



All communication to
GENERAL MANAGER
EF13/237:EF13/132:CO13/5835

Our ref:

Paula Newman

Your ref:

Contact:

11 July 2013

Mr Steve Murray
Regional Director, North Coast
Department of Planning and Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Received
12 JUL 2013
13/11782
Northern Region

Dear Steve

Planning Proposals to Amend Lismore LEP 2012 – General Amendments and Detached Dual Occupancy in the RU1 Zone

At its Ordinary Meeting on 9 July, 2013 Lismore City Council initiated the following two (2) Planning Proposals:

1. "Housekeeping" or general amendments to make minor refinements to the Local Environmental Plan. These mostly relate to matters that were logged during the last stages of the LEP 2012 plan making process, some of which were raised by the Department. An amendment to the Lismore Development Control Plan is also required as a consequence of a proposal to amend Schedule 2 with respect to portable signs.
2. An amendment to permit (subject to specified criteria), detached dual occupancies in the RU1 Primary Production zone. The Planning Proposal also recommends the prohibition of "rural workers dwellings" to limit the extent and impact of housing in the RU1 zone. The Council resolution to prepare the planning proposal arose as a result of community feedback received at the Place Based Forums that occurred from October to December 2012. These forums were part of the community engagement program for the Community Strategic Plan and the first step in the preparation of a new Growth Management Strategy for Lismore. The proposal was also part of Council's Housing Strategy 2012 adopted in July 2012.

The planning proposals were considered by Council in two (2) separate reports. Council resolved to support both planning proposals, and forward to the Department of Planning and Infrastructure to seek Gateway Determinations. Further to these resolutions, please find enclosed the two (2) planning proposals and supporting information for gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

If you require any further information with regard to this matter, please contact me by telephone (02) 6625 0525 or email paula.newman@lismore.nsw.gov.au.

Yours faithfully

Paula Newman
Strategic Planning Coordinator

Enclosures:

1. Planning Proposal for General Amendments to LEP 2012 including Council report and SEPP & s117 Direction compliance tables
2. Planning Proposal for Detached Dual Occupancy in Zone RU1 including Council report and SEPP & s117 Direction compliance tables