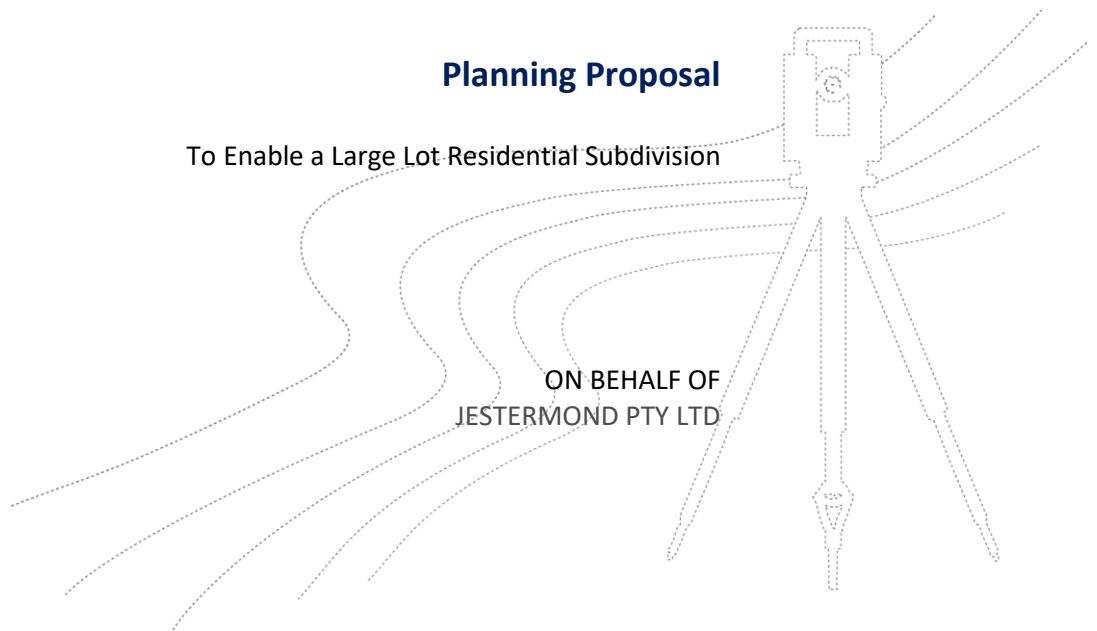


Planning Proposal

To Enable a Large Lot Residential Subdivision

ON BEHALF OF
JESTERMOND PTY LTD



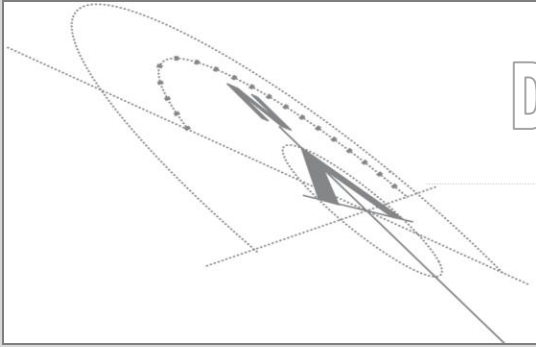
Site: Lot 21 DP 601461

70 Manifold Road, North Casino

Our Ref: 210336

Date: October 2024





Document Control Sheet

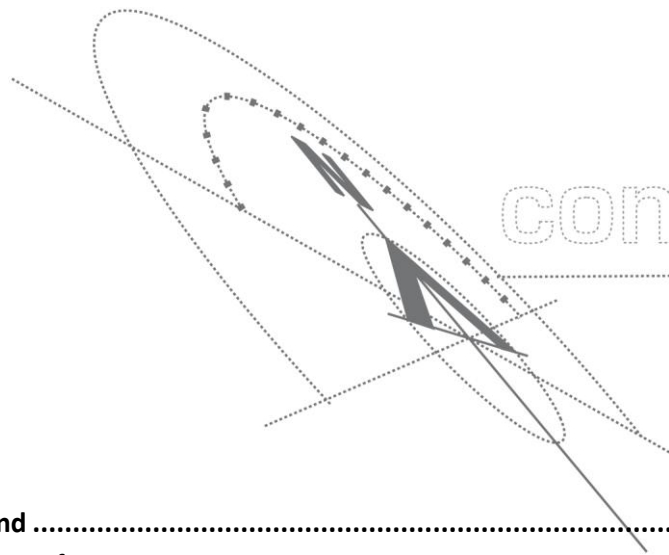
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| Author: | Luke Fittock | | | |
| Project Manager: | Luke Fittock | | | |
| Date of Issue: | 14 October 2024 | | | |
| Job Reference: | 210336 | | | |
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| Checked by: | L Fittock, S Dougherty | | | |

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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 the Consent Authority.

