

# ARDILL PAYNE

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8174 planning proposal cover letter (may 2017)

25 May 2017

The General Manager  
Richmond Valley Council  
Locked Bag 10  
**CASINO NSW 2470**

**Attn: Tony McAteer**

**Dear Tony**

**re: Planning Proposal/LEP Amendment Request  
Lot 100 DP 1201719, Hills Road, Rileys Hill**

I refer to our discussion on the 23<sup>rd</sup> May 2017 and as advised, Ardill Payne & Partners (APP) has been commissioned by Mr Alan Cardy to provide Town Planning services in the preparation and lodgement of a Planning Proposal/LEP Amendment Request with Richmond Valley Council.

Attached herewith is the following:

- signed landowner authority enabling APP to lodge the Planning Proposal
- 2 x paper copies and 1 x CD copy of the Planning Proposal
- cheque for \$5500.00 being the Stage 1 processing fee as detailed in Council's 2016/2017 Fees and Charges

As discussed, it is suggested that subsequent to the Planning Proposal being received by Council, that a joint site inspection be undertaken to discuss such.

Should you have any questions in respect of this matter, please contact me on 6686 3280 or [pauls@ardillpayne.com.au](mailto:pauls@ardillpayne.com.au)

**Yours faithfully**

Paul Snellgrove

**ARDILL PAYNE & PARTNERS**

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**Engineers | Planners | Surveyors | Environmental | Project Management**

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APP Land Owner Authority.doc

## LAND OWNER AUTHORITY

This is to advise that Ardill Payne & Partners  
of 45 River Street, Ballina NSW has been engaged by:



Landowner's name	MONAL PTY LIMITED
Landowner's address	17 OXFORD ST BONDI JUNCTION NSW 2022

To prepare certain applications in respect of land known as:

Street	Hills Road
Town	Rileys Hill
Real property description	Lot 100 DP 1201719

The owner(s) of the aforementioned land(s) hereby authorises Ardill Payne & Partners or its agents to:

1. Inspect all relevant Council records.
2. Obtain copies of submissions made to Council or other government authorities.
3. Carry out searches and site inspections.
4. Lodge a planning proposal, development, section 96, construction certificate, Section 68 and 138, subdivision certificate or any other like application with Richmond Valley Council.

Signed		
Name	DIRECTOR - ALAN MICHAEL CARDY	SECRETARY - ANNE-MARIE WINCHESTER
Date	24.5.17	
Phone	0410 406 000	
Email	alan@cardyco.com	

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## **PLANNING PROPOSAL/LEP AMENDMENT REQUEST**

Submission to Richmond Valley Council

Lot 100 DP 1201719  
Hills Road, Rileys Hill

for:  
Mr Alan Cardy  
(Director – Monal Pty Ltd)

May 2017

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### Document Control Sheet

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Job Captain:	Paul Snellgrove
Author:	Paul Snellgrove
Client:	Alan Cardy (c/- Monal Pty Ltd)
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## 1 Introduction

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*This section introduces the proposal and provides a general overview of the project.*

### 1.1 Background

This submission comprises a Planning Proposal/LEP Amendment Request which explains the intended effect of, and provides justification for, a proposed amendment to the Richmond Valley Local Environmental Plan 2012 (RVLEP).

The proposed amendments relate to land described as Lot 100 DP 1201719, Hills Road, Rileys Hill and involves:

- rezoning the land to RU5 – Village Zone; and
- replacing the 40ha minimum lot size with a 600m<sup>2</sup> minimum lot size.

The proposed RU5 zone and 600m<sup>2</sup> minimum lot size is the same zone and lot size as the adjoining/adjacent land to the north (Hills Road, Echidna Place and Rileys Hill Road).

This Planning Proposal has been prepared having regard to Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and:

- Planning Proposals – A Guide to Preparing Planning Proposals (Department of Planning and Environment, August 2016)
- Council's Rezoning Policy No. 05.01.02

This submission comprises and supports the Stage 1: LEP Amendment Initiation process of the Planning Proposal.

It should be noted that Council's Rezoning Policy No. 05.01.02 is effectively outdated and has been superseded by the Planning Proposal/Gateway Process under Section 55 of the Act.

This submission has been prepared on behalf of the land owner, Mr Alan Cardy (Director – Monal Pty Ltd).

There is no Political Donations and Gifts Disclosure required to accompany this request.

## 1.2 Structure and Scope of Report

This LEP Amendment Initiation Request contains the following:

- |                  |  |
|------------------|--|
| <b>Section 2</b> | Context and characteristics of subject land.   |
| <b>Section 3</b> | A statement of the <b>Objectives and Intended Outcomes</b> of the proposed LEP amendment (Section 2, Part 1).                        |
| <b>Section 4</b> | An <b>Explanation of the Provisions</b> that are to be included in the proposed LEP amendment (Section 2, Part 2).                   |
| <b>Section 5</b> | The <b>Justification</b> for those objectives, outcomes and provisions and the process for their implementation (Section 3, Part 2). |
| <b>Section 6</b> | Details of the <b>Community Consultation</b> in respect of the Planning Proposal (Section 4, Part 2).                                |

A number of appendices form part of this request being:

- |                   |   |
|-------------------|---|
| <b>Appendix A</b> | Aerial photograph of subject and adjoining land |
| <b>Appendix B</b> | Copy of deposited plan                          |
| <b>Appendix C</b> | Contour and detail survey                       |



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## 2 Context and Characteristics of Subject Land

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*This section describes the subject land and identifies the geographical context of the site and its relationship to the surrounding locality.*

### 2.1 Property Details

This Planning Proposal relates to a single lot which is described in real property terms as Lot 100 DP 620838, is commonly known as Hills Road, Rileys Hill.

The subject land is irregular in shape with a frontage of approx. 631m to Hills Road and an area of 8.268ha. The subject land is vacant and is largely cleared grassland (grazing land) and has levels ranging between 4.5-15m AHD.

Vehicular access to the site is via Hills Road which is a constructed rural road with a bitumen seal for the property frontage.

An aerial photograph of the subject and adjoining land is provided at **Appendix A**. A copy of the deposited plan is provided at **Appendix B**. A contour and detail survey is provided at **Appendix C**.

