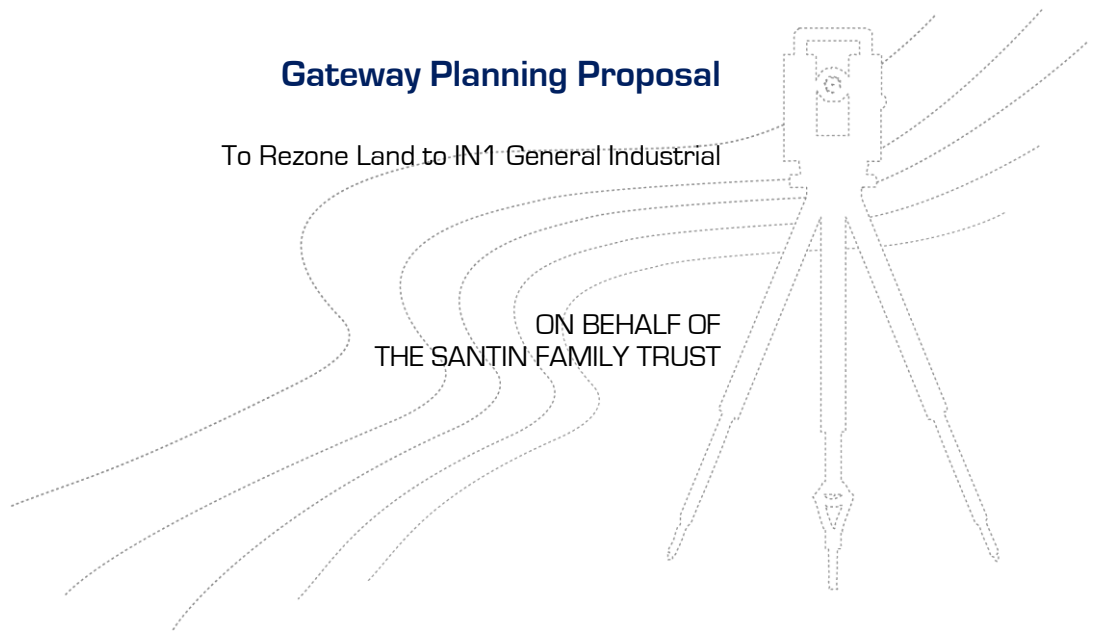


Gateway Planning Proposal

To Rezone Land to IN1 General Industrial

ON BEHALF OF
THE SANTIN FAMILY TRUST



Site: Lots 100 - 111 DP 755627
Bruxner Highway, Casino

Our Ref: 18/058
Date: January 2019



Document Control Sheet

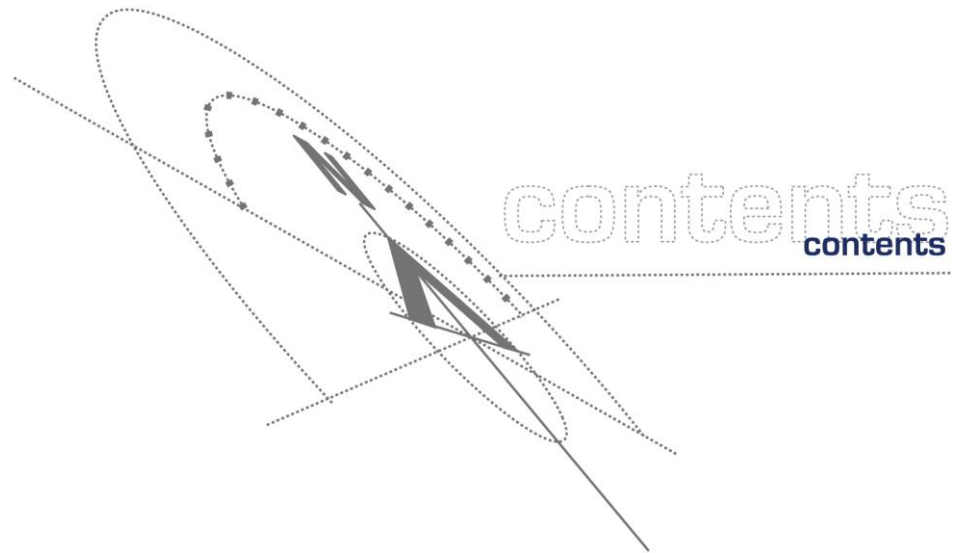
Document and Project Details				
Document Title:	Gateway Planning Proposal			
Author:	Luke Fittock			
Project Manager:	Damian Chapelle			
Date of Issue:	16 August 2018			
Job Reference:	18/058			
Project Outline:	This document presents a Planning Proposal to rezone the land to IN1 General Industrial in accordance with the RVLEP 2012.			
Document Distribution				
Date	Status	Distribution – Number of Copies		
		Client	Council	Other
27/08/18	Final	1	2	0
24/01/19	Final (Ver B)	1	2	0
Documentation Verification				
Checked by:	L Fittock D Chapelle			

USAGE NOTE:

This document was prepared for the exclusive use of The Santin Family Trust for the development of land described herein and is not to be used for any other purpose or by any other person or corporation. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed on this information for any purpose other than for the purposes of this report. All dimensions, number, size and shape of lots/buildings as shown on plans in this document are subject to detailed engineering design plans and final survey and may vary subject to conditions of consent issued by Council.

The information contained in this report is based on independent research undertaken by Newton Denny Chapelle. To the best of our knowledge, it does not contain any false, misleading or incomplete information.



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ATTACHMENTS

Attachment 1 – Deposited Plan 755627

Attachment 2 – Preliminary Contaminated Land Assessment

Attachment 3 – Assessment against State Environmental Planning Policies

Attachment 4 – Assessment against Section 9.1 Ministerial Directions

Attachment 5 – AHIMS

PLANS

Plan 1 – Location

Plan 2 – Contour Survey

Plan 3 – Site Analysis

Plan 4 – Conceptual Development Layout

Plan 5 – LEP Mapping

1. Background

1.1 Summary of Project

Newton Denny Chapelle has been engaged by *The Santin Family Trust* to prepare a Planning Proposal for land identified in the below **Table 1**, being located at Bruxner Highway, Casino.

This Planning Proposal has been completed in accordance with the Department of Planning & Environment's guide to preparing Planning Proposals. A Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act is sought.

The purpose of the Planning Proposal is to amend the town planning provisions applying to Lots 100 – 111 DP 755627 to rezone the land presently zoned RU1 – Primary Production to IN1 – General Industrial (refer **Plate 1**) in accordance with the provisions of the Richmond Valley Local Environmental Plan 2012. The Planning Proposal also seeks to amend the minimum lot size map to permit the creation of lots with a minimum lot size of 750m² within the area to be rezoned.

The subject land is identified within the North Coast Regional Plan (NCRP) 2036 as being within an 'Urban Growth Area' and an 'Investigation Area – Employment Land'. The lodgement of this Planning Proposal maintains the strategic consistency of the NCRP 2036.

