

17 August 2018

Mr Jeremy Gray
Director Regions, Northern
Planning Services
Department of Planning and Environment
Locked Bag 9022
GRAFTON NSW 2460

Dear Jeremy

Amended Planning Proposal for 379A and 407 Richmond Hill Road, Richmond Hill

At its Ordinary meeting in April 2016, Lismore City Council supported a Planning Proposal to rezone the above land subject to studies being conducted into bushfire hazard, land contamination, onsite wastewater management, European and Aboriginal heritage and traffic impacts and the preparation of a Structure Plan. The Department issued a Gateway Determination in May 2016 confirming the need for these studies, among other requirements.

These studies have now been completed and review of this information has resulted in different minimum lot sizes and the proposed zoning of areas that are not suitable for residential development due to environmental constraints. Council therefore considered an amended Planning Proposal for the site at its Ordinary Meeting held on 14 August 2018 and resolved as follows:

That Council:

- 1. support the Amended Planning Proposal to rezone part of 407 and 379A Richmond Hill Road, Richmond Hill (Lot 1 DP 1242157 and Lot 1 DP 254131) from RU1 Primary Production to part Zone R5 Large Lot Residential and part Zone E2 Environmental Conservation to facilitate large lot residential development and conserve areas with ecological values as detailed in Attachment 1 to this report;*
- 2. forward the Amended Planning Proposal to the Department of Planning and Environment and request a Gateway Determination;*
- 3. agree that staff can proceed to public exhibition of the Amended Planning Proposal based on the Gateway Determination, and report back to Council with any issues as part of post-exhibition reporting of submissions.*

In accordance with the above resolution, please find enclosed the Council report and Amended Planning Proposal for 379A and 407 Richmond Hill Road, Richmond Hill for Gateway determination in accordance with Section 3.34 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 0407 or by email at sally.slater@lismore.nsw.gov.au.

Yours sincerely



Sally Slater
Strategic Planner, Sustainable Development

Enclosed: Council report, amended Planning Proposal and associated information