



Ms Shelley Oldham
General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Dear Ms Oldham

Planning proposal PP_2019_LISMO_003_00 to amend Lismore Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 4 September 2019 in respect of the planning proposal to rationalise the existing RU1 Primary Production and R5 Large Lot Residential split zoning on the site to facilitate a large lot rural residential allotment and a rural dwelling on Lot 28 DP 1130169, 55 Palmers Road, McLeans Ridges.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.3 Mining, Petroleum Production and Extractive Industries and 3.1 Residential Zones are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands, 4.4 Planning for Bushfire Protection and 5.10 Implementation of Regional Plans. Council should ensure this occurs prior to the plan being made.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. 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 of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Alison Parr to assist you. Ms Parr can be contacted on 6643 6412.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Gray', with a stylized, cursive script.

20-9-2019

Jeremy Gray
Director, Northern Region
Planning and Assessment

Encl: Gateway determination
Authorised plan-making reporting template