The information contained in this report is based on independent research undertaken by NDC. To the best of our knowledge, it does not contain any false, misleading or incomplete information. No extract of text from this document may be reproduced, stored or transmitted in any form without the prior consent of NDC. NDC declares that it does not have, nor expects to have, a beneficial interest in the subject project. Nor does it have any reportable political donations within the meaning of Section 10.4(3) of the Environmental Planning and Assessment Act 1979 to declare



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- Attachment 1 – Scoping Proposal Minutes
- Attachment 2 – Deposited Plan
- Attachment 3 – Biodiversity Assessment Report
- Attachment 4 – Bushfire Hazard Assessment
- Attachment 5 – On-Site Wastewater Assessment
- Attachment 6 – Contaminated Land Preliminary Site Investigation
- Attachment 7 – Aboriginal Cultural Heritage Assessment
- Attachment 8 – Land Use Conflict Risk Assessment
- Attachment 9 – Traffic Impact Assessment
- Attachment 10 – Assessment Against State Environmental Planning Policies
- Attachment 11 – Assessment Against S9.1 Ministerial Directions
- Attachment 12 – Geotechnical Site Investigation

1. Background

1.1 Summary of Project

Newton Denny Chapelle has been engaged by Jestermond Pty Ltd to prepare a Planning Proposal for land identified in the below **Table 1**, being located at 70 Manifold Road, North Casino.

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

To date, NDC have completed the first stage of the project which involved the preparation and lodgement of a Scoping Proposal, and the attendance at a scoping meeting with Richmond Valley Council. A copy of the scoping meeting minutes are provided within **Attachment 1**. The minutes identify key issues and matters that need to be addressed within the Planning Proposal, and relevant supporting technical studies to be prepared.

The subject land is currently zoned RU1 – Primary Production under the Richmond Valley Local Environmental Plan 2012, with a subdivision minimum lot size requirement of 40 hectares.

The purpose of the Planning Proposal is to change the town planning provisions applying to Lot 21 DP 601461 to rezone the land presently zoned RU1 – Primary Production to R5 – Large Lot Residential 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 7,500m² within the area to be rezoned to R5.

The existing and proposed LEP zones, together with the existing and proposed minimum lot size provisions are illustrated in **Plate 1**.

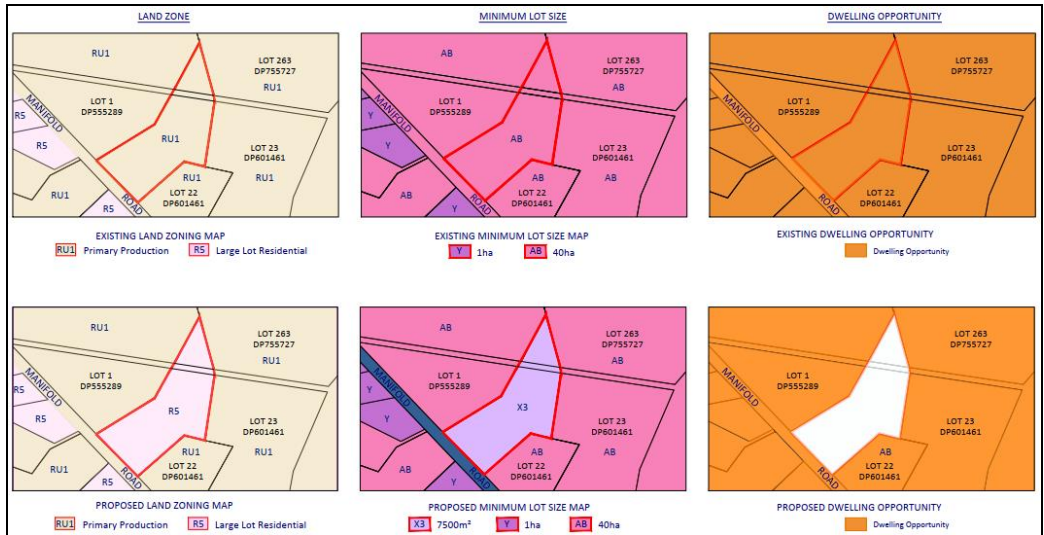


Plate 1: Proposed LEP Mapping
Source: NDC Plan 4 (Ref: 210336)

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

Location and Land Use

The subject land is located at 70 Manifold Road, North Casino as identified on **NDC Plan 1**. **Plate 2** 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 |
|--------------------------------|----------------------|
| 70 Manifold Road, North Casino | Lot 1 DP 601461 |

The Deposited Plan (DP 601461) can be found within **Attachment 2** of this report.

