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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND INFRASTRUCTURE*Northern Region***PLANNING PROPOSAL PP 2011 LISMO 001 00 - NORTH LISMORE PLATEAU
GATEWAY DETERMINATION - EXTENSION OF TIME****PURPOSE**

- To recommend the Minister's delegate alter the Gateway Determination by extending the date for completion of Planning Proposal 2011_LISMO_001_00.

RECOMMENDATION

- It is RECOMMENDED that the Minister's delegate:
 - **agree** pursuant to s56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination to extend the time to complete the Planning Proposal 2011_LISMO_001_00 by 12 (twelve) months;
 - **sign** the letter to Council (**Tag A**).

CURRENT POSITION

- Council has prepared a Planning Proposal to consider the zoning options for 345ha of land 4kms north of Lismore (potential for residential, business, environmental protection and open space), known as North Lismore Plateau (**Tag Locality Map**). The land is currently zoned part 1(d) Investigation, part 1(a) General Rural and part 1(r) Riverlands under the Lismore LEP 2000.
- The Gateway on 26 June 2011 determined that the proposal should proceed subject to further assessment being undertaken (**Tag B**). The following studies were identified as being required: Infrastructure; Traffic and transport; Housing and social; Water quality and stormwater management; Flora and fauna; European and Aboriginal heritage; Significance of disused quarry and abandoned mine; Natural hazards; Regionally significant farmland; Noise (including speedway); and Site contamination.
- The Gateway Determination required that the Planning Proposal be finalised in 12 months expiring on 3 July 2012.
- The Council has requested that the period to complete the proposal be extended for a further six months until 23 December 2012 (**Tag C**).
- The delay in meeting this Gateway Determination timeframe has arisen as Council requires additional time for the technical studies to be completed and reviewed. It will also allow for pre-consultation with key stakeholders to be completed, prior to the exhibition.
- In addition, threatened species (including Thorny Pea and Hairy Jointgrass) listed under the TSC Act & EPBC Act have been identified on the site (**Tag D**). Resolution of this issue will result in delays to meeting the current timeframe.
- Due to the complex nature of the proposal and studies required 12 months is recommended, expiring 3 July 2013.

A/ Regional Director, Northern Region

Director General

30/5/2012

25.5.12
Executive Director, Planning Operations

Contact Officer: Jenny Vallis
Grafton Planning Team
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Planning & Infrastructure

Office of the Director General

Mr Gary Murphy
General Manager
Lismore City Council
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LISMORE NSW 2480

12/08506

Dear Mr Murphy

Planning Proposal 2011_LISMO_001_00 – Gateway Determination alteration to extend the time to complete the proposed rezoning of the North Lismore Plateau

I refer to your request on 8 May 2012 seeking an extension of time to complete the Planning Proposal 2011_LISMO_001_00 for the proposed rezoning of the North Lismore Plateau.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination dated 26 June 2011 for PP_2011_LISMO_001_00.

The Gateway Determination is amended by extending the time for the completion of the Planning Proposal by an additional twelve months. The Planning Proposal is now due for completion by 3 July 2013.

Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

If you have any questions in relation to this matter, please contact Jenny Vallis of the Department of Planning and Infrastructure's Grafton office on (02) 6641 6606.

Yours sincerely


Sam Haddad
Director General

30/5/2012