### 2.2 Constraints

Preliminary planning investigations (including interrogation of Council's GIS mapping) have confirmed as follows:

#### 2.2.1 Acid Sulfate Soils

The subject land is mapped on RVLEP 2012 Acid Sulfate Soils Map – Sheet ASS\_009 as being part Class 2 and part Class 5 acid sulfate soils. The vast bulk of the land is mapped as Class 5 with a small strip of Class 2 land being situated on the lower sections of the land along the south-eastern boundary (adjacent to Hills Road).

Consent is required on Class 2 land for:

- works below the natural ground surface



- works by which the watertable is likely to be lowered

Consent is required on Class 5 land for:

- works within 500m of adjacent Class 1, 2, 3 or 4 land that is below 5m AHD and by which the watertable is likely to be lowered below 1m AHD on adjacent Class 1, 2, 3 or 4 land

### **2.2.2 Bushfire**

The whole of the subject land is mapped as being bushfire prone as a consequence of Vegetation Category 1 vegetation + 100m buffer.

### **2.2.3 Flooding**

The subject land is mapped as “Rare Low Hazard – Extreme Flood Fringe (RLH)” on the Richmond Valley Flood Mapping.

## **2.3 Dwelling Entitlement**

The subject land is mapped on the RVLEP Dwelling Opportunity Map - Sheet DWE\_009 as having a “dwelling opportunity” and thus Council is able to grant consent to an application for a dwelling house pursuant to Clause 4.2B(3)(d) of the RVLEP.

## **2.4 Other matters**

The subject land is not:

- mapped as being subject to coastal hazards or processes
- mapped as containing wetlands or key fish habitat on the RVLEP Wetlands Map Riparian Land and Waterways Map – Sheet \_CL1\_009
- mapped as being in a drinking water catchment on the RVLEP Drinking Water Catchment Map – Sheet DWC\_009
- identified as being or containing an item of environmental heritage under Part 1 of Schedule 5 of the RVLEP 2012

- identified as being an archaeological site under Part 2 of Schedule 5 of the RVLEP 2012
- identified as being within a heritage conservation area under Part 3 of Schedule 5 of the RVLEP 2012
- identified as being affected by the operation of Sections 38 or 39 of the *Coastal Protection Act 1979*
- affected by any road widening or realignment proposal under either Division 2 of Part 3 of the *Roads Act 1993*, any environmental planning instrument or any resolution of Council
- identified as being subject to acquisition by a public authority under the provisions of any environmental planning instrument, deemed or draft environmental planning instrument

## **2.5 Strategic Planning Context**

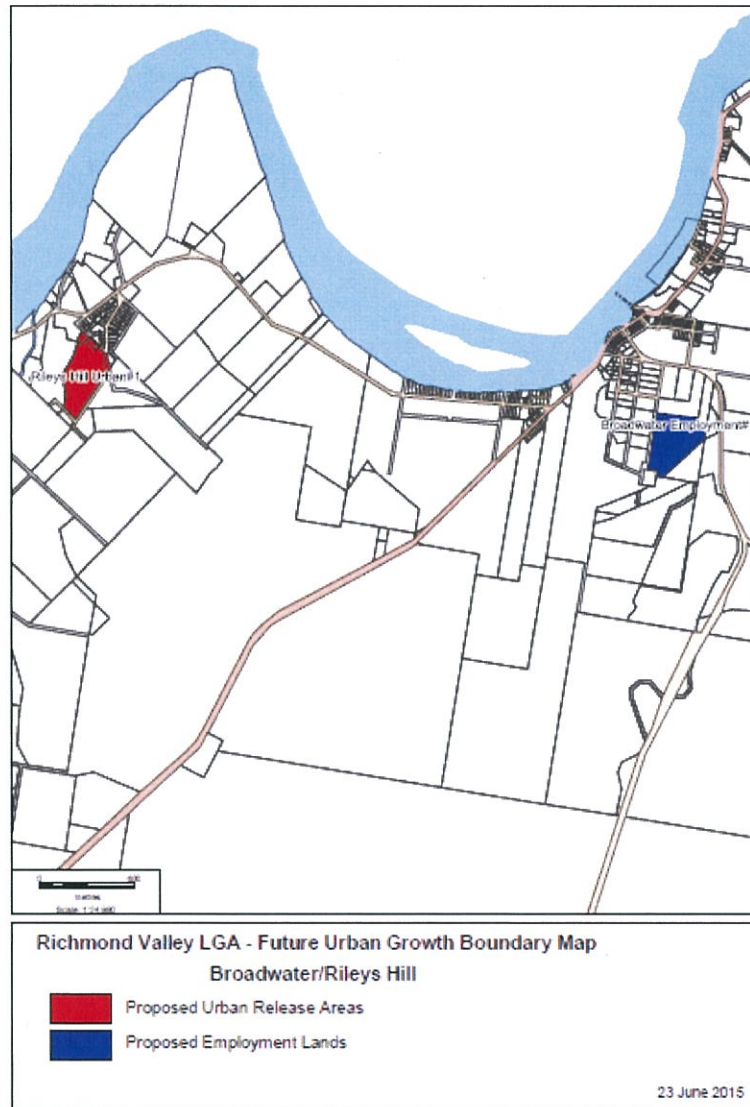
### **2.5.1 North Coast Regional Plan 2036 (NCRP)**

The subject land is mapped on 'Figure 17: Urban growth area map for Richmond Valley Local Government Area' in the NCRP as being an 'Investigation Area – Urban Land'. The objective for the Richmond Valley under the heading 'Housing' is to "*Deliver new housing in Rileys Hill, Evans Head, Woodburn and Casino.*"

Under the circumstances, the proposed application of a village/residential zone is consistent with the NCRP.

### **2.5.2 Council submission to Draft NCRP**

Richmond Valley Council made a submission to the public exhibition of the Draft NCRP which identified the subject land (being Rileys Hill Urban #1) as a "Proposed Urban Release Area". A copy of the Future Growth Boundary Map that was provided to the Department of Planning is provided below.