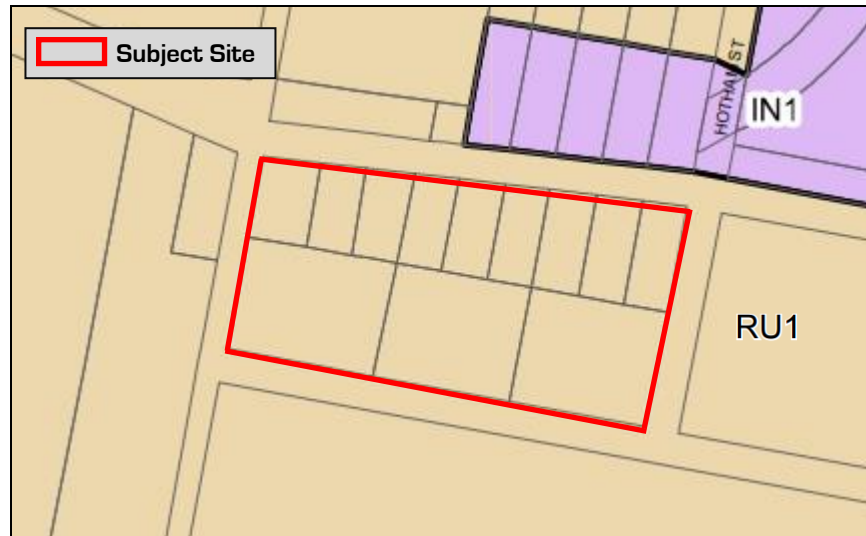


Plate 1: Current land zoning under the Richmond Valley LEP 2012
[Source Richmond Valley LEP 2012]

1.2 Location and Nature of Subject Land and the Nature of Surrounding Rural Area

The subject land is located at Bruxner Highway, Casino as identified on **Plan 1** – Location and also within the below **Plate 2**. **Plate 3** provides a visual illustration of the subject land in the context of an aerial photo.

The land subject to this Planning Proposal is as follows in **Table 1**:

Table 1: Land Subject to the Planning Proposal

Property Address	Property Description
Bruxner Highway, Casino	Lots 100 - 111 DP 755627

The Deposited Plan [DP 755627] can be found within **Attachment 1** of this report.

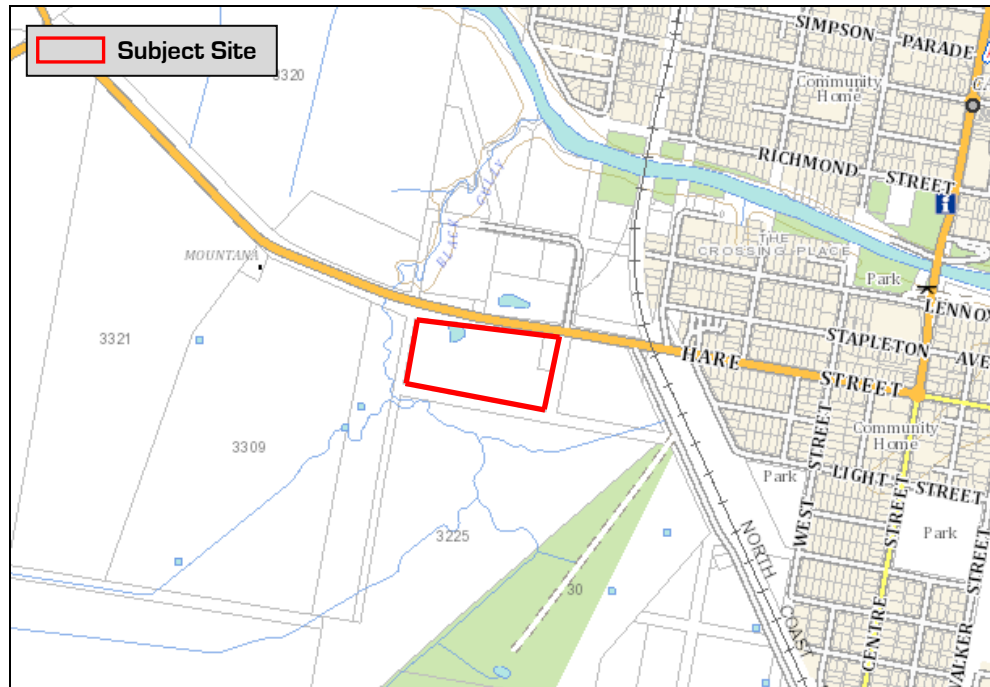


Plate 2: Subject land located at Bruxner Highway, Casino
(Source LPMA Six Viewer)



Plate 3: Aerial photo of the subject land (Source LPMA Six Viewer)

The property has road frontage to Bruxner Highway to the north, with rural land located to the east, south, and west generally characterised by grazing pursuits and rural dwellings. Directly opposite the eastern portion of the site, land on the northern side of the Bruxner Highway is zoned IN1 General Industrial which is currently occupied by Hurford's timber mill. The Casino Gun Club is located fronting Rifle Range Road to the south east of the subject land.

The subject property maintains an approximate combined land area of 6.9 hectares, is predominately grassland with the exception of various paddock trees. The site contains an old dwelling structure which is located on Lot 100 DP 755627 and a farm building situated on Lot 108 DP 755627. Lot 111 DP 755627 has been approved via DA2012.0139.02 for the construction of shed, access and Heavy Vehicle Storage. Vehicular access into this development will be achieved through the construction of the Hotham Street road reserve which adjoins to the east.

The Preliminary Contaminated Land Assessment completed by Greg Alderson & Associates (**Attachment 2**) provides a site history summary which identifies the following:

"The history review found the following:

- *Building and structures have been present on the investigation area. In particular a dilapidated dwelling is present which is suspected of being a source of lead contamination and asbestos;*
- *Cropping or intensive agricultural uses have not occurred;*
- *Fill material or quarry material has been stockpiled on an area of the property".*

The physical features of the site, and topographical details are illustrated within a contour survey in **NDC Plan 2** with site levels obtained through LIDAR data.

The land is situated within the Casino Floodplain hazard with the flood hazard comprising a combination of Low Hazard, High Depth Hazard, and Rare High Floodway Hazard. Pre-lodgement consultation with RVC has identified a 1 in 20 year flood level of RL 24.6 metres AHD and 1 in 100 year flood level of RL 25.9 metres AHD.

1.3 Site Analysis

NDC Plan 3 contained within this report identifies opportunities and constraints relating to the development potential of the land which include:

