Our ref: PN:CO15/7626

Your ref:

Contact: Paula Newman

25 August 2015

Luke Blandford

Planning Officer

Department of Planning and Environment

Locked Bag 9022

GRAFTON NSW 2460

Dear Luke

**Lismore Health Precinct Planning Proposal – Gateway request**

Thank you for your email correspondence regarding the above and in particular, the proposed non-mandatory R3 Medium Density zone objectives and the application of a Floor Space Ratio in the proposed B4 Mixed Use zone area.

With regard to the R3 zone objectives, you have advised that the Department/Parliamentary Counsel are not supportive of ‘site specific’ references in zone objectives and that reference to higher density housing and residential flat buildings is superfluous. On review, and after discussion with Council’s Manager of Development and Compliance, it is agreed that Council’s proposed non-mandatory zone objectives are not essential to achieving the desired outcomes in the Health Precinct and could be removed from the Planning Proposal.

In relation to the Floor Space Ratio for the area proposed to be rezoned from B3 Commercial Core to B4 Mixed Use, its inclusion in the Planning Proposal was an oversight. There is no intention for an FSR to be applied to that land in light of proposed development control plan amendments.

I trust this information is sufficient to allow the Gateway determination to proceed.

Should you require any further information, please do not hesitate contact me by email paula.newman@lismore.nsw.gov.au or by phone 1300 87 83 87.

Yours faithfully



Paula Newman

**Strategic Planning Coordinator**