

Gateway Determination

Planning proposal (Department Ref: PP_2020_LISMO_005_00): to amend Lismore Local Environmental Plan 2012 Schedule 5 – Environmental Heritage to include an additional six built heritage items and two groups of landscape heritage items, as recommended by the Lismore Health Precinct Heritage Review.

I, the Director 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 (LEP) 2012 Schedule 5 – Environmental Heritage to include an additional six built heritage items and two groups of landscape heritage items, as recommended by the Lismore Health Precinct Heritage Review, should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal should be amended to:
 - a. make clear that the two landscape items to be included in Schedule 5 refers to two separate groupings of landscape items (street trees) and not two individual items;
 - b. correct the legend for Map 3 so that it refers to Proposed Built Items (not Proposed General items) and Proposed Landscape Items (not Landscape Items); and
 - c. include an existing and proposed Heritage Map (HER_005AB).
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018) and must be made publicly available for a minimum of **14 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with Heritage NSW under section 3.34(2)(d) of the Act. Heritage NSW is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

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.
6. The time frame for completing the LEP is to be **nine months** following the date of the Gateway determination.

Dated 18th day of June 2020.



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

Delegate of the Minister for Planning
and Public Spaces