



Mr Gary Murphy
General Manager
Lismore City Council
PO BOX 23A
LISMORE NSW 2480

Our ref: 13/11781
Your ref: EP13/132:ED13/22076

9 August 2013

Dear Mr Murphy

**Planning Proposal – PP_2013_LISMO_006_00 General ‘housekeeping’
amendments Gateway Determination alteration**

I refer to your request on 31 July 2013 seeking an alteration to the Planning Proposal to allow for the further amendments to Schedule 2 Exempt Development that includes the renaming of ‘above awning signs’ to ‘projecting wall signs’ and the addition of the signage classes ‘Real estate signs’ and Temporary signs’.

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 24 July 2013 for PP_2013_LISMO_006_00. A copy of the amended Gateway Determination and written authorisation to exercise delegation is enclosed.

Prior to exhibition the Planning Proposal is to be amended to include the proposed changes in regard to signage in Schedule 2 Exempt Development.

Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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

Yours sincerely


Stephen Murray
Regional Director
Northern Region

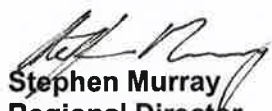
Gateway Determination (amended)

Planning proposal (Department Ref: PP_2013_LISMO_006_00): to make 'housekeeping' amendments including correcting anomalies to zoning, the Land Use Table and maps, to include additional land on the Land Reservation Map, introduction of a 'sex services premises' local clause and to modify Schedule 2 Exempt Development signage provisions for portable footpath signs, to rename 'above awning signs' to the new name of 'projecting wall signs' and the addition of the signage classes 'Real estate signs' and 'Temporary signs'.

I, the Regional Director, Northern Region at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Lismore Local Environmental Plan (LEP) 2012 to make 'housekeeping' amendments including correcting anomalies to zoning, the Land Use Table and maps, to include additional land on the Land Reservation Map, introduction of a 'sex services premises' local clause and to modify Schedule 2 Exempt Development signage provisions for portable footpath signs to rename 'above awning signs' to the new name of 'projecting wall signs' and the addition of the signage classes 'Real estate signs' and 'Temporary signs' should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**;
 - (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 & Infrastructure 2013); and
 - (c) include existing and (where applicable) proposed land zoning, height of buildings and lot size maps, proposed acquisition areas on the Land Reservation Acquisition Map, and corrections, which are at an appropriate scale and clearly identify the subject sites.
2. Consultation is required with the NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection) under section 56(2)(d) of the EP&A Act. The NSW Rural Fire Service 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.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
4. The timeframe for completing the LEP is to be **30 April 2014**.

Dated 9th day of August 2013.



Stephen Murray
Regional Director
Northern Region
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Lismore City Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2013_LISMO_006_00	Planning proposal to make 'housekeeping' amendments including correcting anomalies to zoning, the Land Use Table and maps, to include additional land on the Land Reservation Map, introduction of a 'sex services premises' local clause and to modify Schedule 2 Exempt Development signage provisions for portable footpath signs, to rename 'above awning signs' to the new name of 'projecting wall signs' and the addition of the signage classes 'Real estate signs' and 'Temporary signs'.

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 9th August 2013

Stephen Murray
Regional Director
Northern Region
Department of Planning and Infrastructure