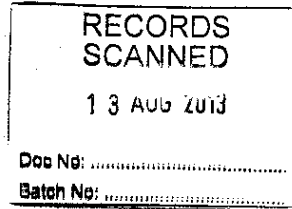




Date: 12 August 2013
Our Ref: 13/151

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Mr Mathew Wood



Dear Sir,

Re: Teven Road Transport Precinct

Newton Denny Chapelle has been engaged by landowners on Teven Road, Ballina to consult with Ballina Shire Council in relation to their intention to lodge a Planning Proposal to permit additional permitted land uses orientated towards the transport and logistics industry upon the land.

Our clients are seeking to draw on the unique characteristics of the study area to promote the opportunity for the growth of the transport industry in this area. Our clients are committed to the submission of a Planning Proposal to Council, which would not seek to change the underlying zoning of the land, however draw on the characteristics of the study area to amend Schedule 1 of the Ballina LEP to permit additional transport orientated land uses.

The study area in question is located north of the Teven Road/Pacific Highway intersection. The Pacific Highway extends in a northerly fashion and thus wraps to the east of the area. Accordingly, the study area is bordered by Teven Road to the west and the Pacific Highway to the east. A plan detailing the study area is attached for Council's information.

The study area comprises a variety of land uses associated with rural industry, timber processing mechanical repairs, wholesale distribution, agriculture (low intensity) and storage premises (yard area).

With the development of the Pacific Highway upgrade and associated Ballina by-pass, we believe the study area presents the following unique features:

- Direct highway access from Teven Road which is developed with a controlled intersection with the Pacific Highway;
- The highway upgrade and alignment of Teven Road creates a clearly identifiable precinct which is already utilised for a number of commercial/industrial land uses;
- The site is located at the junction of the Pacific Highway and Bruxner Highway, thereby providing opportunities for distribution of goods in both a north-south and east-west alignment;
- The study area contains land being of a suitable area and configuration suitable for transport orientated businesses in respect to storage and holding bays;

JOHN NEWTON B. Surv. M.I.S. Aust. TONY DENNY B. Surv. (Hons) M.I.S. Aust. DAMIAN CHAPELLE BTP CPP
 Office: Suite 1, 31 Carrington Street, Lismore. Postal Address: PO Box 1139 Lismore NSW 2480
 Phone (02) 6622 1011 Fax (02) 6622 4088 Email office@newtondennychapelle.com.au
 Also at: Cassino Court, 100 Barker Street, Casino NSW 2470 Phone/Fax (02) 6662 5000

- The study area is not located in an area in close proximity to sensitive receivers and as such presents the opportunity for extended operating hours which is a critical element for transport logistic businesses;
- The existence of Highway exposure provides the opportunity of implementing design standards and associated visual treatment on the approaches to Ballina; and
- Portions of the study area have obtained development consent for the filling of the land.

Under the Ballina Local Environmental Plan the study area is mapped as being zoned RU2 - Rural Landscape. Pursuant to Clause 2.3 of the Ballina LEP, *Depots, Liquid Fuel Depots and Passenger Transport Facilities* are currently identified as being permissible land uses subject to the receipt of development consent. In light of the ability to entertain the aforementioned transport orientated land uses, our Clients seek to introduce the following additional permitted land uses for the study area.

- **freight transport facility** means a facility used principally for the bulk handling of goods for transport by road, rail, air or sea, including any facility for the loading and unloading of vehicles, aircraft, vessels or containers used to transport those goods and for the parking, holding, servicing or repair of those vehicles, aircraft or vessels or for the engines or carriages involved.
- **warehouse or distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

The two land uses provide a logical extension of the transport orientated businesses currently permissible within the study area.

At this stage, our clients have not prepared a Master Plan for development of the site. Such plans will be developed as part of the Planning Proposal documentation, following receipt of "conceptual" support for the idea from the both Council Staff and the elected body. We are aware that any planning proposal over the site will need to be supported by a range of technical reports, including (as a minimum) flooding and geotechnical assessments.

We recognise previous submissions made to the Ballina LEP 2012 during the exhibition period identified Council's preference to limit the western expansion of urban development for Ballina. We believe the development of the highway upgrade and bypass has changed the way in which the Teven Road study area should be managed. Whilst the Highway has provided a form of delineation between urban and rural land, the road network has in fact opened opportunities for the study area to recognise the existing commercial/industrial uses through direct access to the Pacific Highway from Teven Road in a significantly improved fashion. As such we submit Teven Road now forms the logical western barrier to further expansion of urban development.

