

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-2692):** *Rezone of land at Hills Road, Rileys Hill from RU1 Primary Production to RU5 Village and C2 Environmental Conservation and amend associated development standards.*

I, the Executive Director, Local and Regional Planning at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Richmond Valley Local Environmental Plan 2012 to rezone land at Hills Road, Rileys Hill from RU1 Primary Production to RU5 Village and C2 Environmental Conservation and amend associated development standards should not proceed for 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.

Dated 4 July 2023



**Malcolm McDonald**  
**Executive Director**  
**Local and Regional Planning**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and**  
**Public Spaces**