



# STATEMENT OF ENVIRONMENTAL EFFECTS

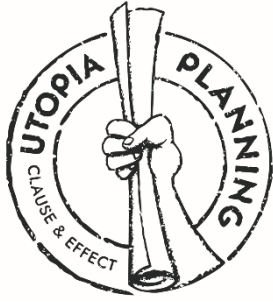
## Earthworks

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16 May 2024

Planning Services  
Bellingen Shire Council  
33 Hyde Street  
BELLINGEN NSW 2454

Dear Sir/Madam,

#### **STATEMENT OF ENVIRONMENTAL EFFECTS – 194 VALERY ROAD, RALEIGH**

This Statement of Environmental Effects (SEE) has been prepared by Utopia Planning on behalf of Chris Piggott in support of a Development Application (DA) for the placement of fill on part Lot 3 DP 1217485, 194 Valery Road, Raleigh.

Described in the SEE is the site and its environs and the proposed development inclusive of a statutory planning assessment of the proposal under the matters for consideration at section 4.15 (1) of the *Environmental Planning and Assessment Act 1979* (EPAA).

The SEE should be read in conjunction with the following supporting documentation appended to the report:

- Plan of Proposed Earthworks prepared by RJB Drafting (Attachment A);
- Partial Detail Survey prepared by Coffs Clarence Surveying and Spatial (Attachment B);
- Geotechnical Assessment prepared by Regional Geotechnical Solutions (Attachment C);
- AHIMS Web Services Search Result (Attachment E);
- Deposited Plan (Attachment F); and
- Landowner's consent to lodging the DA (Attachment G).

# TABLE OF CONTENTS

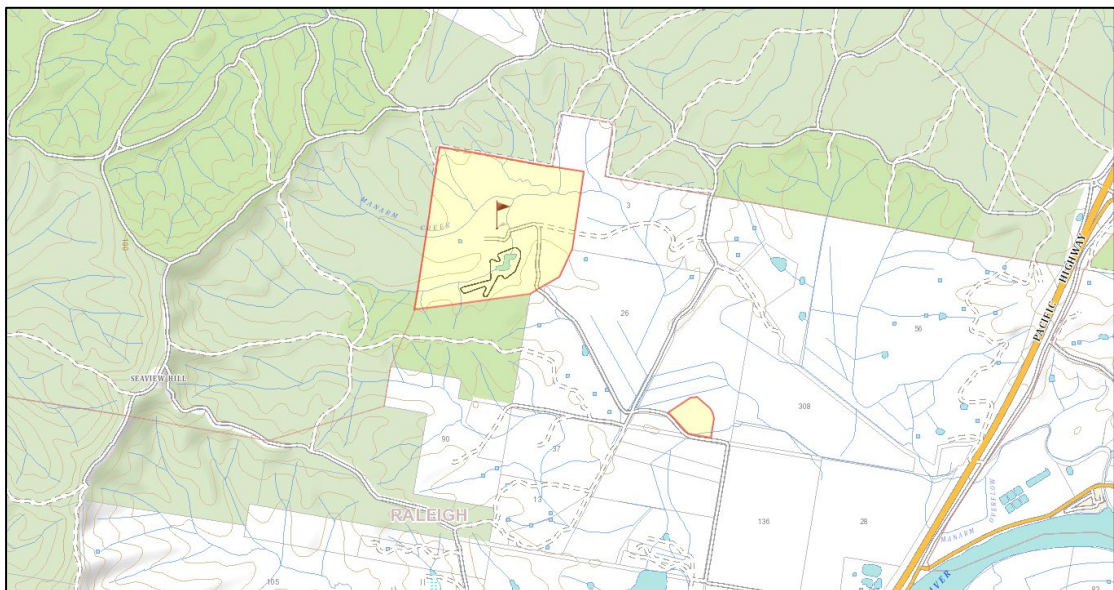
1.0	SITE CONTEXT.....	1
1.1	Location.....	1
1.2	Site description .....	1
1.3	Development History .....	6
2.0	DEVELOPMENT PROPOSAL .....	6
3.0	CONSENT AUTHORITY.....	7
4.0	ENVIRONMENTAL PLANNING INSTRUMENTS .....	7
4.1	State Environmental Planning Policies .....	7
4.2	Bellingen Local Environmental Plan 2010.....	12
5.0	DRAFT INSTRUMENTS .....	23
6.0	DEVELOPMENT CONTROL PLANS .....	23
6.1	Bellingen Shire Development Control Plan 2017.....	23
7.0	PLANNING AGREEMENTS .....	27
8.0	THE REGULATIONS .....	27
9.0	LIKELY IMPACTS .....	27
10.0	SITE SUITABILITY .....	29
10.1	Biodiversity and fisheries management.....	29
10.2	Planning for bush fire protection 2019 .....	30
10.3	Easements .....	31
11.0	THE PUBLIC INTEREST.....	31
12.0	CONCLUSION .....	32

## 1.0 SITE CONTEXT

### 1.1 Location

The land is located at 194 Valery Road, Raleigh, as situated in the Bellingen Local Government Area. Sited in the 'Seaboard' area of the Shire, the land comprises two (2) parts, being an eastern part bound by Valery Road in the south and a western part bound by Brutons Road in the southeast. The land is approximately 16 kilometres by road from the Council administrative centre, with access obtained via Valery Road and Brutons Road respectively.

The land is within the ambit of the Coffs Harbour and District Local Aboriginal Land Council.



 The Site

*Figure 1 Locality Map*

Base Source: Six Maps

### 1.2 Site description

The subject freehold land is described as Lot 3 DP 1217485 with an area of 56.8 hectares. Located on the north side of Valery Road and the west side of Brutons Road, the land is in two (2) parts, with the eastern part being developed with residential accommodation and the western part containing the Raleigh Motorsports Complex. The relevant site for the proposed development is the western part of the land as accessed off Brutons Road.

Both Valery Road and Brutons Road at the respective frontages of the land are public roads, each containing formed bitumen pavement with sealed connectivity to service centres.



The western part of Lot 3 DP 1217485 is in a battle-axe configuration with an irregular hexagon profile in the northwest. It has a 22.53 metre public road frontage, rear boundary lengths of 826.26 metres in the west and 745.585 metres in the north respectively, and a total area by title of 56.8 hectares.

The land is developed with the Raleigh Motorsports Complex inclusive of racetrack and ancillary buildings. The complex currently supports activities including Drift, Rallycross, Rallysprint and Lap Dash events.

Essential Energy's electrical infrastructure is available to the land via overhead and underground conduit. Council's water main additionally traverses the far side of Valery Road for the frontage of the eastern part of the land. There are no Council sewer mains in the vicinity and NBN telecommunications are not mapped as available.

The western part of the land is a moderately sloped allotment ranging from above 30m AHD in the west to below 10m AHD in the northeast. A series of watercourses comprising Strahler order 1, 2 and 3 streams occur in this landscape, each of which are tributaries of Manarm Creek or Manarm Creek itself, which meanders through the land from west to east.



 The Site



*Figure 2 Site Imagery*


Base Source: Six Maps and City of Coffs Harbour On-line Mapping System

The western and northern slopes of the western part of the land are forested, with the NSW Government's Sharing and Environmental Data showing a range of plant community types in this location including Northern Lowland Subtropical Rainforest, Northern Hinterland Tallowwood-Brush Box Wet Forest, Northern Hinterland Grey Gum-Turpentine Mesic Forest, and Northern Turpentine-Brush Box Wet Forest. Some of the vegetation contains mapped biodiversity values within the Biodiversity Values Map and preferred

koala habitat under the *Bellingen Shire Council Coastal Area - Core Koala Habitat Comprehensive Koala Plan of Management*.

Adjoining and adjacent land uses include the Bongil Bongil National Park to the north and west, Pine Creek State Forest to the south, and agricultural holdings thereafter. A series of rural lifestyle allotments are in the broader locality to both the east and south.

Table 1 Site images

Image	Viewpoint
	View southwest from road over property access to western part of Lot 3 DP 1217485





View west over existing fill and stockpile



View southeast over existing fill and stockpile





View east showing existing tyre wall below proposed fill location adjoining State Forest



View east along proposed fill location adjoining State Forest from top of bank



## 1.3 Development History

The land is developed with the Raleigh Motorsports Complex inclusive of racetrack and ancillary buildings in its western part (53.66 hectares) and residential accommodation and associated outbuildings in its eastern part (3.1305 hectares).

In the week prior to 6 March 2023, Council attended the land 'and observed quantities of fill being imported to the site by B and D Bunt Vehicles'. This material is understood to have comprised approximately 1,000 tonnes of quarry-based gravel and clay which was removed from Hulberts Road, Toormina, during road construction upgrade works and hauled directly to the land. The imported fill was placed on the western part of the land as surveyed by Coffs Clarence Surveying and Spatial (see Attachment B).

The fill received on the land was intended to form part of an acoustic mitigation project, for which development consent is now sought.

## 2.0 DEVELOPMENT PROPOSAL

Development consent is sought to establish two (2) acoustic berms in conjunction with the existing racetrack. The berms are each proposed to be situated to the south of the racetrack and up-slope of the adjoining percussive tyre walls, which are to be retained in situ for driver safety.

Berm 1 is proposed to be sited along an existing length of level ground between a tyre wall in the north and the southern site boundary to Pine Creek State Forest (see Attachment A). The berm is to have a length of 132 metres, a height of two (2) metres above existing ground level, a base width of five (5) metres and a crest width of one (1) metre. The berm is to be constructed with 45-degree (i.e. 1 horizontal to 1 vertical) batters and is to be setback at least one (1) metre from the rear of the tyre retaining wall.

Berm 2 is proposed to be sited in the southeast of the land on the lower slopes of a residual hill (see Attachment A). Situated on and adjoining an existing imported fill site (see Attachment B, Sheet 4) the berm is to have a constructed length of some fifty (50) metres, a maximum height of three (3) metres, and a 45-degree batter to the racetrack. Fill behind the berm is to integrate into the existing ground level on all other sides, and stormwater run-on is to be diverted around the site by an up-slope diversion drain.

The berms are to assist in mitigating noise emissions from the raceway and are based on British Columbia guidelines entitled *Noise Control Earth Berms: Guidelines for the Use of Earth Berms to Control Highway Noise*, January 1997. They are to complement the existing tyre walls to create an integrated noise barrier.

Each constructed berm is to be turfed, with appropriate berm landscaping to be planted along the batters to increase the sound absorption capacity of the earthworks and to minimise the requirement for routine mowing.

Construction of the berms is to involve the removal of a single eucalypt tree that is growing central to Berm 1.

*Table 1 Berm Schedule*

Berm	Length (m)	Width (m)	Height (m)	Volume (m <sup>3</sup> )
1	132	5	2	800
2	50	19	3	1,100

### 3.0 CONSENT AUTHORITY

The land is in the Bellingen Local Government Area and the development application constitutes 'local development' in that:

- development consent is required before the development can take place; and
- the development is not classified as either Regionally or State significant development under Divisions 2.4 and 4.7 of the *Environmental Planning and Assessment Act 1979*.

Bellingen Shire Council is accordingly the Consent Authority for the proposed development pursuant to section 4.5 of the *Environmental Planning and Assessment Act 1979*.

### 4.0 ENVIRONMENTAL PLANNING INSTRUMENTS

This section of the SEE provides a statutory assessment of the proposed development's consistency with environmental planning instruments as in force at the time. The assessment focusses only those matters under State Environmental Planning Policies (SEPPs) and the *Bellingen Local Environmental Plan 2010* (BLEP) that are relevant to the proposal.

#### 4.1 State Environmental Planning Policies

*Table 2 Summary of consistency with SEPPs*

Plan	Comments
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	
<i>Chapter 3 Koala habitat protection 2020</i>	Chapter 3 of this SEPP concerns koala habitat and aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas. It applies to the Bellingen Local Government Area inclusive of the subject land due to its land use Zone and lot area.  Clause 3.6 (1) of the SEPP establishes that Council must be satisfied 'as to whether or not the land is a potential koala habitat' before granting development consent.

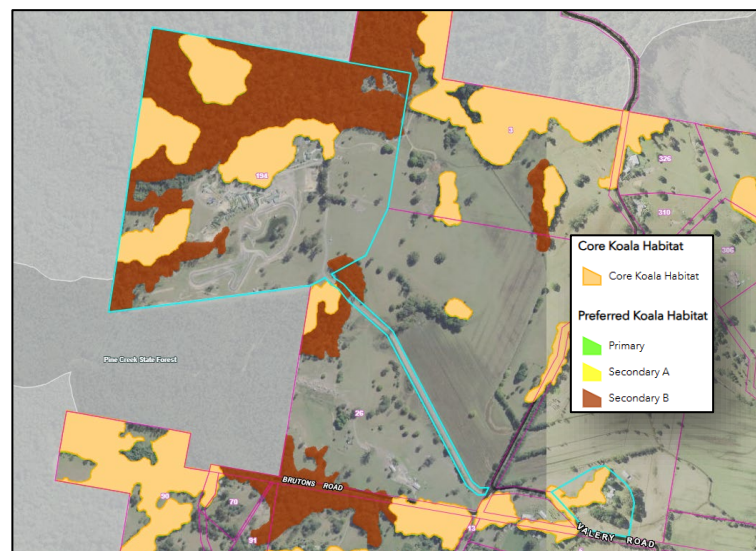


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***potential koala habitat** means areas of native vegetation where trees of the types listed in Schedule 1 constitute at least 15% of the total number of trees in the upper or lower strata of the tree component.*

On 14 December 2016, *The Bellingen Shire Council Coastal Area Core Koala Habitat Koala Plan of Management* (CKPoM) took effect. The CKPoM received conditional approval from the Director of the Department of Planning and Environment under the provisions of Clause 13 of *State Environmental Plan No. 44 – Koala Habitat Protection* (former) and places the land within the Koala Planning Area.

Figure 2 of the CKPoM maps Preferred Koala Habitat within the Koala Planning Area, inclusive of the land (see Figure 3). The proposed development is outside the distribution of Preferred Koala Habitat and is on land that is not a potential koala habitat. In accordance with clause 3.6 of the SEPP, no further planning consideration is warranted for the control of Koala habitats.



  The Site

*Figure 3 Koala Habitat*

Base Source: Council Koala Habitat Mapping

The Director of Planning has made guidelines for the purposes of the SEPP which, respectively, Council must consider when determining a development application on Zone RU1 Primary Production (see clauses 3.9 and 3.15 of the SEPP). The proposed works are not on land that is core koala habitat and are not inconsistent with the comprehensive plan of management. Accordingly, the development application may be determined under clause 2.3 of *The Director's Guidelines*.

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*When a council receives a DA for a site which contains core koala habitat and for which there is an approved plan of management, either comprehensive or individual, the DA may be determined.*

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***State Environmental Planning  
Policy (Planning Systems) 2021***

The development application does not meet the threshold requirements of this SEPP to be classified as being of State or Regional significance. Consequently, Bellingen Shire Council is the consent authority pursuant to section 4.5 (d) of the *Environmental Planning and Assessment Act 1979*.