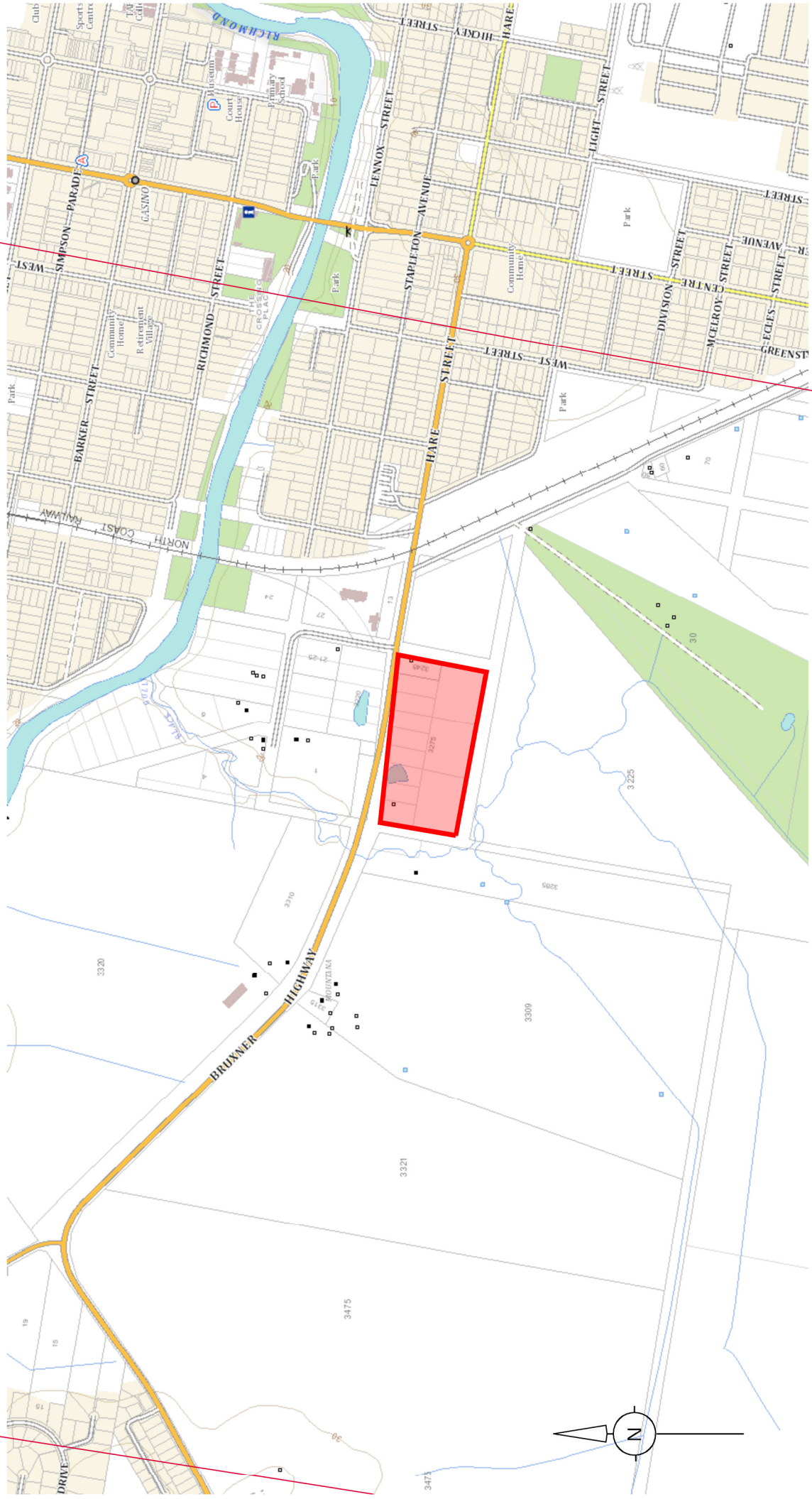
- Existing lot boundaries;
- Waterways;
- Flood Hazard Categories;
- Road frontage (Bruxner Highway);
- Adjoining road reserve (Hotham Street);
- Surrounding land uses;
- Power (DBYD).
- Telstra cable (DBYD)
- Mapped key fish habitat

The conceptual development layout presented at **NDC Plan 4** has had regard to the above constraints.

Pursuant to the Richmond Valley LEP 2012, the subject land is **not** mapped as:

- containing acid sulfate soils;
- containing a heritage item;
- being located within a drinking water catchment;
- containing terrestrial biodiversity; or
- containing land identified as a landslide risk.

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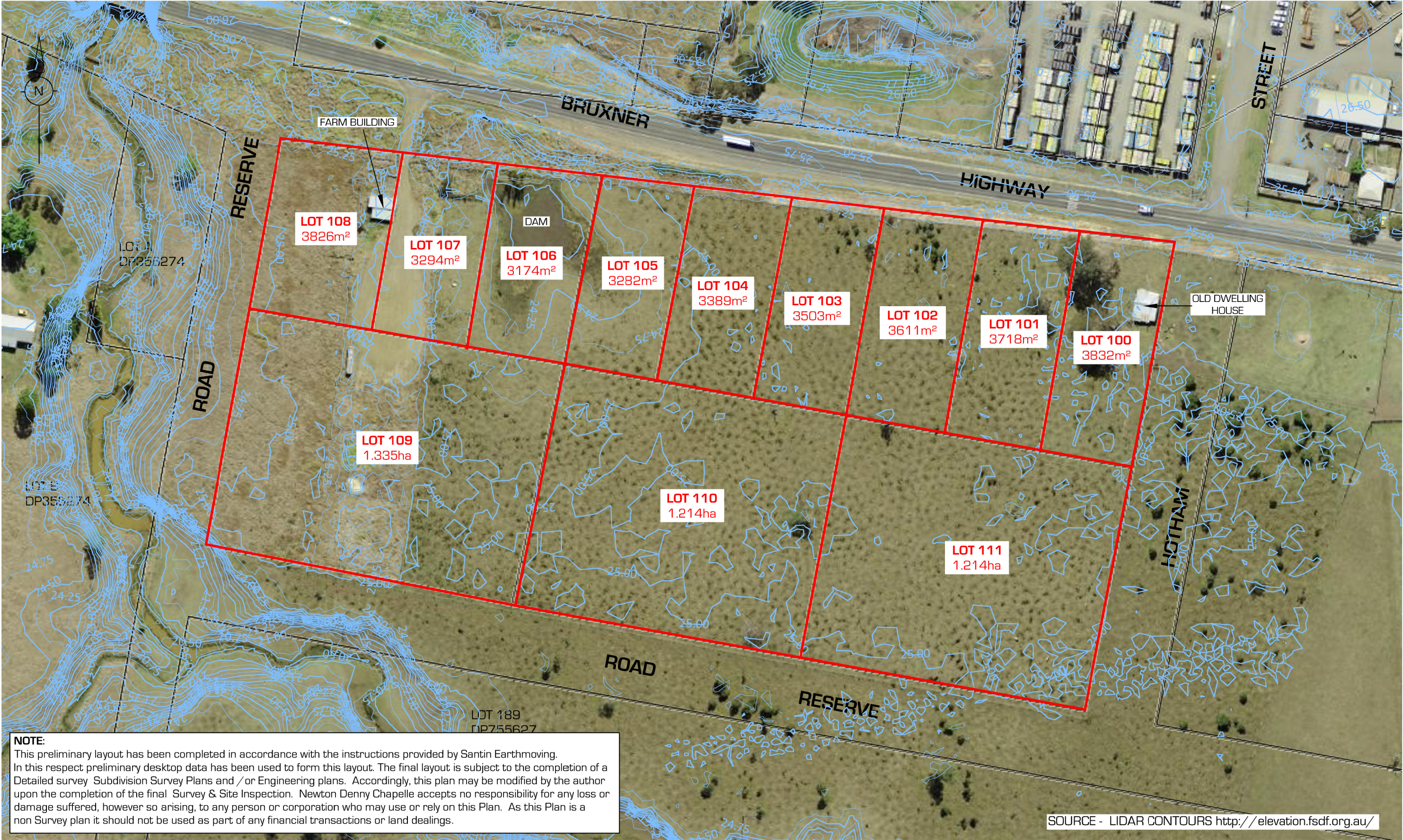


LEGEND:
 SITE BOUNDARY

Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
USMDRE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASINO 100 Barker St. Casino 2470
PH: 6662 5000
ABN: 86 220 045 469

PLAN 1 - LOCATION
CLIENT: SANTIN EARTHMOVING
LOCATION: LOTS 100 - 111 DP 755627
3243 BRUXNER HWY
CASINO NSW
DATE: 11.07.18 **REF:** 18/058
SCALE: NTS **DRAWN:** bk

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 02.05.18
k:\jobs\2018\18058 - santin earthmoving\planning\plans\ndc plans\ cad files\ 18058 - santin earthmoving.dwg - plan 1 - location



NOTE:
This preliminary layout has been completed in accordance with the instructions provided by Santin Earthmoving. In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a Detailed survey Subdivision Survey Plans and / or Engineering plans. Accordingly, this plan may be modified by the author upon the completion of the final Survey & Site Inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this Plan. As this Plan is a non Survey plan it should not be used as part of any financial transactions or land dealings.

