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Department Generated Correspondence (Y)

DEPARTMENT OF PLANNING AND ENVIRONMENT*Planning Services***ALTERATION OF GATEWAY DETERMINATION FOR PLANNING PROPOSAL**
PP 2015 LISMO 007 00**PURPOSE**

- To recommend the Acting Director Regions, Northern as delegate for the Minister agrees to alter the Gateway determination for Planning Proposal no. PP_2015_LISMO_007_00 to rezone land at Goonellabah and Lagoon Grass for residential and environmental management purposes and issue an Alteration of Gateway Determination.

RECOMMENDATION

- It is recommended that the Minister's delegate:
 - agrees** under s56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination for Planning Proposal no. PP_2015_LISMO_007_00 in accordance with the Alteration of Gateway Determination document at (Tab A), which in summary involves extending the timeframe for completion by twelve (12) months;
 - agrees** that the community consultation requirements in condition 5 of the Gateway determination (which have not yet been met) are sufficient and that no further or different community consultation is required;
 - signs** the Alteration of Gateway Determination (Tab A); and
 - signs** the letter to Lismore City Council (Tab B).

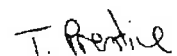
CURRENT POSITION

- Council has prepared a Planning Proposal to rezone land at Goonellabah and Lagoon Grass for residential and environmental management purposes and to apply alternative minimum lot sizes and maximum building height controls.
- The Gateway determination issued on 9 December 2015 (Tab C) determined that the proposal should proceed subject to conditions.
- The Gateway determination required that the Local Environmental Plan be finalised in 18 months from the week following the date of the Gateway determination expiring on 9 June 2017.
- Council has requested that the period to complete the proposal be extended for a further 12 months due to delays associated with additional studies to support a concurrent application for biodiversity certification. This is considered appropriate.
- Community consultation in relation to the Planning Proposal in accordance with condition 5 of the Gateway determination has not yet occurred. It is considered that the community consultation that will take place under condition 5 of the Gateway determination is sufficient and that no further or different community consultation is required.

 14 February 2017

Craig Diss
Acting Director Regions, Northern
Planning Services

Approved / Not Approved



Contact Officer: Tamara Prentice
Team Leader, Local Planning
Phone: 6641 6610



Mr G Murphy
General Manager
Lismore City Council
PO Box 23A
Lismore NSW 2480

Our ref: 15/16673
Your ref: GY:EF11/752:CO17/943

Attention: Greg Yopp

Dear Mr Murphy

Planning Proposal PP_2015_LISMO_007_00 – Alteration of Gateway Determination

I refer to your letter of 2 February 2017 seeking an extension of time to complete Planning Proposal PP_2015_LISMO_007_00 to rezone land at Goonellabah and Lagoon Grass for residential and environmental management purposes.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 9 December 2015 for PP_2015_LISMO_007_00. The Alteration of the Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Tamara Prentice to assist you. Ms Prentice can be contacted on (02) 6641 6610.

Yours sincerely

14 February 2017

Craig Diss
Acting Director Regions, Northern
Planning Services

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_LISMO_007_00)

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(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 9 December 2015 for the proposed amendment to the Lismore Local Environmental Plan 2012 as follows:

1. Delete:

condition 7 "The timeframe for completing the LEP is to be **18 months** from the week following the date of the Gateway determination"

and replace with:

a new condition 7 "The timeframe for completing the LEP is by 16 June 2018."

Dated 14 day of February 2017



Craig Diss
Acting Director Regions, Northern
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning