

Lismore LEP 2012 - General Amendments

Proposal Title : **Lismore LEP 2012 - General Amendments**

Proposal Summary : **The planning proposal consists of the following general amendments:**

- 1) Amend the Minimum Lot Size maps in certain RU5 Village areas and R5 Large Lot Residential at South Gundurimba;**
- 2) Amend the Minimum Lot Size map for the RU1 Primary Production portion at 123 Taylor Road, Chilcotts Grass;**
- 3) Amend the Minimum Lot Size map for the B1 Neighbourhood Centre at North Lismore Plateau;**
- 4) Rezone a part of 179 Bangalow Road, Howards Grass from RU1 Primary Production to R1 General Residential. Amend the Zoning, Minimum Lot Size and Height of Buiding maps to reflect this change;**
- 5) Amend Clause 4.2E Exception to minimum subdivision lot sizes for certain split zones;**
- 6) Amend the land use tables to permit 'recreation facilities' in Zone IN1 General Industrial and IN2 Light Industrial;**
- 7) Amend 'Schedule 2 Exempt Development' and 'Schedule 3 Complying Development' in accordance with the recent changes to the Codes SEPP;**
- 8) Amend the land use tables to allow 'building identification signs' as permissible with consent in most zones.**

PP Number : **PP_2014_LISMO_002_00**

Dop File No : **14/06701**

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones
1.2 Rural Zones
4.4 Planning for Bushfire Protection**

Additional Information : **It is recommended that:**

- 1) The planning proposal should proceed as a routine planning proposal;**
- 2) The planning proposal be completed within 12 months;**
- 3) The Director General (or an officer nominated by the Director General) agrees that the inconsistencies with s117 Directions 1.1 Business and Industrial Zones, 1.2 Rural Zones and 3.1 Residential Zones are justified as of minor significance and accept that 4.4 Planning for Bushfire Protection should be resolved through consultation with the NSW Rural Fire Service prior to exhibition;**
- 4) A community consultation period of 14 days is necessary;**
- 5) A 'Locality Map' be prepared to support the map extracts supplied, for exhibition purposes . When finalising the LEP the map amendments will need to be prepared in accordance with the Standard Technical Requirements for LEP Maps;**
- 6) Delegation to finalise the planning proposal be issued to Lismore City Council.**

Supporting Reasons : **The proposal by Council to apply a number of minor amendments to the Lismore LEP 2012 is appropriate to proceed.
The issue of delegation to Council to finalise the planning proposal is appropriate in this instance.**

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Panel Recommendation

Recommendation Date : **29-Apr-2014**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This planning proposal is considered of local significance and the Gateway determination is to be issued under delegation by the General Manager, Northern Region. Therefore the planning proposal will not be considered by the panel.**

Gateway Determination

Decision Date : **30-Apr-2014**

Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

Exhibition period : **28 Days**

LEP Timeframe : **12 months**

Gateway Determination : **The planning proposal should proceed subject to the following conditions.**

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 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 LEPs (Planning & Infrastructure 2013).**

Prior to exhibition a locality map is to be prepared for items 1, 2, 3 and 4 for exhibition purposes.

Consultation is required with the NSW Rural Fire Service under section 56(2)(d) of the EP&A Act. 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.

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).

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

Signature:



Printed Name:

STEPHEN MURRAY

Date:

30 APRIL 2014