

**Lismore LEP 2012 - General Amendments**

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

Proposal Summary : **The purpose of the Planning Proposal is to make the following general 'housekeeping' amendments to Lismore LEP 2012:**

- \* undertake various minor amendments to the Land Zoning, Lot Size Map, Height of Buildings and Heritage maps;**
- \* update Schedule 5 Environmental Heritage;**
- \* permit hardware and building supplies in Zone RU5 Village with development consent,**
- \* permit vehicle repair stations in Zone B1 Neighbourhood Centre, B2 Local Centre and B3 Commercial Core with development consent;**
- \* require development consent for home-based childcare in certain zones;**
- \* refine clause 4.2C 'Erection of dual occupancies (detached) in zone RU1' to emphasize the protection of primary production potential of the land; and**
- \* refine clause 4.2D 'Exceptions to minimum subdivision lot size for lot boundary adjustments in zone RU1' to cater for the non-urban zone combinations that occur in rural areas.**

PP Number : **PP\_2016\_LISMO\_004\_00**

Dop File No :

**16/06391**

**Proposal Details**

Date Planning Proposal Received : **02-May-2016**

LGA covered :

**Lismore**

Region : **Northern**

RPA :

**Lismore City Council**

State Electorate : **LISMORE**

Section of the Act :

**55 - Planning Proposal**

LEP Type : **Spot Rezoning**

**Location Details**

Street :

Suburb :

City :

Postcode :

Land Parcel : **Various land parcels within Lismore LGA as indicated on the maps included in the Planning Proposal**

**DoP Planning Officer Contact Details**

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**RPA Contact Details**

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**DoP Project Manager Contact Details**

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**Land Release Data**

|                                       |                                              |                                                            |            |
|---------------------------------------|----------------------------------------------|------------------------------------------------------------|------------|
| Growth Centre :                       | <b>N/A</b>                                   | Release Area Name :                                        | <b>N/A</b> |
| Regional / Sub<br>Regional Strategy : | <b>Far North Coast Regional<br/>Strategy</b> | Consistent with Strategy :                                 | <b>Yes</b> |
| MDP Number :                          |                                              | Date of Release :                                          |            |
| Area of Release (Ha)<br>:             |                                              | Type of Release (eg<br>Residential /<br>Employment land) : |            |
| No. of Lots :                         | <b>0</b>                                     | No. of Dwellings<br>(where relevant) :                     | <b>0</b>   |
| Gross Floor Area :                    | <b>0</b>                                     | No of Jobs Created :                                       | <b>0</b>   |

The NSW Government Lobbyists Code of  
 Conduct has been  
 complied with : **Yes**

If No, comment : **The Agency's Code of Practice in relation to communication 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 : **Northern Region has not met any lobbyists in relation to this proposal, nor has Northern  
 Region been advised of any meetings between other agency officers and lobbyists  
 concerning this proposal.**

**Supporting notes**

Internal Supporting  
 Notes :  
  
 External Supporting  
 Notes :

**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. The proposal seeks to undertake various minor 'housekeeping' amendments and map changes to Lismore LEP 2012.**

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

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions adequately addresses the intended method of achieving the objectives of the planning proposal. The methods proposed are the best means of achieving the intent of the objectives.**

**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**

**1.2 Rural Zones**

**1.3 Mining, Petroleum Production and Extractive Industries**

**1.5 Rural Lands**

**2.1 Environment Protection Zones**

**2.3 Heritage Conservation**

**3.1 Residential Zones**

**3.2 Caravan Parks and Manufactured Home Estates**

**3.3 Home Occupations**

**3.4 Integrating Land Use and Transport**

**3.5 Development Near Licensed Aerodromes**

**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**

**6.3 Site Specific Provisions**

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**

**SEPP (Exempt and Complying Development Codes) 2008**

**SEPP (Infrastructure) 2007**

**SEPP (Rural Lands) 2008**

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

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

If No, explain : **See the Assessment section of this report.**

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

Is mapping provided? **Yes**

Comment : **The proposal includes mapping which adequately shows the land which is affected by the proposed amendments. These map extracts are suitable for exhibition purposes.**