This submission to the DNCRP was the result of a community consultation process and was adopted by Council for inclusion in the Draft NCRP.

Under the circumstances, the proposed application of a village/residential zone is consistent with Council's resolution and its submission to the Draft NCRP.

## 2.6 Relevant Provisions of RVLEP 2012

The subject land is mapped under the RVLEP 2012 as follows:

- RU1 – Primary Production Zone

- AB2 – 40ha minimum lot size/subdivision standard
- 8.5m maximum building height
- part Class 2 and part Class 5 acid sulfate soils
- dwelling opportunity
- biodiversity



### **3.1 Objectives of Planning Proposal**

The objective of the Planning Proposal is to rezone the subject land to a village zone and to apply a minimum lot size that will enable the land to be subdivided into minimum 600m<sup>2</sup> lots, and to enable the construction of dwelling houses on the vacant lots at some future time (and subject to a separate approval process).

### **3.2 Possible Future Subdivision**

The subject land has an area of 8.268ha and it is proposed to apply an RU5 – Village Zone with a 600m<sup>2</sup> minimum lot size.

Based purely on a 600m<sup>2</sup> lot size and approximately 150m<sup>2</sup> of road per lot, the site could yield in the order of 100 lots. It should be noted that this yield is purely a hypothetical numerical and has not been calculated having regard to any of the characteristics or constraints of the site. It is submitted that a more realistic lot yield would be in the order 60-70 lots.

The locality is serviced by all necessary reticulated public infrastructure services, including:

- potable water supply
- sewerage disposal
- electricity
- telecommunications
- constructed urban roads (including stormwater)

Such services would have to be extended so that any future new lots could be connected to and serviced by such systems.

**4.1 Explanation of Proposed Amendments**

The proposed amendments to the RVLEP 2012 involve:

- rezoning the lot from RU1 – Primary Production Zone to RU5 – Village Zone; and
- applying a 600m<sup>2</sup> minimum lot size to the land.

The proposed RU5 zone and 600m<sup>2</sup> minimum lot size is the same zone and lot size as the adjoining/adjacent land to the north (Hills Road, Echidna Place and Rileys Hill Road).

**5.1 Section A – Need for the planning proposal**

***1. Is the planning proposal a result of any strategy study or report?***

The subject land is identified in the North Coast Regional Plan 2036 as an “Investigation Area – Urban Land”.

The land has also been identified by Council in its submission to the Draft NCRP as “Proposed Urban Release Area – Rileys Hill Urban #1” on the Richmond Valley LGA Future Urban Growth Boundary Map – Broadwater/Rileys Hill.

The proposed rezoning is consistent with both of the above.

***2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

The proposed application of a rural village zone is consistent with these strategic planning documents/processes that identify the land for future urban release/use.

It is submitted that an LEP amendment is the best (and only) way in which to achieve the proposed outcomes, as the proposal relates expressly to land use zoning and future consequential subdivision.

***3. Is there a net community benefit?***

The net community benefit that will result from the proposal is:

- additional economic activity generated by the development of the land for residential purposes
- additional land available for residential and related development

- achieving the objective of the NCRP of delivering new housing to Rileys Hill

## 5.2 Section B – Relationship to strategic planning framework

### ***4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?***

As detailed elsewhere in this Planning Proposal, the proposal is consistent with the North Coast Regional Plan 2036.

The Planning Proposal involves a change to the zoning and minimum lot size standards to enable future subdivision (and construction of new dwelling houses).

The Planning Proposal will provide for increased housing opportunities which will assist in accommodating the projected local and regional population increase.

The Planning Proposal is thus consistent with the NCRP. The information contained in this Planning Proposal document confirms and supports the capability of the land to accommodate village/residential development, which is thus consistent with the regional planning framework.

### ***5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?***

Council does not have a specific local or community strategic plan applying to the land.

However, the land was identified by Council in its submission to the Draft NCRP as "Proposed Urban Release Area – Rileys Hill Urban #1" on the Richmond Valley LGA Future Urban Growth Boundary Map – Broadwater/Rileys Hill.



**6. Is the planning proposal consistent with applicable state environmental planning policies?**

There are a number of SEPP's that are of relevance to the proposal, details of which are as follows:

SEPP Title	Compliance of Planning Proposal
SEPP (Rural Lands) 2008	<p>The subject land is currently zoned RU1. The proposed rezoning of the lot to a village/residential zone will not compromise or prejudice the use of the subject and adjoining land for agricultural purposes, due primarily to the characteristics, existing use, adjoining use and small size of the lot.</p> <p>The application of a village zone will not result in increased land use conflicts with adjoining agricultural land as a consequence of the siting of adjoining dwellings, the character of the adjoining and surrounding land (being primarily residential and bushland) and the limited potential for agricultural use of the adjoining land.</p> <p>It is therefore submitted that the Planning Proposal is consistent with the provisions of and is not contrary to the intent of the SEPP.</p>
SEPP 44 – Koala Habitat Protection	<p>The subject land is a relatively small (8.268ha) rural lot that is largely devoid of significant native vegetation and is not likely to contain any Koala food trees. The Gateway Determination will advise as to whether an ecological/F&amp;F investigation is required to support Stage 2.</p> <p>It is therefore submitted that the Planning Proposal is consistent with the provisions of and is not contrary to the intent of the SEPP.</p>
SEPP 55 – Remediation of Land	<p>Clause 6(1) of this SEPP requires the planning authority when preparing a Draft LEP to consider whether the land is contaminated and whether the land is suitable for such purpose (as not being contaminated or requiring remediation to make it suitable).</p> <p>The subject land is a relatively small rural lot (8.268ha) that has and continues to be used for cattle grazing and does not have any current or historical usage that would have likely contaminated the land. Further, the land does not adjoin and is not proximate to any intensive horticulture or other potentially contaminating uses. The Gateway Determination will advise as to whether a contamination investigation is required to support Stage 2.</p> <p>It is therefore submitted that the Planning Proposal is consistent with the provisions of and is not contrary to the intent of the SEPP.</p>
SEPP 71 – Coastal Protection	<p>The subject land is physically and spatially removed from any coastal foreshore area, being in excess of 300m from the bank of the Richmond River. The future subdivision and residential development of the land will not have any adverse or tangible impacts on any part of the coastal foreshore or any public land and will not impact existing or be able to provide new or improved public access to any foreshore area.</p> <p>It is therefore submitted that the Planning Proposal is consistent with the provisions of and is not contrary the intent of the SEPP.</p>

**7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

Section 117 of the *EP & A Act 1979* provides directions that relevant planning authorities must have regard to when preparing planning proposals for new LEPs. The following table identifies which of these directions are applicable to the proposed rezoning and how the Planning Proposal is consistent with their provisions.

