

Ms Shelly Oldman  
General Manager  
Lismore City Council  
PO BOX 23A  
LISMORE NSW 2480

Dear Ms Oldman

**Planning proposal PP\_2020\_LISMO\_003\_00 to amend Lismore Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the zone, minimum lot size and height of buildings provisions on part Lot 2 DP 1185561, 123 Taylor Road, Chilcotts Grass.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones, 1.3 Petroleum Production and Extractive Industries, Direction 1.5 Rural Lands and Direction 5.3 Farmland of State and Regional Significance on the NSW Far North Coast are minor or justified. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 4.4 Planning for Bushfire Protection. Council should ensure this occurs prior to the plan being made.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Lucy Walker to assist you. Ms Walker can be contacted on 5778 1402.

Yours sincerely



18-5-2020

**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**  
Encl: Gateway determination