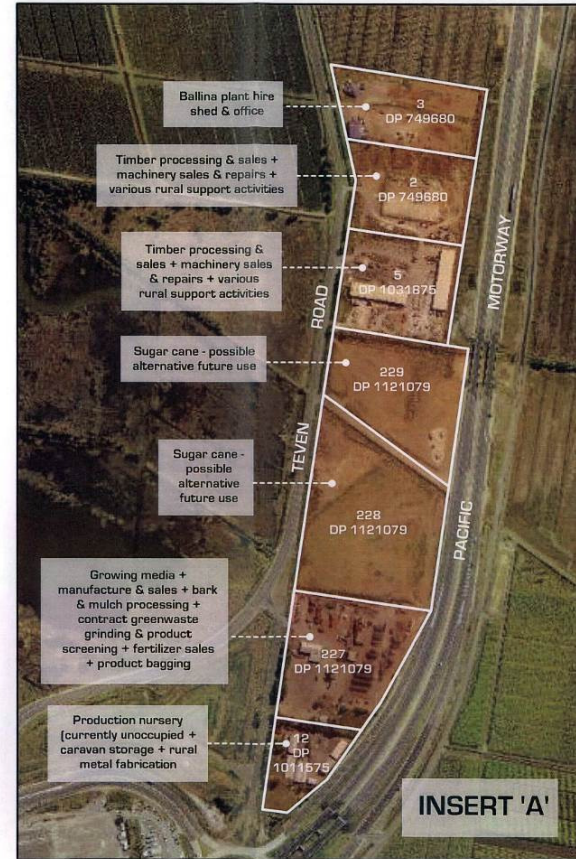
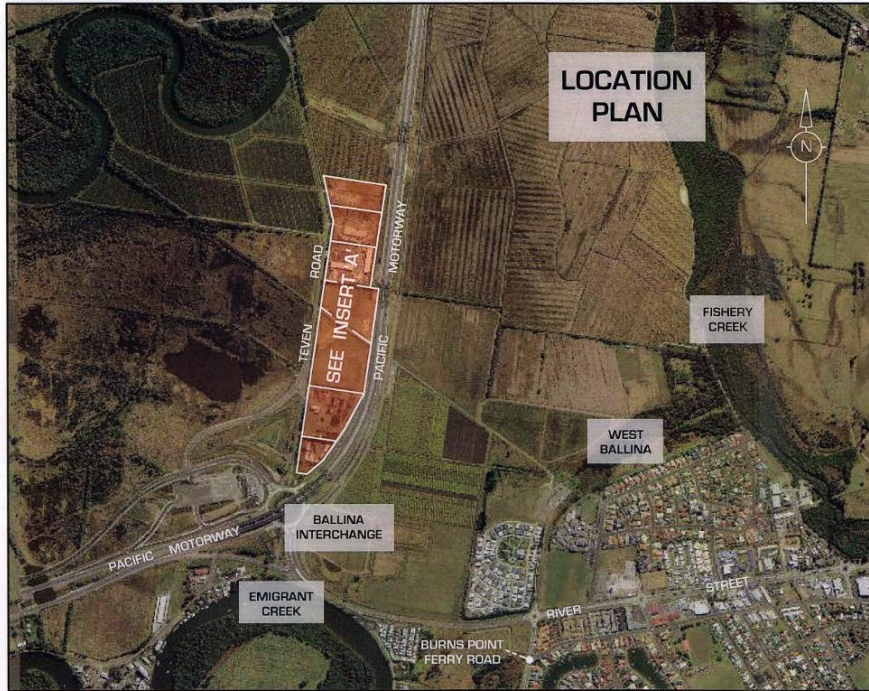
Given the above, we respectfully request that this matter be reported to the elected Council for consideration prior to the formal Planning Proposal being prepared. We would like to emphasise that our clients are not seeking to rezone the land. Rather, they are committed to seeking a modest expansion to the range of land uses permitted on the site to enable the unique locational features to be optimised.

Yours sincerely,
NEWTON DENNY CHAPELLE



DAMIAN CHAPELLE
Town Planner, BTP CPP.

9.2 LEP Amendment Request - Teven Road Transport Facility.DOC



Source of Base Plan - LPI Sixviewer dated 23.07.13
Cadastral boundaries are approximate only

Client: B & B TIMBERS, TEVEN PARK PTY LTD
& GARDEN MEDIUMS PTY LTD
TRADING AS GO GROW

Location:
TEVEN ROAD BALLINA

Amendments:

Date	Changes
B	
C	
D	
E	
F	

NDS
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
Lismore Casino
31 Carrington St, Lismore 2480 100 Barker St, Casino 2470
T: 6622 1011 F: 6622 4098 T & F: 6622 5000

STUDY AREA

Drawn: CD

Date: 23.07.13

Not to Scale

Ref No. 13/151

9.2 LEP Amendment Request - Teven Road Transport Facility.DOC

