

Mr John Gibbons
General Manager
Lismore City Council
PO Box 23A
LISMORE NSW 2480

Via email: andy.parks@lismore.nsw.gov.au
council@lismore.nsw.gov.au

Dear Mr Gibbons

Planning proposal PP-2023-2412 to amend Lismore Local Environmental Plan 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to rezone certain lands at Monaltrie for large lot residential and conservation purposes and amend associated development standards.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed.

This decision is made for the following reasons:

- the rezoning of the land for large lot residential purposes is not consistent with the North Coast Regional Plan 2041, Council's Local Strategic Planning Statement or Council's Department approved Growth and Realignment Strategy 2022;
- the planning proposal is inconsistent or has potentially unresolved inconsistencies with a number of section 9.1 Ministerial Directions;
- the proposal does not demonstrate the need for additional large lot residential land or justify its location remote from other existing urban or large lot residential areas;
- the subject land has important environmental and biodiversity attributes, including a known local koala population strong hold with evidence of intergenerational persistence as well as being identified in the North Coast Regional Plan 2041 as containing potential high environmental value land. Insufficient evidence has been provided demonstrating that the proposal will not have a significant adverse environmental impact on a key source koala population or potential high environmental value land; and
- the proposal has a number of outstanding studies that would be required to support the rezoning which have not yet been prepared or commenced and would not allow completion in a timely manner in accordance with the Department's Local Environmental Plan Making Guideline (August 2023).

In particular, I note that while the site was identified as a 'potential release area' in the former Lismore Growth Management Strategy 2015-2035, Council determined the land was no longer suitable or in a sustainable location for future residential growth. As such, it was excluded from the current Lismore Growth and Realignment Strategy 2022 which was prepared to realign and re-imagine the future growth of Lismore in response to the 2022 flood events.

I also note the Department recently issued a Gateway determination which will facilitate new housing and employment lands at Oliver Avenue in Goonellabah. This proposal aligns with

the Lismore Growth and Realignment Strategy 2022 and has the potential to provide a significant number of new homes in a flood free location to help cater for Lismore's future housing needs.

Should you have any enquiries about this matter, I have arranged for Ms Gina Davis to assist you. Ms Davis can be contacted on 5778 1487 or at email gina.davis@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Kearney', with a stylized, cursive script.

Tom Kearney
Executive Director
Local Planning and Council Support