

**Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land**

Proposal Title : **Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land**

Proposal Summary : **The proposal seeks to reclassify six (6) Council owned sites from 'community' to 'operational' and rezone three (3) of these sites. The proposal requires amendments to the maps and written instrument for both the Lismore LEP 2012 and Lismore LEP 2000.**

PP Number : **PP\_2015\_LISMO\_005\_00**

Dop File No :

**15/12592**

**Proposal Details**

Date Planning  
Proposal Received : **25-Aug-2015**

LGA covered : **Lismore**

Region : **Northern**

RPA : **Lismore City Council**

State Electorate : **LISMORE**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Reclassification**

**Location Details**

Street : **4 & 6 Cambrian Street**

Suburb : **Lismore**

City :

Postcode :

Land Parcel : **Lot 5 & 6 DP 536743**

Street : **39 Casuarina Drive**

Suburb : **Goonellabah**

City :

Postcode :

Land Parcel : **Lot 33 DP 841587**

Street : **23 Rifle Range Road**

Suburb : **East Lismore**

City :

Postcode :

Land Parcel : **Lot 1 DP 552816**

Street : **9 Johnstone Street**

Suburb : **North Lismore**

City :

Postcode :

Land Parcel : **Lot 1 DP 539157**

Street : **19 Hewett Street**

Suburb : **Lismore**

City :

Postcode :

Land Parcel : **Lot F DP 36026**

Street : **22 Cedar Drive**

Suburb : **Dunoon**

City :

Postcode :

Land Parcel : **Lot 37 DP 248151**

## Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land

### DoP Planning Officer Contact Details

Contact Name : Luke Blandford  
Contact Number : 0266416612  
Contact Email : luke.blandford@planning.nsw.gov.au

### RPA Contact Details

Contact Name : Paula Newman  
Contact Number : 0266250525  
Contact Email : paula.newman@lismore.nsw.gov.au

### DoP Project Manager Contact Details

Contact Name : Jon Stone  
Contact Number : 0267019688  
Contact Email : jon.stone@planning.nsw.gov.au

### Land Release Data

|                                                                         |                                                                                                                                                                                                                    |                                                      |     |
|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----|
| Growth Centre :                                                         | N/A                                                                                                                                                                                                                | Release Area Name :                                  | N/A |
| Regional / Sub Regional Strategy :                                      | Far North Coast Regional Strategy                                                                                                                                                                                  | Consistent with Strategy :                           | Yes |
| MDP Number :                                                            |                                                                                                                                                                                                                    | Date of Release :                                    |     |
| Area of Release (Ha) :                                                  |                                                                                                                                                                                                                    | Type of Release (eg Residential / Employment land) : | N/A |
| No. of Lots :                                                           | 0                                                                                                                                                                                                                  | No. of Dwellings (where relevant) :                  | 2   |
| Gross Floor Area :                                                      | 0                                                                                                                                                                                                                  | No of Jobs Created :                                 | 10  |
| The NSW Government Lobbyists Code of Conduct has been complied with :   | Yes                                                                                                                                                                                                                |                                                      |     |
| If No, comment :                                                        | The Department of Planning and Environment's Code of Practice in relation to communications and meetings with lobbyists has been complied with to the best of the Region's knowledge.                              |                                                      |     |
| Have there been meetings or communications with registered lobbyists? : | No                                                                                                                                                                                                                 |                                                      |     |
| If Yes, comment :                                                       | The Northern Region office has not met any lobbyists in relation to this proposal, nor has the Region been advised of any meeting between other officers within the agency and lobbyists concerning this proposal. |                                                      |     |

### Supporting notes

Internal Supporting Notes :

External Supporting Notes : Section 27 of the Local Government Act provides that the classification or reclassification of public land occurs by means of a local environmental plan. Section 29 of the Local Government Act provides that a public hearing is required as part of this process

The Lismore LGA has two LEPs in force, being the Lismore LEP 2012 and Lismore LEP

## Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land

2000. The Lismore LEP 2000 continues to apply to land that has been deferred from the Lismore LEP 2012. This Planning Proposal seeks to reclassify 5 sites which are subject to the provisions of the Lismore LEP 2012 and 1 site subject to the Lismore LEP 2000. The proposal in this regard will result in amendments being made to both planning instruments.

The proposed reclassification will allow Council to dispose of land that does not perform the function of open space and is not identified for any future open space purpose under Council's open space strategy.

