

**Lismore LEP 2012 - Rezone Lot 1 DP 594309, 116 James Street Dunoon from RU1 Primary Production to RU5 Village**

|                    |                                                                                                                                                                                                                                                                                                                                                     |               |          |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
| Proposal Title :   | Lismore LEP 2012 - Rezone Lot 1 DP 594309, 116 James Street Dunoon from RU1 Primary Production to RU5 Village                                                                                                                                                                                                                                       |               |          |
| Proposal Summary : | <p>To rezone Lot 1 DP 594309, 116 James Street, Dunoon from zone RU1 Primary Production to zone RU5 Village, reduce the minimum lot size from 20 hectares to 1 hectare and apply a building height limit of 8.5 metres.</p> <p>The amendment will facilitate the subdivision of the site into one additional lot for the purpose of a dwelling.</p> |               |          |
| PP Number :        | PP_2017_LISMO_003_00                                                                                                                                                                                                                                                                                                                                | Dop File No : | 17/05813 |

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.2 Rural Zones
- 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
- 4.2 Mine Subsidence and Unstable Land
- 4.4 Planning for Bushfire Protection
- 5.1 Implementation of Regional Strategies
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information :

- 1. The Planning Proposal be supported.
- 2. The Planning Proposal be exhibited for 14 days.
- 3. The Planning Proposal be completed within 9 months.
- 4. The Secretary (or her delegate) note the current unresolved inconsistencies with Directions 4.4 Planning for Bushfire Protection and 5.3 Farmland of State and Regional Significance on the NSW Far North Coast.
- 5. The Secretary (or her delegate) agree that the inconsistency of the proposal with S117 Directions 1.2 Rural Zones, 1.5 Rural Lands, 4.3 Flood Prone Lands, 5.1 Implementation of Regional Strategies and 5.10 Implementation of Regional Plans are justified in accordance with the terms of the directions.
- 6. That consultation be undertaken with the following agencies:
  - NSW Rural Fire Service; and
  - Department of Primary Industries - Agriculture
- 7. A written authorisation to exercise delegation be issued to Lismore City Council.

Supporting Reasons :

The reasons for the recommendation are as follows:

- 1. Release of the land for rural residential purposes will provide housing opportunity in line with the RPA's Local Growth Management Strategy.
- 2. The land is relatively unconstrained and has been identified as generally suitable for large lot residential through the strategic planning process.
- 3. The proposal is consistent with the strategic planning framework and the inconsistencies are considered to be of minor significance.

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Production to RU5 Village**

**Panel Recommendation**

Recommendation Date : **01-May-2017**

Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **This matter is considered to involve only issues of local significance and can be dealt with by the Director Regions, Northern.**

**Gateway Determination**

Decision Date : **01-May-2017**

Gateway Determination : **Passed with Conditions**

Decision made by : **Regional Director, Northern Region**

Exhibition period : **14 Days**

LEP Timeframe : **9 months**

Gateway Determination : **1. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:**

**(a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2016) and must be made publicly available for a minimum of 14 days; and**

**(b) the relevant planning 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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2016).**

**2. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant section 117 Directions:**

**(a) NSW Rural Fire Service**

**(b) Department of Primary Industries – Agriculture**

**Each public authority 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.**

**3. A public hearing is not required to be held into the matter by any person or body under section 56(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).**

**4. A public hearing is not required to be held into the matter by any person or body under section 56(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 timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.**

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

Craig Diss

Date: \_\_\_\_\_

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