Direction Number	Compliance of Planning Proposal
<b>1. Employment and Resources</b>	
1.1 Business and Industrial Zones	Does not apply to Planning Proposal.
1.2 Rural Zones	Complies – The subject land is mapped as 'Investigation Area – Urban Land' (Figure 17 – Urban growth area map for Richmond Valley Local Government Area) of the NCRP 2036 and is thus able to be justified as a consequence of the NCRP.
1.3 Mining, Petroleum Production and Extractive Industries	Does not apply to Planning Proposal.
1.4 Oyster Aquaculture	Does not apply to Planning Proposal.
1.5 Rural Lands	Complies – comments in respect of the Rural Lands SEPP are provided in <b>Section 5.2</b> of this Planning Proposal. Further, the proposed rezoning is of relatively minor significance and is consistent with the NCRP as the land is mapped as an 'Investigation Area – Urban Land'.
<b>2. Environment and Heritage</b>	
2.1 Environmental Protection Zones	Does not apply to Planning Proposal.
2.2 Coastal Protection	Complies – the proposal is considered to be of a relatively minor nature. The subject land is physically and spatially removed from any coastal foreshore area and is not subject to any damaging coastal processes. Further the vast bulk of the land is mapped as Class 5 acid sulfate soils and as "Rare Low Hazard – Extreme Flood Fringe". The proposal will not have any impact on any coastal foreshore land (public or private).
2.3 Heritage Conservation	Complies – the subject land is not identified as containing or comprising a heritage item or place (per Schedule 5 of the RVLEP 2012).
2.4 Recreation Vehicle Areas	Does not apply to Planning Proposal.
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Does not apply to Planning Proposal.
<b>3. Housing, Infrastructure and Urban Development</b>	
3.1 Residential Zones	Complies – adequate public infrastructure is available in the immediate locality to service the existing lot and possible new lots (contingent upon rezoning and consent being granted to future



	subdivision).  The proposal will facilitate village/residential development which is able to connect to and make use of existing infrastructure services.
3.2 Caravan Parks and Manufactured Home Estates	Does not apply to Planning Proposal.
3.3 Home Occupations	Complies – home occupations are permitted without consent in the RU5 zone under the RVLEP 2012.
3.4 Integrated Land Use and Transport	Complies – the land is identified as 'Investigation Area – Urban Land' (Figure 17 – Urban growth area map for Richmond Valley Local Government Area) of the NCRP 2036. The proposal will facilitate development which is able to make use of existing roads and transport services.
3.5 Development Near Licensed Aerodromes	Does not apply to Planning Proposal.
3.6 Shooting Ranges	Does not apply to Planning Proposal.
<b>4. Hazard and Risk</b>	
4.1 Acid Sulphate Soils	The subject land is mapped as part Class 2 and part Class 5 acid sulfate soils. The vast bulk of the lot is mapped as Class 5 with the Class 2 land being the lower lying land along the south-eastern boundary (being land at a level of approx. 5m AHD).  If the land is rezoned and developed for village/residential purposes, there may be some works that could disturb the ground surface of the Class 2 land.  An acid sulfate soils assessment would likely have to be prepared to support the proposed rezoning and future possible subdivision of the land should the Planning Proposal proceed to Stage 2.
4.2 Mine Subsidence and Unstable Land	Does not apply to Planning Proposal.
4.3 Flood Prone Land	The subject land is mapped as being "Rare Low Hazard – Extreme Flood Fringe". There are expansive sections of the property that are elevated (above 5m AHD) which would flood free and could be developed for village/residential purposes.  Actual flood levels for the site/locality would have to be confirmed to inform the proposed rezoning and future possible subdivision of the land should the Planning Proposal proceed to Stage 2.
4.4 Planning for Bushfire Protection	A bushfire hazard assessment would have to be prepared in accordance with the provisions of Planning for Bushfire Protection 2006 to support the proposed rezoning and future possible subdivision of the land should the Planning Proposal proceed to Stage 2.
<b>5. Regional Planning</b>	
5.1 Implementation of Regional Strategies	Complies – the Far North Coast Regional Strategy has been effectively superseded by the NCRP. The land is identified as 'Investigation Area – Urban Land' (Figure 17 – Urban growth area map for Richmond Valley Local Government Area) of the NCRP 2036.
5.2 Sydney Drinking Water Catchments	Does not apply to Planning Proposal.
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Complies – This direction does not technically apply due to the fact that land is mapped in the "Northern Rivers Farmland Protection Project – Final Recommendations", February 2005 as "other rural land". This direction applies to land mapped as "State significant farmland", "regionally significant farmland" and "significant non-

	contiguous farmland".
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Does not apply to the Planning Proposal.
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked 18 June 2010.
5.6 Sydney to Canberra Corridor	Revoked 10 July 2008
5.7 Central Coast	Revoked 10 July 2008
5.8 Second Sydney Airport: Badgerys Creek	Does not apply to the Planning Proposal.
5.9 North West Rail Link Corridor Strategy	Does not apply to the Planning Proposal.
5.10 Implementation of Regional Plans	The land is identified as 'Investigation Area – Urban Land' (Figure 17 – Urban growth area map for Richmond Valley Local Government Area) of the NCRP 2036. The Planning Proposal complies with the NCRP.
<b>6. Local Plan Making</b>	
6.1 Approval and Referral Requirements	Complies – does not introduce any new concurrence or consultation provisions or any additional designated development types.
6.2 Reserving Land for Public Purposes	Does not apply to the Planning Proposal.
6.3 Site Specific Provisions	Complies – seeks to apply the existing RU5 land use zone and standards that are compatible with the village development of the site and adjoining land.
<b>7. Metropolitan Planning</b>	
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Does not apply to Planning Proposal.
7.2 Implementation of Greater Macarthur Land Release Investigation	Does not apply to Planning Proposal.

