

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2018_LISMO_004_00)

I, Director, Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 30 November 2018 for the proposed amendment to the Lismore Local Environmental Plan 2012 as follows:

1. Change the description of the planning proposal

from

“Planning proposal (Department Ref: PP_2018_LISMO_004_00): to rezone Lot 3 DP 709370, 431 Skyline Road South, Wyrallah from RU1 Primary Production to R5 Large Lot Residential, change the minimum lot size from 40 hectares to 8000 m² and apply an 8.5 metres maximum building height.

I, the Director Regions, Northern at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Lismore Local Environmental Plan 2012 to rezone Lot 3 DP 709370, 431 Skyline Road South, Wyrallah from RU1 Primary Production to R5 Large Lot Residential, change the minimum lot size from 40 hectares to 8000 m² and apply an 8.5 metres maximum building height should proceed subject to the following conditions:”

to

“Planning proposal (Department Ref: PP_2018_LISMO_004_00): to rezone Lot 3 DP 709370, 431 Skyline Road South, Wyrallah from RU1 Primary Production to part R5 Large Lot Residential and part E2 Environmental Conservation and amend associated development standards.

I, the Director, Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Lismore Local Environmental Plan 2012 to rezone Lot 3 DP 709370, 431 Skyline Road South, Wyrallah from RU1 Primary Production to part R5 Large Lot Residential and part E2 Environmental Conservation and amend associated development standards should proceed subject to the following conditions:”

2. Delete condition 5:

- “5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.”

3. Insert new condition 7:

- “7. When Council has considered the submissions received during public exhibition and has endorsed the final planning proposal, landowners whose land will be subject to an E zone are to be notified in writing of Council’s decision and advised that they have 28 days to notify the Department if they would like the Chief Planner to review the proposed zoning of their property.

Dated 11th day of September 2019.



Jeremy Gray
Director, Northern Region
Planning and Assessment
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces