

20 February 2017

Mr Craig Diss
Acting Director Regions
Northern Planning Services
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Craig

Planning Proposal for 4 Blue Knob Road, Nimbin

At its Ordinary Meeting held on 14 February 2017 Lismore City Council considered a Planning Proposal for an LEP amendment to rezone 4 Blue Knob Road, Nimbin to R5 Large Lot Residential and amend the minimum lot size to 4,000m² and 2,500m². The amendment also seeks to apply a maximum building height of 8.5m. The Council resolution is that:

1. *Council support the planning proposal included at Attachment 1 of this report that proposes amendments to the Lismore LEP 2012 to facilitate the subdivision of Lot 11 DP 1182866 at 4 Blue Knob Road, Nimbin for large lot residential development.*
2. *Council forward the planning proposal to the NSW Department of Planning and Environment with a request for a Gateway Determination.*
3. *Council agree that staff can place the planning proposal on public exhibition and consult with Government agencies based on the Gateway Determination and report back to Council with any issues that are raised during public exhibition.*

(Section 375A Voting record)

(Councillors Bird/Marks) (BP16/1054)

Voting for: Councillors Battista, Bennett, Bird, Casson, Cook, Ekins, Guise, Lloyd, Marks, Moorhouse and Smith.

Voting against: Nil

The Planning Proposal outlines that the following technical reports be submitted post-Gateway:

- a Contaminated Land Assessment,
- an Aboriginal Cultural Heritage Assessment, and
- a Flora and Fauna Assessment.

The Council report also notes that an amendment to the Lismore LEP 2012 lot size map may be considered for the eastern residual portion of land zoned RU1 Primary Production, subject to an On-site Sewage Management report being supplied to Council that demonstrates that the land is capable of supporting the sustainable management of on-site wastewaters.

In accordance with the above resolution, please find enclosed the Planning Proposal for 4 Blue Knob Road, Nimbin for Gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

Should you require any further information with regard to this matter, please contact me by telephone on (02) 6625 0407 or by email at sally.slater@lismore.nsw.gov.au.

Yours sincerely



Sally Slater
Strategic Planner

Enclosed: Council report, Planning Proposal, Information Checklist