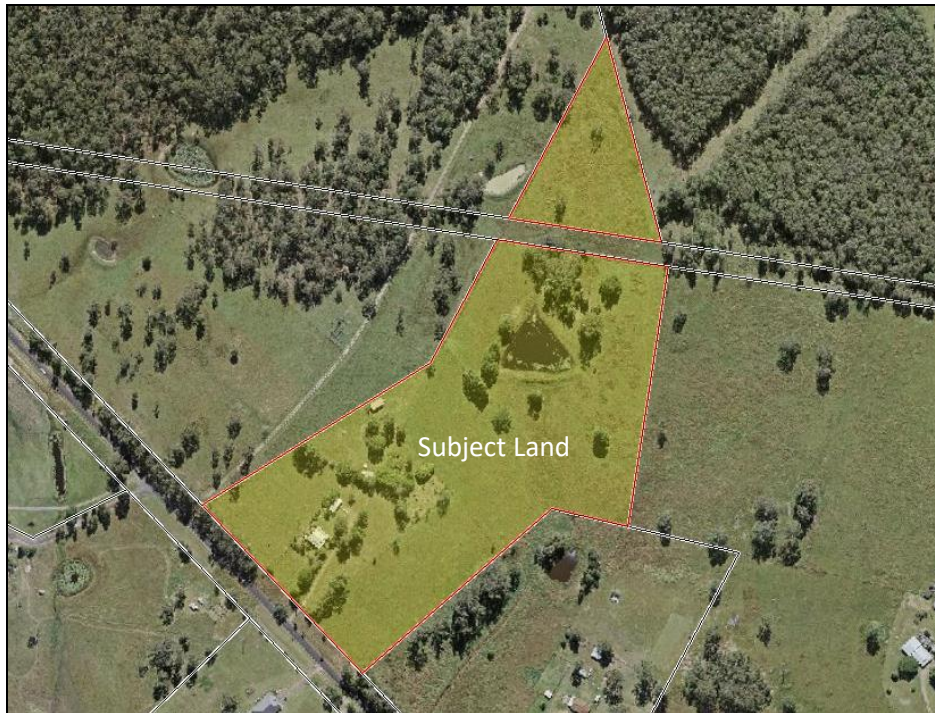


Plate 2: Aerial photo of the subject land

Source: LPMA Six Viewer

The subject land contains a residential dwelling and associated outbuildings contained within the southern portion of the site with driveway access connecting to Manifold Road.

The property is currently utilised for low intensive cattle farming, however is best described as a rural lifestyle allotment.

A Crown Road reserve currently traverses the north portion of the property in an east west direction.

The area proposed to be rezoned to R5 contains predominately grazing land, with various stands of vegetation located within the southern and northern portions of the lot.

The physical features of the site, and topographical details are illustrated within the preliminary site analysis plan contained within **NDC Plan 2**. The land generally ranges in topographical levels between RL 30 metres within the southern portion of the site to RL 60 metres within the northern portion.

The subject site is located within a precinct that is characterised by a mixture of the following land uses:

- Rural residential development within an R5 Large Lot Residential zone;
- Educational Establishment being the Casino Christian School;
- Rural dwellings within RU1 Primary Production zoned allotments; and
- Farming activities comprising cattle grazing with cropping also occurring within the wider locality.

Plates 3 - 5 provide photo illustrations of the subject land.



Plate 3: Looking north into the site from the northern end of existing internal driveway



Plate 4: Existing driveway connection to Manifold Road



Plate 5 – Looking into the eastern portion of the site from Manifold Road

1.3 Site Analysis

A desk top site analysis has been undertaken to identify opportunities and constraints presented by the subject land which have been taken into consideration during the preparation of the Planning Proposal, and will also be taken into consideration during the Development Application process. Consideration of the site constraints are provided below within **Table 2**. This assessment should be read in conjunction with the preliminary site analysis plan presented at **NDC Plan 2** which maps the following items:

- Existing lot boundaries
- Contours
- Mapped waterways
- Mapped bushfire hazard
- Terrestrial Biodiversity
- Road frontage (Manifold Road)
- Surrounding land uses
- Power pole locations (BYDA)
- Underground Power (BYDA)
- Telstra cable (BYDA)

Table 2: Site Analysis for Lot 21 DP 601461

| Matters for Consideration | Response |
|---------------------------|--|
| Topography | The land generally ranges in topographical levels between RL 30 metres within the southern portion of the site to RL 60 metres within the northern portion. |
| Natural Environment | <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> • The land is partly mapped as containing Terrestrial Biodiversity on RVLEP 2012 mapping. |

| | |
|---------------|---|
| | <ul style="list-style-type: none"> • The land is not identified as containing biodiversity values on the NSW Government Biodiversity Values Map and Threshold Tool (accessed 14.10.24). • A biodiversity assessment has been completed by GeoLink and is contained within Attachment 3. <p><u>Bushfire</u></p> <ul style="list-style-type: none"> • Mapped bushfire hazard is contained to the northern portion of the site. A bushfire hazard assessment has been completed and is contained within Attachment 4. <p><u>Water Courses</u></p> <ul style="list-style-type: none"> • LPMA Six viewer identifies a mapped water course running adjacent to the property's eastern boundary on the neighbouring land to the east. • The site previously contained a dam, however has been removed and the ground reshaped. • These areas have been taken into consideration within the on-site wastewater assessment contained within Attachment 5. <p><u>Drinking Water Catchment</u></p> <ul style="list-style-type: none"> • The subject site is not located within a drinking water catchment pursuant to RVLEP 2012 mapping. <p><u>Ground Water Bores</u></p> <ul style="list-style-type: none"> • The Water NSW website does not identify the land as being impacted by any ground water bores. <p><u>Acid Sulfate Soils</u></p> <p>The land is not mapped within the RVLEP 2012 as being impacted by Acid Sulfate Soils.</p> <p><u>Flooding</u></p> <p>The Richmond Valley Flood Study 2023 does not identify the land as being subject to flooding.</p> <p><u>Landslide Risk</u></p> <p>The land is not mapped within the RVLEP 2012 as being impacted by landslide risk.</p> <p><u>Wetland/Key Fish Habitat</u></p> <p>The land is not mapped within the RVLEP 2012 as being impacted by wetland/key fish habitat.</p> |
| Contamination | <ul style="list-style-type: none"> • NSW Department of Primary Industries: Cattle dip site locator and Richmond Valley Council Intramaps do not identify any dip sites within 500m of the subject property. |