SOURCE - LIDAR CONTOURS <http://elevation.fscf.org.au/>

REV	DATE	AMENDMENT
A		
B		
C		
D		
E		

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 02.05.18
k:\jobs\2018\18058 - santin earthmoving\planning\planning plans\ndc plans\cad files\18058 - santin earthmoving.dwg - plan 2- contour survey

NDC
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASINO 100 Barker St. Casino 2470
PH: 6662 5000
ABN: 86 220 045 469

PLAN 2 - CONTOUR SURVEY
CLIENT: SANTIN EARTHMOVING
LOCATION: LOTS 100 - 111 DP755627
3243 BRUXNER HIGHWAY
CASINO NSW
DATE: 11.07.18 **REF:** 18/058
SCALE: 1 : 1500 @ A3 **DRAWN:** bk

© NEWTON DENNY CHAPELLE

2. Planning Proposal

Part 1: Objectives and Intended Outcomes

The objective of the Planning Proposal is to change the town planning provisions applying to Lots 100 – 111 DP 755627 to rezone the land presently zoned RU1 – Primary Production to IN1 – General Industrial in accordance with the provisions of the Richmond Valley Local Environmental Plan 2012.

The Planning Proposal also seeks to amend the minimum lot size map to permit the creation of lots with a minimum lot size of 750m² within the area to be rezoned.

Intended Outcomes of the Planning Proposal

The aims of the Planning Proposal are outlined below:

1. To enable the opportunity of undertaking a range of land uses on the site that are not currently permitted on the land due to its current RU1 land zoning;
2. To enable suitable land to be developed for general industrial purposes and land uses permissible within the IN1 General Industrial zone;
3. To enable the opportunity to subdivide the land for industrial purposes with minimum lot sizes of 750m²;
4. To facilitate the implementation of growth management provisions within the North Coast Regional Plan.

For the purpose of this Planning Proposal, a conceptual development layout has been presented in **NDC Plan 4** which identifies a conceptual building envelope and internal central road alignment. Future development within this area will be subject to future development applications.

A proposed lot layout has not been designed at this early stage of the project. Future development within this area will be subject to future detailed designs and development applications which will determine the proposed number of subdivision lots and configurations.

Whilst future land uses will be subject to obtaining development consent in the future through the development application process, the intent of this Planning Proposal is not to enable either hazardous or offensive industry development on the land. In this regard Heavy Industry will be a prohibited land use within the IN1 General Industrial zone.

Part 2: Explanation of Provisions

2.1 Proposed Changes to the Richmond Valley LEP 2012

The land the subject to this Planning Proposal is currently zoned RU1 – Primary Production under the Richmond Valley Local Environmental Plan (RVLEP) 2012, and contains a minimum subdivision lot size requirement of 40 hectares.

The following amendments are required to the Richmond Valley LEP 2012 to enable the subdivision and development of the land for industrial purposes.

- **Acid Sulphate Soils Map** – No change.
- **Wetlands Map, Riparian Land and Waterways Map** – No change.
- **Drinking Water Catchment Map** – No change.
- **Dwelling Opportunity Map** – No change.
- **Heritage Map** – No change.
- **Height of Buildings Map** – No change.
- **Key Sites Map** – No change.
- **Land Application Map** – No change.
- **Land Reservation Acquisition Map** – No change.
- **Lot Size Map (Sheet LSZ-006A)** – Application of a 750m² minimum lot size for the area of land proposed to be rezoned in accordance with **NDC Plan 5**.
- **Land Zoning Map (Sheet LZN-006A)** – Application of an IN1 –General Industrial Zone in accordance with **NDC Plan 5**.
- **Terrestrial Biodiversity Map** – No change.
- **Landslide Risk Map** – No change.
- **Schedule 1 Additional Permitted Uses** – No change.

Part 3: Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

Yes. The North Coast Regional Plan 2036 has been prepared by the Department of Planning and Environment to manage expected growth in a sustainable manner. The Regional Plan applies to the Far North Coast and Mid North Coast of NSW (being an area which stretches from Port Macquarie in the south to Tweed Heads in the north). The Plan includes Richmond Valley Council and is therefore applicable to the current proposal.

To provide stimulus to the lodgement of a Planning Proposal, the subject land is identified within the North Coast Regional Plan 2036 as being within an 'Urban Growth Area' and an 'Investigation Area – Employment Land' as shown below in **Plate 4**.

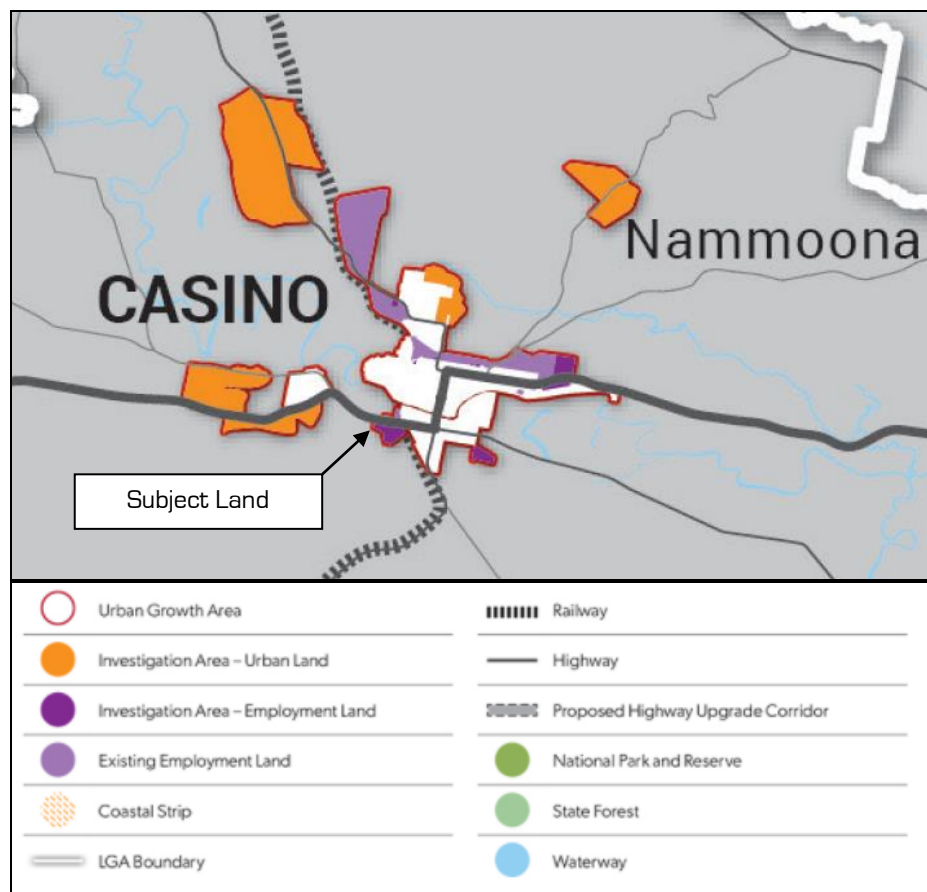


Plate 4 – Land identified in NCRP 2036

Image Source – NCRP 2036

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. Currently the subject land is zoned RU1 – Primary Production pursuant to the Richmond Valley LEP 2012. In order for a Development Application to be considered for a range of industrial and other developments on the land that are currently prohibited land uses, and to enable subdivision for industrial purposes with a minimum lot size of 750m², it is necessary to first amend the planning framework applying to the land. This is proposed to be done through rezoning the subject land from its current RU1 Primary Production land zoning to an IN1 – General Industrial land zone and to change the minimum lot size from 40 hectares to 750m².

