



Mr J Walker
General Manager
Richmond Valley Council
Locked Bag 10
Casino NSW 2470

Our ref: 13/17971

Dear Mr Walker

Planning Proposal PP_2013_RICHM_006_00 – Alteration of Gateway Determination

I refer to Planning Proposal PP_2013_RICHM_006_00 for the rezoning of land at Ellems Bridge Road, Piora to R5 Large Lot Residential.

I note Council's advice that it does not consider the planning proposal to be a priority at the present time. The Department has also received representations from the proponent requesting an extension of time for completion of the Planning Proposal.

I have considered Council's advice and the representations from the proponent and 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 17 December 2013 for PP_2013_RICHM_006_00. The Alteration of Gateway Determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Mr Paul Garnett to assist you. Mr Garnett can be contacted on (02) 6641 6607.

Yours sincerely

Brett Whitworth
Acting Executive Director, Regions
Planning Services

2 November 2015

Encl:
Alteration to Gateway Determination

CC: Newton Denny Chapelle

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2013_RICHM_006_00)

I, the Acting Executive Director, Regions, 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* to alter the Gateway determination dated 17 December 2013 for the proposed amendment to the Richmond Valley Local Environmental Plan 2012 as follows:

1. Delete condition 7:

"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:

"7. The LEP is to be completed by 24 June 2016."

Dated 2nd day of November 2015



Brett Whitworth
Acting Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegat e of the Minister for Planning