Mr Vaughan Macdonald Our ref: IRF22/2684

General Manager

Richmond Valley Council

Locked Bag 10

CASINO NSW 2470

Via email: [tony.mcateer@richmondvalley.nsw.gov.au](mailto:tony.mcateer@richmondvalley.nsw.gov.au)

[council@richmondvalley.nsw.gov.au](mailto:council@richmondvalley.nsw.gov.au)

Dear Mr Macdonald

**Planning proposal** PP-2022-2692 **to amend** Richmond Valley **Local Environmental Plan** 2012

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone land at Hills Road, Rileys Hill from RU1 Primary Production to RU5 Village and C2 Environmental Conservation and amend associated development standards.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed due to the following reasons:

* unacceptably high flood risks and impacts;
* the inability to evacuate safely;
* lack of feasible mitigation options; and
* the lack of strategic planning need.

The proposal may be able to be reconsidered again once updated flood information is available. I have requested that the Department’s Northern Region team continue to liaise and work with Council in regard to this proposal.

Should you have any enquiries about this matter, I have arranged for Mr Jeremy Gray, Director Northern Region, to assist you. Mr Gray can be contacted on 6643 6420.

Yours sincerely



4 July 2023

Malcom McDonald

Executive Director

Local and Regional Planning

Encl: Gateway determination