plans", DoP 2009).

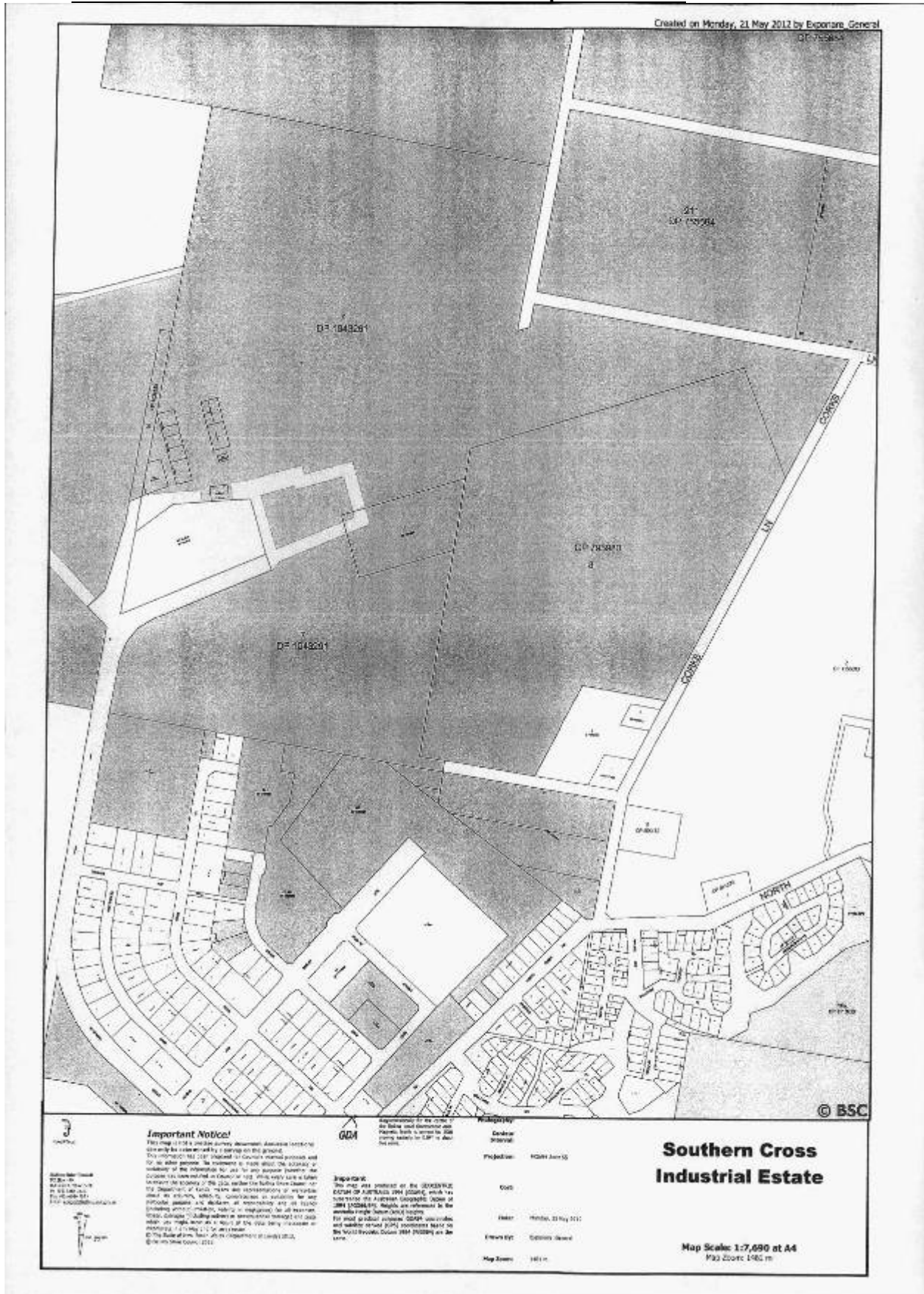
The requirement for community consultation will ultimately be a matter for Council, however it is suggested that a minimum 28 day exhibition period would suffice in this instance.

