

31 August 2017

Mr Jeremy Gray
Director Regions, Northern
Planning Services
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Mr Gray,

Re: Lismore LEP 2012 Fourth Round of General Amendments – Planning Proposal

Council considered a general amendments planning proposal at its ordinary meeting of 8 August 2017. The proposal includes minor amendments to the: Land Zoning Map associated with various consequential amendments to the Height of Buildings Map and Lot Size Map. Minor general amendments are also proposed to the: Additional Permitted Uses Map and associated Schedule 1; Heritage Map and associated Schedule 5; Land Reservation Acquisition Map and associated clause 5.1; and the Land Use Table.

Council's resolution of 8 August 2017 regarding the general amendments planning proposal is provided below:

That:

1. *Council support the planning proposal for general amendments to Local Environmental Plan (LEP) 2012 as detailed in Attachment 1 and summarised in Table 1 of this report and itemised below:*

Item A - 5 Reserve Street and adjacent road reserve, Goonellabah

Item B - 84 and 90 Henson Road and 350A Tregear Road, Wyrallah

Item C - 60 Kruseana Avenue and adjacent road reserve, Goonellabah

Item D - 22 and 23 Pindari Crescent and adjacent road reserve, Goonellabah

Item E - 9 and 11 Willow Tree Drive, Chilcotts Grass

Item F - 44 Kadina Street and 124 Oliver Avenue and adjacent road reserve, Goonellabah

Item G - 156 and 156A Terania Street, 1 Bouyon Street and the adjacent Bouyon Street road reserve; 5, 7, 9, 11, 13 and 15 New Street; and 2 Tweed Street; all in North Lismore

Item H - 97 Pineapple Road, Goonellabah

Item I - Part proposed Dunoon Dam site including: 163A Fraser Road, Dunoon; and part 57B Ashlin Road, Whian Whian

Item J - 296 Stony Chute Road, Nimbin

Item K - 355 and 357 Dunoon Road and adjoining road reserve, Tullera

Item L - 11 and 9 Main Street, Clunes

Item M – Land use table “home-based child care”

Item N – 1) Land use table “tourist and visitor accommodation”

2) Rural and nature based tourism clause

Item O – Clause 4.2B Erection of dual occupancies and dwelling house on land in certain rural and environmental protection zones.

2. *The planning proposal for the general amendments to LEP 2012 as detailed in Attachment 1 and itemised in 1 above, with the exclusion of Items N and O, is forwarded to the Minister for Planning for a Gateway determination.*
3. *Council lodge a request with the Department of Planning and Environment seeking to exercise plan making delegations under s59 of the EP&A Act 1979.*
4. *Consideration of Items N and O in Table 1 of this report are deferred pending a Council workshop on the preferred location for new rural landsharing community developments in the Lismore LGA.*
5. *Consideration of Items A in Table 1 of this report are deferred pending a site inspection and Council workshop on the preferred location for new rural landsharing community developments in the Lismore LGA.*

Items A, N and O of the general amendments planning proposal are omitted from the planning proposal in accordance with the resolution and the remaining items have been assigned new alphabetical labels.

Please find enclosed the Lismore City Council *Fourth Round of General Amendments Planning Proposal* for Gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

Should you require any further information with regard to this matter, please contact Greg Yopp on telephone number (02) 6625 0423.

Yours faithfully



Greg Yopp
Senior Strategic Planner

Enclosed memory stick: Planning proposal report; Council report; Attachment 1 – Information checklist; Attachment 4 – Evaluation criteria for the delegation of plan making functions; and Council resolution.