Of the 5 sites which are located on land subject to the Lismore LEP 2012, the Planning Proposal also seeks to rezone 3 of them and apply the relevant planning provisions (building height, minimum lot size, etc.) that reflect the prevailing zone and development provisions for the surrounding land. This will allow their private use for purposes other than 'open space'.

### Adequacy Assessment

#### Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The Statement of objectives adequately describes the intention of the Planning Proposal, which is to reclassify and rezone a number of unused Council reserve lots for various reasons, including:

- Sale or lease of Council owned land for revenue towards monitoring / upgrading underutilised recreation spaces;
- Compliance with development consent conditions; and
- Implementation of Council's open space strategy.

#### Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The Planning Proposal provides an explanation of the intended provisions to achieve the objectives and intended outcomes.

It seeks to reclassify six sites (seven allotments) from 'community' to 'operational', rezone three of these sites and amend the height of building and minimum lot size provisions for three of these sites (where applicable).

Site No. 2 is located on land that is deferred from the Lismore LEP 2012 due to the Environmental Zone Review on the Far North Coast. Its reclassification will therefore need to occur through an amendment of the Lismore LEP 2000. This is not detailed in the current Planning Proposal. Council has indicated that this will be amended prior to exhibition of the Planning Proposal.

In regard to the other 5 sites, the Planning Proposal outlines the LEP Maps which will need to be amended to achieve the intended outcomes. This includes:

- Site 1 (4 & 6 Cambrian Street, Lismore) - Rezoning the site from RE1 to B4 and applying a maximum building height of 11.5m.
- Site 2 (39 Casuarina Drive, Goonellabah) - Not subject to LEP 2012 (See above).
- Site 3 (23 Rifle Range Road, East Lismore) - No zoning or map change required.
- Site 4 (9 Johnstone Street, North Lismore) - Rezoning the site from RE1 to RU1 and applying a minimum lot size provision of 40 hectares.
- Site 5 (19 Hewitt Street, Lismore) - Rezoning the site from RE1 to R1 and apply a maximum building height of 8.5m and minimum lot size requirement of 400m.2
- Site 6 (22 Cedar Drive, Dunoon) - No zoning or map change required.

Site No. 3 has been incorrectly referenced throughout the Planning Proposal. The description for this site should reference Lot 16 DP 552816, rather than Lot 16 DP 5145.

**Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land**

Council has indicated that this will be amended prior to exhibition of the Planning Proposal.

The Planning Proposal nominates that interests will be changed for 3 of the sites as part of the reclassification. This will be through an amendment to Schedule 4 of the Lismore LEP 2012 and Schedule 6 of the Lismore LEP 2000. An addendum to the Planning Proposal has been provided to clarify which sites will have interests changed and/or retained through changes to the LEP Schedules. This addendum has been uploaded to the LEP tracking system for reference. The Planning Proposal will need to be updated, prior to community consultation, to include this information. An update to Table 1 under the Planning Proposal will also need to be undertaken to be consistent with these revised schedules.

Approval of the Governor under section 30(2) of the Local Government Act 1993 will be required for the discharging of interests. This will require the reporting of the proposed reclassification to the Executive Council.

No part lot reclassifications are proposed.

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.2 Mine Subsidence and Unstable Land
- 4.3 Flood Prone 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

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 44—Koala Habitat Protection**  
**SEPP No 55—Remediation of Land**

e) List any other matters that need to be considered :

**An assessment of the applicable directions and SEPPs is provided within the 'Assessment' section of this planning team report.**

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

**See the 'Assessment' section of this planning team report**

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :

**The Planning Proposal has included mapping that identify the sites and proposed LEP map amendments.**

**Revised maps which comply with the Department's 'Standard Technical Requirements for LEP Maps' would need to be prepared for the making of the LEP.**

## Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land

### Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

**Comment :** The Planning Proposal has indicated a 28 day public exhibition/community consultation period. Council has also indicated that a Public Hearing will be commenced post public exhibition of the Planning Proposal. This is consistent with the Department's guidelines and requirements under the Local Government Act 1993.

Consultation with the NSW Rural Fire Service will be required in accordance with the relevant Section 117 Directions (discussed further below).

### Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

### Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

**If No, comment :** Minor amendments are required to the Planning Proposal prior to any community consultation. This is to clearly indicate that the reclassification of Site 2 will occur through an amendment to the Lismore LEP 2000, to update the lot description of Site No. 3 and provide information about what interests are being changed as part of the reclassification process. Given that amending the Planning Proposal at this stage would require a new resolution of Council, Council officers have verbally indicated willingness to undertake these amendments post Gateway and prior to public exhibition. The requirement for this amendment should be made a condition of the Gateway.