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| | <ul style="list-style-type: none"> • A preliminary contaminated land assessment has been completed and is contained within Attachment 6. |
| Heritage | <ul style="list-style-type: none"> • The subject land is not identified as being an item of heritage significance nor as being located within a heritage conservation area pursuant to the Richmond Valley LEP 2012. • An Aboriginal Cultural Heritage Assessment has been completed for the proposal and is contained within Attachment 7. |
| Farmland | The subject land does not contain either state or regionally significant farmland. |
| Land Use Buffers | <p>The subject site is located within a precinct that is characterised by a mixture of the following land uses:</p> <ul style="list-style-type: none"> • Rural residential development within an R5 Large Lot Residential zone; • Educational Establishment being the Casino Christian School; • Rural dwellings within RU1 Primary Production zoned allotments; and • Farming activities comprising cattle grazing with cropping also occurring within the wider locality. <p>A Land Use Conflict Risk Assessment (LUCRA) has been prepared and is contained within Attachment 8.</p> |
| Access | The site has frontage to Manifold Road which provides sealed road access. A Traffic Impact Assessment Report has been prepared and is contained within Attachment 9 . |
| Infrastructure – Water, Sewer, Stormwater | <p><u>BYDA</u> A BYDA search identifies infrastructure in relation to the subject land, which will be taken into consideration in the future detailed design phase of a subdivision development. These services are shown on NDC Plan 2.</p> <p><u>On-site wastewater</u> Each lot will be serviced by on-site wastewater systems. An on-site wastewater assessment has been completed and is contained within Attachment 5.</p> <p><u>Water supply</u> Each lot will be serviced by tank water supply for potable water and also for firefighting purposes.</p> <p><u>Electricity supply</u> 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.</p> <p><u>Telecommunication supply</u> 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.</p> |

| | |
|---|--|
| | <p><u>Stormwater</u></p> <p>Stormwater management for the land has been addressed later within the Planning Proposal.</p> |
| Open Space/ Recreation | Access to open space and recreation opportunities are available within the Casino LGA providing both active and passive opportunities. |
| Commercial/Health Services/ Education | <ul style="list-style-type: none"> • The land is located only approximately 7.6 km (via road) to the Casino CBD which contains a large range of commercial land uses; • The land is well positioned in relation to Health Services within Casino; • The land is well positioned in relation to education and childcare services within the LGA. |
| Community/ Social Services | The land is located within close proximity to Casino which contains a large range of community land uses. |

1.4 Existing Character and Landscape Value

As noted above in Section 1.2, the subject site is located within a precinct that is characterised by a mixture of various land uses. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site.

The proposed large lot residential rezoning is considered well integrated with the visual and landscape value of the immediate catchment, and is therefore considered a suitable form of development. The proposed rezoning will offer a logical extension of the existing Large Lot Residential zone to enable further rural residential development consistent with Council's adopted Growth Management Strategy.

1.5 Previous Consultation with Richmond Valley Council

To date, NDC have completed the first stage of the project which involved the preparation and lodgement of a Scoping Proposal, and the attendance at a scoping meeting with Richmond Valley Council. A copy of the scoping meeting minutes are provided within **Attachment 1**. The minutes identify key issues and matters that need to be addressed within the Planning Proposal, and relevant supporting technical studies to be prepared.

2. Planning Proposal

Part 1: Objectives and Intended Outcomes

Objective

The objective of the Planning Proposal is to change the town planning provisions applying to Lot 21 DP 601461, to enable a large lot residential subdivision to occur.

Intended Outcomes

The subject land currently contains a land use zoning of RU1 – Primary Production under the Richmond Valley LEP 2012 and a subdivision minimum lot size of 40 hectares. To enable a large lot residential subdivision to occur on the land, it is proposed to change the town planning provisions applying to Lot 21 DP 601461 in the following way:

- Rezone the subject land from RU1 – Primary Production to R5 – Large Lot Residential in accordance with the provisions of the Richmond Valley Local Environmental Plan 2012;
- Amend the minimum lot size for subdivision to enable a minimum lot size of 7,500m² for the land to be rezoned to R5.

Anticipated Land Use, Lot Yield, & Subdivision Layout

Given the infancy of the proposal at the Planning Proposal stage, a detailed lot layout has not yet been prepared. However, the following is provided:

- **NDC Plan 3** provides a preliminary road and lot layout plan, with each lot to be created for large lot residential purposes. A snapshot of the indicative lot layout is provided below in **Plate 6**.
- It is envisaged that somewhere in the order of nine rural residential lots will be proposed at the Development Application stage with a minimum lot size of 7,500m².
- The proposal will require the extension of the public road to service the development. The road design will incorporate a cul-de-sac head, with a road reserve link provided to the adjoining property to the west.

Key site planning data applicable to the proposal is tabulated in **Table 3** below.

Table 3: Key Site Planning Data

| TOTAL LAND AREA TO BE REZONED to R5 | TOTAL NO. OF LOTS | MINIMUM LOT SIZE |
|-------------------------------------|-------------------|---------------------|
| 9.683ha | 9 | 7,500m ² |

