

17.7 PLANNING PROPOSAL TO REZONE LAND AT RILEYS HILL**EXECUTIVE SUMMARY**

Council has received a revised Planning Proposal to rezone land on Hills Rd, Riley's Hill, on behalf of the owner, Monal Pty Ltd. The revised proposal substantially reduces the number of residential lots proposed (from 70 to 36) and maintains a portion of the land for primary production and environmental protection.

The land adjoins the existing village zone and has been identified for Future Urban Growth under the North Coast Regional Plan.

Council considered the original Planning Proposal in November 2017 and resolved to submit it to the (then) Department of Planning and Environment for a Gateway Determination. Given the significant changes to the proposal and the length of time that has elapsed, resubmission to the Department will be required before further consultation can proceed.

Following the new Gateway Determination, the proposal will be exhibited for public consultation. Council expects that this will be early in the new year.

Council's November 2017 resolution requested delegation of Ministerial plan making functions to RVC, however, given that the new proposal includes an E2 – Environmental Protection zoning, this can no longer occur. The process will now be led by the Department of Planning, Industry and Environment (DPIE), with Council managing the exhibition and consultation process, as per DPIE's requirements.

RESOLUTION 201020/12

Moved: Cr Daniel Simpson

Seconded: Cr Sam Cornish

That Council:

1. Supports the revised 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 include the following:
 - Part Zone *RU5 – Village* with an 800m² minimum lot size;
 - Part *RU1 – Primary Production* with a 2-hectare minimum lot size;
 - Part *E2 – Environmental Protection*.
2. Submits Planning Proposal PP2016/0006 to the NSW Department of Planning, Industry and Environment for a further Gateway Determination.
3. Notes that community consultation on the proposal will take place following the new Gateway Determination.

CARRIED