Section B – Relationship to Strategic Planning Framework

3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Yes. The Planning Proposal is consistent with the North Coast Regional Plan 2036 as follows.

NORTH COAST REGIONAL PLAN 2036

The North Coast Regional Plan 2036 has a number of Directions of relevance and can be satisfied by the current Planning Proposal:

Direction 1: Deliver environmentally sustainable growth

The land the subject to this planning proposal is identified within the North Coast Regional Plan 2036 as within an 'Urban Growth Area' and an 'Investigation Area – Employment Land' as shown above in **Plate 4**.

Direction 2: Enhance Biodiversity, Coastal and Aquatic Habitats, and Water Catchments

The subject land is not located within the coastal zone, nor is it mapped as being located within a drinking water catchment pursuant to the RVLEP 2012. The land is not mapped as containing terrestrial biodiversity within the RVLEP 2012, whilst Richmond Valley Council's koala habitat map does not identify koala habitat on the site.

Future design and development on the site will be required to be undertaken in a manner so as to prevent impacts on the identified key fish habitat (RVLEP 2012) located to the west and south west (refer **NDC Plan 3**). Future design and construction will also need to consider the impact on the dam located on Lot 106 DP 755627 and its role in the proposed site layout.

Direction 3: Manage Natural Hazards and Climate Change

The land is situated within the Casino Floodplain hazard with the flood hazard comprising a combination of Low Hazard, High Depth Hazard, and Rare High Floodway Hazard. Pre-lodgement consultation with RVC has identified a 1 in 20 year flood level of RL 24.6 metres AHD and 1 in 100 year flood level of RL 25.9 metres AHD.

The Richmond Valley DCP requires industrial and commercial development to have a floor level located above the 1 in 100 year ARI flood level.

The subject land ranges between approximately RL 24.25 – 25.25 metres AHD (LIDAR data) with future development required to comply with the requirements of the Casino Floodplain management plan which is as follows for industrial and commercial development within the above reference flood hazard categories:

Development Building Type	Requirement
Existing Lot – New Development	SF1 - No minimum fill required.
Subdivision	SF2 - For low hazard and high depth hazard – For commercial areas, the minimum fill level to be greater than or equal to the 100 year flood level. For industrial areas, the minimum fill level to be greater than or equal to the 10 year flood level.
Floor level	FL2a – All floor levels to be greater than or equal to the 100 year flood level.

The subject lands are not mapped as being bushfire prone on Council's adopted bushfire hazard map nor identified within the coastal zone.

The subject land is not identified as being an area of landslide risk within the RVLEP 2012 map.

Direction 6: Develop Successful Centres of Employment

The proposal is consistent with this direction particularly sub direction 6.6, as it will assist in delivering an adequate supply of employment land to support jobs growth.

Direction 11: Protect and enhance productive agricultural lands

The land the subject of this Planning Proposal is identified as Regionally Significant Farmland within the Northern Rivers Farmland Protection Project Final Map. However, the NCRP 2036 has identified the land as being within an 'Urban Growth Area' and an 'Investigation Area – Employment Land'. Accordingly, it is expected that in the future the Farmland Protection mapping will be updated to reflect the land as 'committed urban uses' as opposed to significant farmland.

The rezoning of the land to IN1 will enable development on the site such as rural industry that will support and complement the agricultural sector. This may include agricultural produce industries or businesses that provide for the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise.

With regard to 'Important Farmland' we note that Section 9.1 Planning Direction No.5.3 [which relates to mapped Farmland of State and Regional Significance on the NSW Far North Coast] specifically does not apply to land identified as an 'urban growth area' within the North Coast Regional Plan 2036 therefore does not apply to the subject land in this instance.

Direction 18: Respect and Protect the North Coast's Aboriginal Heritage

An AHIMS search completed as part of this Planning Proposal did not identify an Aboriginal site or place as being located within 1km of Lot 104 DP 755627.

Direction 19: Protect Historic Heritage

The Richmond Valley LEP 2012 mapping does not identify the subject land as containing a heritage item.

4. Is the Planning Proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The subject land is not identified within the Casino Urban Land Release Strategy [16 August 2005] adopted by Richmond Valley Council.

Concerning Council's strategic intent for urban release areas and employment lands, the subject land is identified as 'Proposed Employment Lands' within Richmond Valley Council's 'Changes to Future Urban Growth Boundaries' document [Date 6 January 2015] as per **Plates 5 and 6** below.

The 'Changes to Future Urban Growth Boundaries' document [Date 6 January 2015] provides the following justification to identify this land as 'Employment Land':

The land sits opposite the Hurfords Sawmill which is zoned IN1 – General Industrial.

While the land is partially affected by flood it is within the standards established by the Casino Flood Study – Flood Control Matrix for non-residential development.

The land can readily be serviced by essential services and is buffered from nearby residential development by the North Coast Railway corridor.

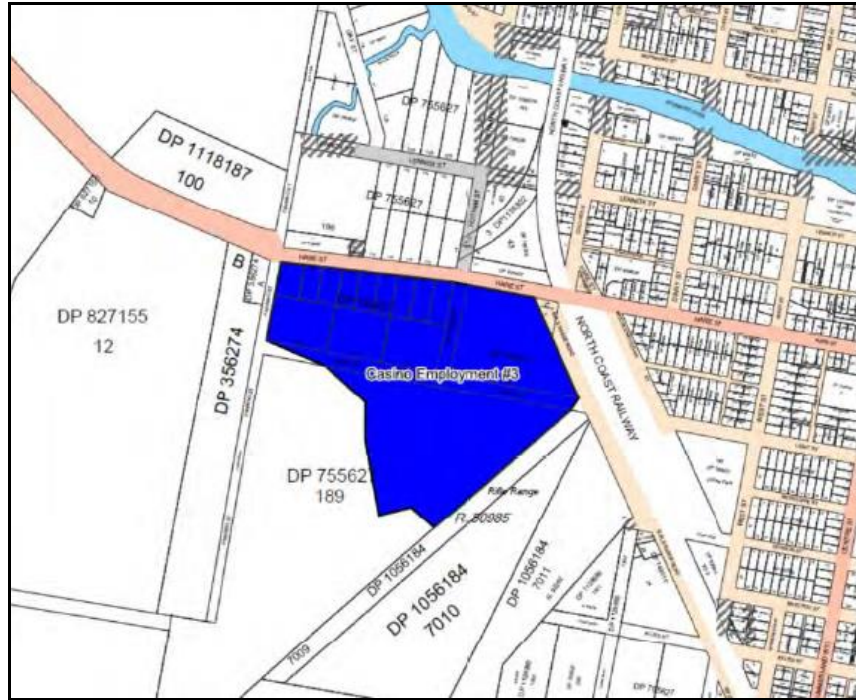


Plate 5 – Land identified as Employment Land

Image Source – Richmond Valley Council's 'Changes to Future Urban Growth Boundaries' document (Date 6 January 2015)



Plate 6 – Land identified as Employment Land

Image Source – Richmond Valley Council's 'Changes to Future Urban Growth Boundaries' document (Date 6 January 2015)

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the provisions of applicable State Environmental Planning Policies. An assessment of the project against these policies is provided within **Attachment 3**.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Comment: The Planning Proposal is consistent with the provisions of applicable Section 9.1 Ministerial Directions (previously S117 Ministerial Directions). An assessment of the project against these requirements is provided at **Attachment 4**.

Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Comment: The subject lands are predominately grassland and are not identified as containing Terrestrial Biodiversity within the RVLEP 2012 mapping.

Richmond Valley Council's koala habitat mapping does not identify koala habitat existing on the subject land.