The Planning Proposal generally satisfies the adequacy criteria by:

1. Providing appropriate objectives and intended outcomes;
2. Providing a suitable explanation of the provisions proposed by the Planning Proposal to achieve the outcomes (noting the changes required prior to exhibition);
3. Providing an adequate justification for the proposal;
4. Providing maps which suitably identify the site and intended outcomes;
5. Outlining a proposed community consultation program including a 28 day public exhibition period and a subsequent Public Hearing; and
6. Providing a project timeframe which suggests completion within 8 months.

#### Timeline

- The Planning Proposal includes a project timeline which estimates the completion of the Planning Proposal by April 2016 (8 months). Due to potential delays around the Christmas Period, it is considered that a 12 month time frame would be appropriate. This does not restrict Council from finalising the LEP amendment sooner.

#### Delegation.

- Given the Governor will be involved in the reclassification of land, and interests are being discharged, plan making functions are not requested or proposed by Council. This is considered appropriate.

### Proposal Assessment

#### Principal LEP:

Due Date : **February 2013**

Comments in relation to Principal LEP :

The Lismore LEP 2012 is a Principal LEP and came into effect / was notified on 22 February 2013. The Planning Proposal seeks to amend this planning instrument.

Lismore LEP 2000 still applies to land that has been deferred from the Lismore LEP 2012,

due to the Environmental Zone Review on the Far North Coast.

Site No. 2 is located on land that has been deferred from the LEP 2012 and remains subject to the provisions of LEP 2000. The proposal therefore also seeks an amendment to this LEP.

## **Assessment Criteria**

Need for planning proposal :

The six Council owned allotments are currently not embellished or being used for public recreation purposes, nor are they identified under Council's Sport and Recreation Plan as sites to be upgraded for future open space (passive or recreation) use. None of the sites perform the function of a bushfire 'asset protection zone'. These sites are merely maintained periodically by Council for weed and vegetation control.

Reclassifying and rezoning (where applicable) these parcels would encourage future development on these lots.

Council has contacted the adjoining land owners for each of these sites, who have either indicated that they do not object to the selling of the land for potential future private ownership and development or have indicated that they have an interest in purchasing and or leasing the land.

A brief description of each site and the proposed amendments is provided below.

### **SITE NO. 1 - 4 & 6 CAMBRIAN STREET, LISMORE (LOTS 3 & 5 DP 536743)**

- Site No. 1 is located within an existing urban area. The surrounding land is zoned B4, allowing a mixture of residential and business type uses. The area is serviced by a number of open spaces that have been established and maintained for recreational (passive or active) use.
- In addition to reclassifying the land from 'community' to 'operational', the Planning Proposal seeks to rezone this site from RE1 to B4 and apply a maximum building height limit of 11.5m. This is consistent with the surrounding B4 zoned land.
- No interests will be changed for this site as part of the reclassification process.

### **SITE NO. 2 - 39 CASUARINA DRIVE, GOONELLABAH (LOT 33 DP 841587)**

- Site 2 is undeveloped and unmaintained land. This land is zoned for environmental protection purposes under the Lismore LEP 2000.
- The land was included in a recent development approval for a large residential release project, as land that is required to be regenerated.
- The Planning Proposal seeks to reclassify this land from 'community' to 'operational' to allow Council to sell this land off to the developer, which in turn will permit regeneration and ongoing maintenance works to occur as detailed under the consent.
- It is not proposed to modify the zoning or development provisions for this site.
- All interests on the land will be discharged as part of the reclassification process.

### **SITE NO. 3 - 23 RIFLE RANGE ROAD, EAST LISMORE (LOT 16 DP 552816)**

- Site No. 3 is currently used by the Friends of Koala as a Koala Care and Research Centre. Friends of the Koala is a non-profit community group dedicated to conserving the Koala. The Friends have a 21 year lease over the site and have approached Council to purchase this land. The Planning Proposal in this regard, seeks to reclassify the site from 'community' to 'operational' to allow for its sale.
- Given the significant length of the lease over this land, and that it is not intended to be used as public recreation space under Council's open space strategies, this reclassification and subsequent disposal of the site to Friends of the Koala is considered suitable.
- The Planning Proposal does not seek to amend the zoning of this site. That is, it will remain zoned RE1 Public Recreation. Council has indicated that the current zoning will not impact on the operations or potential future expansion of this animal care and research centre.
- No interests will be changed for this site as part of the reclassification process.
- The lot description for this site will need to be updated in a revised Planning Proposal, as previously discussed throughout this Planning Team Report.

