

Rezone land at 87 Pineapple Rd, Goonellabah

Proposal Title : Rezone land at 87 Pineapple Rd, Goonellabah

Proposal Summary : The proposal seeks to rezone part of Lot 5 DP 253464, 87 Pineapple Rd, Goonellabah, from RU1 Primary Production to R1 General Residential. The proposal also amends the Lismore LEP 2012 to apply a 400m2 minimum lot size and 8.5m maximum building height to the land being rezoned.

PP Number : PP_2015_LISMO_001_00 **Dop File No :** 15/07124

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.2 Rural Zones
- 1.5 Rural Lands
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.2 Caravan Parks and Manufactured Home Estates
- 3.3 Home Occupations
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.2 Mine Subsidence and Unstable Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 5.3 Farmland of State and Regional Significance on the NSW Far North Coast
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes

Additional Information : It is recommended that:

- 1) The Planning Proposal be supported;
- 2) The Planning Proposal be exhibited for a period of 28 days;
- 3) The Planning Proposal should be completed within 12 months;
- 4) The Secretary (or her delegate) agree that the inconsistencies with s117 Directions 1.2 Rural Lands and 1.3 Mining, Petroleum Production and Extractive Industries are justified;
- 5) The Secretary (or her delegate) note that s117 Directions 4.4 Planning for Bushfire Protection and 5.3 Farmland of State and Regional Significance on the NSW Far North Coast remain outstanding;
- 6) Consultation be undertaken with the:
 - Department of Primary Industries (Agriculture);
 - NSW Rural Fire Service;
 - Rous Water;
 - Office of Environment and Heritage;
- 7) The following studies/assessments and plans be undertaken to support the proposal:
 - flora and fauna (including any impacts on koala populations);
 - preliminary contaminated land assessment;
 - bush fire risk;
 - land use conflict risk;
 - geotechnical; and
 - Aboriginal and European cultural heritage;
- 8) A written authorisation to exercise plan making delegations be granted to Council for this matter.

Supporting Reasons : The proposal is considered to be a minor extension to the existing Pineapple Road Precinct release area currently being processed by Council, and is consistent with the precinct area identified in the Lismore Urban Strategy 2003. The proposal will help to provide increased housing in the area and will allow the existing and future adjoining

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urban infrastructure to be utilised to its fullest extent.

Panel Recommendation

Recommendation Date : 06-May-2015

Gateway Recommendation : Passed with Conditions

Panel Recommendation : This planning proposal is considered minor and the Gateway determination is to be issued under delegation by the General Manager. Therefore the planning proposal will not be considered by the panel.

Gateway Determination

Decision Date : 07-May-2015

Gateway Determination : Passed with Conditions

Decision made by : General Manager, Northern Region

Exhibition period : 28 Days

LEP Timeframe : 12 months

Gateway Determination : 1. Prior to undertaking public exhibition the following studies need to be completed:

- flora and fauna (including any impacts on koala populations);
- preliminary contaminated land assessment;
- bush fire risk;
- land use conflict risk;
- geotechnical; and
- Aboriginal and European cultural heritage.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:

- Department of Primary Industries - Agriculture
- NSW Rural Fire Service
- Rous Water
- Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

STEPHEN MURRAY

Date:

7 May 2015