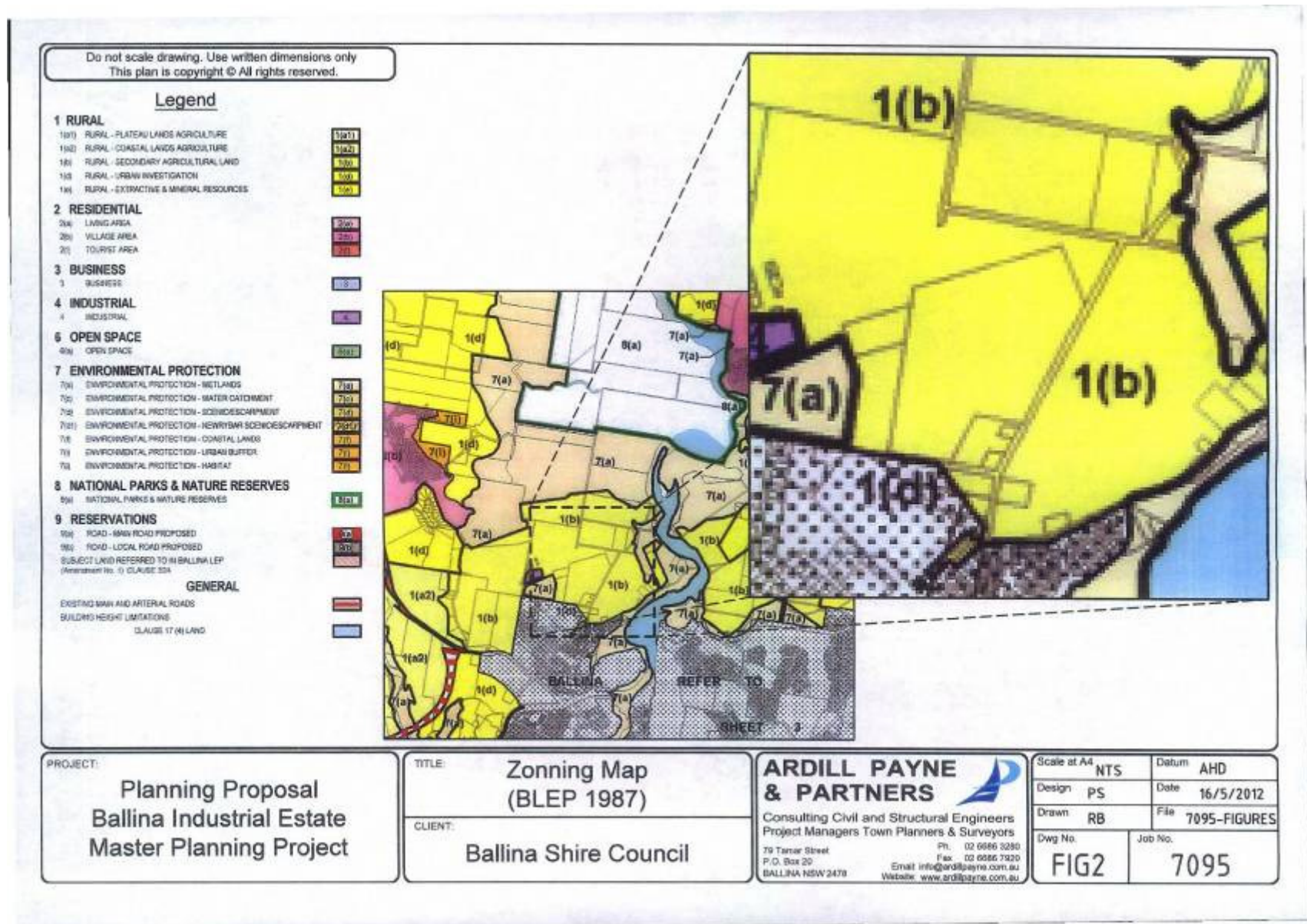
6 Attachments

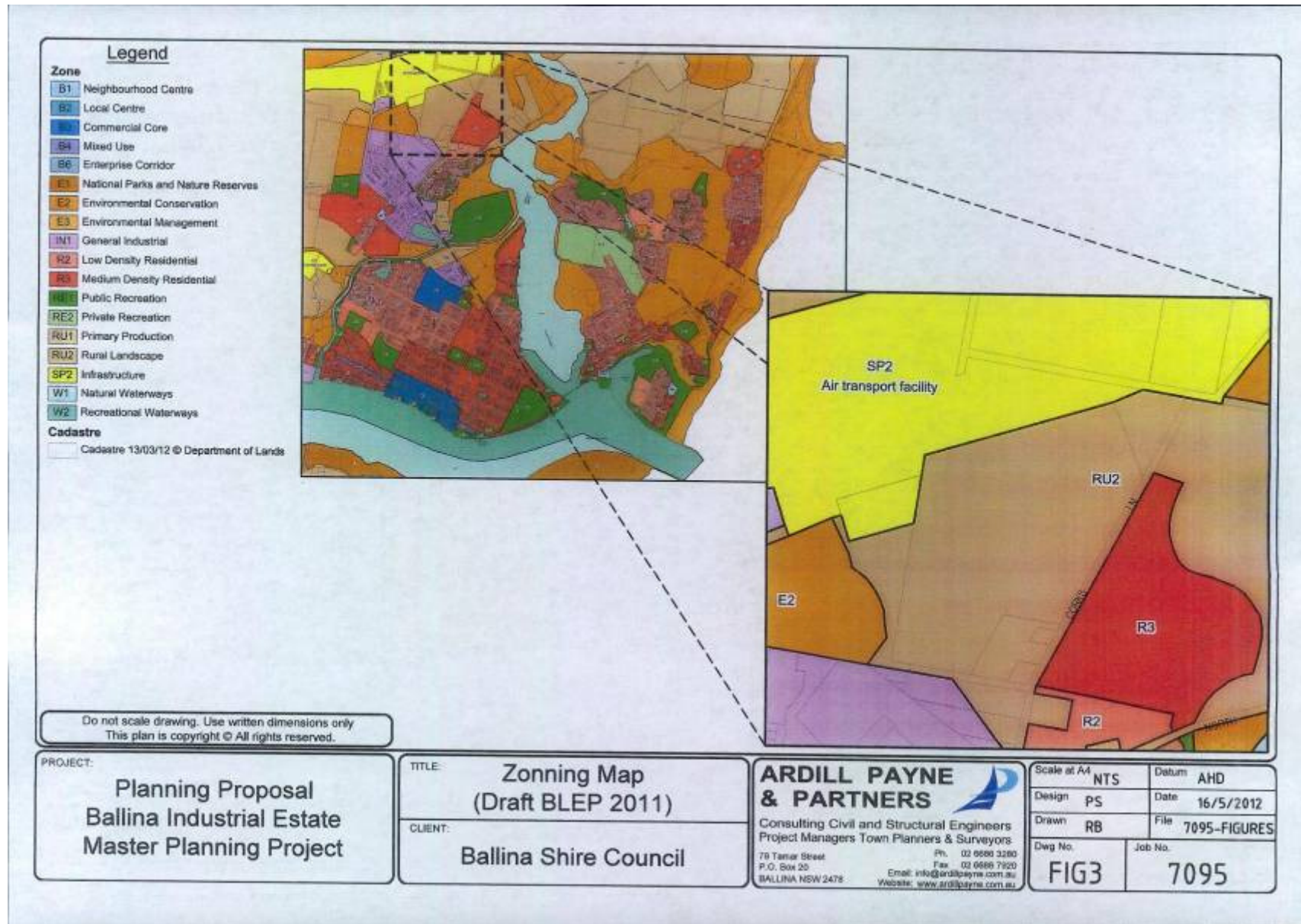
- Attachment 1** Plan showing cadastral details, zoning (per BLEP 1987 and DBLEP 2011) and aerial photograph
- Attachment 2** Southern Cross Precinct Master Plan
- Attachment 3** Land to which the bulky goods planning proposal will relate
- Attachment 4** Proposed conceptual zoning regime for the subject land

ATTACHMENT 1

Attachment 1
Plan showing cadastral
details, zoning (per BLEP
1987 and DBLEP 2011) and
aerial photograph