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

Has community consultation been proposed? **Yes**

Comment : **Whilst the proposal is considered to be low impact in nature, Council has proposed a 28 day public exhibition period. Considering the number of amendments to be made to Lismore LEP 2012 as a result of this planning proposal, the timeframe is considered to be appropriate.**

**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 : **The Planning Proposal and accompanying documentation are considered to satisfy the adequacy criteria by:**  
**1. Providing appropriate objectives and intended outcomes;**  
**2. Providing a suitable explanation of the provisions proposed by the LEP to achieve the outcomes;**  
**3. Providing an adequate justification for the proposal;**  
**4. Outlining a proposed community consultation program; and**  
**5. Providing a project time line.**

**Council is seeking an authorisation to exercise its plan making delegations. As the Planning Proposal deals only with matters of local significance, it is considered appropriate that an authorisation to exercise plan making delegations be issued to Council.**

**The RPA has provided a project time line which estimates that the LEP will be ready for submission to the Department for notification in February 2017. To ensure an adequate period to complete the proposal a 12 month time frame is recommended.**

**Proposal Assessment**

**Principal LEP:**

Due Date :

Comments in relation to Principal LEP : **The Lismore LEP 2012 was published in February 2013. This planning proposal seeks general amendments to Lismore LEP 2012.**

**Assessment Criteria**

Need for planning proposal : **The planning proposal is not a result of any strategy, study or report. A periodic review of Lismore LEP 2012 has highlighted the need for another round of general amendments to correct mapping or instrument anomalies/errors as well as responses to requests from the community. The amendments are as follows:**

**A. 422 Whian Whian Rd, Whian. A change in ownership of the land from the Department of Education to private ownership has necessitated this amendment.**

**\* amend LZN Map - rezone subject land from SP2 Infrastructure to RU1 Primary Production, and**

**\* amend LSZ Map - apply a MLS of 40ha.**

**B. 572 & 582 Humpty Back Rd, Pearces Creek. A change in ownership of the land from the Department of Education to private ownership has necessitated this amendment.**

- \* amend LZN map - rezone subject land from SP2 Infrastructure to RU1 Primary Production, and
- \* amend LSZ Map - apply a MLS of 40ha.

**C. Various lots at Wyrallah - Agnes St road reserve, 80 Breckenridge St, 2A Miriam St & 7 McDonald Place.** Amendments are needed to correct a mapping anomaly as the land is used for rural residential purposes and should be zoned R5 Large Lot Residential.

- \* amend LZN map - rezone all subject land from RU1 Primary Production to R5 Large Lot Residential,
- \* amend LSZ Map - apply a MLS of 5000m2 MLS to all subject lots, and
- \* amend HOB Map - apply a maximum building height of 8.5m to 80 Breckenridge St, Whyrallah.

**D. 2 and part of 4 Blue Knob Rd, Nimbin (Nimbin Bush Theatre/Candle Factory).** Rezone the subject land from RU1 Primary Production to RU5 Village to reflect the historical and current landuses of the site as well as its location adjacent to the central village of Nimbin.

- \* amend LZN Map - rezone subject land from RU1 Primary Production to RU5 Village,
- \* amend the LSZ Map - apply a 1ha MLS to the subject land, and
- \* amend HOB Map - apply a maximum building height of 8.5m to the subject land.

**E. Part of 6 Bruxner Highway, South Lismore -** rezone part of the subject land from RU2 Rural Landscape to B6 Enterprise Corridor. Rezoning the portion of the land currently zoned RU2 Rural Landscape will reflect current use and provide consistency with zoning.

- \* amend LZN map - rezone subject lot portion from RU2 Rural Landscape to B6 Enterprise Corridor, and
- \* amend LSZ Map - so that no MLS applies to the portion of land subject to the rezoning.

**F. 116 and 79C Fischer St, Goonellabah -** rezone the subject land from RU1 Primary Production to R1 General Residential. The purpose of the rezoning is to reflect the predominantly residential nature and current and future use of the land.

