

New South Wales Government Department of Urban Affairs and Planning

Northern Regional Office

Mr P Muldoon
General Manager
Richmond River Shire Council
PO Box 378
CASINO NSW 2470

Contact:
Our Reference: G96/00096 JC:DT
Your Reference: 20/4/44

THIS IS RETAINED ON
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4 MAR 1999

Dear Mr Muldoon

RICHMOND RIVER RURAL-RESIDENTIAL STRATEGY

I refer to Council's letter of 21 December, 1998, earlier correspondence and subsequent discussions concerning the Strategy. Council is commended on the presentation and content of the Strategy.

I am pleased to advise that, pursuant to clause 20(1)(b) of the North Coast Regional Environmental Plan, the Director-General has agreed to the "Rural Residential Development Strategy" prepared by the Council, subject to:

- (a) formal consultation with the Roads and Traffic Authority concerning the proposed Broadwater release area before any decision is made to rezone affected lands, to ensure that land is not rezoned which would conflict with the creation of a future Pacific Highway by-pass of Broadwater; and
- (b) the "potential" release areas in the Strategy are not proposed for rezoning until major development of the stage one areas ^{is} are underway. The Council should carefully monitor this aspect and keep the Department regularly informed. In regard to the South Woodburn area, consultation would again be required with the Roads and Traffic Authority concerning the need for a Pacific Highway by-pass of Woodburn before any rezoning occurs..

The proposal to confine multiple occupancy development to rural-residential release areas as proposed by Council is endorsed at this stage for the purposes of public exhibition of the Strategy. However, it is recognised that this is inconsistent with the requirements of State Environmental Planning Policy (SEPP) No 15 and will ultimately be a matter for consideration by the Minister for Urban Affairs and Planning. This matter will, therefore, be considered further in progressing any Council proposal to prepare a local environmental plan with the aim of obtaining exemption from the SEPP.

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Please contact Jim Clark if you want to discuss this matter.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'TP' or similar initials.

Trevor Prior
Regional Director
(North Coast)