



Mr Gary Murphy
General Manager
Lismore City Council
PO BOX 23A
Lismore NSW 2480

10/04967

Attention: Paul Newman

Dear Mr Murphy

Lismore Growth Management Strategy 2015-2035

I refer to Council's letter dated 22 June 2015, and the further information provided on 16 July 2015, in relation to the Lismore Growth Management Strategy 2015-2035.

Following consideration of the Strategy, I am pleased to approve the Lismore Growth Management Strategy 2015-2035 subject to the following:

- the Department is currently undertaking a review of its State and regionally significant farmland policy, and until this review is completed, new planning proposals seeking to rezone this land within proposed release areas should be deferred;
- inclusion of 123 Taylor Road, Chilcotts Grass in the written text of the document identifying it as a proposed residential release area;
- reference to using Schedule 1 Additional Permitted Uses of the LEP to facilitate a service station at 1055 Bruxner Highway, Goonellabah, being removed; and
- removal of Appendix 2 Criteria for Planning Proposals Adjacent to Urban Residential Land. Council can elect to maintain this criteria as a separate policy outside of the Strategy to help inform its decision making on future planning proposals should it wish.

Approval of the Strategy now enables Council to prepare planning proposals to implement its recommendations. I note that some the release areas have a number of potential constraints to be resolved. These constraints will need to be considered in more detail and addressed before it can be determined whether the areas are suitable for rezoning. Future planning proposals seeking to rezone the release areas will need to be supported by an appropriate level of detail confirming the suitability of the land for intensification and rezoning.

Should you have any further enquiries about this matter, I have arranged for Mr Craig Diss, Team Leader, Northern Region, to assist you. Mr Diss may be contacted at the Department's Tamworth Office on telephone number (02) 6701 9685.

Yours sincerely

Tim Hurst 11/8/15
Executive Director
Regions, Planning Services