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***State Environmental Planning  
Policy (Primary Production) 2021***

***Chapter 2 Primary production and  
rural development***

Clause 2.27 of this Policy concerns sustainable aquaculture and requires that a consent authority:

- (a) must consider whether, because of its nature and location, the development may have an adverse effect on oyster aquaculture development or a priority oyster aquaculture area, and*
- (b) if it suspects that the development may have that effect, must give notice of the application to the Secretary of the Department of Industry.*

The land is within the catchment of the Bellinger River which supports both oyster aquaculture development and priority oyster aquaculture areas at Repton and Mylestom (AL04/052, OL79/067, OL80/190, OL85/007, OL85/008, OL86/147 and OL95/003), as situated some 2.9 kilometres east-southeast of the development site. The proposed development is unlikely to have an adverse effect on these areas as:

1. construction impacts can be minimised through the installation and management of erosion and sedimentation controls until the land has stabilised;
2. the earthworks create no additional impervious areas;
3. basic quality treatment of stormwater run-off is achieved as sheet overland flow, and some attenuation will be afforded through the existing dam central to the racetrack; and
4. drainage from the earthworks to the Bellinger River is via low order watercourses and Manarm Creek over some 5.4 kilometres.

The proposed development is accordingly unlikely to have an adverse effect on oyster farming and notice to the Department of Industry is not considered required under this Policy.

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***Chapter 2 Coastal management***

The land is not within the Coastal Zone and is not subject to the provisions of Chapter 2 *Coastal management* of this SEPP.

***Chapter 4 Remediation of land***

Chapter 4 of this SEPP seeks to provide a State-wide planning approach to the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. It aims to ensure that the contamination risk of land is compatible with the proposed land use.

Clause 4.6 (1) of the SEPP requires that:

*A consent authority must not consent to the carrying out of any development on land unless—*  
*(a) it has considered whether the land is contaminated,*  
*and*  
*(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*  
*(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Approximately 1,900m<sup>3</sup> of fill is required to undertake the proposed development. This fill is to be sourced off-site and imported to the land.

To ensure that the fill is devoid of contaminants that could harm or potentially harm the receiving environment or users of the land, the only fill material that is to be received at the development site is:

- (a) virgin excavated natural material (VENM) within the meaning of Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*;
- (b) any other waste-derived material the subject of a resource recovery exemption under clause 92 of the *Protection of the Environment Operations (Waste) Regulation 2014* that is permitted to be used as fill material, excluding waste tyre; or
- (c) other material approved in writing by the NSW Environment Protection Authority.

A potential source of the fill material is understood to be the former Foster's Garage site at Lot 21 DP 1275656, which has development consent to excavate for basement car parking.

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If utilized, this excavated material shall be classified to meet all aspects of one of the above prior to being received on the land.

Part of the development site has received fill material from a supplier. The location of this material is mapped on the *Partial Detail Survey over Part Lot 3, DP 1217485 - Sheet 4* as prepared by Coffs Clarence Surveying and Spatial (see Attachment B). This fill is proposed to form part of Berm 2 and is considered by Regional Geotechnical Solutions as suitable for geotechnical purposes (see Attachment C):

*The existing stockpiled materials (excluding any topsoil and organic materials) are generally considered suitable for the construction of the proposed noise berms.*

The landowner, Chris Piggott, indicated to Utopia Planning that:

- the existing stockpile and fill placed at Berm 2 comprises 1,000 tonnes of road base;
- the material was supplied by Bob Chambers Pty Ltd; and
- Council officers attended the site during the importation process and were pursuing certification from the supplier.

Council attended the land the week prior to 6 March 2023 'and observed quantities of fill being imported to the site by B and D Bunt Vehicles'.

B & D Bunt Earthmoving Contractors were then approached by Council on 6 March 2023 for information 'to assist Council in determining the nature and characterisation of this fill'. The following statement was issued in response by the civil contracting firm Bob Chambers Pty Ltd on 9 March 2023:

*... the fill is quarry based material which has been directly removed from the road construction upgrade in Hulberts Rd Toormina by us, and transported by Bunts directly to Raleigh Raceway for their use as maintenance on the race track.*

Utopia Planning emailed Council's Land Use Compliance Officer on 18 April 2024 with respect to the adequacy of the response from Bob Chambers Pty Ltd but had not received a response at the date of this SEE. Noting that it is an offence under the *Protection of the Environment Operations Act 1997* to supply false or misleading information to another person, including information about the type, classification, characteristics, composition or quantity of a waste, and that quarry-based material does not require certification, it is

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	<p>likely that the material concerned is suitable for the intended purpose.</p> <p>More broadly, the development application does not involve a change of use from the existing land use characterisation of <i>recreation facility (outdoor)</i>. Development for the purposes of a <i>recreation facility (outdoor)</i> does not constitute a potentially contaminating activity identified in Table 1 of the Department of Urban Affairs and Planning and Environment Protection Authority's <i>Managing Land Contamination Planning Guidelines: SEPP 55–Remediation of Land</i> (1998).</p> <p>On 14 May 2024, the Department of Primary Industries' <a href="#">Cattle dip site locator</a> was accessed and identified no dip sites in the vicinity of Valery Road in Raleigh.</p> <p>At the date of this SEE, the land is not listed on the NSW Environment Protection Authority's contaminated land record of notices.</p> <p>Having regard to the above, the land is likely suitable for the intended earthworks.</p>
<p><i>State Environmental Planning Policy (Resources and Energy) 2021</i></p> <p><i>Chapter 2 Mining, petroleum production and extractive industries</i></p>	<p>Clause 2.19 of this SEPP requires consideration of the compatibility of a proposed development with mining, petroleum production or extractive industries.</p> <p>The proposed development site is:</p> <ul style="list-style-type: none"> <li>not in the vicinity of an existing mine, petroleum production facility or extractive industry; and</li> <li>not mapped or identified in an environmental planning instrument as a State or regionally significant resource of minerals, petroleum or extractive materials.</li> </ul> <p>Further evaluation under this clause is accordingly not required.</p>

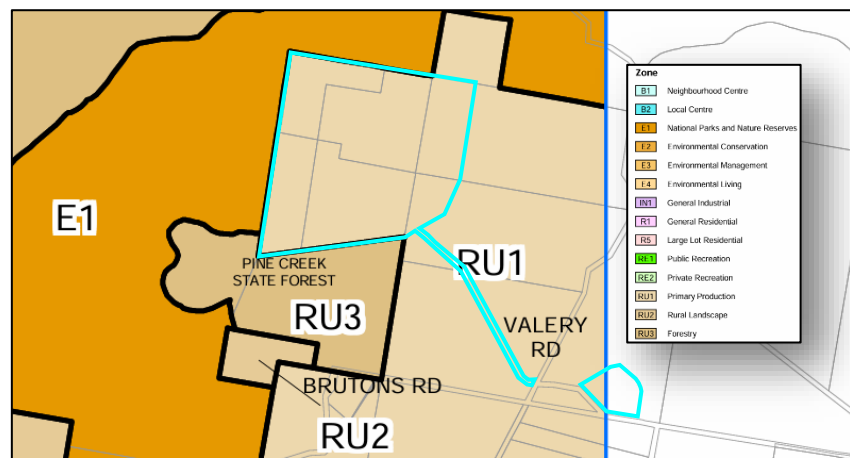
## 4.2 Bellingen Local Environmental Plan 2010

*Table 3 Summary of consistency with BLEP*

Control	Comments
Part 2 Permitted or prohibited development	

## 2.1 Land use zones

In accordance with the Land Zoning Map, the land is Zone RU1 Primary Production (see Figure 4).



 The Site

Figure 4 Land Zoning

Base Source: BLEP Land Zoning Map

## 2.3 Zone objectives and Land Use Table

The proposed development is characterised as a *recreation facility (outdoor)*.

In pursuance to the Land Use Table, development for the purposes of a *recreation facility (outdoor)* is prohibited in the Zone RU1 Primary Production. Accordingly, the proposal is reliant on the existing use provisions contained at Part 4 Division 4.11 of the EPAA.

The proposed earthworks are a continuance of an existing use that has not been abandoned. It constitutes an expansion of former earthworks that facilitated the installation of the tyre walls and are, in accordance with clause 164 (2) of the *Environmental Planning and Assessment Regulation 2021*:

- (a) for the existing use and for no other use, and
- (b) carried out only on the land on which the existing use was carried out immediately before the relevant day.

Zone RU1 Primary Production is subject to the following objectives:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

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The proposed development is consistent with the objectives of the Zone RU1 Primary Production as the works are:

- on land that is used as a *recreation facility (outdoor)* and therefore do not impair the availability of resource lands; and
- intended to reduce noise emissions as measured at the property boundary, and in that way seek to minimise conflict between land uses.

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**Part 5 Miscellaneous provisions**

**5.10 Heritage conservation** The land is mapped as in part containing and in part adjoining two (2) local heritage items, being the Items numbered I228 and I229.

Number	Name	Address	Property Description
I228	Cultural planting	194 Valery Road	Lot 506 DP 755553
I229	Windbreak	Valery Road	Lots 172 & 506 DP 755553

The State Heritage Inventory's *Statement of Significance* for Item Number I228 is:

*Fine clump of mature hoop pines and remnant tallowwoods. Characteristic cultural planting on dairy farm, forming scenic element in the landscape.*

These trees are recorded as being situated on the 'hillside around weatherboard farmhouse from c1910' and are to twenty (20) metres in height. The listing concerns the eastern part of the land that is bound by Valery Road in the south.

The State Heritage Inventory's *Statement of Significance* for Item Number I229 is:

*Windbreak planting of pines somewhat unusual in this part of the Shire.*

The windbreak is recorded as being planted in 1960 and comprised 'pines (probably ponderosa pines) to 20m high, along both sides of the road for about half a kilometre'. The windbreak flanked Valery Road to the immediate north of the land and has been cleared (see Figures 5 and 6).

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*Figure 5 Heritage item I229*

Base Source: NSW Government State Heritage Inventory



*Figure 6 View north along Valery Road showing cleared windbreak*

Base Source: Google Maps, September 2022

The proposed works are not on that part of the land that is mapped as containing a heritage item. The proposed works are additionally not visible from the heritage item given intervening topography. There is consequently no likely effect of the proposed development on the heritage significance of the items concerned, inclusive of their settings.

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#### ***5.21 Flood planning***

This clause applies to the development of land that Council considers to be within the flood planning area. It aims to minimise flood risks associated with development, permit development that is compatible with flood function and behaviour, avoid adverse or cumulative impacts on flood behaviour and the environment, and enable the safe occupation and efficient evacuation of people in the event of a flood.

The land is partly situated within the ambit of the Lower Bellinger and Kalang Rivers Floodplain Risk Management Study (see Figure 5).

The proposed earthworks are on that part of the land that is within the bounds of the Study and are situated entirely outside the extent of the Flood Planning Area. With no works being proposed within

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the flood planning area as defined by the *Flood Risk Management Manual*, 2023, this clause is not applicable to the proposed development.

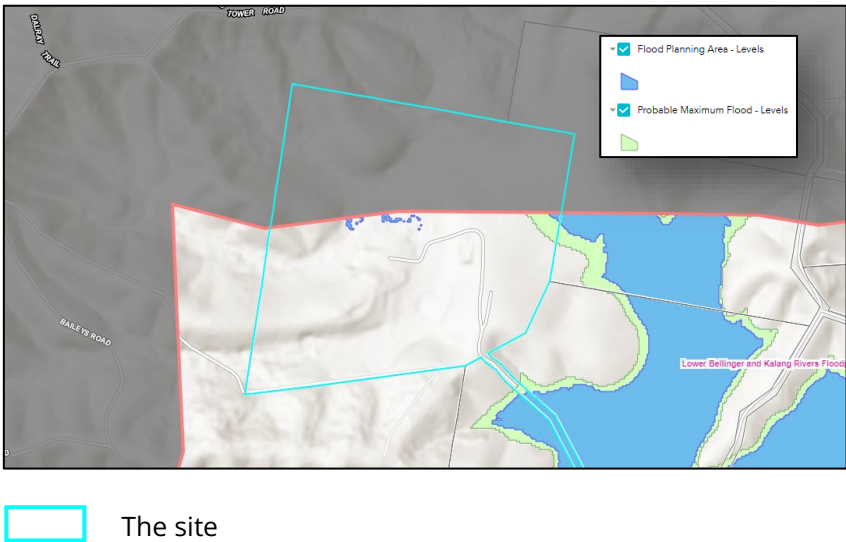


Figure 5 Floodplain Risk Management Study Mapping

Base Source: Council Online Mapping Tool

**Part 7 Additional local provisions**

**7.1 Acid sulfate soils**

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulphate soils and cause environmental damage.

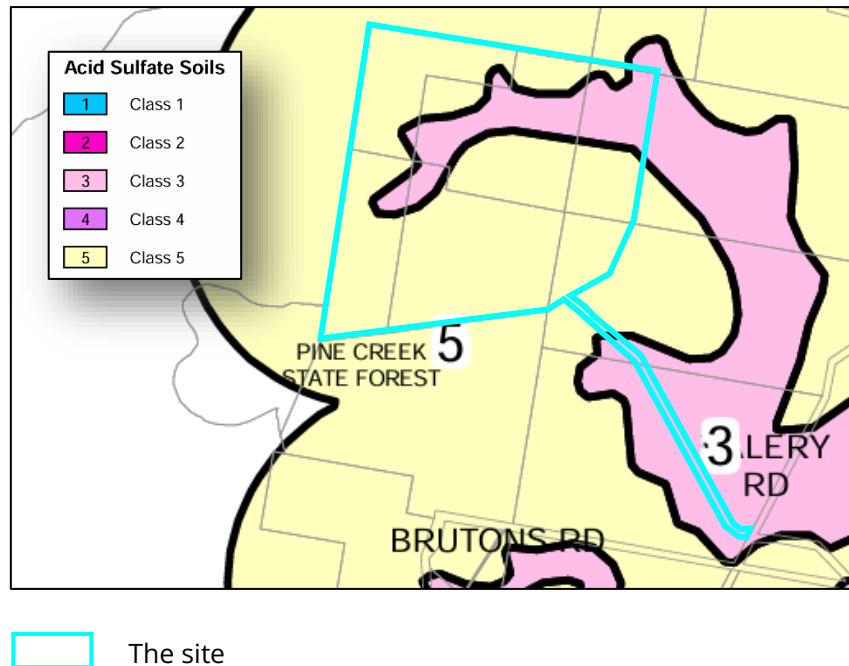
The land is shown on the Acid Sulfate Soils Map as containing Class 3 and Class 5 acid sulfate soils (see Figure 6), with the proposed earthworks to be on land that is Class 5 acid sulfate soils.

For class 5 acid sulfate soils, a development application is to be accompanied by an acid sulfate soils management plan prepared in accordance with the *Acid Sulfate Soils Manual* where the works are within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum (AHD) and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land.

Earthworks for proposed Berm 1 are on land that broadly ranges from 18m AHD to 22m AHD while earthworks for proposed Berm 2 are generally between 17.5m AHD and 19.5m AHD (see attachment B). As the earthworks are to comprise fill and the possible stripping of topsoil to an inorganic subgrade where required to achieve compaction in accordance with the recommendations of Regional Geotechnical Solutions (see Attachment C), the development is not likely to lower the watertable below 1 metre AHD on the adjacent

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Class 3 land. Consequently, an acid sulfate soils management plan has not been prepared for the proposed works.