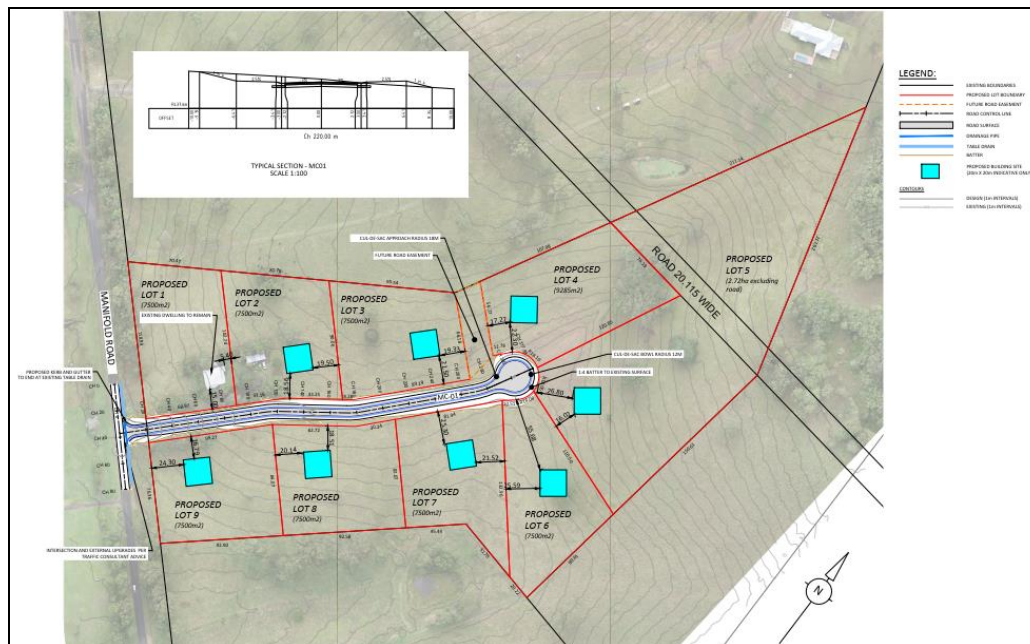


Plate 6: Proposed Subdivision Concept
Source: NDC Plan 3 (Ref: 210336)

Part 2: Explanation of Provisions

Proposed Changes to the Richmond Valley LEP 2012

To achieve the objectives and intended outcomes of the Planning Proposal, the following amendments are required to the Richmond Valley LEP 2012 to enable the subdivision and development of the land for large lot residential purposes.

- **Land Zoning Map (Sheet LZN_006)** – Application of an R5 – Large Lot Residential Zone in accordance with **NDC Plan 4**.
- **Lot Size Map (Sheet LSZ_006)** – Application of a 7,500m² minimum lot size for the area of land proposed to be rezoned in accordance with **NDC Plan 4**.
- **Dwelling Opportunity Map (Sheet DWE_006)** – Remove proposed R5 zoned land in accordance with **NDC Plan 4**.

A snapshot of the proposed LEP mapping changes is provided below in **Plate 7**.

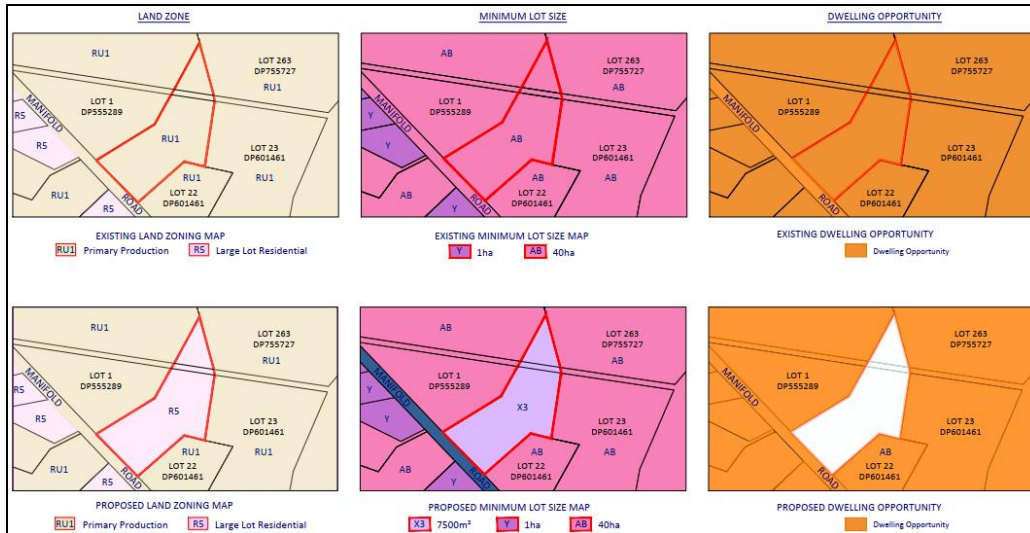


Plate 7: Proposed LEP Mapping
Source: NDC Plan 4 (Ref: 210336)

Part 3: Justification of Strategic and Site-Specific Merit

Section A – Need for the Planning Proposal

1. *Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?*

Yes. The subject land is identified within the North Casino Rural Residential Lands precinct of the Richmond Valley Growth Management Strategy as illustrated below in **Plate 8**.

The Planning Proposal has strategic merit and is also consistent with the following strategic documents applicable to the project as demonstrated within the Planning Proposal:

- North Coast Regional Plan 2041
- Richmond Valley Local Strategic Planning Statement (LSPS) 2020
- Richmond Valley Community Strategic Plan 2040

The current Strategies are discussed further under Question 4 of this Planning Proposal.

