

Community Consultation schedule

LEP0011 – Sid Lane’s Planning Proposal

Planning Proposal – Proposed rezoning of Lot 2 DP1170052, Ellems Bridge Road, Piora to R5 – Large Lot Residential Zone.

Agency and Community Consultation:

Trade and Investment – Resources and Energy Division

– [Note: Council has already consulted with Resources and Energy as the Woodview Quarry resource has been identified as Regionally Significant (as per section 117 Direction) – this agency has indicated strong opposition to the proposal and identified flawed reasoning within the proponent’s proposal and report].

Trade and Investment – NSW DPI District Office

- Preliminary comment also supplied – indicating LUCRA ‘lacks detail’ - Issue of 300m buffer between significant farmland and rural dwellings.

Office of Environment and Heritage (OEH) –

- Potential Flora Fauna Issues identified if appropriate.

Also Catchment Management Authority/OEH (previously DECC)

- A Private Native Forestry Property Vegetation Plan (PVP: 02247) applies to the property – CMA Case Number 13420 – Contact DECC – Ian Bernard – 66416570
- Need to ascertain if any property agreement entered into with the Department has any bearing or restriction to the development of the property and/or site.

Richmond Valley Council –

RVC has concerns regarding situating rural residential within proximity to an operating and expanding resource – land use conflict issues appear to have been inadequately addressed within the accompanying report to the Planning Proposal.

The Woodview quarry is recognised as regionally significant and generates important resources and income for the Council. Detail should be provided by the applicant as to how future land-use conflict issues may be circumvented in the future – particularly with respect to any potential future use of the site – and due to future operations not being limited to the present extraction site. The consent for extraction relates to the whole of the property and the issue

There is outstanding disagreement as to whether the need for rural residential in a new precinct is desirable when other identified established and serviced areas have yet to be exhausted.



Rural Fire Service

- For early identification of any constraints relative to fire and emergency access and evacuation.



WA Parker family– Lot 1 DP449328 - the old rail corridor is registered as having an unlocatable owner – possibly deceased. The Land Property Information – NSW Government – To determine if ownership of the land can be obtained – as Lot 1 is integral to the location and layout of the development – as shown within concept plan.

Following receiving formal submissions from the abovementioned, it is recommended any resident and property within a 1.5 km radius from the proposed footprint of the development property be notified in writing of the intended proposal.

Any property / resident within further distance which may have views or otherwise impacted by the intended development (due to geomorphological nature of surrounding terrain) should also be consulted.

The Planning Proposal Report and Associated Submissions and Maps will be placed on exhibition for a minimum of 28 days. Notification will be placed in a 'public notices' advertisement within a local Paper distributed throughout the Local Government Area – (the Express Examiner) advising documents are on display and submissions are invited concerning the proposed development. Council's website will also display the relevant documents in the 'On Exhibition' section for at least the duration of the exhibition – in accordance with the EP&A Regulation.