*Figure 6 Acid Sulfate Soils Map*

Base Source: BLEP Acid Sulfate Soils Map, Sheet CL1\_006

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## 7.2 Earthworks

Earthworks comprising the proposed development require consideration of the following matters under clause 7.2 (3) of the BLEP:

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*

Proposed Berm 1 is on the lower northern slopes of an east-west ridge line on ground that has a slight fall to the east across its length. This land is mapped as containing a Strahler order 1 watercourse that originates in Pine Creek State Forest and drains to the racetrack in the north. There is no indication on the land that this watercourse exists, with the land the subject of proposed Berm 1 being a benched platform above an existing tyre wall that fronts the track. Despite being in proximity to the property boundary, the proposed berm is unlikely to cause a stormwater nuisance to the adjoining Forestry estate given the broader drainage pattern to the north.

Proposed Berm 2 is situated on the lower side-slopes of a saddle in a northeast ridge spur that descends from Pine Creek State Forest. This drainage depression is not a mapped watercourse and facilitates stormwater as overland sheet flow towards the racetrack in the northwest and its

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associated central detention basin. The proposed earthworks comprising Berm 2 are to retain a northwest fall across the new platform and include an up-slope diversion drain.

The development is to be undertaken in accordance with the recommendations of the *Geotechnical Assessment*, including compaction 'to achieve at least 95% of standard compaction'; drainage measures to prevent pooling and to avoid scour or erosion; and landscaping to reduce scour potential (see Attachment C).

It is considered that the broader drainage patterns of stormwater across the landscape are not adversely affected by the proposed works. The works are pervious in nature; are sited outside the flood planning area; and reside within the catchment of the on-site detention basin which can provide for both stormwater quality treatment and detention.

*(b) the effect of the proposed development on the likely future use or redevelopment of the land,*

The proposed earthworks are intended to minimise noise emissions from the land that derive from its use as the Raleigh Motorsports Complex. In so doing, the development is intended to have a positive externality on the ongoing use of the land.

*(c) the quality of the fill or the soil to be excavated, or both,*

The suitability of the proposed fill materials for use within the earth berms is considered by Regional Geotechnical Solutions in its *Geotechnical Assessment* (see Attachment C).

The existing fill material on the site of proposed Berm 2 is of a gravelly clay, clayey gravel, and silty sandy gravel composition. This material is 'generally considered suitable for the construction of the proposed noise berms'.

New material to be imported to the land is to be of suitable quality to:

*... be placed in layers no greater than 300mm loose thickness and compacted to achieve at least 95% of standard compaction. Compaction tests should be undertaken during construction to confirm that construction has been achieved ...*

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Commentary in this SEE to Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* considers the fill from the perspective of a potential contamination risk.

*(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*

The proposed berms are intended to enhance acoustic amenity experienced at adjoining properties by treating sound between the source and receiver.

The proposed earthworks are positioned low in the landscape on northwest and north facing foothills. To be finished in topsoil and landscaping, the development is unlikely to have an adverse impact on views experienced from adjoining land.

*(e) the source of any fill material and the destination of any excavated material,*

The proposed fill is to be sourced from off-site. No excavated material is proposed to leave the site.

*(f) the likelihood of disturbing relics,*

It is unlikely that the proposed earthworks (fill) will disturb relics. Relics are defined in - and protected by - the *Heritage Act 1977*, which defines 'Relic' to mean:

*any deposit, artefact, object or material evidence that—*

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) is of State or local heritage significance.*

There are no obvious indicators that relics are present onsite. In this regard, the site of each proposed berm is principally cleared and disturbed land and the heritage listings that apply to the land are non-relic associated plantings some 800 metres to the southeast.

*(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

Proposed Berm 1 is astride a mapped Strahler order 1 watercourse that originates in Pine Creek State Forest. As abovementioned, there is no indication on the land that this watercourse exists at the development site. The proposed works, then, are setback some 85 metres from the nearest watercourse, being a Strahler order 2 watercourse that

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drains to the detention basin in the northeast of the racetrack.

Proposed Berm 2 is setback some 56 metres from the nearest watercourse, being the detention basin in the northeast of the racetrack.

Soil stability is proposed to be managed through the implementation of erosion and sediment controls, inclusive of down-slope sedimentation fencing below stockpiles and berms that are to be maintained until the land has stabilised, and an open grassed swale drain above Berm 2 to minimise run-on and associated scour. Each berm is proposed to be landscaped to reduce the potential for scour during rainfall events.

The development is sited outside the flood planning area and any recognisable watercourse and can be managed to minimise adverse environmental impacts on the hydrological functions of waterways in accordance with the Regional Geotechnical Solutions *Geotechnical Assessment* (see Attachment C).

The development is not proposed to occur on land that is:

- within a drinking water catchment as mapped on the NSW Planning Portal Spatial Viewer; or
- an 'environmentally sensitive area' as defined at clause 1.5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

---

#### 7.4 Water

The objective of this clause is to maintain the hydrological functions of riparian land, waterways and aquifers.

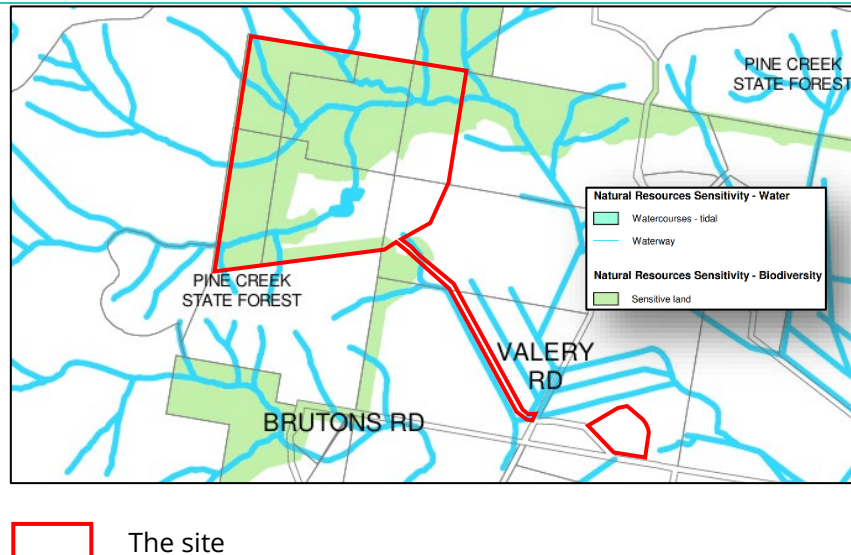
The clause applies to, amongst other matters, land 'within 50 metres of the bank or shore (measured horizontally from the top of the bank or shore) of any waterway identified on the Natural Resources Sensitivity—Water Map'.

A Strahler order 1 watercourse is identified on the BLEP *Natural Resources Sensitivity—Water Map* as bisecting proposed acoustic Berm 1 (see Figures 7 and 8). This waterway does not have a defined bank or shore (see the final image in Table 1 *Site Images* in this SEE).

The proposed berms are each setback some 85 metres (Berm 1) and 56 metres (Berm 2) respectively from the nearest waterway mapped on the BLEP *Natural Resources Sensitivity—Water Map*. Clause 7.4 of the BLEP is therefore not applicable to the proposed development in pursuance to clause 7.4 (2) (c).

---





*Figure 7 Waterways & Sensitive Land*

Base Source: BLEP Natural Resources Sensitivity Map Sheet CL2\_006

## 7.5 Biodiversity

This clause aims to maintain terrestrial and aquatic biodiversity including the protection of native fauna and flora and the ecological processes necessary for their continued existence and recovery.

The clause applies to land that is identified as 'Sensitive land' on the *Natural Resources Sensitivity—Biodiversity Map*, including the subject land (see Figure 7).

Proposed Berm 1 is situated within the distribution of 'Sensitive Land' (see Figure 8). Accordingly, adverse impacts on native ecological communities; the habitat of any threatened species; populations or ecological community; regionally significant species of fauna and flora or habitat; and habitat elements providing connectivity are to be considered in determining the development application.



*Figure 8 Waterways & Sensitive Land with survey overlay*

Base Sources: BLEP Natural Resources Sensitivity Map Sheet CL2\_006 and RJB Drafting *Site Plan*

Proposed Berm 1 is on formerly cleared land immediately behind an east-west oriented retaining wall. The berm is to function in unison with the existing tyre retaining wall and is necessarily sited in its proximity to achieve integrated acoustic mitigation within the confines of the land. With the retaining wall being in proximity to the Pine Creek State Forest property boundary, the siting of the berm is unable to avoid an existing gum tree that is growing in the location.

The gum tree is an isolated specimen that does not form part of a native ecological community, being on otherwise cleared and managed land. Historically, it may have formed part of a wet sclerophyll forest, noting that this vegetation community is applied to the development site by the NSW Government's SEED resource.

The tree to be cleared is located immediately behind the tyre wall and experiences edge effects from motor vehicles operating on the racetrack. It provides limited habitat value and is not suitable for habitat connectivity.

Proposed Berm 2 is situated outside the distribution of 'Sensitive Land' (see Figure 8).

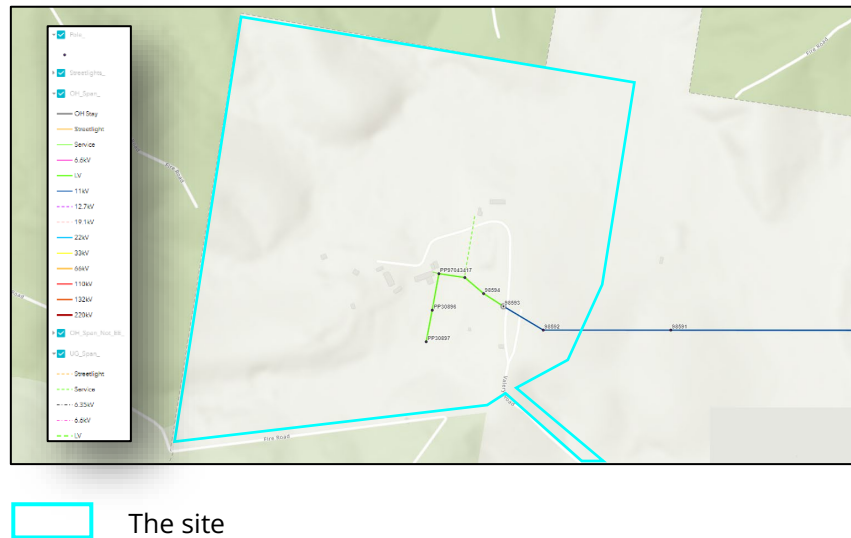
<b>7.6 Development in the vicinity of identified mineral resource areas</b>	For the purposes of clause 2.19 of <i>State Environmental Planning Policy (Resources and Energy) 2021</i> , the land is not shown as an 'Identified resource' or 'buffer zone' on the BLEP Mineral Resource Area Map.
---	---

<b>7.9 Public utility infrastructure</b>	<p>The following services are available to the land:</p> <ul style="list-style-type: none"><li>• Council's reticulated water, which traverses the southern side of part of Valery Road (see Figure 9);</li><li>• Essential Energy's overhead and underground electrical network (see Figure 10); and</li><li>• vehicular access via sealed public road.</li></ul>
--	---



 The site

*Figure 9 Water Network* Base Source: Council Online Mapping Tool and Six Maps



*Figure 10 Electrical Services*

Base Source: Essential Energy Network Information Portal and Six Maps

## 5.0 DRAFT INSTRUMENTS

Draft State Environmental Planning Policies prepared by the Department of Planning and Environment are being adopted with savings provisions which provide for development applications submitted prior to the commencement of the new policy to be assessed in accordance with the former provisions. Having regard to this and the ambiguity as to whether any draft policy is certain or imminent, no draft State Environmental Planning Policy is considered applicable to the DA.

Utopia Planning is unaware of any draft Local Environmental Plan that is applicable to the subject proposal.

## 6.0 DEVELOPMENT CONTROL PLANS

This section of the SEE provides an assessment of the proposed development's consistency with the *Bellingen Shire Development Control Plan 2017*. It covers only those development controls that are relevant to the proposal.

### 6.1 Bellingen Shire Development Control Plan 2017

*Table 4 Summary of consistency with DCP*

Control	Comments
<i>Chapter 5 - Car Parking and Vehicular Access</i>	



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**5.3. When This Chapter Applies** This Chapter applies to the proposal as it is the subject of a DA.

Despite this, the proposal has no bearing on existing driveways or existing on-site car parking arrangements. Each proposed berm is ancillary to the existing use and is not traffic generating development beyond its construction phase. The aims of the Chapter are not likely to be fettered by the proposed development.

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**Chapter 8 - Flood & Riverine Processes**

**8.3 Where This Chapter Applies** The provisions of this Chapter apply to land affected by flooding as determined by a flood study and to land that is potentially affected by flooding or riverine processes.

The site on which the earthworks are to be undertaken is not affected by flooding as per the *Lower Bellinger and Kalang Rivers Floodplain Risk Management Study* and the *Lower Bellinger and Kalang Rivers Floodplain Risk Management Plan* (see Figure 5).

Furthermore, the site on which the earthworks is to be undertaken is not defined as 'Potentially Flood Prone Land'. 'Potentially Flood Prone Land' is limited at Appendix 8.1 of the DCP to 'areas outside those covered by Council's adopted flood studies'. As the development site is within the area covered by Council's *Lower Bellinger and Kalang Rivers Floodplain Risk Management Study* and *Lower Bellinger and Kalang Rivers Floodplain Risk Management Plan*, the development is not subject to assessment from localised flooding under Appendix 8.1 of the DCP.

Clause 8.9.2 of the DCP establishes that 'Areas identified on the Soil Landscapes - Alluvial and Swamp Landscapes mapping (plus 100m), undertaken by the Department of Land and Water Conservation, is considered to be potentially affected by riverine processes'. The development site is astride the Pine Creek landscape and is not situated within 100 metres of an alluvial or swamp landscape as measured from the NSW Government SEED Portal webmap (note that the Charlmont landscape, which features 'swampy floodplains and backplains', is c.350 metres to the north and c.200 metres to the southeast of the proposed works). The proposed development is accordingly not potentially affected by riverine processes.

It is concluded from the above that Chapter 8 of the DCP is not applicable to the proposed development.