### 5.3 Section C – Environmental, social and economic impact

#### **8. *Is there any likelihood of critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

As evidenced from the aerial photograph at **Appendix A**, the subject land is vacant and is largely cleared grassland that is being grazed. There are some smaller trees and scrubby type vegetation adjacent to the south-eastern boundary on the lower lying section of the property.



The subject land is not likely to contain any critical habitat or threatened species, populations or ecological communities. It is likely that an ecological/F&F assessment would be required as part of the conditions of the Gateway Determination, which would be required to support/inform Stage 2.

**9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

There are a number of constraints applying to the subject land however, they are not considered to be such that would be fatal to or significant prejudice the proposed rezoning due to:

- the vast bulk of the land is mapped as Class 5 acid sulfate soils, with only a small section being Class 2 (being the lower lying section along the south-eastern boundary of the lot) – acid sulfate soils are able to be readily managed (via an acid sulfate soils management plan) and/or any future subdivision or development is able to be situated on elevated land that is clear of the Class 2 land
- the vast bulk of the land is mapped as “Rare Low Hazard – Extreme Flood Fringe” and there are expansive areas of the site that are above 5m AHD – actual flood levels would be confirmed with Council are able to be readily managed (via fill and/or fill levels) and/or any future subdivision or development is able to be situated on land that is above the flood level
- the whole of the land is mapped as being bushfire prone, with the vast bulk of the property being mapped as “vegetation buffer” and some very small sections being mapped as “Vegetation Category 1” vegetation – as a consequence of such, a Bushfire Threat Assessment under PBP 2006 would have to be prepared to support/inform Stage 2 – it should be noted that the vast bulk of the land is devoid of any bushfire source vegetation – any future subdivision or development is able to be designed and constructed in a manner that will achieve compliance with PBP 2006

Any future subdivision and development will increase impervious areas/surfaces on the subject land and thus there will be an increase in the type and quantum of stormwater generated at/by the site. Such stormwater would have to be investigated and managed so that there was no adverse impacts on any downstream receiving environments.

***10. How has the planning proposal adequately addressed any social and economic effects?***

The proposed rezoning (and construction of future houses) may have impacts on the landscape and scenic character of the locality but would not have any significant amenity impacts on adjacent dwellings and residents. These matters would have to be addressed in more detail should the Planning Proposal proceed to Stage 2.

The reticulated public infrastructure services are available in the immediate locality and there are no significant economic issues with the servicing of any future lots.

**5.4 Section D – State and Commonwealth interests**

***11. Is there adequate public infrastructure for the planning proposal?***

The existing locality is connected to and serviced by all necessary reticulated public infrastructure services. There is sufficient capacity for any proposed new lots to be efficiently and economically connected to and serviced by such services.

***12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?***

The views of the Department of Planning & Infrastructure and other relevant Governmental bodies would be obtained should Council resolve to enable the Planning Proposal to proceed.

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## 6 Community Consultation

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There has not been any community consultation undertaken in respect of this Planning Proposal at this point in time.

It is likely that a requirement for community consultation will be contained in any Gateway Determination, with such community consultation and advertising having to be duly undertaken by Council in the further processing of this Planning Proposal.



This Planning Proposal has been prepared by Ardill Payne & Partners (APP) on behalf of Alan Cardy (Director – Monal Pty Ltd) for lodgement with Richmond Valley Council and is not to be used for any other purpose or by any other person or corporation.

This report has been prepared from the information provided to us and from other information obtained as a result of enquiries made by us. APP 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.

No part of this report may be reproduced, stored or transmitted in any form without the prior consent of APP.

APP declares that it does not have, nor expects to have, a beneficial interest in the subject project.

To avoid this advice being used inappropriately it is recommended that you consult with APP before conveying the information to another who may not fully understand the objectives of the report. This report is meant only for the subject site/project and should not be applied to any other.



<b>Appendix A</b>	Aerial photograph of subject and adjoining land
<b>Appendix B</b>	Copy of deposited plan
<b>Appendix C</b>	Contour and detail survey

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## APPENDIX A

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**Appendix A**  
Aerial photograph of subject  
and adjoining land



[illegible]

Disclaimer: This report has been generated by various sources and is provided for information purposes only. Spatial Services does not warrant or represent that the information is free from errors or omission, or that it is exhaustive. Spatial Services gives no warranty in relation to the information, especially material supplied by third parties. Spatial Services accepts no liability for loss, damage, or costs that you may incur relating to any use or reliance upon the information in this report.



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## APPENDIX B

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**Appendix B**  
Copy of deposited plan



