

Mr Vaughan Macdonald
General Manager
Richmond Valley Council
Locked Bag 10
Casino NSW 2470

Our ref: PP_2013_RICHM_006_00 (13/17971)

Dear Mr Macdonald

Planning proposal to amend Richmond Valley Local Environmental Plan 2012

I refer to your Council's correspondence dated 21 December 2016 in relation to planning proposal PP_2013_RICHM_006_00 for rezoning of land for rural residential purposes at Ellems Bridge Road, Piora.

I note Council's decision to request discontinuation of this matter under section 58(4) of the Environmental Planning and Assessment Act 1979.

As delegate of the Minister for Planning, I have now determined the planning proposal should not proceed and to alter the conditions of the Gateway determination dated 17 December 2013 (as altered). The Alteration of the Gateway Determination is enclosed.

In making this decision I have considered Council's request to withdraw the planning proposal, and the investigations still required to be undertaken in order to demonstrate the suitability of this proposal.

Should you have any queries in regard to this matter, I have arranged for Mr Paul Garnett of the Department's Northern Region office to assist you. Mr Garnett can be contacted on (02) 6641 6607.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

07/02/2017
Encl: Alteration to Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2013_RICHM_006_00)

I, the Deputy Secretary, Planning Services 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 17 December 2013 (as altered) for the proposed amendment to the *Richmond Valley Local Environmental Plan 2012* as follows:

1. Delete paragraph 2:

"I, the Deputy Director General, Growth Planning and Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Richmond Valley Local Environmental Plan (LEP) 2012 to rezone Lot 1 and part of Lot 2 at Ellems Bridge Road from RU1 Primary Production to R5 Large Lot Residential should proceed subject to the following conditions:"

and replace with a new paragraph 2:

"I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Richmond Valley Local Environmental Plan (LEP) 2012 to rezone Lot 1 DP 449328 and part of Lot 2 DP 1170052 Ellems Bridge Road, Piora, from RU1 Primary Production to R5 Large Lot Residential should not proceed."

2. Delete conditions 1 to 7.

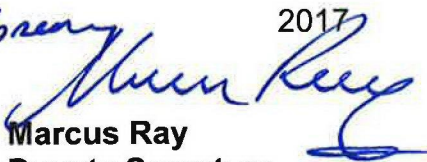
Dated

7th

day of

February

2017



Marcus Ray

Deputy Secretary

Planning Services

Department of Planning and Environment

Delegate of the Minister for Planning