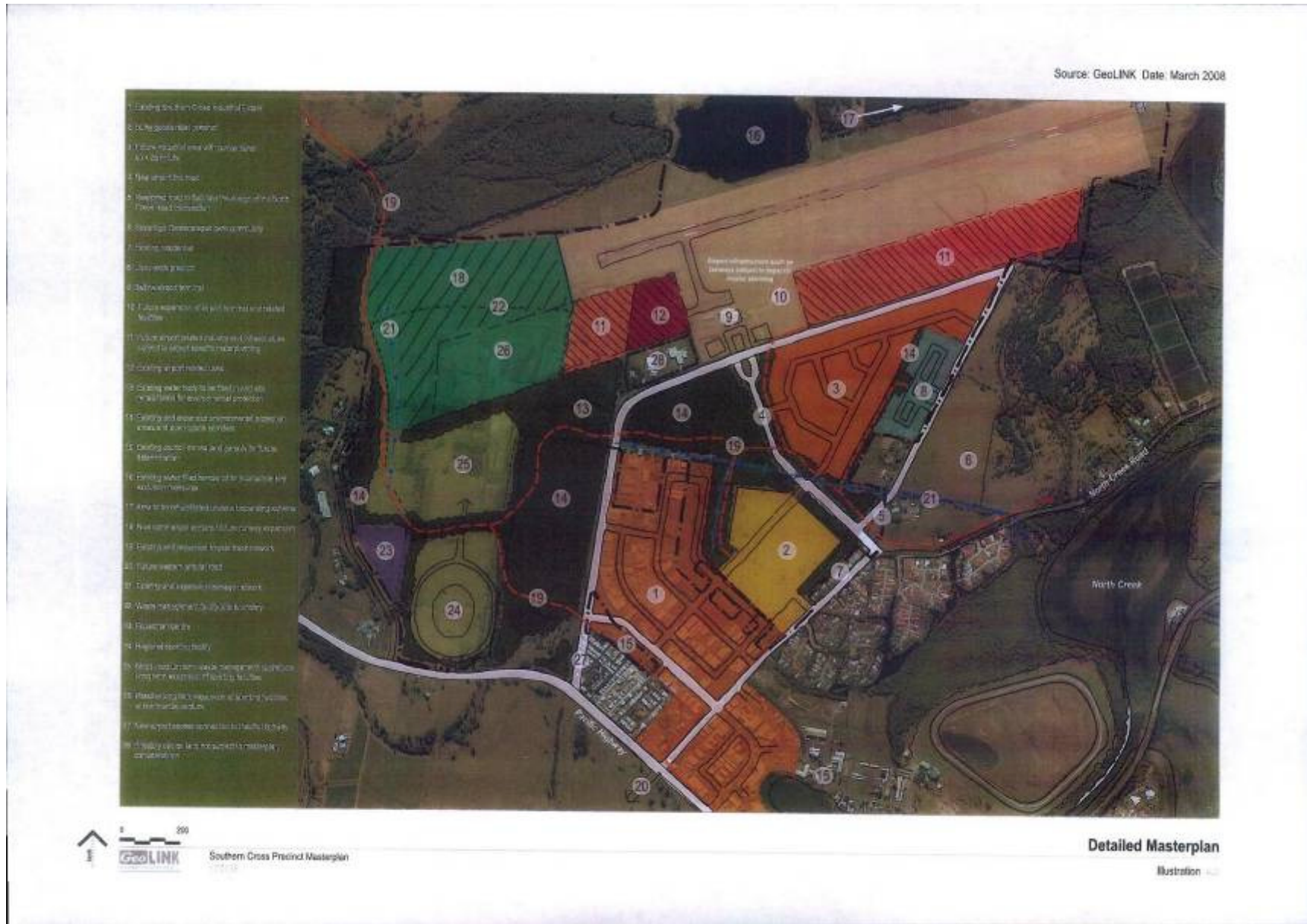






ATTACHMENT 2

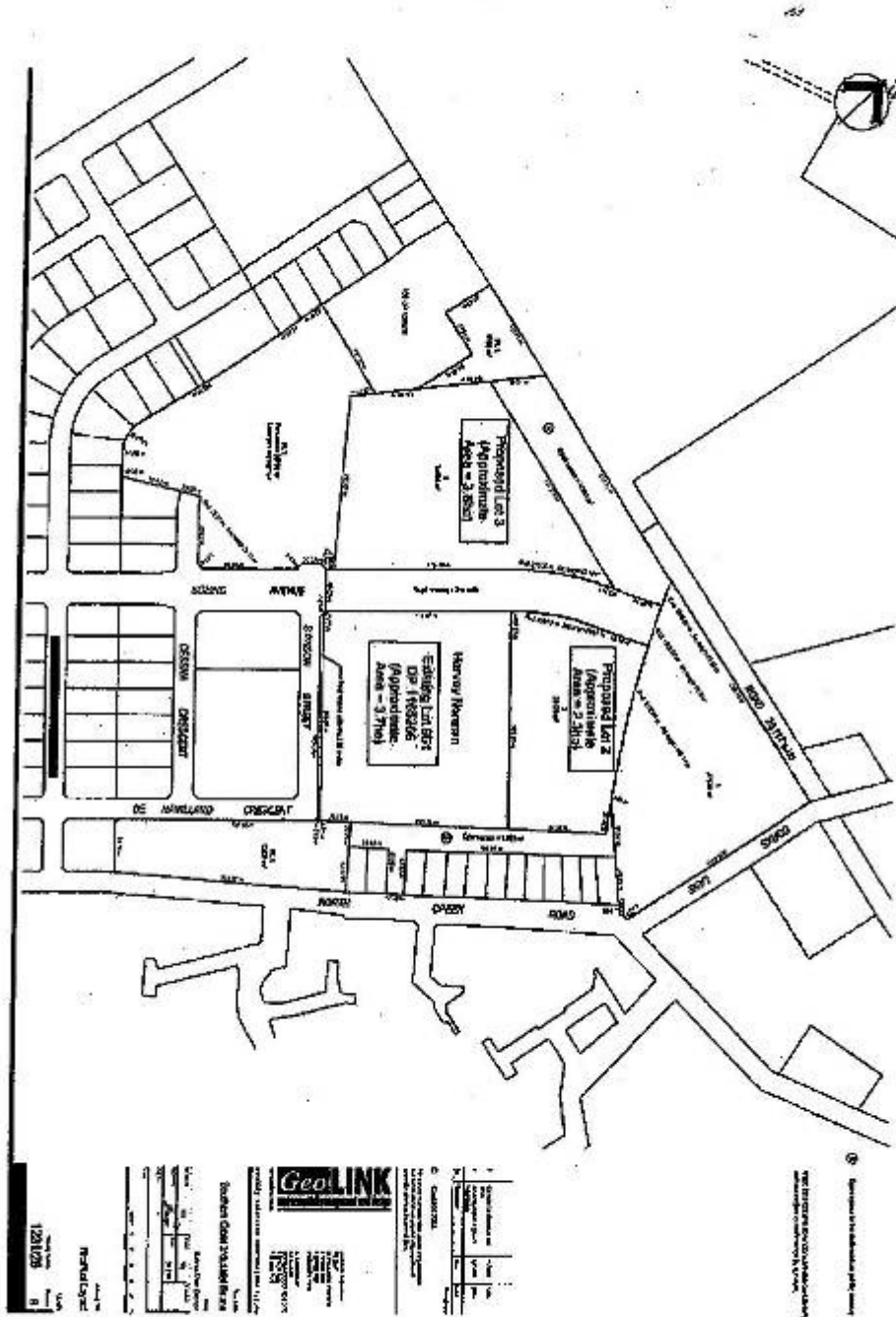
Attachment 2
Southern Cross Precinct Master
Plan



ATTACHMENT 3

Attachment 3
Land to which bulky goods
planning proposal will relate

Attachment 2 - Subdivision Layout, Lots 1, 2 and 3 - Harvey Norman Complex and surrounds at the Southern Cross Industrial Estate.



ATTACHMENT 4

Attachment 4
Conceptual zoning regime for
subject land

Planning Proposal

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