

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

ADOPTION OF MASTER PLAN NO. 13-8-2003

(FILE NO. S03/02518/002)

SEPP 71 MASTER PLAN FOR SUBDIVISION OF LAND AT LOT 208 DP 851318,  
ANGELS BEACH ROAD, EAST BALLINA

I, Pradesh Ramiah, Senior Planner Urban Assessments, as delegate of the Minister for Infrastructure and Planning, under Instrument of Delegation dated 13 January 2003, pursuant to clause 22 of *State Environmental Planning Policy No.71—Coastal Protection*, determine the draft Master Plan referred to in the attached Schedule 1, by adopting the Master Plan subject to the Variations in the attached Schedule 2.



Pradesh Ramiah  
Senior Planner  
Urban Assessments

Sydney, 15 July

2004

Connelly

<input checked="" type="checkbox"/>	Received	2/17/04
<input checked="" type="checkbox"/>	Project	2/17/04
<input type="checkbox"/>	to be returned	
<input type="checkbox"/>	reviewed	
<input checked="" type="checkbox"/>	approved for use	
<input checked="" type="checkbox"/>	noted, file <del>no action required</del>	
<input type="checkbox"/>	approved for payment ledger # .....	
<input type="checkbox"/>	action as follows	

2/17

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## SCHEDULE 1

### PART A—TABLE

Application for a draft master plan made by:	Angels Beach Development (Ballina) P/L C/- SJ Connelly Pty Limited Suite 7A, 64 Ballina Street, LENNOX HEAD
Application made to:	Minister for Infrastructure and Planning
Draft Master Plan:	MP 13-8-2003
On land comprising:	Lot 208 DP 851318 Angels Beach Drive and The Coast Road, East Ballina
For the carrying out of:	Development described in Condition A1, Part A, Schedule 2
S.119 Public inquiry held:	No
Application made on:	7 August 2003

### PART B—NOTES RELATING TO THE ADOPTION OF MP NO. 13-8-2003

#### ***Responsibility for other approvals / agreements***

The applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

#### ***Legal notices***

Any advice or notice to the consent authority shall be served on the Director-General.

### PART C—DEFINITIONS

In this consent,

***Applicant*** means SJ Connelly Pty Limited or any party acting upon this draft masterplan.

***Council*** means Ballina Shire Council.

***MP No. 13-8-2003*** means the draft Master Plan submitted by the applicant in July 2004 titled *Angels Beach North – Master Plan 2004*.

***Department*** means the Department of Infrastructure, Planning and Natural Resources or its successors.

***Minister*** means the Minister for Infrastructure and Planning.

***Subject Site*** has the same meaning as the land identified in Part A of this schedule.

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## SCHEDULE 2

### VARIATIONS OF ADOPTION

#### MASTER PLAN NO. MP 13-8-2003

#### **PART A – MASTER PLAN DOCUMENT**

##### ***A1 Master Plan Document***

The Master Plan adopted shall be generally consistent with the draft Master Plan entitled "Angels Beach North – Master Plan 2004" prepared by SJ Connelly Pty Limited, dated July 2004.

##### ***A2 Editing of Master Plan Document***

The Master Plan adopted shall be edited to reflect the Variations contained in this Instrument of Adoption.

#### **PART B – GENERAL REQUIREMENTS**

##### ***C1 Confirmation of Adoption***

Section 1.3 – Adoption of This Master Plan (Page 2) of the adopted Master Plan shall be amended to incorporate the adoption date of Angels Beach North – Master Plan 2004.

##### ***C2 General***

This adoption relates only to the Master Plan document only. Future land subdivision, infrastructure provision and residential development are subject to separate DA approval.