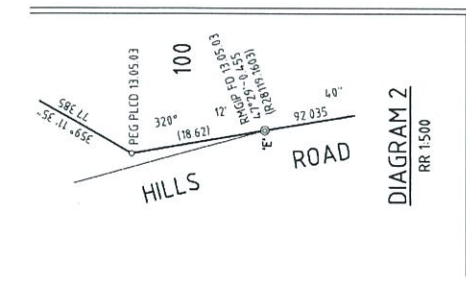


DIAGRAM 2  
RR 1500

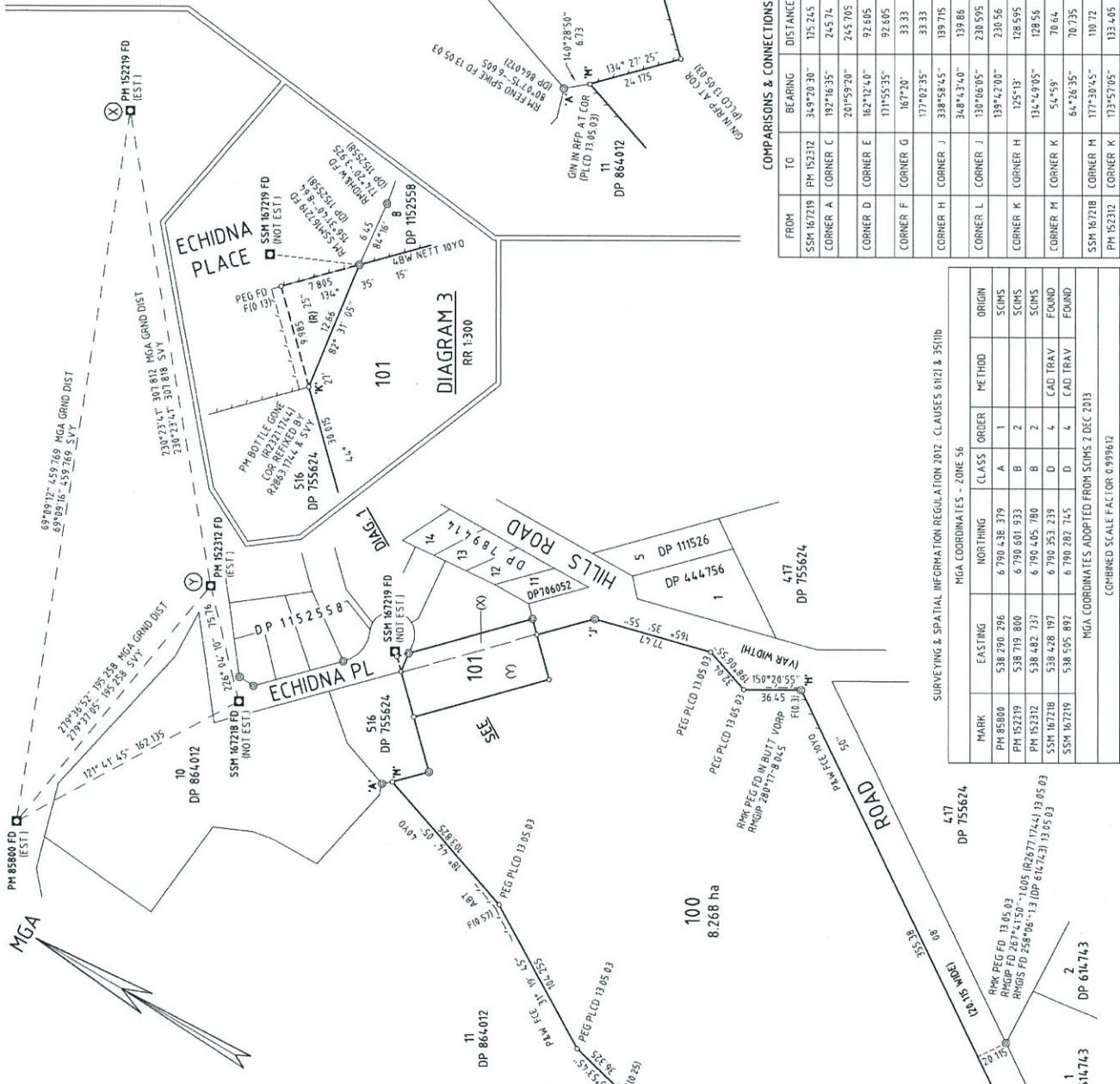


DIAGRAM 3  
RR 1300



DIAGRAM 1  
RR 1800

COMPARISONS & CONNECTIONS

FROM	TO	BEARING	DISTANCE	SOURCE
SSM 167218 FD (NOT EST.)	PM 152312	34°20'30"	105.245	SVY
CORNER A	CORNER C	192°16'35"	245.74	DP 864012
CORNER D	CORNER E	204°59'20"	245.705	SVY
CORNER F	CORNER G	167°20'	92.605	SVY
CORNER H	CORNER I	177°02'35"	33.33	SVY
CORNER J	CORNER K	338°58'45"	139.715	R23217144
CORNER L	CORNER M	348°43'10"	139.86	SVY
CORNER N	CORNER O	130°06'05"	230.595	R28631744
CORNER P	CORNER Q	139°42'00"	230.56	SVY
CORNER R	CORNER S	125°13'	128.595	R28631744
CORNER T	CORNER U	134°49'05"	128.56	SVY
CORNER V	CORNER W	54°59'	70.64	R23217144
SSM 167218 FD (NOT EST.)	CORNER X	64°26'35"	70.735	SVY
PM 152312	CORNER Y	177°38'45"	110.72	SVY
PM 152312	CORNER Z	173°57'05"	133.405	SVY

SURVEYING & SPATIAL INFORMATION REGULATION 2012 - CLAUSES 61(2) & 35(1)(b)

MGA COORDINATES - ZONE 56

MARK	EASTING	NORTHING	CLASS	METHOD	ORIGIN
PM 85600	538 290 296	6 790 438 379	A	1	SCMS
PM 152312	538 719 800	6 790 601 933	B	2	SCMS
PM 152312	538 482 737	6 790 405 180	B	2	SCMS
SSM 167218	538 428 197	6 790 353 339	D	4	FOUND
SSM 167219	538 505 892	6 790 282 745	D	4	FOUND

MGA COORDINATES ADOPTED FROM SCMS 2 DEC 2013

COMBINED SCALE FACTOR 0.999612

(X) LAND EXCLUDES MINERALS  
(Y) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS  
(Z) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS  
(R) ROAD WIDENING - AREA 38.96m<sup>2</sup>

Surveyor: CHRISTOPHER ARTHUR ABBOTT  
Date of Survey: 13th MAY 2003 & 11th FEB 2014  
Surveyor's Ref: 13005 (48) REPORT

PLAN OF SUBDIVISION OF  
LOT 1 DP 120385 & LOT 2 DP 823590

LGA: RICHMOND VALLEY  
Locality: RILEYS HILL  
Subdivision No: 2014.024  
Production Ratio 1:2000

Registered  
4.11.2014

DP1201719

---

## APPENDIX C

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### **Appendix C**

Contour and detail survey



**Note - Level Datum**

Level Datum: AHD  
Origin: PM.85800 (RL.2.682 AHD)  
Contour Interval: 0.5m

NOTE: For Surveyed Points, refer to Autocad Layers:  
"X-MARK" "X-CODE" & "X-RL"