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**Chapter 9 - Landscaping Requirements**

**9.3 When This Chapter Applies** Under clause 9.3 of the DCP, the provisions of this Chapter apply when development consent is required for a series of matters, including at (f):

*Any other development that may require landscaping for visual screening purposes or similar.*

The proposed development is to be landscaped principally as lawn to minimise the potential for scour. This is not relevantly characterised as

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	'visual screening purposes or similar' and accordingly the development application is not accompanied by specific landscape documentation under this Chapter.
<b>Chapter 10 - On-site Sewage Management</b>	
<b>10.3 When This Chapter Applies</b>	<p>The provisions of Chapter 10 'apply when any application for development is received by Council that will involve the installation of a new or altered onsite sewage management facility'.</p> <p>The proposed development does not involve the 'installation of a new or altered onsite sewage management facility' and is accordingly not subject to the provisions of this Chapter.</p>
<b>Chapter 12 - Stormwater</b>	
<b>12.3 When This Chapter Applies</b>	The development is described in Table 12.1 as 'Non domestic rural development' and is subject to the provisions of this Chapter pursuant to clause 12.3.
<b>12.6.1 Water quality</b>	<p>The required level of stormwater quality treatment for the proposed development is described in Table 12.1 of the DCP as:</p> <p><i>Discuss with Council. Dependent upon scale of development, amount of impervious area and sensitivity of receiving environment.</i></p> <p>Given the limited scale of the development, the absence of impervious areas and the siting of the works within the catchment of the existing on-site detention basin, it is submitted that Level 1 stormwater quality controls apply. For Level 1, the DCP establishes that there are 'no mandatory stormwater <u>quality</u> controls applying'.</p>
<b>12.6.2 Water quantity</b>	The proposed development is not considered to fall 'within Level 2 or Level 3 of Table 1 of the water quality guidelines' and is not for the purpose of a dwelling in proximity to a 'major drainage structure'. There are consequently no water quantity controls applying to the development under clause 12.6.2 of the DCP.
<b>12.6.3 Demonstration of compliance</b>	A Stormwater Management Plan and associated modelling is not required to accompany the DA as it is likely subject to Level 1 as opposed to the threshold Level 3 water quality requirements.
<b>12.6.4 Assets to be dedicated to Council</b>	No new stormwater assets are to be dedicated to Council through the development.
<b>12.6.5 Erosion and sediment control</b>	Erosion and sediment control measures are to be implemented in accordance with the provisions of this clause and may be suitably realised as a condition of development consent.
<b>Chapter 14 - Site Waste Minimisation &amp; Management</b>	
<b>14.3. When This Chapter Applies</b>	<p>Clause 14.3 of the DCP establishes that:</p> <p><i>The provisions of this Chapter shall apply when Development Consent is required for any of the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Demolition of buildings or structures,</i></li> <li><i>b) Construction of buildings or structures,</i></li> <li><i>c) Commercial and Industrial developments, and</i></li> <li><i>d) Changes of Use</i></li> </ul>

		Earthworks may be defined as 'structures' and therefore the clause applies to the development application.
<b>14.6.1</b>	<b>Site waste minimisation &amp; management (SWMMP)</b>	<p>This clause establishes that 'All applications for development must be accompanied by a SWMMP'. It goes on to list a prescribed format that the SWMMP is to take for each of the applicable development types:</p> <ul style="list-style-type: none"> <li>• Demolition;</li> <li>• Construction of Single Dwelling Houses, Secondary Dwellings and Alterations / Additions;</li> <li>• Construction &amp; Ongoing Operation of all other Residential Accommodation, Mixed use developments, Commercial Premises &amp; Industries; and</li> <li>• Changes of use requiring development consent.</li> </ul> <p>As the proposed development is not for any of the prescribed matters and is limited to the placement of soil on the land, the development application is not accompanied by a SWMMP.</p>
<b>Chapter 15 - Heritage</b>		
<b>15.3</b>	<b>When This Chapter Applies</b>	The provisions of this DCP Chapter apply as the DA proposes works 'in the vicinity of a heritage item'.
<b>15.9</b>	<b>Development in the Vicinity of Heritage Items and the Bellingen Conservation Area</b>	<p>The subject heritage items are numbered I228 and I229 under Schedule 5 of the BLEP. These Items are described in this SEE in response to clause 5.10 of the BLEP.</p> <p>The proposed earthworks are not within the visual catchment of the heritage listings, being physically separated by an intervening northeast/southwest ridge spur. It is therefore submitted that the proposed development:</p> <ul style="list-style-type: none"> <li>• ensures that the setting of each heritage item is not compromised;</li> <li>• does not impair the contribution of each heritage item to the streetscape;</li> <li>• is of a scale that does not undermine the significance of the heritage item;</li> <li>• is sited so that it does not obscure important views to or from the heritage item; and</li> <li>• does not adversely impact the landscape elements that are associated with the heritage items in the Statement of Significance.</li> </ul> <p>There is consequently no likely effect of the proposed development on the heritage significance of the items concerned, inclusive of their settings.</p>
<b>Chapter 16 - Koala Habitat Protection</b>		
<b>16.2</b>	<b>Where this Chapter Applies</b>	<p>The provisions of this Chapter do not apply to land identified as containing core koala habitat by the <i>Bellingen Shire Council Coastal Area Comprehensive Koala Plan of Management</i> with an area of over one (1) hectare.</p> <p>The land:</p>

- 
1. contains core koala habitat (see Figure 3); and
  2. has an area of more than one (1) hectare.

Accordingly, the provisions of the *Bellingen Shire Council Coastal Area Comprehensive Koala Plan of Management* apply in place of this DCP Chapter.

---

## 7.0 PLANNING AGREEMENTS

Planning agreements are negotiated legal measures that enable collaboration between developers and the planning authority in the delivery of innovative infrastructure outcomes.

The proposed development is not the subject of a planning agreement or a proposed planning agreement under section 7.4 of the *Environmental Planning and Assessment Act 1979*.

## 8.0 THE REGULATIONS

This SEE is prepared as a mandatory component in satisfying the requirements of clause 24 of the *Environmental Planning and Assessment Regulation 2021*:

**24 Content of development applications**

- (1) A development application must—
- (a) be in the approved form, and
  - (b) contain all the information and documents required by—
    - (i) the approved form, and
    - (ii) the Act or this Regulation, and...

Division 2 of Part 4 of the *Environmental Planning and Assessment Regulation 2021* prescribes conditions of development consent in accordance with section 4.17 (11) of the EPAA. The relevant conditions should be included in a development consent.

Part 7 of the *Environmental Planning and Assessment Regulation 2021* concerns existing uses and applies to the development (see commentary to clause 2.3 in Table 3 of this SEE).

## 9.0 LIKELY IMPACTS

The likely impacts of the proposed development have been considered throughout this SEE and its appended and referenced documentation, with the potential environmental, economic and social impacts summarised below.

▪ **Natural Environment:**

The proposed development is principally on cleared land and has been designed and sited to minimise the impact on the natural environment.

Natural drainage patterns are not significantly altered by the proposal, with the berms to be constructed in accordance with the Geotechnical Assessment (see Attachment C):



- *Drainage measures should be implemented to ensure that surface waters do not collect upslope or behind the noise berms. Surface waters should be discharged in a controlled manner to avoid scour or erosion at the toe of the batter; and*
- *The completed noise berms should be vegetated with grasses or other similar vegetation to reduce the potential for scour during rainfall events.*

The installation and management of erosion and sedimentation controls during works are proposed to minimise any potential adverse impact on receiving waters.

▪ **Built Environment:**

The proposed earthworks are unlikely to alter the existing built environment, with adherence to the Geotechnical Assessment designed to ensure the structural integrity of existing tyre and retaining wall constructions in the vicinity (see Attachment C).

▪ **Social:**

The earthworks are intended to assist in mitigating acoustic impacts that stem from the operation of the raceway. The acoustic berms therefore seek to constructively enhance the amenity of the surrounding land.

▪ **Economic:**

The proposed development exerts a positive economic impact as:

- it serves to provide short-term economic stimulus to the local construction industry during the earthworks; and
- it assists in mitigating acoustic impacts from the raceway, thereby facilitating the ongoing operation of the international facility.

▪ **Aboriginal Cultural Heritage:**

A basic Aboriginal Heritage Information Management System database search to within 50 metres of the land was undertaken on 16 May 2024 (see Attachment E). The search identified that there are no Aboriginal sites or places recorded or declared on or near the development site.

The development site contains one landscape feature that indicates the potential existence of Aboriginal objects, being located within 200 metres of waters. Despite this, the development site is characterised as 'disturbed land' as defined in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales due to the historical clearing of vegetation, and the construction of racetrack infrastructure. Accordingly, 'it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity' and the proponent 'can proceed with caution without applying for an AHIP'.

The land is additionally not listed in the BLEP as containing Aboriginal objects or Aboriginal places of heritage significance.

▪ **Traffic:**

The proposed works require the haulage of some 1,900m<sup>3</sup> of material to the site and the floating of machinery for the placement, compaction and sculpting of the soil. The number of vehicle movements involved in this process primarily depends on the hauling unit, with all traffic generation to be limited to the construction phase.

Hypothetically, haulage would involve 152 vehicle movements for truck and dog trailer combinations with a carrying capacity of 25m<sup>3</sup>. This comprises 76 laden trips to the land and 76 unladen trips from the land.

## 10.0 SITE SUITABILITY

### 10.1 Biodiversity and fisheries management

Section 1.7 of the *Environmental Planning and Assessment Act 1979* links the development application process to the provisions of Part 7 of the *Biodiversity Conservation Act 2016* and Part 7A of the *Fisheries Management Act 1994*.

The proposed development would exceed the biodiversity offsets scheme (BOS) threshold for the purposes of Part 7 of the *Biodiversity Conservation Regulation 2017* if it is or involves:

- a. the clearing of native vegetation of an area of 1 hectare or more for land having a minimum lot size of 200 hectares (as applicable to the site), or
- b. the clearing of native vegetation, or other action prescribed by clause 6.1 of the *Biodiversity Conservation Regulation 2017*, on land included on the Biodiversity Values Map.

Vegetation clearing is limited to the removal of one (1) eucalypt and managed lawn.

The footprint for the proposed new earthworks is some 3,300m<sup>2</sup> and, accordingly, any native vegetation that may occur within the footprint does not cover an area that exceeds the BOS threshold. Similarly, the BOS threshold is not exceeded by the clearing of land within the Biodiversity Values Map as the activity site does not contain mapped biodiversity values (see Figure 11).



 The site

*Figure 11 Biodiversity Values Map*

Base Source: NSW Planning Portal Spatial Viewer

Part 7 of the *Biodiversity Conservation Regulation 2017* further requires an assessment as to whether the proposed development is likely to significantly affect threatened species or ecological communities, or their habitats. The following observations are made with respect to this threshold matter:

- the land is disturbed land that has been formerly cleared and is currently managed as part of the Raleigh Motorsports Complex;
- the tree to be cleared is an isolated specimen that does not exhibit the characteristics of an endangered or critically endangered ecological community (note that environmental maps on the NSW Government's SEED resource applies the wet sclerophyll forest vegetation community to the development site);
- the tree to be cleared is located immediately behind the tyre wall and experiences edge effects from motor vehicles operating on the racetrack, thereby providing limited habitat value;
- there is no declared area of outstanding biodiversity value on or near the site; and
- it is unlikely that an adverse effect on the life cycle of any threatened species such that a viable local population of the species is likely to be placed at risk of extinction will occur as a consequence of the earthworks.

In this context, the development is unlikely to significantly affect threatened species or ecological communities, or their habitats. Accordingly, the development application is not required to be accompanied by a biodiversity development assessment report.

There are no approvals required for the development under Part 7A of the *Fisheries Management Act 1994*.

## 10.2 Planning for bush fire protection 2019

In accordance with Council's Bushfire Prone Land Map, the land is part classified as 'Bushfire Prone Land'. As the proposed development is to occur under that part of the land that is mapped as bush fire prone land, it is required to conform to the specifications and requirements of *Planning for Bush Fire Protection 2019* (PBP) under section 4.14 of the EPAA.

Clause 1.1 of PBP requires all development on bush fire prone land to satisfy the aim and objectives of PBP. The aim of PBP is to:

*... provide for the protection of human life and minimise impacts on property from the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment.*

The proposed development is limited to earthworks and is consistent with the aim of PBP.

It is observed that the earthworks may assist in shielding radiant heat generated by a bush fire in the adjoining Pine Creek State Forest on racetrack infrastructure. While not the

intent of the development, this conforms with the aim of PBP to minimise impacts on property from the threat of bush fire.

The objectives of PBP are to:

- > *afford buildings and their occupants protection from exposure to a bush fire;*
- > *provide for a defensible space to be located around buildings;*
- > *provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;*
- > *ensure that appropriate operational access and egress for emergency service personnel and occupants is available;*
- > *provide for ongoing management and maintenance of BPMs; and*
- > *ensure that utility services are adequate to meet the needs of firefighters.*

The proposed development does not concern buildings or occupants or impair access and services to the land. It is consequently not considered a type of development that requires the application of bush fire provisions to achieve the listed objectives and Council should be satisfied that 'the relevant specifications and requirements' are met.

## 10.3 Easements

DP 1217485 lists restrictions (M) and (R) on the land as follows:

*Land excludes minerals and is subject to reservations and conditions*  
(M) – See Memorandum S700000A  
(R) – See Crown Grant(s)

These reservations and conditions are unlikely to have any bearing on the proposed development.

## 11.0 THE PUBLIC INTEREST

The significance of the public interest as a matter for government consideration is illuminated by the late Sir Terry Pratchett in *The Truth* where it is astutely observed that 'what's in the public interest is not what the public is interested in'.

The expression 'the public interest' does not have any fixed meaning and depends on the circumstances applying to the development. It does require a determination as to what best serves the advancement of the interest or welfare of the public, society or the nation and requires consideration of the competing facets of the public interest. A proposed development will be in the public interest where it is consistent with planning objectives, including the Zone objectives.

It is evident from the assessment undertaken in this SEE that the development is consistent with statutory policy and, accordingly, aligns with the public interest. The development seeks to broadly benefit the amenity of the locality and provides for the mitigation of noise emissions in a manner that does not fundamentally change the special natural, social, or economic character of Raleigh.



## 12.0 CONCLUSION

This Development Application seeks consent for the construction of two (2) earthen berms on Lot 3 DP 1217485, 194 Valery Road, Raleigh. The proposed berms address an established racetrack and are to provide acoustic mitigation in conjunction with its existing use.

Each berm is on that part of the land on which the existing use of a *recreation facility (outdoor)* applies and is for that use only.

The development aligns with applicable environmental planning instruments and is compliant with the relevant provisions of Council's DCP. It is accordingly recommended that the development be approved.

