



Mr Scott Turner
Acting 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 correspondence in relation to revisions to planning proposal PP_2016_LISMO_003_00, and your request for an extension of time to complete the planning proposal which seeks to apply appropriate zones, minimum lot sizes and maximum buildings heights to land at Richmond Hill Road, Richmond Hill, to enable the land to be developed for large lot residential purposes.

I have noted the revisions to the Planning Proposal relating to the change to the proposed minimum lot size for the R5 Large Lot Residential Land west of Richmond Hill Road, and the omission from the planning proposal of that part of Lot 2 DP 1182633 located east of Richmond Hill Road. I have determined that an alteration to the Gateway determination is not necessary to account for these changes to the planning proposal.

However, I also note Council's advice that further amendments to the planning proposal are proposed to apply an E2 Environmental Conservation zone to the residue portions of Lots 1 and 2 and change the minimum lot size for these residue portions to enable their excision from the proposed R5 Large Lot Residential land as individual lots.

I understand that these proposed amendments to the planning proposal are not intended to be reported to Council until August 2018. These proposed amendments to the planning proposal will require a further Alteration of Gateway Determination as they propose the application of an E2 Environmental Conservation zone to the land which was not included with the original or subsequent planning proposal.

Since the timeframe for completion of the planning proposal has already passed, and a further revised planning proposal will not be provided until at least August 2018, in accordance with Council's original request, 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 since altered), to extend the time frame for completion of the LEP. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Paul Garnett to assist you. Mr Garnett can be contacted on 6641 6607.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Gray', is positioned above the date.

26-6-2018

Jeremy Gray
Director Regions, Northern
Planning Services

Encl: Alteration of Gateway determination