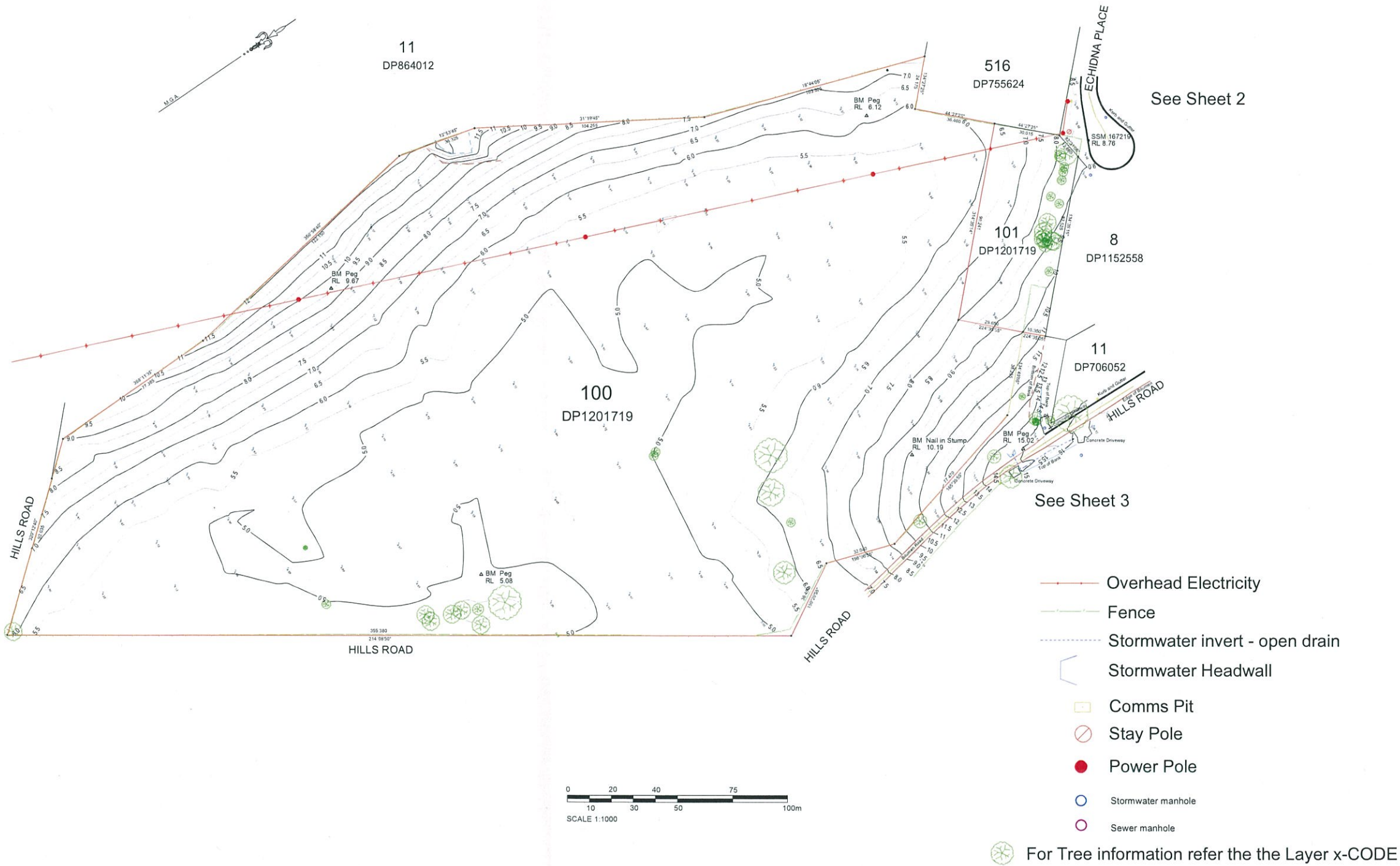
**Note - Underground Services**

The location of the services shown hereon have been derived from the field survey of visible components. The exact location of these services has not been investigated, and any others may therefore vary and should be verified with the relevant authorities and or the "Dig before you Dig" service prior to any works being undertaken.

Should any work be undertaken on or adjacent to the site to which this survey refers it is the responsibility of the person doing the work to locate any service that may be affected by that work. Whilst due care was used in compiling this information, no responsibility will be accepted or taken by Ardill Payne & Partners for any inaccuracies or omissions shown or not shown hereon.

**Note - Survey Intent**

This survey was undertaken to locate the visible site features, including the topography & improvements thereon. As such, no boundary fixation was undertaken to accurately determine the parcel boundaries, the available land area or it's dimensions. The dimensions shown have been derived from the relevant registered plans held by the Land Titles Office. No work was undertaken to verify these dimensions. Should accurate boundary locations be required, further survey work would need to be undertaken to accurately locate the boundaries, which may include the registration of a survey redefining the property.



Issue	Date	Amendment	App'd

Client:	ALAN CARDY
---------	------------

Project:	Proposed Rezoning & Subdivision Hills Road, Rileys Hill Lot 100 DP 1201719
----------	--

Title:	CONTOUR & DETAIL SURVEY Sheet 1 of 3
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ENGINEERS PLANNERS SURVEYORS  
ENVIRONMENTAL PROJECT MANAGEMENT  
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GUNNDAH 285 Conolly Street Ph. 02 6742 9955  
A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Surveyed	BJ/LT	Scale at A1	1:1000	Date	17/8/16
Drawn	BJ	Datum	A.H.D.		
Checked	RJJ	Acad File	8174 DS.DWG		
Approved		Coord File	8174DS.mjo		
Job No.	8174	Dwg No.	S01	Issue	



11  
DP706052

HILLS ROAD

BM Nail in Stump  
RL 10.19

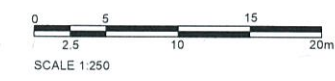
BM Peg  
RL 15.02

**Note - Level Datum**  
Level Datum: AHD  
Origin: PM.85800 (RL 2.682 AHD)  
Contour Interval: 0.5m  
  
**Note - For Surveyed Points, refer to Autocad Layers:**  
"X-MARK" "X-CODE" & "X-RL"

**Note - Underground Services**  
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- Overhead Electricity
- Fence
- Stormwater invert - open drain
- Stormwater Headwall
- Comms Pit
- Stay Pole
- Power Pole
- Stormwater manhole
- Sewer manhole
- For Tree information refer the the Layer x-CODE