For and on behalf of Utopia Planning,



**MATTHEW HUTCHINGS**, BA GDURP MPA  
Executive Officer / Town Planner

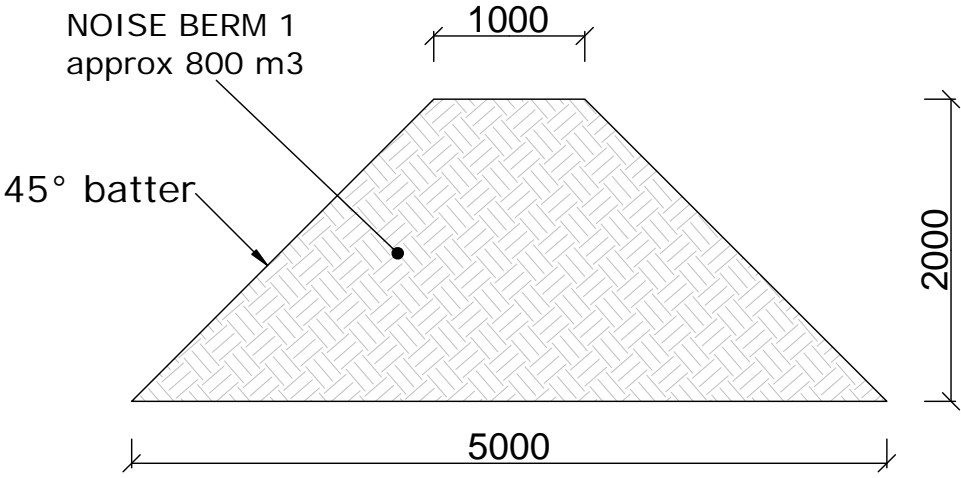
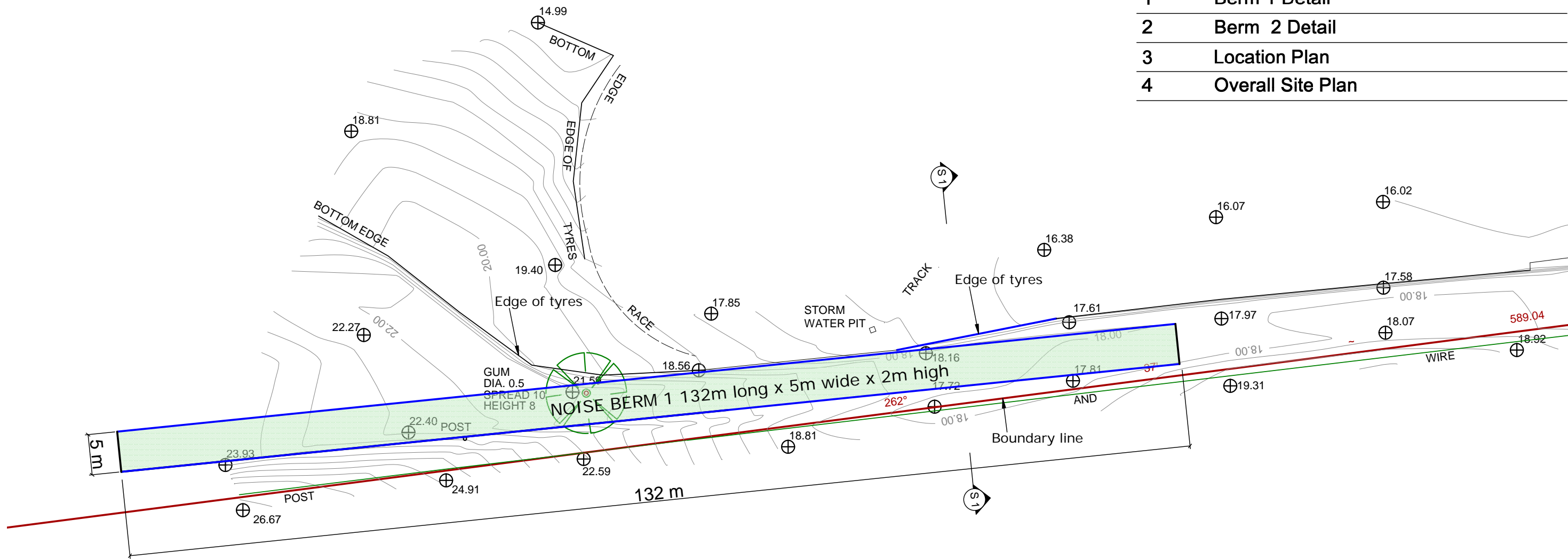
0493-504-904  
matt@utopiaplanning.com

# ATTACHMENT A.

## Plan of Proposed Earthworks

SHEET INDEX

1	Berm 1 Detail
2	Berm 2 Detail
3	Location Plan
4	Overall Site Plan



NOTE  
Proposed earth berms constructed in accordance with the Geotechnical Assessment by Regional Geotechnical Solutions dated 14/05/2024

CROSS SECTION S1  
1:50

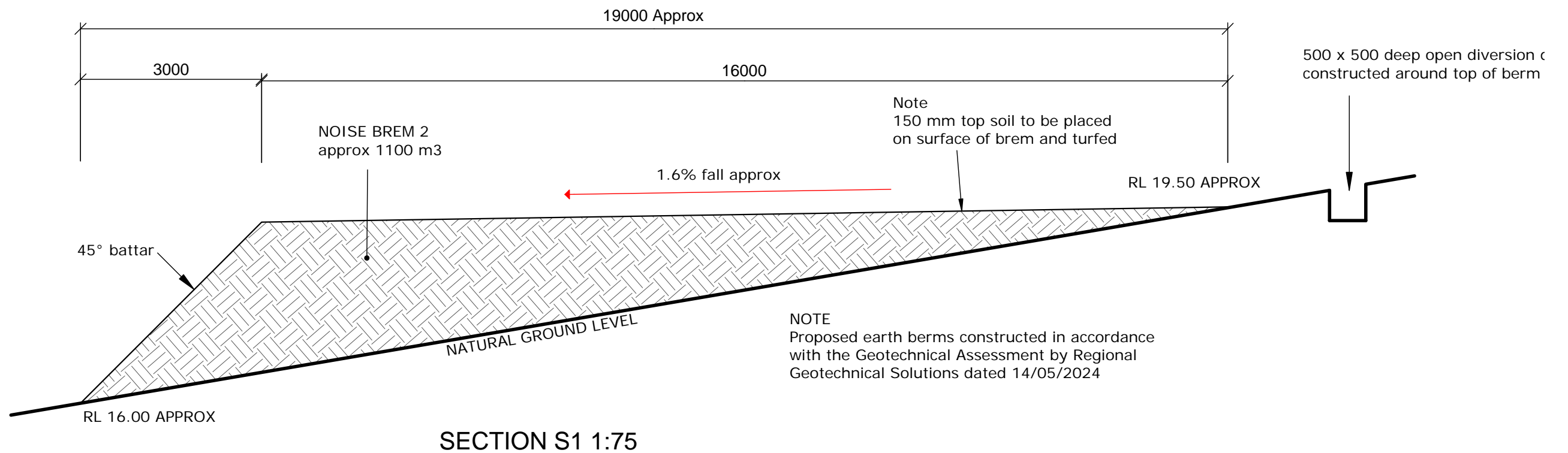
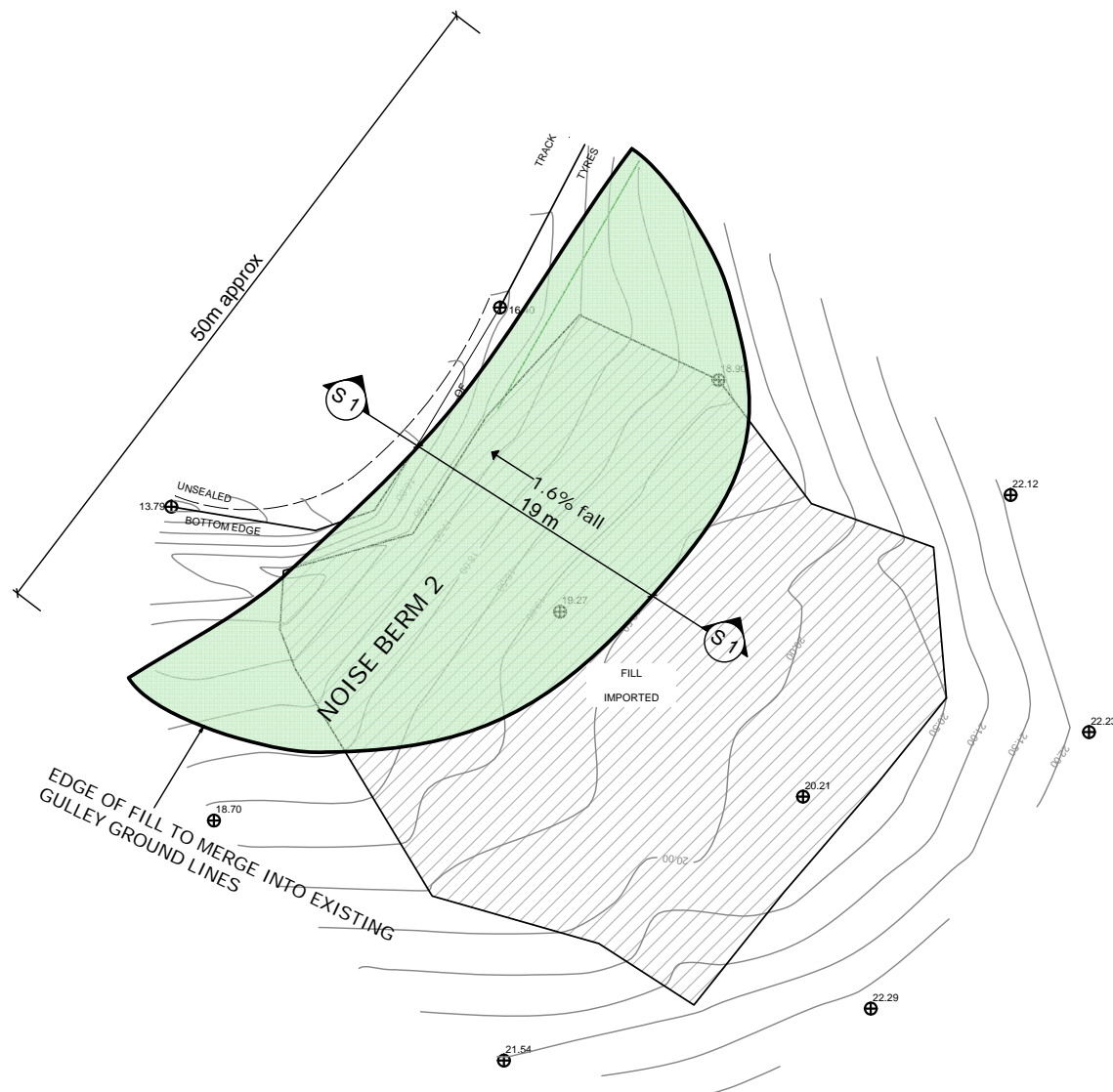
BERM 1 DETAILS 1:500



5 Burrawong Parade Urunga NSW 2455  
Phone 0266 556775 (M)0434486710  
Email - rjbdrafting@bigpond.com

PROJECT Installation of 2 Noise Earth Berms  
CLIENT Raleigh Raceway 194 Valery Road Valery NSW 2454

SHEET No 1/4  
REVISION No  
DATE 13/05/2024  
DRAWING No 18-24







RALEIGH RACEWAY

APPROX LOCATION OF NOISE BEAM 2  
132m LONG X 2m HIGH X 5m WIDE  
REFER TO DETAIL 1

APPROX LOCATION OF NOISE BEAM 2  
50m LONG X 3m HIGH X 19m WIDE  
REFER TO DETAIL 2

## LOCATION PLAN 1:600



ELEVATIONS



5 Burrawong Parade Urunga NSW 2455  
Phone 0266 556775 (M)0434486710  
Email - rjbdrafting@bigpond.com

PROJECT

Installation of 2 Noise Earth Berms

CLIENT

Raleigh Raceway 194 Valery Road Valery NSW 2454

SHEET No

3/4

REVISION No

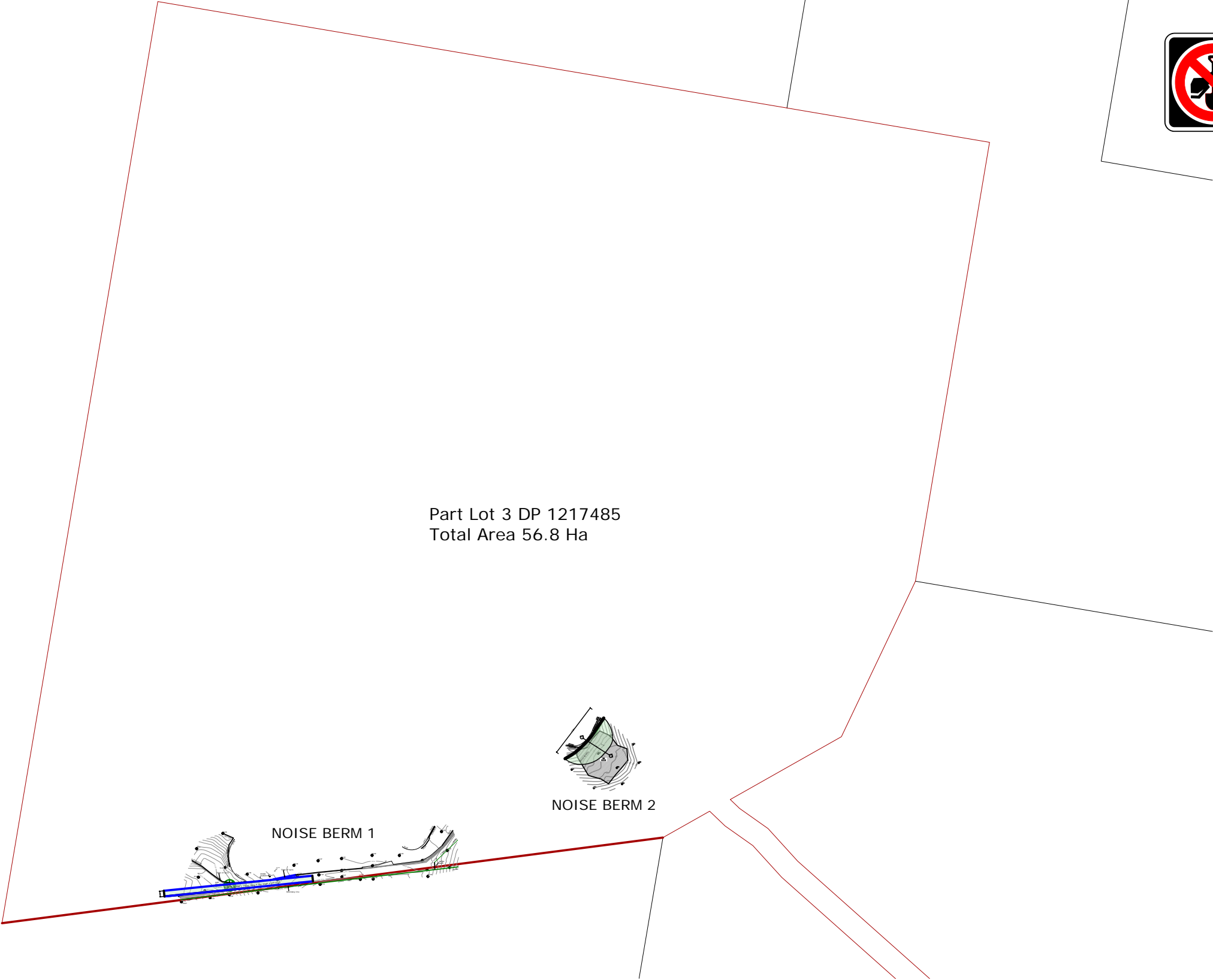
DATE 13/05/2024

DRAWING No 18-24



UNDERGROUND SERVICES KEY

— W —	Water Line
— S —	Sewer Line
— E —	Electricity Supply
— SW —	Stormwater Line
●	Downpipe



SITE PLAN 1: 5000

NOTES

- \* All boundary clearances shown on the plan must be verified by the builder prior to setout & commencement of construction.
- \* It is recommended that a registered surveyor be engaged to set out the building to ensure boundary setbacks are correct.
- \* Location of services must be confirmed by local authority prior to construction.
- \* Levels shown on plan are indicative & may vary on setout. Confirm levels prior to setout.
- \* Site information produced from Survey plans prepared by REGIONAL GEOTECHNICAL SOLUTIONS DATED 14/04/2024



