



**Richmond
Valley
Council**

Council's Reference: PP2019/0003

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16 May 2019

The Director Regions (Northern)
NSW Department of Planning and Environment
PO Box 9022
GRAFTON NSW 2460

Dear Jeremy

Submission of Planning Proposal PP2019/0003 for Gateway Determination

Council is in receipt of a Planning Proposal, lodged by Newton Denny Chapelle, to rezone Lots 1 to 12 and 14 to 20 Section 6 DP976660, Lot 1 DP783330, and a section of unformed Crown Road, Johnston Street (Bruxner Highway) Casino, from a Rural zoning (RU1) to General Industry (IN1), including a change to the minimum lot size.

The Planning Proposal was reported to Council on 19 March 2019 where it was resolved (Minute No 190319/14) that:

1. Council support Planning Proposal PP2019/0003 which proposes to amend the *Richmond Valley LEP 2012*, as it applies to Lots 1 to 12 and 14 to 20 Section 6 DP976660, Lot 1 DP783330, and a section of unformed Crown Road, by rezoning the land to facilitate its development for general industry (Zone IN1) with a minimum lot size of 750m²;
2. PP2019/0003 be directed to the DPE for a Gateway Determination; and
3. EP&A Act Ministerial Plan Making delegations be requested for the General Manager.

Please find enclosed copies of:

- Planning Proposal PP2019/0003 (prepared by Newton Denny Chapelle) dated May 2019 (Rev B);
- Minute No. 190319/14 from the Ordinary Meeting of Council held on 19 March 2019 – Agenda Item 17.2;
- Draft Map Cover Sheet, and Draft LEP Map replacement sheets (Land Zone Map Sheet – 006 & 006A; Lot Size Map Sheet – 006 & 006A);
- Attachment 1 – Information Checklist, & Attachment 4 – Evaluation Criteria for delegation of Plan Making Functions; and
- CDRom containing the above documents, inclusive of GIS data files for the proposed amendment.

Council formally requests a Gateway Determination for Planning Proposal PP2019/0003, and for the General Manager to be granted Ministerial Plan Making delegations for this proposal.

If you require any additional information please do not hesitate to contact me on 02 66600276 or by email at tony.mcateer@richmondvalley.nsw.gov.au.

Yours sincerely,

Tony McAteer
Coordinator Planning Services

Encl.

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