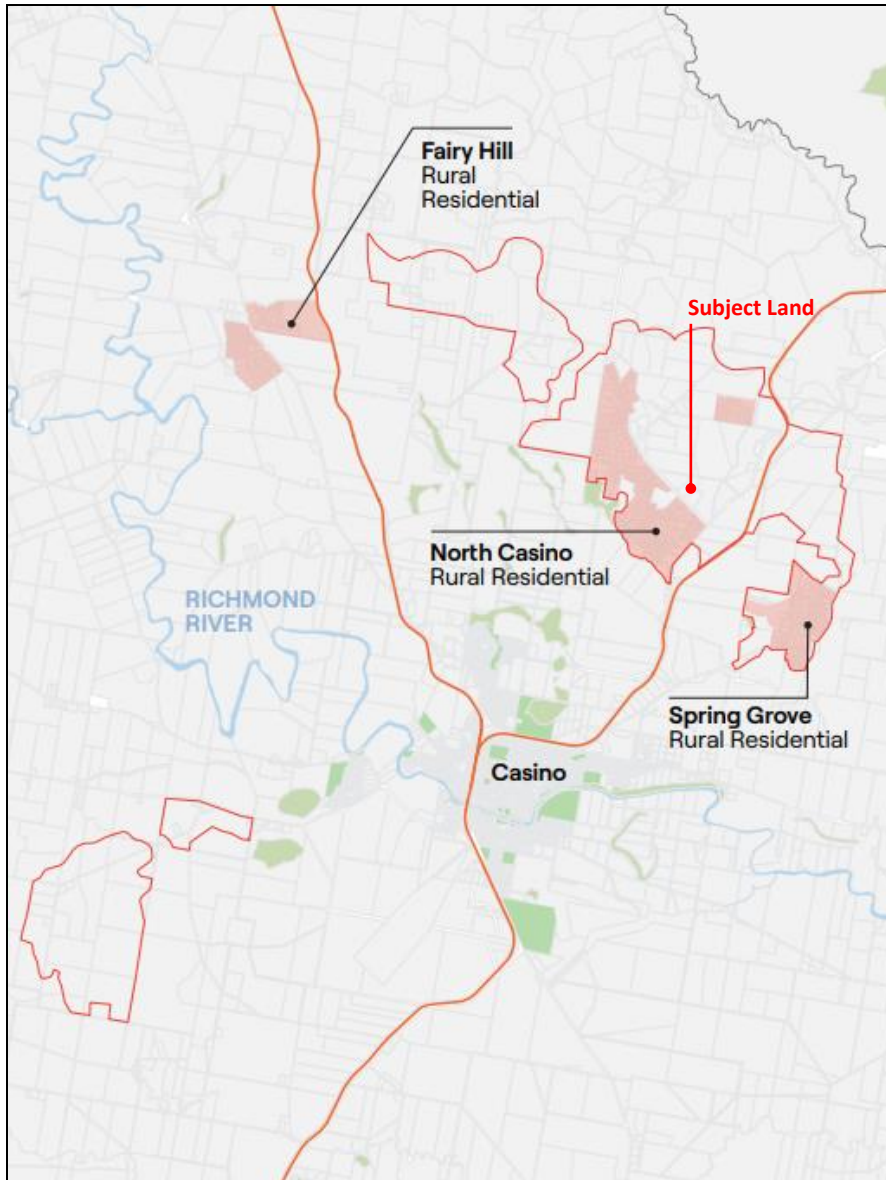


Plate 8: The subject land within the Richmond Valley Growth Management Strategy
Source: Figure 13 of the Richmond Valley Growth Management Strategy

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

Yes. In order for a Development Application to be considered for the subdivision and development of the land for large lot (i.e. rural residential) purposes it is necessary to first amend the planning framework applying to the land – being those elements of the Richmond Valley Local Environmental Plan 2012 relating to land zoning and subdivision (minimum lot size).

Section B – Relationship to the Strategic Planning Framework

3. *Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?*

North Coast Regional Plan 2041

The North Coast Regional Plan 2041 is the updated Government blueprint to harness the opportunities and sustainably support ongoing prosperity and growth for the region over the next two decades.

The Plan sets a 20 year strategic land use planning framework for the region, aiming to protect and enhance the region’s assets and plan for a sustainable future. The document represents a five-year review of the region’s strategic planning settings and considers some of the key land use challenges and opportunities over the last five years and moving forward. It covers all facets of land use planning, including employment areas, town centres, housing and related infrastructure, the natural environment and hazards.

The Plan applies to the Local Government Areas (LGAs) of Ballina, Bellingen, Byron, Clarence Valley, Coffs Harbour, Kempsey, Kyogle, Lismore, Nambucca, Richmond Valley, Port Macquarie-Hastings and Tweed.

The Plan contains a number of objectives, strategies and actions of relevance that will be satisfied by the current Planning Proposal. The items of relevance are addressed below in **Table 4**.