5 Burrawong Parade Urunga NSW 2455  
Phone 0266 556775 (M)0434486710  
Email - rjbdrafting@bigpond.com

PROJECT Installation of 2 Noise Earth Berms  
CLIENT Raleigh Raceway 194 Valery Road Valery NSW 2454

SHEET No 4/4  
DATE 13/05/2024

REVISION No  
DRAWING No 18-24

# ATTACHMENT B.

## Partial Detail Survey



SHORT LINES

No	BEAR. & DIST.
1	262°37' 589.04
2	9°35'25" 826.26
3	99°36'33" 745.585
4	189°35'25" 393.48
5	205°26'50" 152.205
6	240°31'23" 112.805
7	133°44' 11.355
8	125°15'55" 30.785
9	137°42' 39.01
10	131°41'30" 156.13
11	152°01'15" 489.155
12	128°23'25" 30.645
13	90°38' 23.395
14	207°38'25" 22.53
15	270°38'20" 20.045
16	308°23'25" 41.685
17	332°01'15" 489.755
18	311°41'30" 153.58
19	317°42' 37.87
20	305°15'55" 30.085
21	313°44' 18.91
22	240°31'25" 47.345
23	59°37'30" 140.35
24	81°01'15" 35.185
25	131°02'25" 81.975
26	146°10'30" 21.78
27	158°55'05" 19.14
28	171°05' 18.535
29	189°15'30" 98.675
30	279°40'25" 125.34
31	317°09'25" 147.235

DISCLAIMER / WARNING

- 1.This plan has been prepared for the named client for the purpose of showing the physical features of the land to assist in designing future development and should not be used for any other purpose.
- 2.Where possible apparent physical features of services have been located. Underground services have NOT been located nor plotted from records.
- 3.Should any excavation be performed on site either mechanical or by hand Coffs Clarence Surveying Pty Ltd takes no responsibility if any services are damaged or injury occurs.
- 4.Whilst care has been taken to determine the type of various trees located during the survey, identification may not be accurate and should not be relied upon.
- 5.The general topography of the site is depicted by contour lines therefore they do not designate the exact level of a particular point. Contour interval 0.5m
- 6.If this note is not included in any hard or digital file of the survey, all information shown is invalid.
- 7.This Survey is based on the Australian Height Datum (AHD) adopting established survey mark PM 83854 having a AHD value of 1.492Dated 11/12/23. Should construction set-out occur an independent check on the quoted AHD value shown on the plan must be undertaken.
- 8.This plan including any electronic versions supplied is based on a flat earthed projection having a MGA 2020 origin scaled by 1.000406at PM 83854. Should MGA coordinates be required please scale by 0.999594. If you do not know what this means please contact us.
- 9.The boundary shown on this plan has been determined for detailed survey purposes only from existing title dimensions to indicate the approximate position of the boundary. As such title boundaries have not been marked nor should they be relied upon should offsets to boundary lines be critical for design or construction set out.
10. The status of the access handle is not known at this stage due to conflicting records indicating it is a public road or part of lot 3 DP1217485. Should this be critical to design or construction further investigation will need to be undertaken to confirm its ownership.

PINE CREEK  
STATE FOREST

PT LOT 3  
DP 1217485  
TOTAL AREA 56.8 Ha  
(BY TITLE)

DETAIL SURVEY FOR NOISE  
BERM 2 - SEE SHEET 3

PT LOT 1  
DP 1217485

RALEIGH MOTORSPORTS COMPLEX

DETAIL SURVEY OF FILL - SEE SHEET 4

DETAIL SURVEY FOR  
NOISE BERM 1 - SEE SHEET 2

PT LOT 2  
DP 1217485

PT LOT 1  
DP 1217485

PT LOT 2  
DP 1217485

PT LOT 44  
DP 1250077

PT LOT 3  
DP1217485

PT LOT 1  
DP 1217485



Land surveying - Spatial & GIS Services - Subdivision Planning

e: admin@coffsclarencesurveying.com.au  
p: 0413515519  
www.coffsclarencesurveying.com.au

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Survey	AW	Height Datum	AHD - SEE NOTE 9	Title	PARTIAL DETAIL SURVEY OVER PART LOT 3, DP 1217485 - SHEET 1
Checked	CS	Co-ordinate system	MGA 2020 - SEE NOTE 10	Revision	
Drawn	A TEC	Date	07-12-23		
Client	CHRIS PIGGOTT				



Project ID.	CC23068	Revision	
Drawing No.	CC23068-D-231207		
Cad File	CC23068-D-231207		
Scale	1:5000	Sheet Size	A1



DETAIL SURVEY FOR NOISE BERM 1



DISCLAIMER / WARNING

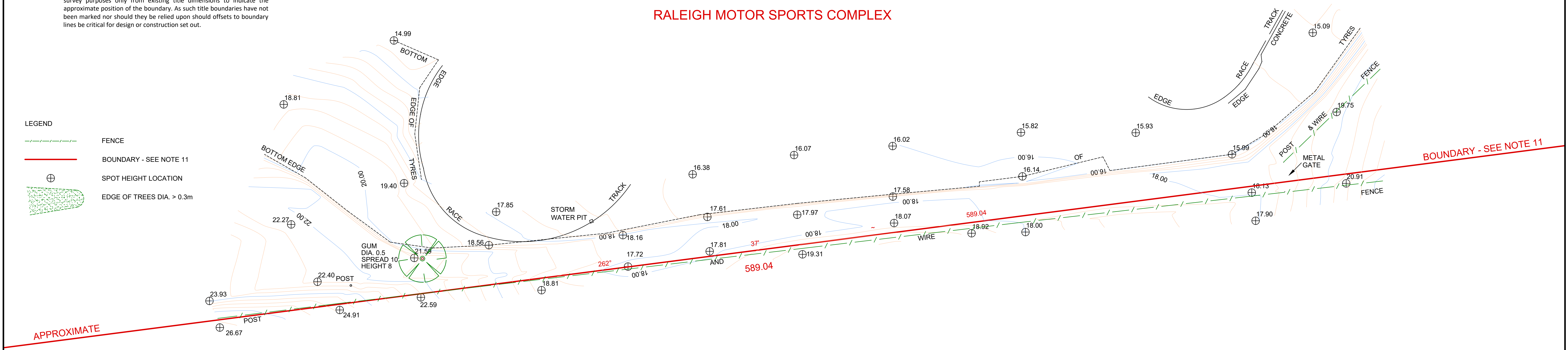
- 1.This plan has been prepared for the named client for the purpose of showing the physical features of the land to assist in designing future development and should not be used for any other purpose.
- 2.Where possible apparent physical features of services have been located. Underground services have NOT been located nor plotted from records.
- 3.Should any excavation be performed on site either mechanical or by hand Coffs Clarence Surveying Pty Ltd takes no responsibility if any services are damaged or injury occurs.
- 4.Whilst care has been taken to determine the type of various trees located during the survey, identification may not be accurate and should not be relied upon.
- 5.The general topography of the site is depicted by contour lines therefore they do not designate the exact level of a particular point. Contour interval 0.5m
- 6.If this note is not included in any hard or digital file of the survey, all information shown is invalid.
- 7.This Survey is based on the Australian Height Datum (AHD) adopting established survey mark PM 83854 having a AHD value of 1.492Dated 11/12/23. Should construction set-out occur an independent check on the quoted AHD value shown on the plan must be undertaken.
- 8.This plan including any electronic versions supplied is based on a flat earthed projection having a MGA 2020 origin scaled by 1.000406at PM 83854. Should MGA coordinates be required please scale by 0.999594. If you do not know what this means please contact us.
- 9.The boundary shown on this plan has been determined for detailed survey purposes only from existing title dimensions to indicate the approximate position of the boundary. As such title boundaries have not been marked nor should they be relied upon should offsets to boundary lines be critical for design or construction set out.

PT LOT 3  
DP 1217485



RALEIGH MOTOR SPORTS COMPLEX

LEGEND

- FENCE
- BOUNDARY - SEE NOTE 11
- ⊕ SPOT HEIGHT LOCATION
- EDGE OF TREES DIA. > 0.3m



PINE CREEK  
STATE FOREST

 <div>e: admin@coffsclarencesurveying.com.au p: 0413515519 www.coffsclarencesurveying.com.au</div> <div>Land surveying - Spatial &amp; GIS Services - Subdivision Planning</div> <div>COPYRIGHT - "This document is and shall remain the property of Coffs Clarence Surveying Pty. Ltd. The document including the electronic version may only be used for the purpose for which it was commissioned."</div>	Survey AW		Height Datum AHD - SEE NOTE 9		Title PARTIAL DETAIL SURVEY OVER PART LOT 3, DP 1217485 - SHEET 2				Project ID. CC23068			
	Checked CS		Co-ordinate system MGA 2020 - SEE NOTE 10						Drawing No. CC23068-D-231207		Revision	
	Drawn A TEC		Date 07-12-23		Revision				Revision Details		Date	Check
	Client CHRIS PIGGOTT											
								Cad File CC23068-D-231207				
								Scale 1:400		Sheet Size A1		

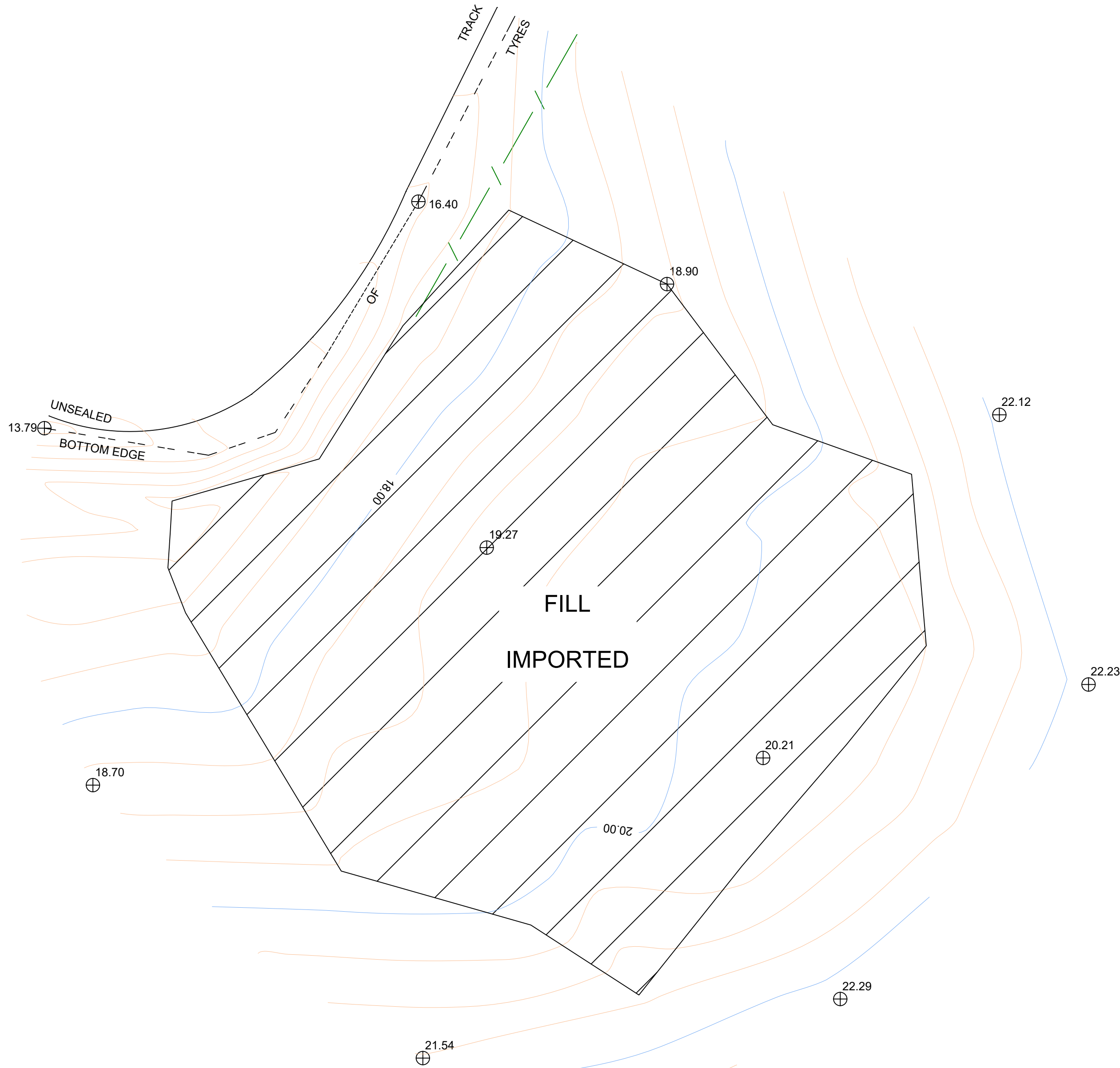
DETAIL SURVEY OF FILL



DISCLAIMER / WARNING

- 1.This plan has been prepared for the named client for the purpose of showing the physical features of the land to assist in designing future development and should not be used for any other purpose.
- 2.Where possible apparent physical features of services have been located. Underground services have NOT been located nor plotted from records.
- 3.Should any excavation be performed on site either mechanical or by hand Coffs Clarence Surveying Pty Ltd takes no responsibility if any services are damaged or injury occurs.
- 4.Whilst care has been taken to determine the type of various trees located during the survey, identification may not be accurate and should not be relied upon.
- 5.The general topography of the site is depicted by contour lines therefore they do not designate the exact level of a particular point. Contour interval 0.5m
- 6.If this note is not included in any hard or digital file of the survey, all information shown is invalid.
- 7.This Survey is based on the Australian Height Datum (AHD) adopting established survey mark PM 83854 having a AHD value of 1.492Dated 11/12/23. Should construction set-out occur an independent check on the quoted AHD value shown on the plan must be undertaken.
- 8.This plan including any electronic versions supplied is based on a flat earthed projection having a MGA 2020 origin scaled by 1.000406at PM 83854. Should MGA coordinates be required please scale by 0.999594. If you do not know what this means please contact us.
- 9.The boundary shown on this plan has been determined for detailed survey purposes only from existing title dimensions to indicate the approximate position of the boundary. As such title boundaries have not been marked nor should they be relied upon should offsets to boundary lines be critical for design or construction set out.

LEGEND

MESH FENCE



<div><div><div></div><div><div>COFFS CLARENCE SURVEYING &amp; SPATIAL</div><div>Land surveying - Spatial &amp; GIS Services - Subdivision Planning</div></div></div><div><div>e: admin@coffsclarencesurveying.com.au</div><div>p: 0413515519</div><div>www.coffsclarencesurveying.com.au</div></div><div><div><div>COPYRIGHT - "This document is and shall remain the property of Coffs Clarence Surveying Pty. Ltd. The document inciding the electronic version may only be used for the purpose for which it was commissioned."</div><div><div><div></div></div></div></div></div></div>	Survey	AW	Height Datum	AHD - SEE NOTE 9	Title			PARTIAL DETAIL SURVEY OVER PART LOT 3, DP 1217485 - SHEET 4			Project ID.		CC23068										
	Checked	CS	Co-ordinate system								Drawing No.		Revision										
	Drawn	A TEC	Date		07-12-23						Cad File		CC23068-D-231207										
	Client		CHRIS PIGGOTT								Scale		Sheet Size										
											1:200		A1										

# ATTACHMENT C.

## Geotechnical Assessment

RGS34064.1-AA

14 March 2024

Raleigh Raceway  
C/o: Utopia Planning  
Delivered via email to: [matt@utopiaplanning.com](mailto:matt@utopiaplanning.com)

**Attention: Matt Hutchings**

Dear Matt

**RE: Proposed Earth Berms – Raleigh Raceway  
Geotechnical Assessment**

## **1 INTRODUCTION**

Regional Geotechnical Solutions Pty Ltd (RGS) has undertaken a geotechnical assessment for the construction of two earth berms that are proposed to be constructed at Raleigh Raceway.