- \* amend LZN Map - rezone subject land from RU1 Primary Production to R1 General Residential,
- \* amend LSZ Map - apply a MLS of 400m2 to the subject land, and
- \* amend HOB Map - apply a maximum building height of 8.5m to the subject land.

**G. Various lots within Boatharbour Nature Reserve, Bangalow Rd, Bexhill -** amend the MLS applying to the subject land to correct a mapping error.

- \* amend LSZ Map - no MLS to apply to the subject land.

**H. Rail Corridor (Various locations).** Changes to the zoning of the rail corridor from SP2 Infrastructure to the adjoining zone (as per DP&I requirements) in 2013 meant that no MLS applies to the zone.

- \* amend LSZ Map - apply the following MLS by zone (within the rail corridor);
  - RU1 Primary Production and RU2 Rural Landscape - 40ha,
  - IN1 General Industrial - 10 hectares, and
  - R2 Low Density Residential - 10 hectares.

**I. 161 & 29-77 Krauss Ave, Loftville (located adjacent to the Lismore Airport).** Rezone from B6 Enterprise Corridor to IN1 General Industrial.

- \* amend LZN Map - rezone the subject land (and the adjacent Krauss Ave and Bruxner Highway road reserve) from B6 Enterprise Corridor to IN1 General Industrial, and
- \* amend LSZ Map - apply a MLS of 1500m2 to the subject land and the adjacent Krauss Ave and Bruxner Highway road reserve.

**J. 16 Taylor St, South Lismore.** Rezone part of the subject land from IN1 General Industrial to RE1 Public Recreation and part from RE1 Public Recreation to IN1 General Industrial to correct a mapping error whereby zone boundaries do not match up with reclassification areas (the subject land was part of a partial reclassification during Lismore LEP 2012

**Amendment No 8).**

- \* amend LZN Map- rezone subject land from IN1 General Industrial to RE1 Public Recreation, and from RE1 Public Recreation to IN1 General Industrial.
- \* amend LSZ Map - so that a 1500m2 MLS applies to all land zoned IN1 General Industrial.

**K. 9 Club Lane, Lismore - changes to the Heritage Map and associated Schedule 5 Environmental Heritage list in Lismore LEP 2012 to reflect the correct property description of the subject lot (due to boundary adjustment).**

- \* amend HER Map - to show correct realigned boundary of subject lot, and
- \* amend Schedule 5 Environmental Heritage, Part 1 Environmental Heritage - to update the property description.

**L. 511 and 563 Tuckurimba Rd, East Coraki - Changes to Heritage Map and Schedule 5 Environmental Heritage to correctly list a heritage item (house).**

- \* amend HER Map - to show correct lot placement of the heritage item in question , and
- \* amend Schedule 5 Environmental Heritage, Part 1 Environmental Heritage - to omit incorrect property description (511 Tuckurimba Rd, East Coraki) and insert correct one (563 Tuckurimba Rd, East Coraki).

**M. Changes to the Landuse Table for the RU5 Village zone in regards to 'hardware and building supplies'. A Council review of Lismore LEP has determined that 'hardware and building supplies' which are currently prohibited in the zone, are in fact compatible with the objectives of the zone.**

- \* amend Landuse Table RU5 Village zone - omit ' hardware and building supplies' from item 4 (Prohibited) and insert in item 3 (with consent).

**N. Changes to the Landuse Table for 'home based childcare' which is permitted without consent in zones RU1 Primary Production, RU2 Rural Landscape, RU5 Village, R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential, B1 Neighbourhood Centre, B2 Local Centre, B3 commercial Core, B4 Mixed Use, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial. The SEPP (Exempt and Complying Development Codes) 2008 permits this landuse as exempt development within these zones if not carried out on bushfire prone land. The current LEP is contradictory in this regards and does not give consideration to bushfire prone land and as such needs to be corrected.**

- \* amend Landuse Table - to require development consent for 'home-based child care' that is unable to satisfy the requirements of the Exempt and Complying SEPP in Zones RU1 Primary Production, RU2 Rural Landscape, RU5 Village, R1 General Residential, R2 Low Density Residential, R5 Large Lot Residential, B1 Neighbourhood Centre, B2 Local Centre, B3 commercial Core, B4 Mixed Use, B6 Enterprise Corridor, IN1 General Industrial and IN2 Light Industrial.