An ecological assessment may be prepared post Gateway determination if deemed necessary by Council.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Potential impacts are identified and discussed as follows:

a. Soils - Contamination & Acid Sulfate Soils

A stage 1 SEPP 55 assessment has been completed by Greg Alderson & Associates which is contained within **Attachment 2**.

The subject land is not identified as containing Acid Sulfate Soils pursuant to the Richmond Valley LEP 2012.

b. Bushfire

The subject land is not identified as containing bushfire hazard vegetation pursuant to bushfire hazard maps adopted by Richmond Valley Council.

c. Buffer Areas (Land Use Conflict)

The purpose of buffers for industrial development is to provide a level of visual screening and also to assist to reduce impacts including noise and other emissions that may occur from certain developments.

Whilst Council's DCP does not specify buffer distances from general/light industry to sensitive receivers such as dwellings, the Lismore DCP Part A: Chapter 11 – Buffer Areas has been consulted which requires the following recommended buffers:

Recommended Buffer		
	Minimum	Preferred
Light Industries	10 metres	20 metres
General Industries	20 metres	40 metres

NDC further consulted with Council's Strategic Planning department with regard to buffers, and following this consultation the conceptual building envelope on **NDC Plan 4** provides a minimum separation buffer of 100 metres from the nearest dwelling not associated with the development which is located on Lot B DP 356274.

Any future development application on the land will be required to address impacts associated with that specific land use with additional ameliorative measures to be adopted as necessary with regard to the management of potential impacts.

d. Cultural Heritage

An AHIMS search completed as part of this Planning Proposal (**Attachment 5**) did not identify an Aboriginal site or place as being located within 1km of Lot 104 DP 755627.

The Richmond Valley LEP 2012 mapping does not identify the subject land as containing a heritage item.

f. Landscape and Visual Value

The landscape and visual character of the locality is rural and industrial with urban residential development located to the east of the North Coast Railway line. The property has road frontage to Bruxner Highway to the north, with rural land located to the east, south, and west generally characterised by grazing pursuits and rural dwellings. Directly opposite the eastern portion of the site, land on the northern side of the Bruxner Highway is zoned IN1 General Industrial which is currently occupied by Hurford's timber mill. The Casino Gun Club is located fronting Rifle Range Road to the south east of the subject land.

Lot 111 DP 755627 enjoys development approval via DA2012.0139.02 for the construction of a shed, access and Heavy Vehicle Storage.

It is envisaged that future land uses enabled via an IN1 land zoning will complement the existing non-residential uses identified above.

The size of the conceptual site layout shown on **NDC Plan 4** is such that there is substantial land available for site landscaping to enable future development on the site to achieve a good level of visual protection.

It is expected that future development applications on the land will be subject to landscaping conditions in accordance with Council's DCP landscaping requirements. It is noted that in relation to Lot 111 DP 755627, condition no. 4 of DA 2012.0139.02 required the following landscaping be provided on that lot prior to issue of the Occupation Certificate:

- A five (5) metre wide landscape area along the northern site boundary;
- A five (5) metre wide landscape area along approximately half the eastern and western boundaries;
- An outer row of eucalypt species and inner row of native shrubs planted at five (5) metre minimum spacing.

g. Stormwater Drainage and Water Quality

A Stormwater Management Plan (SWMP) will be required to be submitted upon finalisation of the Gateway Determination. The SWMP will outline how the stormwater quality (Water Sensitive Urban Design) and attenuation targets are achieved for the site.

It is anticipated that stormwater will be treated via a range of devices including:

- Litter Basket inserts and/or Gross Pollutant Traps.
- Sediment Basin and/or Bioretention Systems.

The development will treat and attenuate stormwater prior to its discharge from the site. It is anticipated that attenuation will be provided for the site via the existing farm dam. This dam will be modified to act as a self-draining attenuation / sediment basin. Sediment and erosion controls are to be implemented during construction.

h. Flooding

The land is situated within the Casino Floodplain hazard with the flood hazard comprising a combination of Low Hazard, High Depth Hazard, and Rare High Floodway Hazard. Pre-lodgement consultation with RVC has identified a 1 in 20 year flood level of RL 24.6 metres AHD and 1 in 100 year flood level of RL 25.9 metres AHD.

The Richmond Valley DCP requires industrial and commercial development to have a floor level located above the 1 in 100 year ARI flood level.

As identified above under Question 3, the subject land ranges between approximately RL 24.25 – 25.25 metres AHD (LIDAR data) with future development required to comply with the Richmond Valley DCP and the Casino Floodplain management plan for industrial and commercial development as follows:

Development Building Type	Requirement
Existing Lot – New Development	SF1 - No minimum fill required.
Subdivision	SF2 - For low hazard and high depth hazard – For commercial areas, the minimum fill level to be greater than or equal to the 100 year flood level. For industrial areas, the minimum fill level to be greater than or equal to the 10 year flood level.
Floor level	FL2a – All floor levels to be greater than or equal to the 100 year flood level.

i. Coastal Hazards

The development is not subject to SEPP [Coastal Management 2008].

j. Agriculture

The subject land is mapped as being Regionally Significant Farmland within the Northern Rivers Farmland Protection Project Final Map. Despite the mapping, the subject land is currently configured within 12 separate smaller titles with Lot 111 DP 755627 already approved for heavy vehicle storage under DA 2012.0139.02.

Despite the land being mapped as Regionally Significant, the proposal to rezone the land to IN1 General Industrial is justified as follows:

- The proposal satisfies Direction 11: Protect and Enhance Productive Agricultural Lands of the NCRP 2036 as submitted earlier within this report
- The subject land is identified as 'Proposed Employment Lands' within Richmond Valley Council's 'Changes to Future Urban Growth Boundaries' document [Date 6 January 2015];
- The subject land is identified within the North Coast Regional Plan 2036 as being within an 'Urban Growth Area' and an 'Investigation Area - Employment Land'.
- The proposal can adequately justify the inconsistency with Ministerial Direction 9.1 [previously S117] - Direction 1.2 Rural Zones as submitted in **Attachment 4**.

k. Geotechnical Assessment

Pursuant to the Richmond Valley LEP 2012, the subject land is not mapped as containing land identified as a landslide risk.

A geotechnical assessment may form a condition requirement as part of the Gateway Determination to assess the suitability of the land for future development.

9. *How has the Planning Proposal adequately addressed any social and economic effects?*

The rezoning of the land to enable industrial and commercial orientated landuses will have positive social and economic effects, and this form of development will satisfy Direction 1 of the North Coast Regional Plan being to 'deliver environmentally sustainable growth'. To this end, the subject land is located within an 'Urban Growth Area' and an 'Investigation Area – Employment Land' of the NCRP 2036.

The community benefit associated with the proposed development will be found in the provision of additional employment opportunities within the Richmond Valley LGA.

The proposal is considered to result in the creation of local employment opportunities through new jobs and multiplier effects on the local economy. The range of land uses that will be enabled through the rezoning of the land will provide local employment opportunities that will have flow-through effects through tradespeople to suppliers and capacity for increased retail expenditure.

No social impacts are envisaged in regard to cultural heritage matters having regard to the information provided above under Question 8 – d. Cultural Heritage.

Section D – State and Commonwealth Interests

10. *Is there adequate public infrastructure for the Planning Proposal?*

a. Sewer

The site can be serviced by either a new low pressure sewer network or traditional gravity sewer with new public pump station. Low pressure sewer networks are preferred for lower ET's. Both options will require a pressure sewer rising main to discharge into the existing Casino reticulated sewer network. There are several options for connection including:

- Direct injection into the Gays Hill rising main currently running within the Bruxner Highway Road Reserve adjacent to the site.
- Discharge into the existing gravity sewer manhole adjacent to the Hare Street / Diary Street intersection.

