

Mr Eber Butron
General Manager
Lismore City Council
PO Box 23A
Lismore NSW 2480

Via email: peter.whittaker@lismore.nsw.gov.au
council@lismore.nsw.gov.au

17 October 2025

Subject: PP-2025-603 to amend Lismore Local Environmental Plan 2012

Dear Mr Butron

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* (the Act) in respect of the planning proposal to permit a light industry on part of Lot 22 DP 628242, 202 Caniaba Road, Caniaba.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable direction of the Minister under section 9.1 of the Act, being Direction 9.2 Rural Lands is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, being Direction 5.3 Development Near Regulated Airports and Defence Airfields . Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected

to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

Should you have any enquiries about this matter, I have arranged for Mr Jon Stone to assist you. Mr Stone can be contacted on 5778 1488.

Yours sincerely



Craig Diss
Director, Hunter and Northern Region
Local Planning and Council Support

Encl: Gateway determination