Table 4: Strategic Merit Assessment for Lot 21 DP 601461 (NCRP 2041)

| Matters for Consideration | Response |
|--------------------------------|--|
| North Coast Regional Plan 2041 | <p>Objective 1: Provide well located homes to meet demand</p> <p>Strategy 1.1: A 10 year supply of zoned and developable residential land is to be provided and maintained in Local Council Plans endorsed by the Department of Planning and Environment.</p> <p>Strategy 1.2: Local Council plans are to encourage and facilitate a range of housing options in well located areas.</p> <p>Comment: The subject land is nearby land that has been developed for rural residential purposes within the North Casino Rural Residential Lands precinct. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site.</p> <p>Following rezoning, the subdivision will support the delivery of housing options on lots with minimum lot sizes of 7,500m².</p> <p>The site’s location and attributes are consistent with the northerly expansion of the North Casino Rural Residential Lands precinct. The proposed rezoning is located on land identified within the North Casino Rural Residential Lands precinct of the Richmond Valley Growth Management Strategy as illustrated above in Plate 8.</p> |

| | |
|--|---|
| | <p>Strategy 1.3: Undertake infrastructure service planning to establish land can be feasibly serviced prior to rezoning.</p> <p>Comment: Future lots created will be required to be serviced by all necessary utility infrastructure that will be addressed at the development application stage. The lots will be self sufficient with regards to water supply for potable and fire-fighting purposes (via rainwater storage tanks), and on-site wastewater systems for the disposal of wastewaters.</p> <p>The development site is readily accessible and within good proximity to Casino which contains a range of community facilities together with social, commercial/retail, administrative, health, education, childcare, transport, open space/recreation (active and passive) and sporting services.</p> <p>Strategy 1.4: Councils in developing their future housing strategies must prioritise new infill development to assist in meeting the region’s overall 40% multi-dwelling / small lot housing target and are encouraged to work collaboratively at a subregional level to achieve the target.</p> <p>Comment: Whilst the Planning Proposal is not for the purpose of small lot housing, the proposal will support the delivery of housing diversity on lots with minimum lot sizes of 7,500m².</p> <p>Objective 3: Protect and enhance important environmental assets</p> <p>Strategy 3.1: Strategic planning and local plans must consider opportunities to protect biodiversity values by:</p> <ul style="list-style-type: none"> • focusing land-use intensification away from HEV assets and implementing the ‘avoid, minimise and offset’ hierarchy in strategic plans, LEPs and planning proposals • ensuring any impacts from proposed land use intensification on adjoining reserved lands or land that is subject to a conservation agreement are assessed and avoided • encouraging and facilitating biodiversity certification by Councils at the precinct scale for high growth areas and by individual land holders at the site scale, where appropriate • updating existing biodiversity mapping with new mapping in LEPs where appropriate • identifying HEV assets within the planning area at planning proposal stage through site investigations • applying appropriate mechanisms such as conservation zones and Biodiversity Stewardship Agreements to protect HEV land within a planning area and considering climate change risks to HEV assets • developing or updating koala habitat maps to strategically conserve koala habitat to help protect, maintain and enhance koala habitat. • considering marine environments, water catchment areas and groundwater sources to avoid potential development impacts. <p>Strategy 3.2: In preparing local and strategic plans Councils should:</p> <ul style="list-style-type: none"> • embed climate change knowledge and adaptation actions • consider the needs of climate refugia for threatened species and other key species <p>Comment: The following points are provided:</p> <ul style="list-style-type: none"> • The land is partly mapped as containing Terrestrial Biodiversity on RVLEP 2012 mapping. |
|--|---|

- The land is not identified as containing biodiversity values on the NSW Government Biodiversity Values Map and Threshold Tool (accessed 14.10.24).
- A biodiversity assessment report has been completed by Geolink and is contained within **Attachment 3**.
- The on-site wastewater assessment contained within **Attachment 5** considers the location of ground water bores.
- The Richmond Valley LEP 2012 does not identify the subject land as being located within a drinking water catchment.

Objective 4: Understand, celebrate and integrate Aboriginal Culture

Strategy 4.1: Councils prepare cultural heritage mapping with an accompanying Aboriginal cultural management plan in collaboration with Aboriginal communities to protect culturally important sites.

Strategy 4.2: Prioritise applying dual names in local Aboriginal language to important places, features or infrastructure in collaboration with the local Aboriginal community.

Comment: An Aboriginal Cultural Heritage Assessment has been completed for the proposal and is contained within **Attachment 7**.

Objective 5: Manage and improve resilience to shocks and stresses, natural hazards and climate change

Strategy 5.1: When preparing local strategic plans, councils should be consistent with and adopt the principles outlined in the Strategic Guide to Planning for Natural Hazards.

Strategy 5.2: Where significant risk from natural hazard is known or presumed, updated hazard strategies are to inform new land use strategies and be prepared in consultation with emergency service providers and Local Emergency Management Committees (LEMCs). Hazard strategies should investigate options to minimise risk such as voluntary housing buy back schemes.

Strategy 5.3: Use local strategic planning and local plans to adapt to climate change and reduce exposure to natural hazards by:

- identifying and assessing the impacts of place-based shocks and stresses
- taking a risk-based-approach that uses the best available science in consultation with the NSW Government, emergency service providers, local emergency management committees and bush fire risk management committees
- locating development (including urban release areas and critical infrastructure) away from areas of known high bushfire risk, flood and coastal hazard areas to reduce the community's exposure to natural hazards
- identifying vulnerable infrastructure assets and considering how they can be protected or adapted
- building resilience of transport networks in regard to evacuation routes, access for emergencies and, maintaining freight connections
- identifying industries and locations that would be negatively impacted by climate change and natural hazards and preparing strategies to mitigate negative impacts and identify new paths for growth
- preparing, reviewing and implementing updated natural hazard management plans and Coastal Management Programs to improve community and environmental resilience which can be incorporated into planning processes early for future development

- identifying any coastal vulnerability areas
- updating flood studies and flood risk management plans after a major flood event incorporating new data and lessons learnt
- communicating natural hazard risk through updated flood studies and strategic plans.

