

Tony McAteer

From: Samuel Curran <Samuel.Curran@rous.nsw.gov.au>
Sent: Wednesday, 22 December 2021 2:00 PM
To: Tony McAteer
Cc: Andrew Logan
Subject: FW: RVC engagement with Rous Water - re Planning Proposal to rezone land to expand the Village of Rileys Hill [PP2016/0006]
Attachments: PP2016-0006 Rous Consultation - 2021.pdf

Hi Tony,

Apologies for not getting comments back sooner on this one. It had got lost in my inbox until Andrew prompted me yesterday.

Can you please re-send the document link (it has expired) or alternatively send me the Planning Proposal report and Appendix L – water and sewer report for our review?

In the meantime I provide the following preliminary comments.

- Rous is the bulk water supplier to Broadwater/Rileys Hill. Our supply point is the inlet of the Broadwater low zone reservoir. As the bulk water supplier we manage our network to provide peak day demand to the supply point over the course of a day. Responsibility for meeting peak instantaneous demand and fire flow requirements of all water connections beyond this point rests with RVC.
- We have a known supply constraint in meeting the current peak day demand to Broadwater/Rileys Hill through the existing bulk water supply network however we are about to let a contract to augment the water supply pipeline to Broadwater which will address our short-term supply constraints and which we expect to be completed by the end of 2022 if not earlier. We are also investigating options to meet our long term water supply demands.
- At the same time we are currently reviewing our peak day demand forecasts based on updated growth forecasts and improved demand modelling techniques.
- In regards to this planning proposal for rezoning for up to 35 additional lots, and given the lead times through the development and building process to dwellings actually being constructed and inhabited, I am comfortable we will have our bulk water supply augmentation works completed before that occurs and we can confidently supply our current peak day demand including these lots.

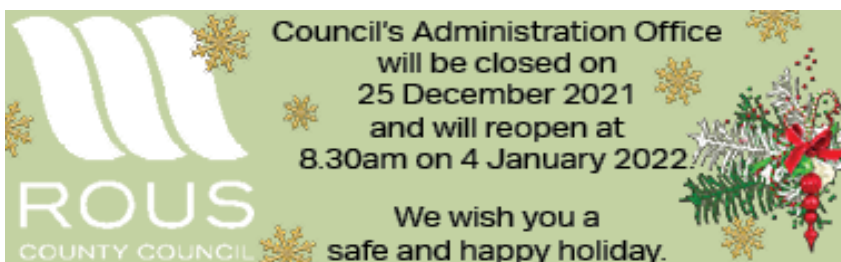
Regards,


Planning & Development Engineer

Rous County Council

PO Box: 230, Level 4, 218-232 Molesworth Street LISMORE NSW 2480 | [02 6623 3800](tel:0266233800) | [0407 858 409](tel:0407858409) | Samuel.Curran@rous.nsw.gov.au |

Rous County Council is a supporter of flexible working arrangements. If you receive an email from me outside of normal business hours, it is not my expectation that you read, respond, or follow up on this email outside your hours of work.



 Please consider the environment - do you really need to print this email?

DISCLAIMER

This email including any attachment is intended solely for the named addressee.

Any views or opinions expressed in this email are solely those of the author and do not necessarily represent the view or opinion of Council.

Confidentiality or legal privilege is not waived or lost simply because this email was sent in error. If you have however received this email in error please immediately notify the sender and destroy the email and any copy you may have of it. Council recommends that you check for the presence of viruses before opening any attachment to this email. Council does not accept liability for any damage caused by a virus transmitted by email from it.

Information about the Council's Privacy Management Policy is available in the following

URL: <http://www.rous.nsw.gov.au/page.asp?f=RES-XRL-37-22-83>

From: Samuel Curran <Samuel.Curran@rous.nsw.gov.au>

Sent: Tuesday, 21 December 2021 4:14 PM

To: Samuel Curran <Samuel.Curran@rous.nsw.gov.au>

Subject: FW: RVC engagement with Rous Water - re Planning Proposal to rezone land to expand the Village of Rileys Hill [PP2016/0006]

Samuel Curran
Planning & Development Engineer

Rous County Council is a supporter of flexible working arrangements. If you receive an email from me outside of normal business hours, it is not my expectation that you read, respond, or follow up on this email outside your hours of work.