- Discharge into the existing gravity sewer manhole within Colches Street.

Sufficient sewer services can be provided for the site. The actual location/configuration is to be determined in consultation with Council during subsequent detailed design phases.

b. Water

A new water reticulation network will be provided within the development. It is anticipated that this main will be connected into the existing rising main within the Bruxner Highway Road Reserve.

c. Electricity Supply

Consultation will be required to be undertaken with the relevant authority to ensure power supply is adequate to meet the needs of the development at cost to the proponent.

d. Telecommunications

Consultation will be required to be undertaken with the relevant authority to ensure telecommunication capacity is adequate to meet the needs of the development at cost to the proponent.

e. Roads

The extension of Hotham Street south of the Bruxner Highway has been approved as part of DA2012/139. The design of the intersection is currently subject to the detailed design phase of the RMS WAD process. A traffic and access report will be required to be prepared upon receipt of the Gateway Determination to assess the capacity of the road network to service the development.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

To be completed following receipt of the Gateway Determination.

Part 4: Mapping

The following changes are proposed to the mapping within the Richmond Valley Local Environmental Plan 2012.

- i. **Lot Size Map (Sheet LSZ-006A)** – Application of a 750m² minimum lot size for the area of land proposed to be rezoned in accordance with **NDC Plan 5**;
- ii. **Land Zoning Map (Sheet LZN-006A)** – Application of an IN1 – General Industrial Zone in accordance with **NDC Plan 5**.

This Planning Proposal includes a locality plan and aerial photo which clearly identifies the subject site.

Part 5: Community Consultation

The Gateway Determination will specify the community consultation that must be undertaken on the Planning Proposal.

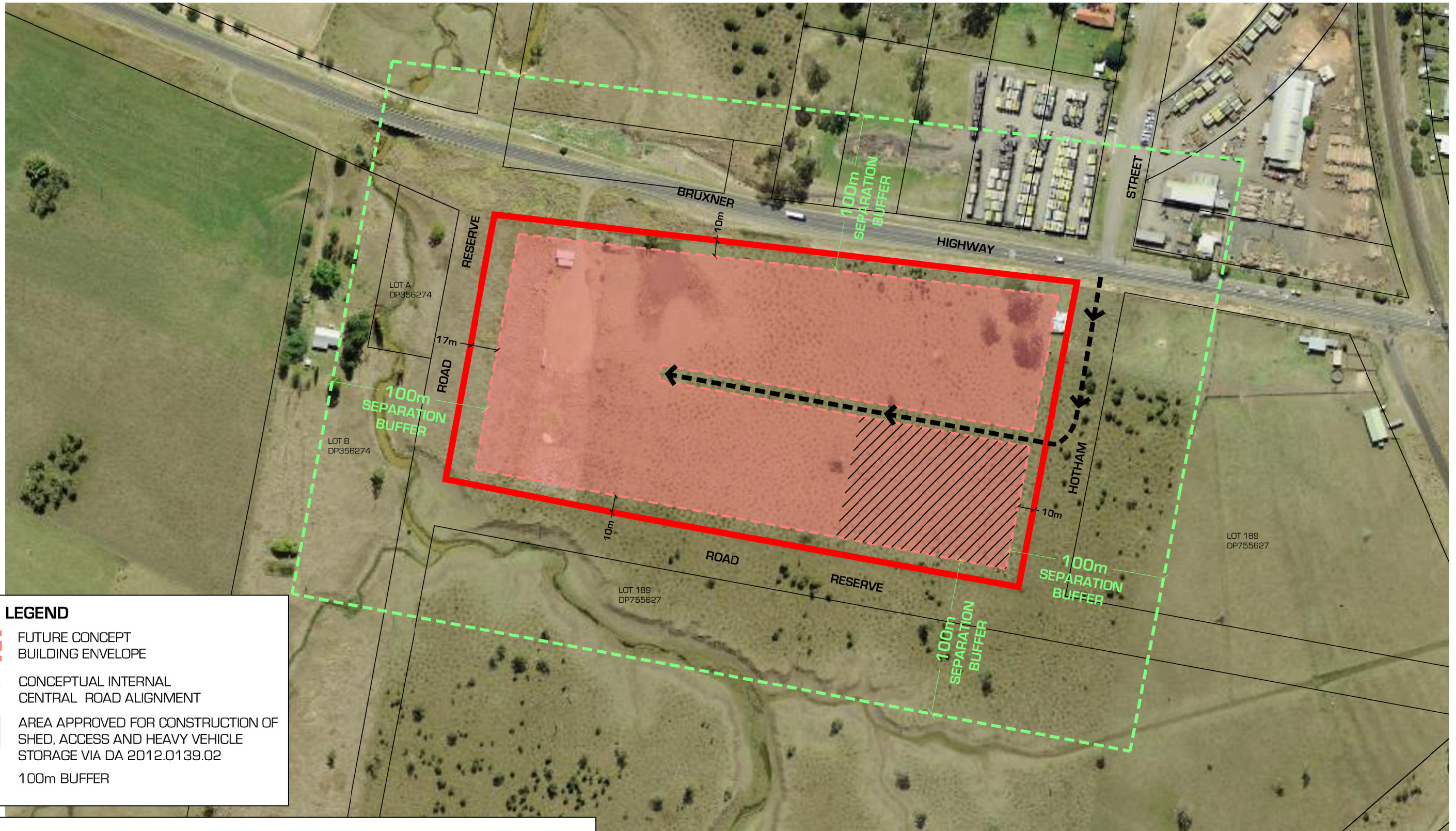
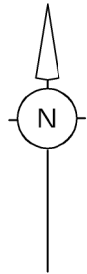
It is expected that the Planning Proposal will be exhibited for a period of 28 days in accordance with standard procedures.

Part 6: Project Timeline

Plan Making Step	Estimated Completion
Council Resolution	February 2019
Gateway Determination (Anticipated)	April 2019
Government Agency Consultation	May 2019
Public Exhibition Period	July 2019
Submissions Assessment	August 2019
Council adopt Planning Proposal	August 2019
Submission of Endorsed LEP to DP&E for finalisation	September 2019 (if no Plan Making Delegation)
Anticipated date plan is made (if delegated)	October 2019
Forwarding of LEP Amendment to DP&E for notification (if delegated)	November 2019

REFERENCES

- A Guide to Preparing Planning Proposals: NSW Planning and Environment 2016.
- North Coast Regional Plan 2036
- Richmond Valley Council's 'Changes to Future Urban Growth Boundaries' document (Date 6 January 2015)

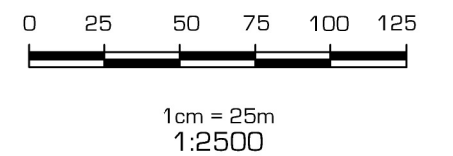


LEGEND

- FUTURE CONCEPT BUILDING ENVELOPE
- CONCEPTUAL INTERNAL CENTRAL ROAD ALIGNMENT
- AREA APPROVED FOR CONSTRUCTION OF SHED, ACCESS AND HEAVY VEHICLE STORAGE VIA DA 2012.0139.02
- 100m BUFFER

NOTE:

This preliminary layout has been completed in accordance with the instructions provided by Santin Earthmoving. In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a Detailed survey Subdivision Survey Plans and /or Engineering plans. Accordingly, this plan may be modified by the author upon the completion of the final Survey & Site Inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this Plan. As this Plan is a non Survey plan it should not be used as part of any financial transactions or land dealings.



