

Lismore LEP 2012 - 354 Broadwater Road, Dungarubba - Schedule 1 Additional Permitted Uses

Proposal Title : **Lismore LEP 2012 - 354 Broadwater Road, Dungarubba - Schedule 1 Additional Permitted Uses**

Proposal Summary : **The Planning Proposal aims to amend Schedule 1 of the Lismore Local Environmental Plan 2012 to permit an industrial land use within the south eastern corner of 354 Broadwater Road, Dungarubba (Lot 2 DP 8877) to enable the manufacturing of concrete fence posts. It is proposed to limit this development by permitting operation for a 5 year period.**

PP Number : **PP_2016_LISMO_005_00** Dop File No : **16/06495**

Planning Team Recommendation

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

S.117 directions: **1.5 Rural Lands
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
5.1 Implementation of Regional Strategies
5.3 Farmland of State and Regional Significance on the NSW Far North Coast
6.3 Site Specific Provisions**

Additional Information : **It is recommended that:**

- 1. The Planning Proposal be supported;**
- 2. The Planning Proposal be exhibited for 14 days;**
- 3. The Planning Proposal be completed within 6 months;**
- 4. That an authorisation to exercise delegation be issued to Council;**
- 5. That the Secretary's delegate determine that the inconsistencies with s117 Directions 4.1 Acid Sulfate Soils, 4.3 Flood Prone Land and 6.3 Site Specific Provisions are justified as the matters are of minor significance;**
- 6. That prior to public exhibition the Planning Proposal and draft Additional Permitted Uses Map be amended to reflect that the 2ha south eastern corner of Lot 2, DP 8877 is the only land being added to Schedule 1.**

Supporting Reasons : **It is recommended that the Planning Proposal is supported as it will permit the continued use of the site for the production of concrete fence posts to cater for the needs of local agricultural enterprises and the upgrade of the Pacific Highway.**

Panel Recommendation

Recommendation Date : **13-May-2016** Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : **The proposals is of local significance and can be appropriately considered by the Acting Director Regions, Northern without referral to the LEP Panel.**

Gateway Determination

Decision Date : **13-May-2016** Gateway Determination : **Passed with Conditions**

Decision made by : **General Manager, Northern Region**

Exhibition period : **14 Days** LEP Timeframe : **6 months**

Gateway Determination : **1. Prior to public exhibition the Planning Proposal and draft Additional Permitted Uses Map be amended to reflect that it applies only to the 2ha south eastern corner part of Lot 2, DP 8877.**

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

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- (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013) and must be made publicly available for a minimum of 14 days;
- (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 Infrastructure 2013); and
- (c) Any mapping material must meet the specifications in the current Standard Technical Requirements for Spatial Datasets and Maps (Department of Planning and Environment 2015).

3. No consultation is required with public authorities under section 56(2)(d) of the Act

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 6 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Craig Diss

Date:

13 May 2016