We understand that the two berms are to each be 3m high and it is proposed to construct the berms with 1H:1V batters and a 1m wide crest.

The purpose of the assessment was to provide comments and recommendations on the following:

- Suitability of the proposed fill materials for use within the earth berms;
- Maximum fill batters, including the suitability of the proposed 1H:1V batters;
- The need for upslope and downslope drainage; and
- Construction methodology.

## **2 SITE ASSESSMENT**

The proposed fill materials have been sourced from road reconstruction projects within Coffs City Council and comprise gravelly clay, clayey gravel, and silty sandy gravel.

The proposed berm alignments are up to about 250m long, however, the final length is yet to be determined.

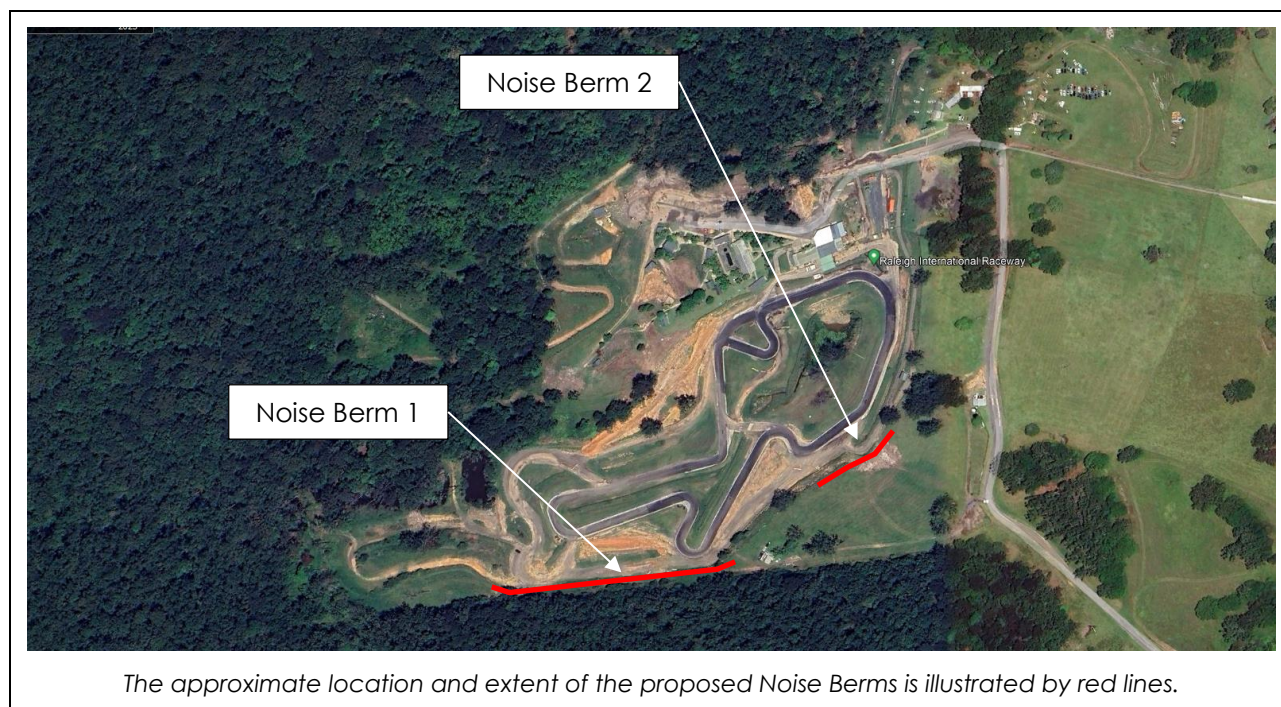
Noise Berm 1 is located along the southern site boundary and is anticipated to be about 250m long. The berm is to be located behind (above) an existing tyre wall that is up to about 2m high. The wall is to be about 1m high, which will provide a total height (including the existing tyre wall) of about 3m.

Noise Berm 2 is in the southeast of the site on the lower slopes of a residual hill.





A figure that illustrates the inferred approximate location of the two noise berms is presented below.



### 3 GEOTECHNICAL ASSESSMENT

Based on our brief site visit and a review of the provided documentation, the following is recommended:

- The existing stockpiled materials (excluding any topsoil and organic materials) are generally considered suitable for the construction of the proposed noise berms. Topsoil can be spread across the finished noise berms to encourage vegetation growth.
- 1H:1V batters can be adopted at the site providing:
  - The total noise berm height is less than 3.5m, including any existing retaining walls or tyre walls;
  - A minimum crest width of 1m is adopted;
  - Any fill that is placed behind or above an existing retaining wall or tyre wall must be setback by at least 1m from the rear of the wall;
  - Fill must be placed in layers no greater than 300mm loose thickness and compacted to achieve at least 95% of standard compaction. Compaction tests should be undertaken during construction to confirm that construction has been achieved;
  - Fill batters should be over placed and compacted prior to trimming back to the design batter to ensure that compaction is achieved to edge of batter;
- Drainage measures should be implemented to ensure that surface waters do not collect upslope or behind the noise berms. Surface waters should be discharged in a controlled manner to avoid scour or erosion at the toe of the batter; and
- The completed noise berms should be vegetated with grasses or other similar vegetation to reduce the potential for scour during rainfall events.





The geotechnical assessment presented herein has not considered the structural integrity of the noise berms for vehicular impact or other dynamic loading conditions.

#### 4 LIMITATIONS

This report comprises the results of an investigation carried out for a specific purpose and client as defined in the document. The report should not be used by other parties or for purposes or projects other than those assumed and stated within the report, as it may not contain adequate or appropriate information for applications other than those assumed or advised at the time of its preparation. The contents of the report are for the sole use of the client and no responsibility or liability will be accepted to any third party. The report should not be reproduced either in part or in full, without the express permission of Regional Geotechnical Solutions Pty Ltd.

Geotechnical site investigation is based on data collection, judgment, experience, and opinion. By its nature, it is less exact than other engineering disciplines. The findings presented in this report and used as the basis for the recommendations presented herein were obtained using normal, industry accepted geotechnical design practises and standards. To our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

The recommended depth and properties of any soil, rock, groundwater, or other material referred to in this report is an engineering estimate based on the information available at the time of its writing. The estimate is influenced and limited by the fieldwork method and testing carried out in the site investigation, and other relevant information as has been made available. In cases where information has been provided to Regional Geotechnical Solutions for the purposes of preparing this report it has been assumed that the information is accurate and appropriate for such use. No responsibility is accepted by Regional Geotechnical Solutions for inaccuracies within any data supplied by others.

If site conditions encountered during construction vary significantly from those discussed in this report, Regional Geotechnical Solutions Pty Ltd should be contacted for further advice.

This report alone should not be used by contractors as the basis for preparation of tender documents or project estimates. Contractors using this report as a basis for preparation of tender documents should avail themselves of all relevant background information regarding the site before deciding on selection of construction materials and equipment.

If you have any questions regarding this project, or require any additional consultations, please contact the undersigned.

For and on behalf of **Regional Geotechnical Solutions Pty Ltd**

Prepared by

**Simon Keen**

Associate Geotechnical Engineer

# ATTACHMENT D.

## AHIMS Web Services Search Result

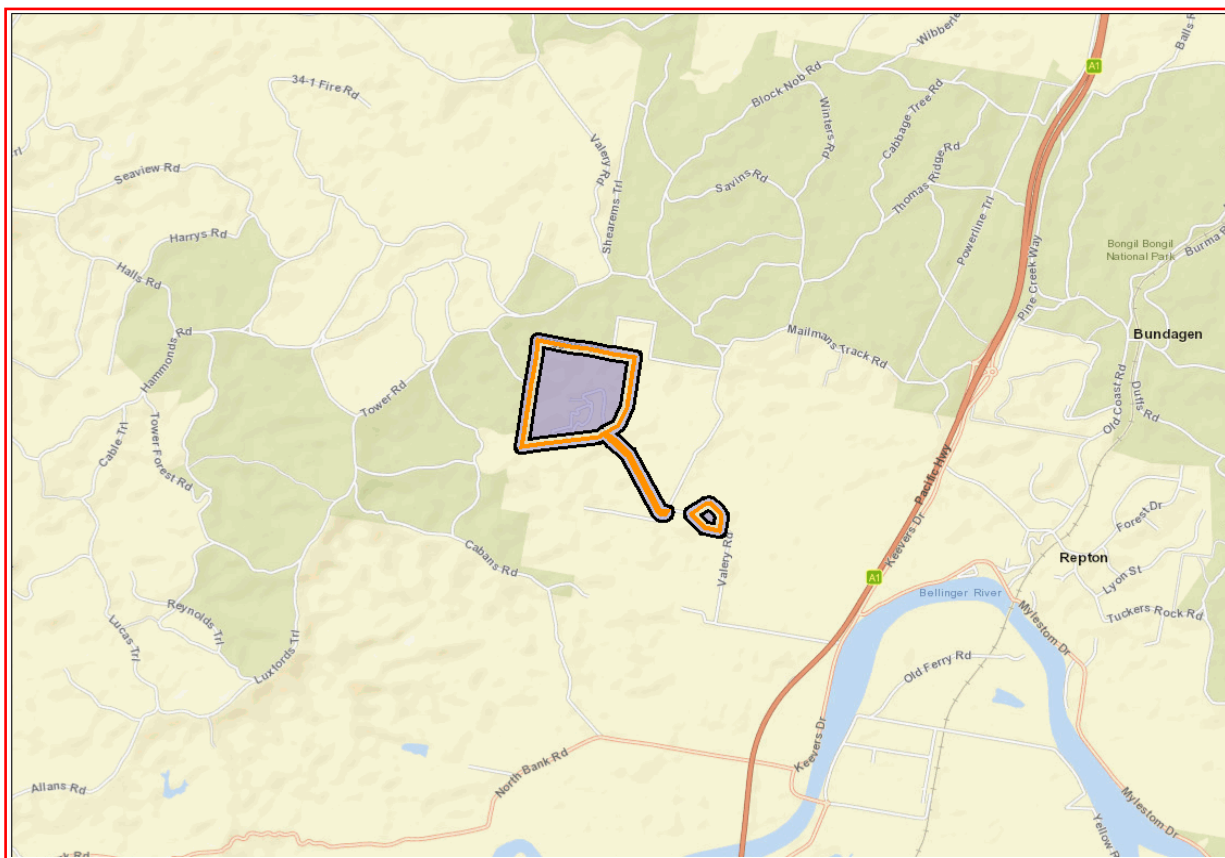
Matthew Hutchings  
20 Jordan Road  
Bellingen New South Wales 2454  
Attention: Matthew Hutchings  
Email: 51navycolt@gmail.com

Date: 16 May 2024

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 3, DP:DP1217485, Section : - with a Buffer of 50 meters, conducted by Matthew Hutchings on 16 May 2024.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

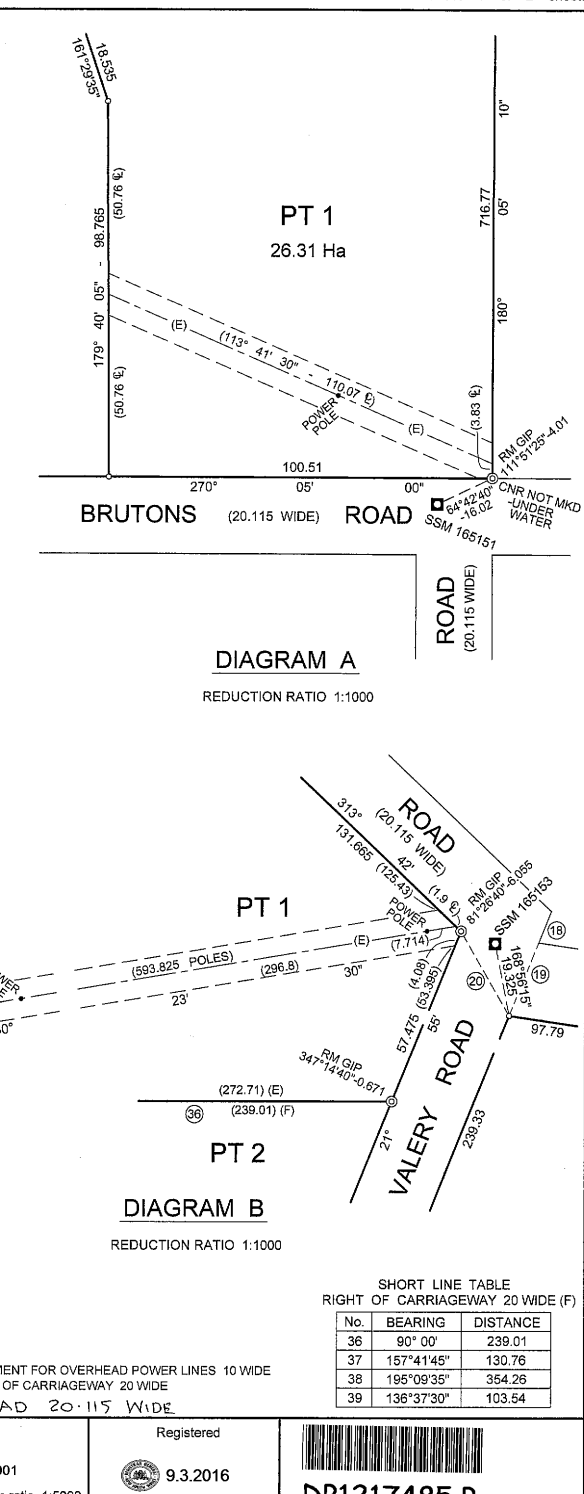
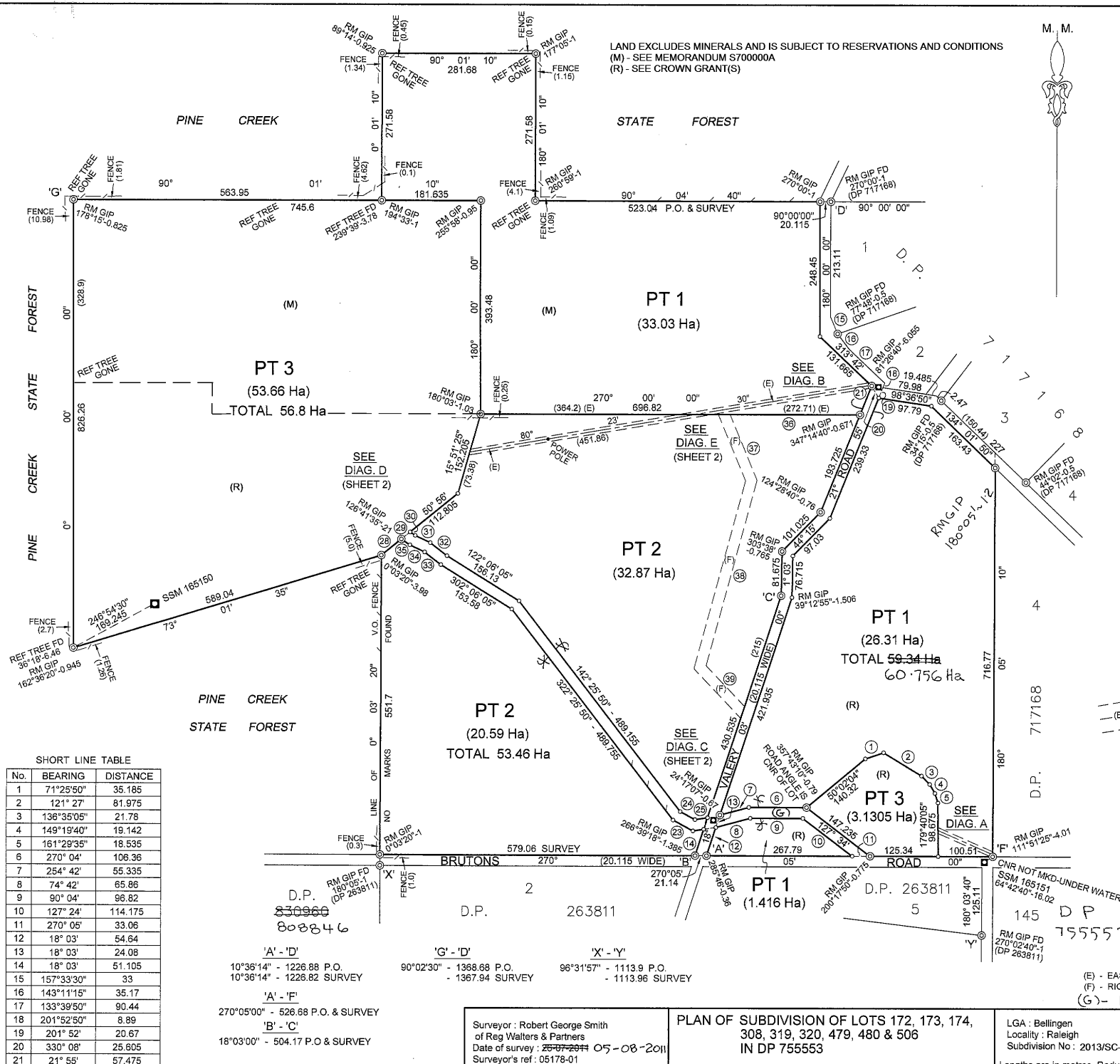
**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