Issue	Date	Amendment	App'd

Client:  
**ALAN CARDY**

Project:  
**Proposed Rezoning & Subdivision  
Hills Road, Rileys Hill  
Lot 100 DP 1201719**

Title:  
**CONTOUR &  
DETAIL SURVEY**  
Sheet 2 of 3  
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A.B.N. 51 808 558 977 e-mail: info@ardillpayne.com.au

Surveyed	BJ /LT	Scale at A1	1:250	Date	17/8/16
Drawn	BJ	Datum	A.H.D.		
Checked	RJJ	Acad File	8174 DS.DWG		
Approved		Cad File	8174DS.mjo		
Job No.	8174	Dwg No.	S02	Issue	



**Note - Level Datum**

Level Datum: AHD  
Origin: PM 85800 (RL 2.682 AHD)  
Contour Interval: 0.5m

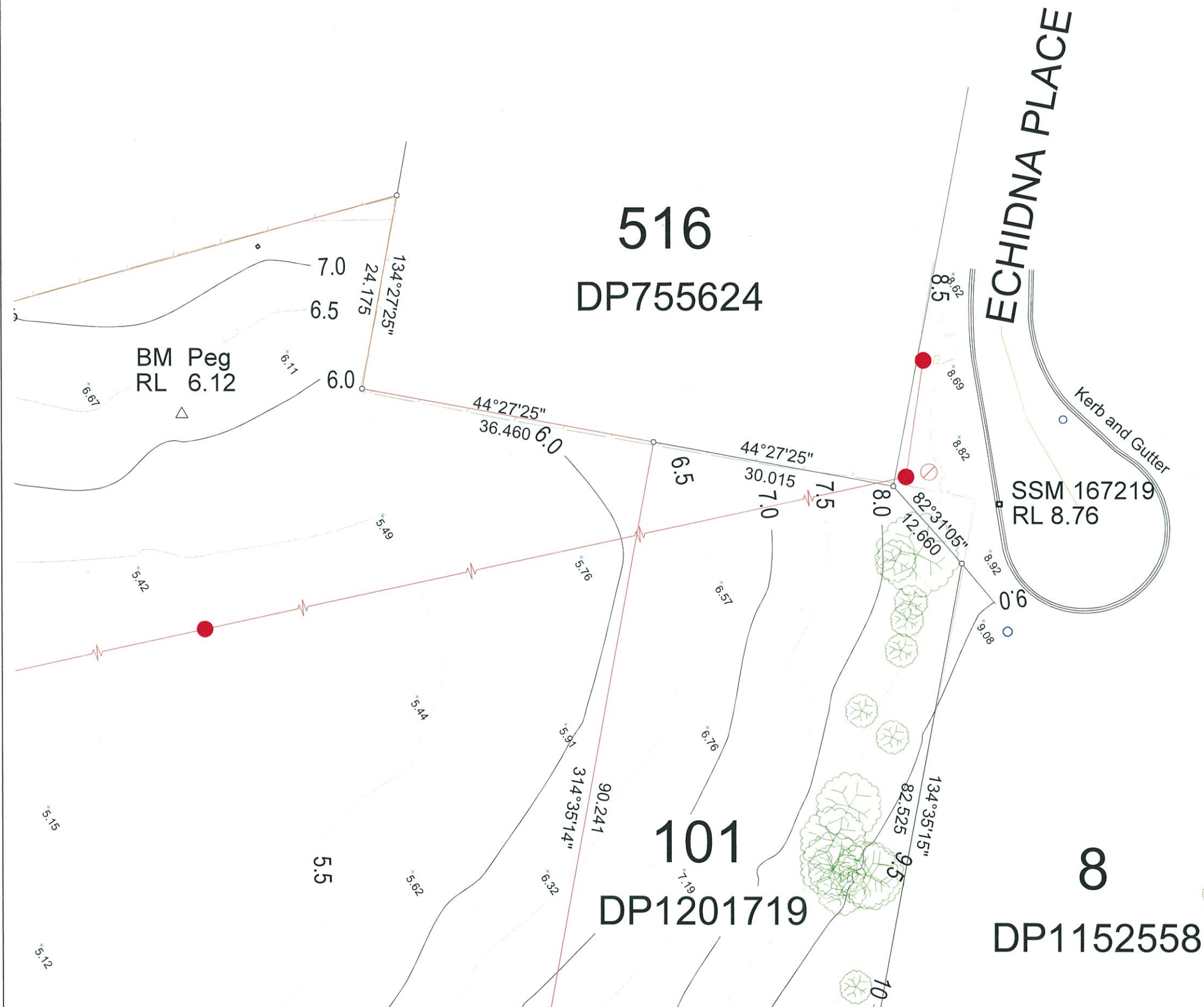
NOTE: For Surveyed Points, refer to Autocad Layers:  
"X-MARK" "X-CODE" & "X-RL"

**Note - Underground Services**

The location of the services shown hereon have been derived from the field survey of visible components. The exact location of these services has not been investigated, and any others may therefore vary and should be verified with the relevant authorities and or the "Dig before you Dig" service prior to any works being undertaken.  
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- Power Pole
- Stormwater manhole
- Sewer manhole
- For Tree information refer the the Layer x-CODE

SCALE 1:250

Issue	Date	Amendment	App'd

Client:	ALAN CARDY
---------	------------

Project:	Proposed Rezoning & Subdivision Hills Road, Rileys Hill Lot 100 DP 1201719
----------	--

Title:	CONTOUR & DETAIL SURVEY Sheet 3 of 3
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Surveyed	BJ/LT	Scale at A1	1:250	Date	17/8/16
Drawn	BJ	Datum	A.H.D.		
Checked	RJJ	Acad File	8174 DS.DWG		
Approved		Coad File	8174DS.mjo		
Job No.	8174	Dwg No.	S03	Issue	