

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP\_2016\_LISMO\_003\_00)*

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 4 May 2016 (as since altered) for the proposed amendment to the Lismore Local Environmental Plan 2012 as follows:

1. Change the name and description of the planning proposal

**from**

***“Planning proposal (Department Ref: PP\_2016\_LISMO\_003\_00): to apply appropriate zones, minimum lot sizes and maximum building heights to land at Richmond Hill Road, Richmond Hill to enable the land to be developed for large lot residential purposes.***

I, the Acting Director Regions, Northern at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Lismore Local Environmental Plan (LEP) 2012 to apply appropriate zones, minimum lot sizes and maximum building heights to land at Richmond Hill Road, Richmond Hill to enable the land to be developed for large lot residential purposes, should proceed subject to the following conditions:”

**to**

***“Planning proposal (Department Ref: PP\_2016\_LISMO\_003\_00): to apply appropriate zones, minimum lot sizes and maximum building heights to land at Richmond Hill Road, Richmond Hill to enable the land to be developed for large lot residential and environmental purposes.***

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Lismore Local Environmental Plan (LEP) 2012 to apply appropriate zones, minimum lot sizes and maximum building heights to land at Richmond Hill Road, Richmond Hill to enable the land to be developed for large lot residential and environmental purposes should proceed subject to the following conditions:”; and

2. Delete Condition 3 and replace with a new Condition 3:

“Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:

- (a) the planning proposal must be made publicly available for a minimum of **28 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016)."

Dated 5<sup>th</sup> day of October 2018.

  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**  
**Department of Planning and**  
**Environment**

**Delegate of the Minister for Planning**

Mr Scott Turner  
General Manager  
Lismore City Council  
PO Box 23A  
LISMORE NSW 2480

Dear Mr Turner

**Planning proposal PP\_2016\_LISMO\_003\_00 – Alteration of Gateway determination**

I refer to your letter in relation to revisions to planning proposal PP\_2016\_LISMO\_003\_00 to apply appropriate zones, minimum lot sizes and maximum building heights to land at Richmond Hill Road, Richmond Hill to enable it to be developed for large lot residential and environmental purposes.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 4 May 2016 for PP\_2016\_LISMO\_003\_00 (as altered). The Alteration of Gateway determination is enclosed.

Please note that due to the change in the description of the planning proposal to introduce environmental zones, the written authorisation to exercise delegation issued on 4 May 2016 is no longer current and cannot be used for this proposal.

To ensure a consistent approach for zoning decisions under the Northern Councils E Zone Review, plan-making functions for planning proposals that seek to apply an E zone are not issued in this instance.

Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

If you have any questions in relation to this matter, I have arranged for Ms Jenny Johnson to assist you. Ms Johnson can be contacted on 6641 6614.

Yours sincerely



**Stephen Murray**

**Executive Director, Regions  
Planning Services**

5 October 2018

Encl: Alteration of Gateway determination