

16 October 2019

Mr Jeremy Gray
Director Regions, Northern
Planning Services
Department of Planning, Industry and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Mr Gray,

Re: Lismore LEP 2012 Fifth Round of General Amendments – Planning Proposal

Council considered a general amendments planning proposal at its ordinary meeting of 8 October 2019. The proposal includes minor amendments to the Land Use Table; Clause 4.2B *Erection of dual occupancies and dwelling houses on land in certain rural and environmental protection zones*; Clause 6.8 *Rural landsharing community development*; Schedule 2 *Exempt Development*; Schedule 5 *Environmental heritage*; Additional Permitted Uses Map; Drinking Water Catchment Map; Floor Space Ratio Map; Heritage Map; Height of Buildings Map; Land Reservation Acquisition Map; Lot Size Map; and Land Zoning Map.

Council's resolution of 8 October 2019 regarding the general amendments planning proposal is provided below:

That:

1. *Council support the planning proposal for general amendments to LEP 2012 as detailed in Attachment 1, summarised in Table 2 of this report and itemised below.*

Item A - "Artisan food and drink industry" in business Zones B1, B2, B3 & B4.

Item B - "Tourist and visitor accommodation" in Zone R2 Low Density Residential.

Item C - Inconsistency between Clause 4.2B(3) and 4.2E(4) regarding dwelling entitlement.

Item D - Inconsistency between clause 6.8A and clause 4.2B regarding dual occupancies.

Item E - Inconsistency between clause 4.2B and Clause 6.8 regarding dwelling entitlement.

Item F - "Roadside stalls" in Zone RU1 Primary Production.

Item G - Eltham Heritage Map & Schedule 5 inaccuracies.

Item H - 25 & 27 Earls Court, Goonellabah - minor zoning inconsistency.

Item I - 27 & 27A Earls Court, Goonellabah - outdated Land Reservation Acquisition Map.

Item J - Lot Size Map sheets - inconsistent lot size symbols/categories.

Item K - Additional Permitted Uses Map sheet APU_006B - legend error.

Item L - 5A George Drive, Chilcotts Grass - outdated Land Reservation Acquisition Map.

Item M - 550 Nimbin Road, Blakebrook (part Blakebrook Quarry) - rezoning.

Item N - 133 and 133A Molesworth Street, Lismore (old art gallery & restaurant) - rezoning.

Item O - Marom Creek Weir drinking water catchment area.

Item P - Dunoon Land Zoning Map anomaly.

2. *The planning proposal for the general amendments to LEP 2012 as detailed in Attachment 1 and itemised in 1 above is forwarded to the Minister for Planning and Public Spaces for a Gateway determination.*
3. *Council confirms that staff are to proceed to public exhibition of the planning proposal based on the Gateway determination, and report back to Council with any issues as part of post-exhibition reporting of submissions.*

Please find enclosed the Lismore City Council *Fifth Round of General Amendments Planning Proposal* for Gateway determination in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Should you require any further information with regard to this matter, please contact Greg Yopp on telephone number (02) 6625 0423.

Yours faithfully



Greg Yopp
Senior Strategic Planner

Planning proposal report; Mapping Attachment; Council report; Attachment 1 – Information checklist; and Attachment 4 – Evaluation criteria for the delegation of plan making functions.