Council’s Reference:

*ECM1197162*

Reference:

*PP2016.0006*

Telephone Enquiries to:

*Craig Rideout*

4 January 2018

The Regional Director, Northern Region

NSW Department of Planning and Environment

PO Box 9022

GRAFTON NSW 2460

Dear Sir/Madam,

**Submission of Planning Proposal PP2016.0006 for Gateway Determination**

Council is in receipt of a Planning Proposal submitted by Ardill Payne & Partners for Lot 100 DP1201719, Hills Road, Rileys Hill. The proposal seeks to rezone land adjoining the village at Rileys Hill from RU1 – Primary Production to R5 – Village.

The Planning Proposal was reported to Council on 21 November 2017 where it was resolved that:

1. Council support Planning Proposal PP2016/0006 proposing to amend the *Richmond Valley Local Environmental Plan 2012* by rezoning Lot 100 DP1201719 from Zone *RU1 – Primary Production* to Zone *RU5 – Village* and by amending the subdivision minimum lot size from 40 Ha to 600 m2,
2. Council submit Planning Proposal PP2016/0006 to the NSW Department of Planning and Environment for a Gateway Determination; and
3. Council seek delegation of Ministerial Plan Making functions for Council and the General Manager.

Subsequently, please find enclosed (attached) copies of:

* Planning Proposal PP2016/0006 (prepared by Ardill Payne and Associates dated 25 May 2017 – with additional information provided by the applicant as to a conceptual design for possible future subdivision.
* Minute No. 211117/12 from the Ordinary Meeting of Council held 21 November 2017. The Report to Council and resolution.
* Draft Map replacement sheets (Land Zone Map Sheet – 009C, and Lot Size Map Sheet – 009C)
* Attachment 1 & 4 ‘Information Checklist’ and ‘Evaluation Criteria for the Delegation of plan making functions’

Council formally requests that Planning Proposal PP2016/0006 be submitted for a Gateway Determination, including a request for Council and its General Manager be granted Ministerial Plan Making delegations for this proposal.

I would have preferred to have submitted an amended Planning Proposal including additional detail requested of the applicant, however they have requested that the gateway process and the LEP panel determine what additional studies and changes are required should the proposal proceed. I have included a PDF of additional (electronic) correspondence with the applicant and their response for request for additional information for your information.

As a minor note: page 3 of the proposal refers to a previous lot identifier (DP620838).

If you require any additional information, please do not hesitate to contact me on 02 66600219 or by email at [craigrideout@richmondvalley.nsw.gov.au](mailto:craigrideout@richmondvalley.nsw.gov.au)

Thank you for your time and consideration of this matter.

Yours sincerely



Craig Rideout

**Assessment, Environment and Regulation**

Richmond Valley Council