# ATTACHMENT E.

## Deposited Plan





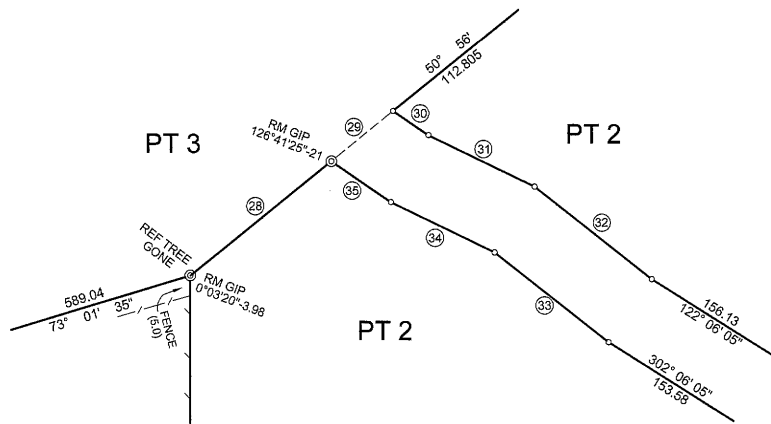


DIAGRAM D  
REDUCTION RATIO 1:1000

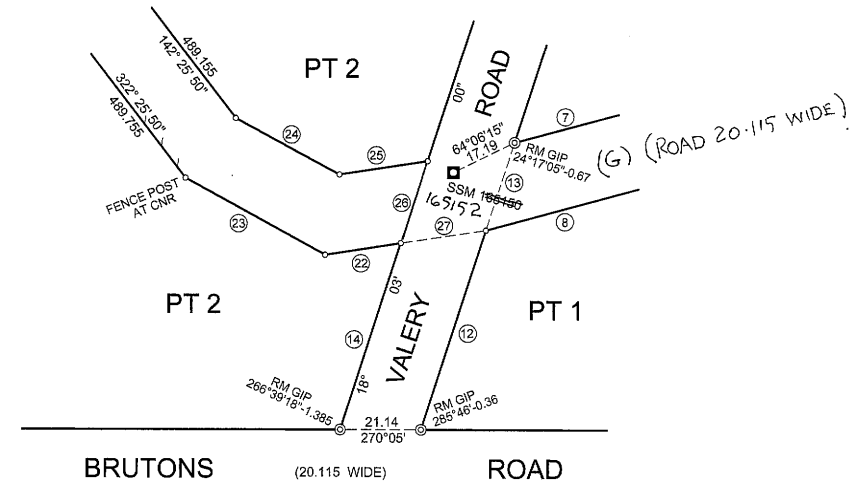


DIAGRAM C  
REDUCTION RATIO 1:1000

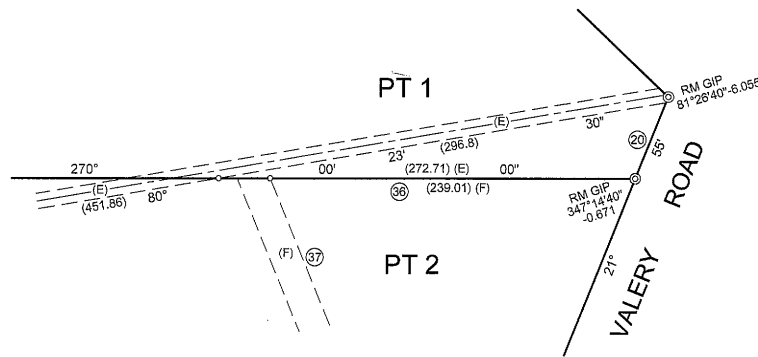


DIAGRAM E  
REDUCTION RATIO 1:2500

SHORT LINE TABLE

No.	BEARING	DISTANCE
22	281°16'40"	20
23	298°48'	41.685
24	118°48'	30.645
25	81°16'40"	23.315
26	18°03'	22.53
27	81°16'40"	22.525
28	50°56'	47.345
29	50°56'	21.01
30	124°08'35"	11.355
31	115°40'30"	30.785
32	128°06'35"	39.01
33	308°06'35"	37.87
34	295°40'30"	30.085
35	304°08'35"	18.91

SURVEYING REGULATION 2006 CLAUSE 35(1)(b) & CLAUSE 61(2)

MARK	M.G.A. CO-ORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
SSM 165150	498 480.45	6 632 454.596		BY SCALE ONLY	
SSM 165151	500 000	6 632 000		BY SCALE ONLY	
SSM 165152	499 496.203	6 632 074.884		BY SCALE ONLY	
SSM 165153	499 797.681	6 632 870.831		BY SCALE ONLY	

SSM CONNECTIONS  
SSM 165150 - SSM 165153  
72°27'50" - 1381.43  
SSM 165153 - SSM 165151  
168°55'12" - 894.02  
SSM 165151 - SSM 165152  
278°25'55" - 509.313  
SSM 165152 - SSM 165150  
290°30'25" - 1084.47

(E) - EASEMENT FOR OVERHEAD POWER LINES 10 WIDE  
(F) - RIGHT OF CARRIAGEWAY 20 WIDE  
(G) - ROAD 20.115 WIDE

Surveyor : Robert George Smith of Reg Walters & Partners Date of survey : 2013-08-20 Surveyor's ref : 05178-01	PLAN OF SUBDIVISION OF LOTS 172, 173, 174, 308, 319, 320, 479, 480 & 506 IN DP 755553	LGA : Bellingen Locality : Raleigh Subdivision No : 2013/SC-00002 Lengths are in metres. Reduction ratio 1:5000	Registered 9.3.2016	DP1217485
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PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants

FOR SEALS & SIGNATURES SEE ADMIN SHEET 2


PURSUANT TO SEC 88B OF THE  
CONVEYANCING ACT 1919-1964 IT IS  
INTENDED TO CREATE :-

- 1) EASEMENT FOR OVERHEAD POWER  
LINES 10 WIDE (E)
- 2) RIGHT OF CARRIAGEWAY 20 WIDE (F)

*R. Piggott*  
REUBEN STANLEY PIGGOTT



DP1217485 S

Registered:  9.3.2016  
Title System: TORRENS  
Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOTS 172, 173, 174,  
308, ~~309~~, 320, 479, 480 & 506 DP 755553  
319

LGA: BELLINGEN  
Locality: RALEIGH  
Parish: NORTH BELLINGEN  
County: RALEIGH

Survey Certificate

I, ROBERT GEORGE SMITH  
REG WALTERS & PARTNERS  
of P.O. BOX 1801 COFFS HARBOUR 2450

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: 05/08/2011

The survey relates to LOTS 1 - 3 INCLUSIVE

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature *[Signature]* Dated: 16-08-11  
Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: X - Y  
Type: Urban/Rural

Plans used in the preparation of survey/compilation

DP 717168, DP 263811, DP 830960, DP 755553

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: 05-178 - 01

Office Use Only

Office Use Only

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

I, ..... in approving this plan certify  
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed SUBDIVISION set out herein

(insert 'subdivision' or 'new road')

*[Signature]*  
\* Authorised Person / \* General Manager / \* Accredited Certifier

Consent Authority: BELLINGEN SHIRE COUNCIL

Date of Endorsement: 13<sup>th</sup> November 2013

Accreditation no: .....

Subdivision Certificate no: 2013/SC - 00002

File no: 2003/AF - 239

\* Strike through inapplicable parts.

Amended N. Taylor 24<sup>th</sup> Feb '16

# DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2sheet(s)

**PLAN OF SUBDIVISION OF LOTS 172 , 173 ,  
174 , 308 , 309 , 320 , 479 , 480 & 506  
D.P. 755553**

**DP1217485**

Office Use Only

**Registered:**



9.3.2016

Office Use Only

Subdivision Certificate No.: 2013/SC-00002

Date of Endorsement 13<sup>th</sup> November 2013

x RBPiggott

REUBEN STANLEY PIGGOTT

Mortgagee under Mortgage No. 0669890

Signed at COFFS this 17<sup>th</sup> day of  
AUGUST 2015 for National

Australia Bank Limited ABN 12 004 044 937

by TRENT ADAM SCHWARZ

its duly appointed Attorney under Power of  
Attorney No. 39 Book 4512

TASL

Level 3 Attorney

Witness/Bank Officer

PAUL SINGH

30 GORDON ST. COFFS HARBOUR  
NSW, 2454

# ATTACHMENT F.

## Landowner's Consent to Lodging the DA





## LANDOWNER'S CONSENT FORM

Use this form to provide landowner's consent to a third party making an application on their behalf.

**Note:** as per section 23 of the *Environmental Planning and Assessment Regulation 2021*, landowner's consent for the making of a development application (DA) must be provided in writing prior to lodgement of the DA.

### 1. APPLICANT DETAILS

Mr	<input checked="" type="checkbox"/>	Mrs	<input type="checkbox"/>	Ms	<input type="checkbox"/>	Miss	<input type="checkbox"/>	Other:	<input type="text"/>
Given Name (s)		Matthew John							
Surname		Hutchings							
Postal Address		20 Jordan Road, Bellingen NSW 2454							
Contact Number		0493-504-904							
Contact Email		matt@utopiaplanning.com							

### 2. LANDOWNER DETAILS (all owners of the property must be provided)

Mr	<input checked="" type="checkbox"/>	Mrs	<input type="checkbox"/>	Ms	<input type="checkbox"/>	Miss	<input type="checkbox"/>	Other:	<input type="text"/>
Given Name(s)		Christopher John							
Surname		PIGGOTT							
Postal Address		The Pines Valery Road RALEIGH NSW 2454							
Contact Number		0448 465 540							
Contact Email		raleighraceway@bigpond.com							

Mr	<input type="checkbox"/>	Mrs	<input type="checkbox"/>	Ms	<input type="checkbox"/>	Miss	<input type="checkbox"/>	Other:	<input type="text"/>
Given Name(s)									
Surname									
Postal Address									
Contact Number									
Contact Email									



# BELLINGEN SHIRE COUNCIL

33 Hyde Street, BELLINGEN 2454  
P.O. Box 117 BELLINGEN NSW 2454  
[www.bellingen.nsw.gov.au](http://www.bellingen.nsw.gov.au)  
E. [council@bellingen.nsw.gov.au](mailto:council@bellingen.nsw.gov.au)  
T. (02) 6655 7300  
ABN: 26 066 993 265

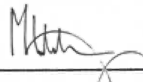
### 3. PROPERTY DETAILS (where the heater is to be installed)

Lot No./s	3	Section No.		DP/SP No.	1217485
House Number	194	Street name	Valery Road		
Suburb	RALEIGH NSW			Postcode	2454

### 4. APPLICATION DETAILS (tick all that apply)

Is This form being submitted as part of a DA (Development Application) or CDC (Complying Development Certificate)	
<input checked="" type="checkbox"/>	Yes – DA/ <del>CDC</del>
<input type="checkbox"/>	No – Details:

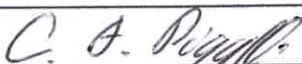
### 5. APPLICANT SIGNATURE(S)

Signature of applicant		Date	5 June 2024
Signature of applicant		Date	

This form may be submitted on behalf of the owner by another party; however, the form MUST have been signed below by all the owner(s) prior to submission.

### 6. OWNER SIGNATURE(S)

As owner/s of the property detailed above, consent is given for the applicant nominated in Section 1 to make applications as necessary for the development proposal in relation to the property.

Name of Owner	Christopher John Piggott		
Signature of Owner		Date	4/6/2024

Name of Owner			
Signature of Owner		Date	



# BELLINGEN SHIRE COUNCIL

33 Hyde Street, BELLINGEN 2454  
P.O. Box 117 BELLINGEN NSW 2454  
[www.bellingen.nsw.gov.au](http://www.bellingen.nsw.gov.au)  
E. [council@bellingen.nsw.gov.au](mailto:council@bellingen.nsw.gov.au)  
T. (02) 6655 7300  
ABN: 26 066 993 265

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## Privacy Statement

Bellingen Shire Council (Council) is committed to protecting your privacy and takes reasonable steps to comply with all relevant legislation., including the *Privacy and Personal Information Protection Act 1998*.

The personal information requested on this form will only be used to fulfil the purpose for which it is being collected as described on this form.

The supply of information by you is voluntary, but if you cannot, or do not wish to, provide the information sought, we may not be able to process your application.

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