

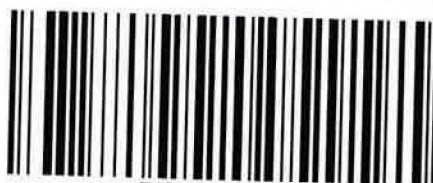
Council's Reference:

2015-001: PP_RICHM_001_00:CR

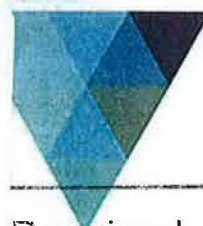
Richmond
Valley
Council

Contact:

Craig Rideout / Tony McAteer



PGF002508



19 June 2015

Regional Manager
Department of Planning and Infrastructure
Locked Bag 9022
GRAFTON NSW 2460

Received

19 JUN 2015

Northern Region

Dear Sir,

Richmond Valley Council – Submission of Planning Proposal for Gateway Determination – Various Amendments to the LEP 2012 - Local Provisions

On 15 April 2014 Council resolved to prepare Planning Proposals for various amendments to the *Richmond Valley LEP 2012 Local Provisions*. The Planning Proposal outlining the various amendments has now been prepared.

The amendments to the Local Provisions are presented in a combined proposal for your consideration and submission for Gateway determination. The Planning Proposal involves the following:

- insert a Boundary Adjustment subdivision clause as a local provision to permit the adjustment of rural property boundaries which would otherwise not conform to a minimum lot size.
- amend the Dwelling Opportunity provisions to recognise opportunities created under clause 4.1, but when a variation to the MLS has been granted under clause 4.6.
- amend the Land Use Tables to Zones *RU1 – Prime Production*, *R5 – Large Lot Residential*, and *E3 – Environmental Management*, and clause 4.2B by omitting the word "(attached)" wherever it appears after "Dual occupancies". Similarly amend clause 4.1B to accommodate. A new subclause will also be added to clause 4.2B to regulate detached dual occupancy in rural zones
- insert an additional type of exempt development into Schedule 2 that will permit 'Special Events on public lands' as exempt development.

Council resolved to seek authorisation for the CEO to process the final stages of the Planning Proposal under Section 59 of the *Environmental Planning and Assessment Act 1979*.

If you would like to discuss this matter further, or need further information, please do not hesitate to contact me on 02 66600219 or by email at craig.rideout@richmondvalley.nsw.gov.au.

Yours faithfully,



**Craig Rideout
PLANNING OFFICER**