From: Rous County Council <council@rous.nsw.gov.au>

Sent: Friday, 29 October 2021 5:02 PM

To: Samuel Curran <Samuel.Curran@rous.nsw.gov.au>; Anthony Acret <Anthony.Acret@rous.nsw.gov.au>

Subject: FW: RVC engagement with Rous Water - re Planning Proposal to rezone land to expand the Village of Rileys Hill [PP2016/0006]

Rous County Council

Rous County Council
PO Box 230, 218-232 Molesworth St LISMORE NSW 2480 | 02 6623 3800 | | council@rous.nsw.gov.au |

Rous County Council is a supporter of flexible working arrangements. If you receive an email from me outside of normal business hours, it is not my expectation that you read, respond, or follow up on this email outside your hours of work.

From: Tony McAteer <tony.mcateer@richmondvalley.nsw.gov.au>

Sent: Friday, 29 October 2021 4:29 PM

To: Rous County Council <council@rous.nsw.gov.au>

Subject: RVC engagement with Rous Water - re Planning Proposal to rezone land to expand the Village of Rileys Hill [PP2016/0006]

To the General Manager, Rous Water

Dear Sir

Richmond Valley Council seeks your comments on a Planning Proposal it has received for the rezoning of land to the south of Rileys Hill Village. The rezoning proposes to expand the village to accommodate an additional 35 residential lots.

Attached is a letter to Rous Water. Documents associated with this Planning Proposal, which include:

- the Planning Proposal Report (ver. 6)
- Gateway Determinate – dated 21/01/2021 and altered on 1/09/2021
- Appendix A - Locality Plan
- Appendix B - Deposited Plan
- Appendix C - Detail survey and contour plan
- Appendix D – Acid Sulfate Soils Management Plan
- Appendix E – Ecological Assessment
- Appendix F -Bushfire Assessment
- Appendix F(2) -Bushfire Assessment (additional comments re APZ)
- Appendix G - Flood Report
- Appendix H – Land Use Conflict Risk Assessment
- Appendix I – Preliminary Contaminated Site Investigation
- Appendix J – Aboriginal Cultural Heritage Assessment
- Appendix K – Traffic Impact Assessment
- Appendix L – Water and Sewer Infrastructure Report
- Map of proposed LEP Zone Changes
 - Draft Land Zone Map
 - Draft Lot Size Map
 - Draft Dwelling Opportunity Map

can be downloaded via the following link-

Click on the link to access the generated batch document.

<https://cia.richmondvalley.nsw.gov.au/T1Prod/CiAnywhere/Web/PROD/ECMCore/BulkAction/Get/ed83717e-6d53-4b14-ad44-8b2bf04d4257>

Please note this link will expire on 3 December 2021, 3:55 PM.

Should you require further information or to discuss this rezoning further please do not hesitate to contact me.

Regards

Tony McAteer

Strategic Land Use Planner

Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0276 | M: 0447 455 341

E: tony.mcateer@richmondvalley.nsw.gov.au | <http://richmondvalley.nsw.gov.au>



#ECMBODY
#QAP DEFAULT
#NOREG

NOTICE - This message and any attached files may contain information that is confidential and/or subject to legal privilege intended only for use by the intended recipient(s). If you are not the intended recipient or the person responsible for delivering the message to the intended recipient, be advised that you have received this message in error and that any dissemination, copying or use to this message is strictly forbidden, as is the disclosure of the information therein. If you have received this in error, please notify the sender immediately and delete the message. Any views or opinions expressed in this message or attached files are those of the sender and do not necessarily coincide with those of Richmond Valley Council.

While all care has been taken to ensure this message and attachments are virus free, Richmond Valley Council accepts no responsibility for damage caused by this message or attached files.