**SITE NO. 4 - 9 JOHNSTONE STREET, NORTH LISMORE (LOT 1 DP 539157)**

- Site No. 4 is located within a fragmented rural catchment that contains a number of small (average 1,200m<sup>2</sup>) rural lots that contain single dwellings. The land to the east of this site comprises Arthur Park, which is a recreational oval that is used by local cricket, archery and school sporting groups.
- Site No. 4 has not been used for recreational purposes, nor is it identified as a potential future recreation space / expansion area for Arthur Park.
- The Planning Proposal seeks to reclassify this site from 'community' to 'operational', rezone the land from RE1 to RU1 and apply a 40ha minimum lot size requirement, which is consistent with the surrounding RU1 zoned land.
- No interests will be changed as part of the reclassification process.
- Council officers have verbally indicated that flooding constraints are likely to preclude any residential development potential on this site. This is a matter that needs to be considered by Council at DA stage (ie. the suitability of a new dwelling on flood prone land, whether the site has a dwelling entitlement, etc.) and should not impact the Planning Proposal.

**SITE NO. 5 - 19 HEWETT STREET, LISMORE (LOT F DP 36026)**

- This site is located on the eastern end of Hewett Street, which is a residential street servicing a number of single or multi dwelling residential allotments.
- The site does not function as open space for the surrounding residential area.
- The Planning Proposal seeks to reclassify this site from 'community' to 'operational' and rezone the land from RE1 to R1, which is consistent with the surrounding residential land. The proposal also seeks to apply an 8.5m building height restriction and 400m minimum lot size requirement to the site, which is consistent with the surrounding R1 zoned land.
- This reclassification and rezoning will allow for the disposal of this land and future use as a residential allotment.
- All interests on the land will be discharged as part of the reclassification process.

**SITE NO. 6 - 22 CEDAR DRIVE, DUNOON (LOT 37 DP 248151)**

- This site is located within a rural village area. It does not perform any function of open space (passive or active) for this village area.
- The Planning Proposal seeks to reclassify this land from 'community' to 'operational' and discharge interests. An easement across the site will be retained however for the purposes of stormwater drainage.
- The site is currently zoned RU5. No amendment to this zoning is proposed.
- This reclassification will allow for the disposal of this land and future use as a rural residential allotment.

No issues are raised in regard to the proposed reclassifications or rezonings (where applicable).

## Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land

Consistency with strategic planning framework :

### FAR NORTH COAST REGIONAL STRATEGY (FNCRS)

The proposal does not result in the zoning of urban (residential or business) land outside of the Town and Village Urban Growth Boundaries. It will result in the reclassification and/or rezoning of a number of existing Council owned allotments that will facilitate future private ownership and use. The income received from the sale of these lands will be utilised in upgrade and maintenance works of other existing recreational areas throughout the area.

The proposal is consistent with the aims, objectives and intent of the Strategy.

### STATE ENVIRONMENTAL PLANNING POLICIES

The proposed reclassification, rezoning and map amendments do not result in any inconsistency with the relevant SEPPs.

### SECTION 117 DIRECTIONS

#### Direction 4.3 Flood Prone Land

- The proposal seeks to rezone flood prone land currently zoned for recreation purposes to a business zone (Site 1) and a rural zone (Site 4). This will increase development potential on these sites. The proposal is inconsistent with the Direction.
- Whilst the land is flood prone, the proposal will only increase the development potential of 2 sites (3 allotments). These allotments adjoin existing development which is also flood prone. Council's advice is that the lots will be used as extensions of existing low-key development on the neighbouring sites (such as gardening). Additional dwellings or similar are unlikely to be approved by Council. Any future development on either of these sites would need to be consistent with Council's LEP, DCP and Flood Management Plan (which is consistent with the Floodplain Development Manual). It is considered that the inconsistency can be justified as of minor significance.

#### Direction 4.4 Planning for Bushfire Protection

- Consistency with the Direction is currently unresolved. Consultation with the NSW Rural Fire Service will be required post Gateway before the requirements of this Direction can be satisfied.