REV	DATE	AMENDMENT
A		
B		
C		
D		
E		

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 02.05.18

k:\jobs\2018\18058 - santin earthmoving\planning\planning plans\ndc plans\cad files\18058 - santin earthmoving.dwg - plan 4 - concept development layout

NDC
Newton Denny Chapelle
Surveyors Planners Engineers

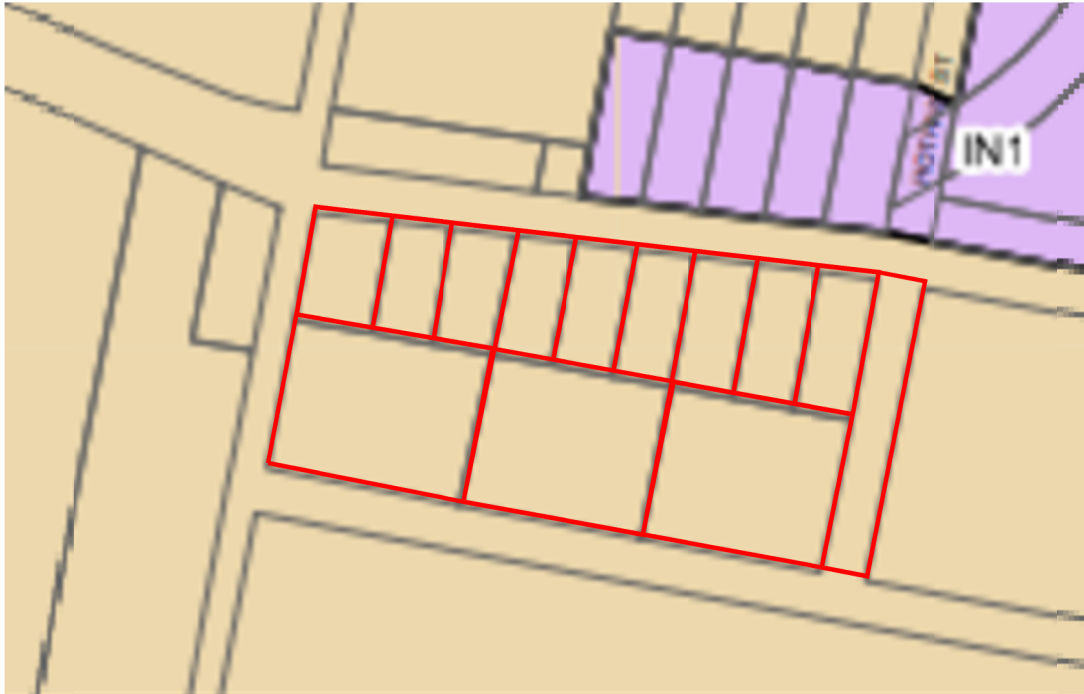
Email: office@newtondennychapelle.com.au
LISMORE 31 Carrington St. Lismore 2480 PH: 6622 1011
CASINO 100 Barker St. Casino 2470
PH: 6662 5000
ABN: 86 220 045 469

PLAN 4 - CONCEPT DEVELOPMENT LAYOUT

CLIENT: SANTIN EARTHMOVING
LOCATION: LOTS 100 - 111 DP755627
3243 BRUXNER HIGHWAY
CASINO NSW

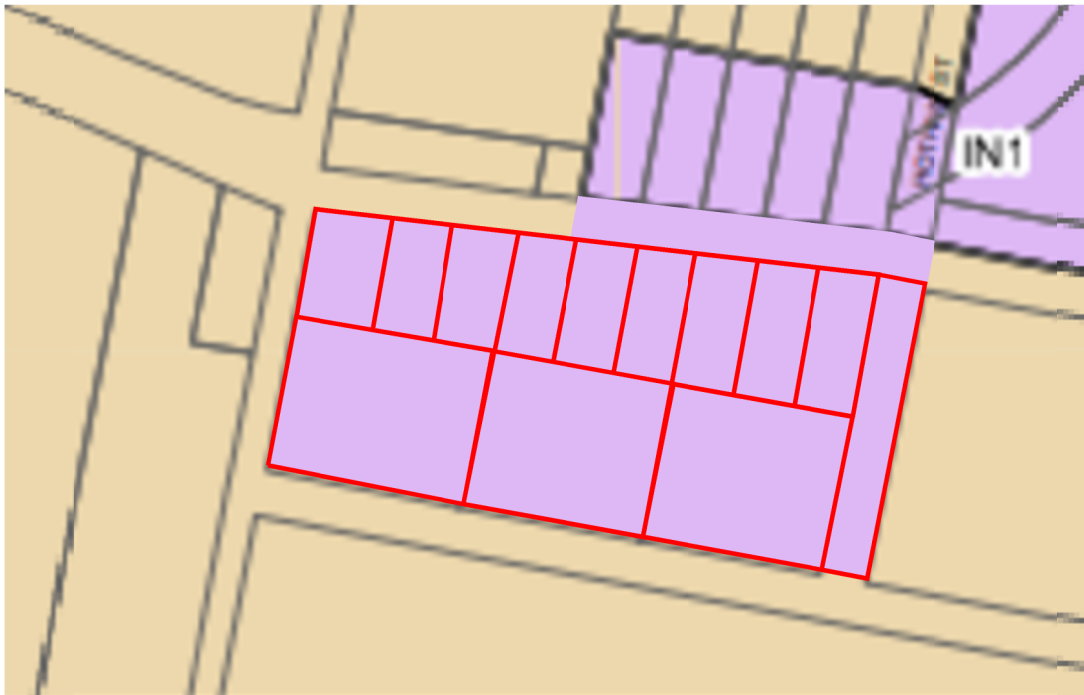
DATE: 11.07.18
SCALE: 1 : 2500 @ A3

REF: 18/058
DRAWN: bk



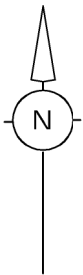
EXISTING LAND ZONE

RU1 Primary Production



PROPOSED LAND ZONE

IN1 General Industrial



**RICHMOND VALLY LOCAL
ENVIRONMENTAL
PLAN 2012 MAPPING**

SITE BOUNDARY

SOURCE PLAN:
www.legislation.nsw.gov.au - accessed 08.05.18

- Lot size map - sheet LSZ_006A
- Land zoning map - sheet LZN_006A

NOTE:
This preliminary layout has been completed in accordance with the instructions provided by Santin Earthmoving.
In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a Detailed survey Subdivision Survey Plans and /or Engineering plans. Accordingly, this plan may be modified by the author upon the completion of the final Survey & Site Inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this Plan. As this Plan is a non Survey plan it should not be used as part of any financial transactions or land dealings.



EXISTING LOT SIZE

AB 40ha



PROPOSED LOT SIZE

R 750m²

REV	DATE	AMENDMENT
A	11.07.18	
B	30.01.19	PROPOSED LAND ZONE & LOT SIZE
C		
D		
E		

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 02.05.18
k:\jobs\2018\18058 - santin earthmoving\planning\planning plans\ndc plans\cad files\18058 - santin earthmoving.dwg - plan 5 - lep mapping

NDC
Newton Denny Chapelle
Surveyors Planners Engineers
Email: office@newtondennychapelle.com.au
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CASINO 100 Barker St. Casino 2470
PH: 6662 5000
ABN: 86 220 045 469

PLAN 5 - LEP MAPPING **REV B**
CLIENT: SANTIN EARTHMOVING
LOCATION: LOTS 100 - 111 DP755627
3243 BRUXNER HIGHWAY
CASINO NSW
DATE: 30.01.19
SCALE: 1 : 1500 @ A3
REF: 18/058
DRAWN: bk

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