**O. Changes to the Landuse Table for the B1 Neighbourhood Centre, B2 Local Centre and B3 Commercial Core zones to permit 'Vehicle Repair Stations' with consent.**

- \* amend Landuse Table - omit 'vehicle repair stations' from item 4 (Prohibited) in zones B1 Neighbourhood Centre, B2 Local Centre and B3 Commercial Core.

**P. Change to Clause 4.2C Erection of dual occupancies (detached) in Zone RU1 Primary Production. Council believes a minor rewording of the clause is necessary to reinforce the importance of maintaining the agricultural potential of the land.**

**Q. Change to Clause 4.2D Exceptions to minimum subdivision lot size for lot boundary adjustments in Zone RU1 Primary Production. Flexibility of the subdivision provisions in rural areas is a significant issue as the majority of rural lots within the Lismore LGA are below the MLS for the zone. As such Council have recommended changes to the clause to create such flexibility. The changes allow for boundary adjustments on land zoned RU2, R5, E2 and E3 as the majority of rural lots in these zones are below the minimum lot size. Allowing boundary adjustments in all zones applying to rural land has potential to provide for positive planning outcomes in certain circumstances.**

**All changes to the LEP proposed by the planning proposal are considered to be appropriate.**

Consistency with strategic planning framework :

**Far North Coast Regional Strategy**

The planning proposal is consistent with the objectives and actions contained within the Far North Coast Regional Strategy (FNCRS). Three of the proposed amendments, D, E and F, propose to rezone land from a rural zone to an urban zone. This land is located marginally outside the town and village growth boundary of the FNCRS. This variation to the growth boundary is considered to be a minor variation consistent with the provisions of the Strategy for land outside of the 'coastal area' and appropriate in the circumstances as it reflects the actual current or approved use of the land for urban purposes. The proposed urban zones also facilitate the efficient use of existing infrastructure and the land is not significantly affected by environmental constraints.

In relation to Site E, the Sustainability Criteria used for considering variations to the urban growth boundaries, it is noted that it states that identified significant farmland should be avoided. The proposal however involves the zoning of a small area of land identified as regionally significant farmland to B6 Enterprise Corridor. This is considered to be satisfactory in the situation due to:

- the small size of the farmland involved;
- retention of the land for agricultural purposes would not serve an economic or agricultural benefit and would miss the opportunity to take advantage of the existing and future adjoining urban infrastructure; and
- the land is wholly within the 150m buffer edge area identified in the Northern Rivers Farmland Mapping Project 2005 as being subject to possible inaccuracies in relation to the quality of the farmland due to the broad scale of the farmland mapping.

**Draft North Coast Regional Plan**

The proposal is not inconsistent with the directions and actions of the Draft North Coast Regional Plan. As discussed above the proposal includes two sites which require minor variations to the urban growth area boundary however this is considered to be appropriate in the circumstances and not inconsistent with the urban growth area variation principles.

**SEPPs**

The planning proposal is considered to be consistent with all applicable SEPP's.

The planning proposal is inconsistent with s117 Directions 1.2 Rural Zones, 2.3 Heritage Conservation, 3.5 Development near Licensed Aerodromes, 4.1 Acid Sulfate Soils, 4.3 Flood Prone Land, 4.4 Planning for Bushfire Protection, 5.3 Farmland of State and Regional Significance on the NSW Far North Coast and 6.2 Reserving Land for Public Purposes.

