



Our ref: EF15/244:CO15/6117

Contact: Paula Newman

15 July 2015

Mr Tim Hurst
Deputy Secretary
Growth, Design and Programs
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Received
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Northern Region

Dear Mr Hurst

North Lismore Plateau – Rezoning Planning Proposal

At its Ordinary Meeting held on 14 July 2015 Lismore City Council considered the Planning Proposal for the rezoning of land and related Lismore LEP amendments at the North Lismore Plateau to enable future urban development and conservation of cultural heritage and environmental areas of significance. The Council resolved to (resolution number 119/15):

1. *Receive and note the Memorandum dated 14 July 2015 from the Strategic Planning Coordinator advising of the replacement of the proposed Lismore LEP 2012 Maps for North Lismore Plateau in Attachment 1 and Attachment 2 to the report;*
2. *Forward the Planning Proposal for the rezoning of land at North Lismore Plateau as amended by 1 above and detailed in Attachment 2 to this report to the NSW Department of Planning and Environment requesting it issue a Gateway Determination as soon as possible with a request that the public exhibition of the Planning Proposal can occur concurrent with government agency consultation and excluding the requirement for further technical investigations;*
3. *Agree that staff can proceed to public exhibition of the planning proposal and Government Agency consultation based on the Gateway Determination issued by the Department of Planning and Environment and report back to Council with any concerns as part of post exhibition reporting of submissions.*

In accordance with the above resolution, please find enclosed the North Lismore Plateau planning proposal for Gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

As discussed with you by telephone, the Planning Proposal includes the E2 Environmental Conservation and E3 Environmental Management Zones and associated land use tables. The land use tables proposed are those previously exhibited and adopted by Council on 31 May 2012 in the draft Lismore LEP 2012 prior to the Minister for Planning's decision to remove the environmental protection zones pending a review of their application in the Northern Rivers. The inclusion/amendment of other LEP provisions that are necessary for the implementation of the E2 and E3 zones is also required, including clauses 4.2A, 4.2B, 4.2E and 4.6.

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Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

It is acknowledged that the Department's 'E' zone review is not yet finalised; however, the inclusion of the 'E' zones in this planning proposal is justified for the following reasons:

- a) Their use on this site is consistent with the principles and criteria espoused in the Parsons Brinckerhoff Northern Councils E Zone Review Interim Report and the Department's preliminary response to that report;
- b) The E zones in this location are based on a validated data set and reflect the site characteristics;
- c) The E zones will not impact on agriculture or rural activities;
- d) The E zones are fully supported by all landowners, the Aboriginal stakeholders and the broader community.

I trust that the Department and the Minister will support the inclusion of E zones in the North Lismore Planning Proposal for the above reasons. Council also requests that there is no delay in issuing a Gateway determination on the basis that the broader E zone review is not yet finalised.

Council does not consider there is any need for additional technical investigations of the site at this time due to the significant work that has been carried out in recent years to verify the suitability of the land for future urban development and environmental and cultural heritage conservation. A list of studies is included in an attachment to the Council report, which is enclosed. Copies of these studies will also be provided to the Department in electronic format and will be available to view on Council's website.

I look forward to working with you and your staff on this very important Planning Proposal for Lismore. Should you require any further information with regard to this matter, please contact me by telephone on (02) 6625 0525 or 0427 664 491 or by email paula.newman@lismore.nsw.gov.au.

Yours faithfully



Paula Newman
Strategic Planning Coordinator

Enclosed:

- Council report
- Planning proposal
- Information checklist

Cc: Mr Steve Murray, Regional Manager, Planning Services, Grafton