#### Direction 6.2 Reserving Land for Public Purposes

- The proposal will alter the amount of land zoned for Public Recreation Purposes. Consistency with this direction is currently unresolved until the Secretary agrees to the proposal.
- The Planning Proposal is consistent with Council's open space / "pocket park" strategy, which has not identified these sites as current or potential future required recreational land as there is sufficient such land in the vicinity of each proposal. It is considered that the Secretary (or her delegate) should agree to the proposal which allow for the disposal or lease of these lands for future private use.

The proposal is consistent with all other relevant Section 117 Directions.

Environmental social economic impacts :

The potential for environmental impact associated with the construction and use of reclassified / rezoned land will be reviewed as part of any future DA. It is considered that any potential impacts would be minor given that the sites are already relatively cleared (not including Site No. 2 which will not be developed, but rather regenerated).

The proposal will facilitate the appropriate use of land affected by reserves which do not perform an open space function. Their reclassification and rezoning will allow for their disposal and future private use, and in turn increase business and residential opportunities on underutilised land. Incomes raised from their disposal will contribute to ongoing maintenance and upgrade works to required recreational spaces in the area.

## Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land

### Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **Minister**

Public Authority Consultation - 56(2) (d) : **NSW Rural Fire Service**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

**No additional studies are required due to the nature of the proposal.**

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

### Documents

| Document File Name                                                                                                         | DocumentType Name               | Is Public  |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| <b>2015-08-17 Planning Proposal - Council owned land.pdf</b>                                                               | <b>Proposal</b>                 | <b>Yes</b> |
| <b>Addendum - Revised Schedule 4.docx</b>                                                                                  | <b>Proposal</b>                 | <b>Yes</b> |
| <b>Lismore City Council_17-08-2015_LEP 2012 Amendment Reclassification &amp; Rezoning of Council Owned Land - s56_.pdf</b> | <b>Proposal Covering Letter</b> | <b>Yes</b> |

### Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.1 Environment Protection Zones**
- 3.1 Residential Zones**
- 3.4 Integrating Land Use and Transport**
- 4.1 Acid Sulfate Soils**
- 4.2 Mine Subsidence and Unstable Land**
- 4.3 Flood Prone 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**

## Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land

### 6.1 Approval and Referral Requirements 6.2 Reserving Land for Public Purposes

#### Additional Information :

It is **RECOMMENDED** that the General Manager, as delegate of the Minister for Planning, determine under section 56(2) of the EP&A Act that an amendment to the Lismore Local Environmental Plan (LEP) 2012 and Lismore LEP 2000 to rezone and reclassify Council owned land should proceed subject to the following conditions:

1. The Planning Proposal is required to be updated prior to community consultation to include:

- the requirement to amend Lismore LEP 2000 in relation to Site No. 2
- the correct lot description for Site 3, being Lot 16 DP 552816
- updating Table 1 to include the revised Schedule 4 of the Lismore LEP 2012 and Schedule 6 of the Lismore LEP 2000, to confirm what allotments will have interests changed and what interests, if any, will be retained.

2. 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 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 local environmental plans (Planning and Infrastructure, 2013)'.

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

(a) NSW Rural Fire Service

4. A public hearing on the extinguishment of reserve designations is to be held in accordance with Section 57 of the EP&A Act 1979, 21 days after completion of the public exhibition period.

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

6. Section 117 Directions - It is recommended that:

(a) The Secretary's delegate can be satisfied that the Planning Proposal's inconsistency with s117 Directions 4.3 Flood Prone Land is of minor significance.

(b) Consultation is required in relation to s117 Direction 4.4 Planning for Bushfire Protection with the NSW Rural Fire Service

(c) The Secretary's delegate agree to the of land for public purposes given that this land does not perform the function of open space and that the proposal is in accordance with Council's open space strategy.

7. Plan making functions should not be delegated to Council, given that the Governor's approval is required to discharge interests.

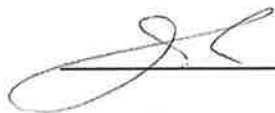
#### Supporting Reasons :

The reasons for the above recommendations for the Planning Proposal are as follows:

1. The proposal will reclassify and rezone land that has reserve status but do not perform an 'open space function'.
2. The proposal will facilitate new development opportunities on underutilised land.

**Lismore LEP 2012 & LEP 2000 - Reclassification with some rezoning of Council owned land**

Signature:



Printed Name:

JIM CLARK

Date:

27 August 2015

*Team Leader Local Planning*