The following Directions warrant consideration;

**1.2 Rural Zones**

The planning proposal is not consistent with this direction in regards to sites, C, D, E and F as it seeks to rezone land from a rural zone to a residential, village or business zone. It is considered that any inconsistency with this direction is justified for all sites listed below as being of minor significance for the following reasons:

\* Site C - (RU1 to R5) A mapping error has meant that zone RU1 has been applied over the subject land. The land is currently used for residential purposes and this is supported by the Lismore Local Environmental Study 2010;

\* Site D (RU1 to RU5) The land is and has been historically used for purposes that are more compatible with a village zoning. The land is also fully serviced with reticulated water and sewer and adjoins a current Village zone;

\* Site E - (RU2 to B6) The subject lot is zoned part RU2 and part B6 with the RU2 portion of the land under the MLS for the zone. Clause 5.3 Development near zone boundaries of Lismore LEP 2012 was used in 2014 to approve subdivision of the land into 3 lots. Rezoning the RU2 portion of the site to B6 will enable a more consistent approach to the future management of the site; and

\* Site F - (RU2 to R1) Clause 5.3 Development near zone boundaries of Lismore LEP 2012 was used in 2015 to approve a staged integrated multi-dwelling development on the RU2 portion of the site. For all intents and purposes this portion of the site is a now a residential zone and formal rezoning will allow for better future management of the site in regards to alterations or modifications.

### 2.3 Heritage Conservation

This Direction is applicable as sites K and L are identified as containing a heritage item under Lismore LEP 2012. It is considered that any inconsistency with this direction is justified as being of minor significance as the proposed amendments simply involve a change to the Heritage Schedule and the heritage maps to correctly identify the subject items.

### 3.5 Development near Licensed Aerodromes

This direction applies to Site I located in the vicinity of Lismore Airport, which aims to rezone land from B6 to IN1. It is considered that any inconsistency with this direction is justified as being of minor significance as the site currently contains a range of development that includes a distribution centre, emergency services facility as well as general industrial landuses. Existing and approved development for the site does not and will not penetrate the Obstacle Limitation Surface, no new height of building standards are introduced and relevant controls exist within Lismore LEP 2012 and DCP Chapter Buffer Areas 9. Despite this, Council proposes to consult with the Civil Aviation Air Authority.

### 4.1 Acid Sulfate Soils

This direction applies as Site C is located on acid sulfate soils. It is considered that any inconsistency with this direction is justified as being of minor significance as the the proposed rezoning aims to address a mapping error whereby a RU1 zoning was placed over land currently developed for large lot residential purposes. The change in zoning will also not permit a significant intensification of use and Lismore LEP 2012 contains appropriate provisions to address this issue at DA stage if required.

### 4.3 Flood Prone Land

Sites E, I and J are located within the flood planning area of Lismore LEP 2012. Whilst any inconsistencies are justified as being of minor significance (see below) consultation with Office of Environment and Heritage is however recommended.

\* Site E - The site contains both B6 and RU2 zoned land with the RU2 zoned portion being used as a private access road to service both Bunnings and Masters. That part of the site currently zoned RU2 will be rezoned to B6 to better reflect the existing development on the site. Given this and the fact that Lismore LEP 2012 contains provisions relating to development within a flood planning area, any inconsistency with section 117 direction 4.3 Flood Prone Land is considered to be of minor significance.

\* Site I - This site will be rezoned from B6 to IN1 to better reflect both current and approved (yet to be constructed) development for the site. As no further intensification of the site is proposed (apart from that already approved) and Lismore LEP 2012 contains provisions relating to development within a flood planning area, any inconsistency with section 117 direction 4.3 Flood Prone Land is considered to be of minor significance.

\* Site J - This sites involves the rezoning of land from IN1 to RE1 and RE1 to IN1 to correct a mapping error that occurred at the time of reclassification. As no further intensification of the site is proposed and Lismore LEP 2012 contains provisions relating to development within a flood planning area, any inconsistency with section 117 direction 4.3 Flood Prone Land is considered to be of minor significance.

### 4.4 Planning for Bushfire Protection

This direction applies to Sites A, B, D, F, G, H & J which are either mapped as bushfire prone land or contain part bushfire prone land.

The direction requires that Council consult with the Commissioner of the NSW Rural Fire Service. This consultation has not yet occurred which makes the s117 Direction 4.4 Planning for Bushfire Protection inconsistent with the direction.

