

17.7 PLANNING PROPOSAL TO REZONE LAND AT RILEYS HILL

Author: Craig Rideout, Planning Officer

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.

RECOMMENDATION

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.

DELIVERY PROGRAM LINKS

Growing our Economy

EC1: Driving Economic Growth

EC1.8: Provide sustainable Urban Development Opportunities

BUDGET IMPLICATIONS

The staged progression of the Planning Proposal is subject to Council's Revenue Policy to cover staff resources for processing and assessment. The overall budget implications for this reason are expected to be negligible.

REPORT

Council received the original Planning Proposal PP2016/0006 to rezone Lot 100 DP1201719, Hill Road Rileys Hill in June 2017 and resolved at the ordinary Council Meeting of 21 November 2017 to submit PP2016/0006 to the NSW Department of Planning and Environment (now DPIE) for a Gateway Determination. The overall potential lot yield of the proposal has now been reduced to 36 lots from the original 70 lots proposed, based on revised studies and reports which have since been provided.

Key changes to the proposal include:

- The flood-prone land at the southern portion of the property has been completely excluded from the development 'footprint' as a result of the revised flood study.
- The number of residential lots has been reduced, following an infrastructure servicing report on the future upgrade and capacity of the Rileys Hill Sewage Treatment Plant.
- An Environmental Protection zone has been included, after the flora/fauna study indicated the vegetation on the residual rural lot to be of significance

(a)

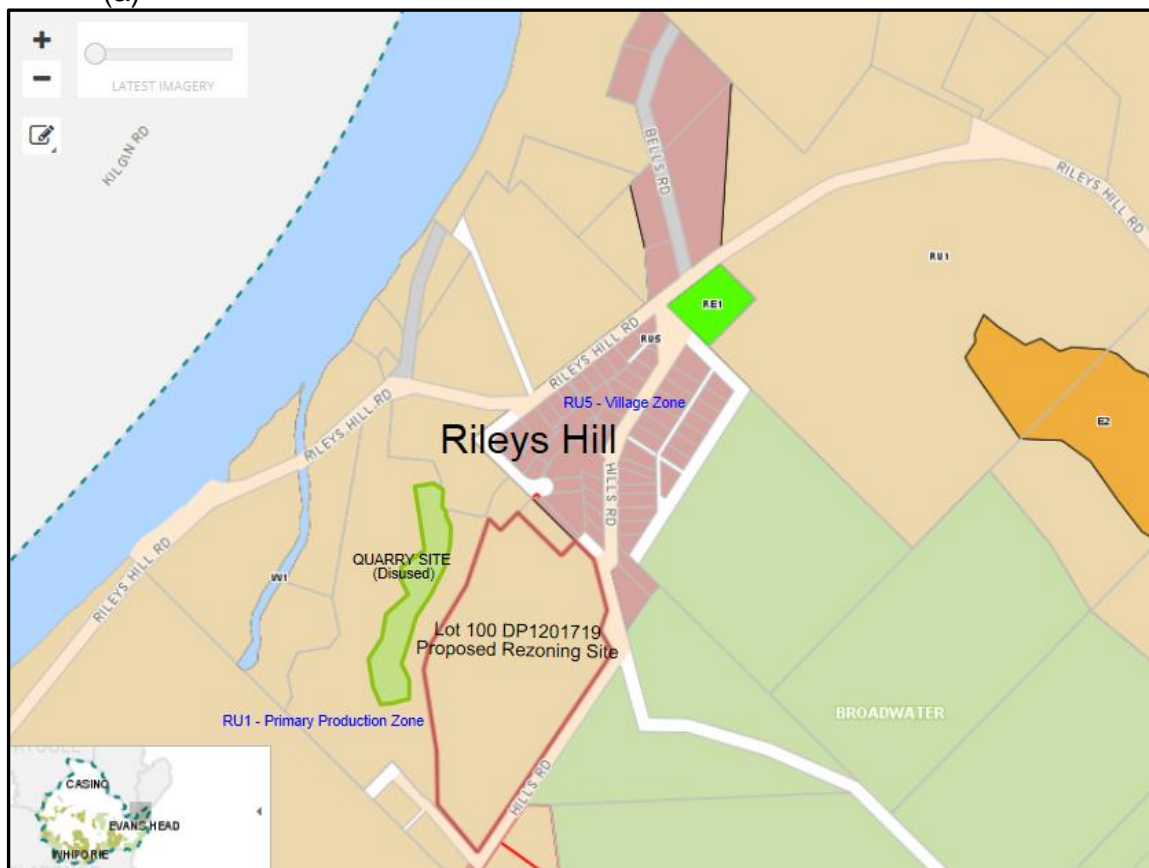
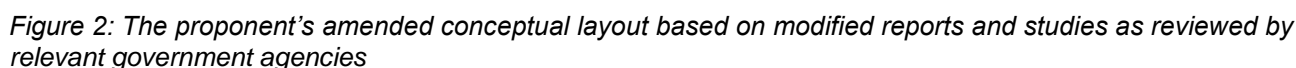


Figure 1: Map of Rileys Hill locality showing the proposed rezoning site



The accompanying reports and studies for the original proposal were amended in accordance with Gateway referral requirements. The Office of Environment and Heritage (OEH) recommended the area identified as having significant flora should be protected and therefore is now proposed to be retained with an E2 – Environmental Protection zone. The Rural Fire Service was also consulted and has indicated support for the proposed new layout.

CONCLUSION

ATTACHMENT(S)

Item 17.7

18 MATTERS FOR INFORMATION**RECOMMENDATION**

Recommended that the following reports submitted for information be received and noted.

18.1 REVIEW OF RELATED PARTY DISCLOSURE POLICY

Author: Ryan Gaiter, Chief Financial Officer / Manager Mid-Richmond

EXECUTIVE SUMMARY

As part of Council's ongoing policy review process, a review has been undertaken of the Related Party Disclosure Policy.

RECOMMENDATION

That Council receives and notes the updated Related Party Disclosure Policy.

DELIVERY PROGRAM LINKS

Making Council Great

CS1: Leading and Advocating for our Community

CS1.2: Facilitate Council's compliance with legal and governance requirements, including risk and insurance

BUDGET IMPLICATIONS

Nil

REPORT

Council is required under the Australian Accounting Standards to report on any material transactions between Council, key decision-makers within the council (such as Councillors and Executive Managers) and those to whom they may be closely related (such as partners or children). This ensures transparency in providing resources or services to related parties. The Related Party Disclosure Policy provides guidance to those who are required to make these reports.

A review of the Policy has been undertaken to ensure accuracy and currency. Updates to the policy include the addition/amendment of the following sections:

- Objective – this new section provides clear context for the policy;
- Policy – minor update to position title, together with the addition of 'Related Party Disclosures', 'Register of Related Party Transactions' and 'Status under the GIPA Act' sections (these sections have been added to provide improved clarity and openness);
- References – addition of this section to assist readers to source reference documents.

The existing Disclosure Form and Privacy Collection Notice have also been included in the policy itself to make the document a more complete reference source.

CONSULTATION

Consultation has been carried out with Council's Governance and Finance departments.