

26 April 2016

Mr Craig Diss
Acting General Manager, Northern Region
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Craig

Rezoning Planning Proposal for 379A and 387 Richmond Hill Road, Richmond Hill

At its Ordinary Meeting held on 12 April 2016 Lismore City Council considered a Planning Proposal for the rezoning of land and related Lismore LEP amendments at 379A and 387 Richmond Hill Road, Richmond Hill to enable future large lot residential development. The Council resolved to:

1. *support the Planning Proposal to enable the use of part of 379A and 387 Richmond Hill Road, Richmond Hill (Lot 1 DP 254131 and part of Lot 2 DP 1182633) for large lot residential development as detailed in Attachment 1 to this report and forward it to the NSW Department of Planning and Environment, requesting it issue a Gateway Determination;*
2. *request that the NSW Department of Planning and Environment agree that further studies are required for:*
 - *Bushfire hazards,*
 - *Land contamination,*
 - *On site wastewater management,*
 - *European and Aboriginal heritage assessment, and*
 - *Traffic impact assessment.*
3. *request the proponent to prepare an indicative Structure Plan for the development of the site prior to public exhibition of the Planning Proposal that shows proposed key transport and environmental links to the Pineapple Road Precinct Structure Plan in Appendix A of Chapter 5 of the Lismore Development Control Plan.*
4. *agree that staff can proceed to public exhibition of the Planning Proposal and government agency consultation based on the Gateway Determination issued by the Department of Planning and Environment, and report back to Council with any concerns as part of post-exhibition reporting of submissions.*

(Section 375A Voting record)

Councillors Marks/Scheibel) (BP16/227)

Voting for: Councillors Battista, Bennett, Clough, Dowell, Ekins, Houston, Marks, Meineke, Ritchie and Scheibel

Voting against: Nil

In accordance with the above resolution, please find enclosed the Rural Residential Expansion, Richmond Hill Road, Richmond Hill planning proposal for Gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

Should you require any further information with regard to this matter, please contact me by telephone on (02) 6625 0525 or 0427 664 491 or by email Paula.newman@lismore.nsw.gov.au.

Yours faithfully



Paula Newman
Strategic Planning Coordinator

Enclosed: Council report, Planning Proposal and Information checklist