It is considered that the planning proposal will not raise significant issues in regard to these amendments. If written advice is obtained from the Commissioner of the NSW Rural Fire Service and no objection has been raised to the progression of the proposal, then the inconsistency may be assessed as of minor significance.

The Council has indicated that it will consult with the NSW Rural Fire Service following

**Gateway Determination.**

**5.3 Farmland of State and Regional Significance on the NSW Far North Coast**

The proposal is inconsistent with this Direction as it rezones regionally significant farmland at Site E for urban purposes. The inconsistency is also unable to be addressed under the provisions of the Direction as the proposal is not consistent with Section 4 of the Northern Rivers Farmland Protection Project - Final Recommendations. For the reasons discussed above, it is not considered necessary that the land be retained for agricultural purposes or that the Direction be satisfied in this instance.

**6.2 Reserving Land for Public Purposes.**

Site J involves the rezoning of land from IN1 to RE1 and RE1 to IN1 to correct a mapping error that occurred at the time of reclassification. The direction requires that the agreement of the Secretary and the relevant authority is provided before the land is rezoned. As the proposal only rectifies a mapping issue to align the zoning boundaries with the reclassified area, and due to the small area of land involved, it is considered that this matter is of minor significance.

The proposal is otherwise consistent with S117 directions.

Environmental social  
economic impacts :

The planning proposal involves minor housekeeping matters and is therefore unlikely to involve any major negative environmental, social or economic impacts.

**Assessment Process**

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

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

Public Authority **Other**  
Consultation - 56(2)(d)  
:

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 :

**Due to the proposed application of a minimum lot size to the rail corridor for Site H, it is recommended that consultation take place with the Australian Rail Track Corporation.**

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 |
|-------------------------------------------------------|--------------------------|-----------|
| LCC Council report - Planning proposal.pdf            | Proposal                 | Yes       |
| LCC Planning Proposal_Cover Letter.pdf                | Proposal Covering Letter | Yes       |
| LCC Planning_Proposal_April 2016.pdf                  | Proposal                 | Yes       |
| 2016-05-10_LCC Eval Crit for Delegations_complete.pdf | Proposal                 | Yes       |
| 2016-05-12_LCC PT Report_signed.pdf                   | Determination Document   | Yes       |

## 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
  - 1.3 Mining, Petroleum Production and Extractive Industries
  - 1.5 Rural Lands
  - 2.1 Environment Protection Zones
  - 2.3 Heritage Conservation
  - 3.1 Residential Zones
  - 3.2 Caravan Parks and Manufactured Home Estates
  - 3.3 Home Occupations
  - 3.4 Integrating Land Use and Transport
  - 3.5 Development Near Licensed Aerodromes
  - 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
  - 6.3 Site Specific Provisions

- Additional Information :
- It is recommended that:**
1. The Planning Proposal be supported;
  2. The Planning Proposal be exhibited for 28 days;
  3. The Planning Proposal be completed within 12 months;
  4. That the Secretary (or her delegate) note the current inconsistency with section 117 Direction 4.4 Planning for Bushfire Protection and that this inconsistency will need to be resolved prior to the proposal being finalised;
  5. It is recommended that a delegate of the Secretary agree that the inconsistency of the proposal with S117 Directions 1.2, 2.3, 3.5, 4.1, 4.3 and 6.2 are justified in accordance with the terms of the directions;
  6. That consultation be undertaken with the following agencies:
    - Civil Aviation Air Authority
    - Office of Environment and Heritage
    - The Australian Rail Track Cooperation
    - NSW RFS
  7. A written authorisation to exercise delegation is issued to Lismore City Council Council in this instance.

- Supporting Reasons :
- The reasons for the recommendation are as follows;**
- 1.The proposed amendments will ensure an accurate and current LEP for Lismore City

**Lismore LEP 2012 - General Amendments**

**Council which will provide confidence and clarity in the planning controls.**

**2. The inconsistencies of the proposal with the S117 Directions are of minor significance**

Signature:



Printed Name:

Craig Dix

Date:

13 May 2016