Comment: Mapped bushfire hazard is contained to the northern portion of the site. A bushfire hazard assessment has been completed and is contained within **Attachment 4**.

The Richmond Valley Flood Study 2023 does not identify the land as being subject to flooding.

The subject site is not located within a coastal zone defined by Chapter 2 of the Resilience and Hazards SEPP 2021.

Objective 8: Support the productivity of agricultural land

Important Agricultural Land

Strategy 8.1: Local planning should protect and maintain agricultural productive capacity in the region by directing urban, rural residential and other incompatible development away from important farmland.

Comment: The Planning Proposal does not propose to rezone State Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005.

The Planning Proposal does not propose to rezone Regionally Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005.

To address land use conflict and the proposed development, reference should be made to the LUCRA report prepared by Tim Fitzroy & Associates contained within **Attachment 8**. The LUCRA has concluded that the risks associated with the Planning Proposal, are either minor or negligible. Based on the Planning Proposal for Lot 21 DP601461 no specific mitigation measures are proposed to mitigate potential land use conflicts.

Objective 13: Champion Aboriginal self-determination

Strategy 13.1: Provide opportunities for the region’s LALCs, Native Title holders and community recognised Aboriginal organisations to utilise the NSW planning system to achieve development aspirations, maximising the flow of benefits generated by land rights to Aboriginal communities through strategic led planning.

Strategy 13.2: Prioritise the resolution of unresolved Aboriginal land claims on Crown land.

Strategy 13.3: Partner with community recognised Aboriginal organisations to align strategic planning and community aspirations including enhanced Aboriginal economic participation, enterprise and land, sea and water management.

Strategy 13.4: Councils consider engaging Aboriginal identified staff within their planning teams to facilitate strong relationship building between councils, Aboriginal communities and key stakeholders such as Local Aboriginal Land Councils and local Native Title holders.

Strategy 13.5: Councils should establish a formal and transparent relationship with local recognised Aboriginal organisations and community, such as an advisory committee.

Comment: An Aboriginal Cultural Heritage Assessment has been completed for the proposal and is contained within **Attachment 7**.

Objective 18: Plan for Sustainable Communities

The objective primarily relates to the preparation of land use planning strategies by Council's to deliver appropriate land to accommodate population growth. The Plan states that these strategies "*will reflect the aims and strategies of this plan and be based on the following key settlement planning principles and the settlement planning guidelines in Appendix A*". The following discussion is provided in response to the identified key settlement planning principles and the settlement planning guidelines in Appendix A.

Key Settlement Planning Principles

Principle no. 1 – Identify growth needs and opportunities

The following is provided in response to this principle:

- The subject land is nearby land that has been developed for rural residential purposes within the North Casino Rural Residential Lands precinct. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site. Following rezoning, the subdivision will support the delivery of housing options on lots with minimum lot sizes of 7,500m².
- The site's location and attributes are consistent with the northerly expansion of the North Casino Rural Residential Lands precinct
- The land is identified within the North Casino Rural Residential Lands precinct (Figure 13) of the Richmond Valley Growth Management Strategy.

Principle no. 2 – Direct growth to identified urban growth areas

The land is identified within the North Casino Rural Residential Lands precinct (Figure 13) of the Richmond Valley Growth Management Strategy.

The current Planning Proposal is not considered to be antipathetic to the objectives and outcomes of the North Coast Regional Plan 2041. The proposal seeks to provide additional rural residential land to accommodate the future growth of the Richmond Valley area.

Principle no. 3 – Ensure sustainable development within the coastal strip

The subject site is not located within a coastal zone defined by Chapter 2 of the Resilience and Hazards SEPP 2021.

Principle no. 4 – Determine a required structure for future development

This principle is applicable to Council's when preparing structure and precinct plans with respect to employment and growth areas. Notwithstanding, sufficient justification is provided within this Planning Proposal to rezone the land in the manner proposed to facilitate additional rural residential development.

Principle no. 5 – Encourage locally responsive sustainable design

This principle is applicable to Council's when preparing land use strategies. Notwithstanding, the following points are provided:

- The proposal is consistent with the Richmond Valley Local Government Narrative as addressed further below;

- The proposed rezoning will assist in the achievement of the objectives of Council’s relevant local strategies as demonstrated below under Question 4;
- The lots will be required to be serviced by all necessary utility infrastructure that will be addressed at the development application stage. The lots will be self sufficient with regards to water supply for potable and fire-fighting purposes (via rainwater storage tanks), and on-site wastewater systems for the disposal of wastewaters;
- The development site is readily accessible and within good proximity to Casino which contains a range of community facilities together with social, commercial/retail, administrative, health, education, childcare, transport, open space/recreation (active and passive) and sporting services.

Sub-Regional Planning Principles

The information submitted as part of this Planning Proposal documentation demonstrates that the proposal is consistent with the relevant ‘Subregional Planning Principles’. In this regard:

- The land is identified within the North Casino Rural Residential Lands precinct (Figure 13) of the Richmond Valley Growth Management Strategy;
- The site’s location and attributes are consistent with the northerly expansion of the North Casino Rural Residential Lands precinct.
- The subject land is nearby land that has been developed for rural residential purposes within the North Casino Rural Residential Lands precinct. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site. Following rezoning, the subdivision will support the delivery of housing options on lots with minimum lot sizes of 7,500m².
- The land proposed for rezoning is not constrained by important farmland, or environmentally areas;
- An Aboriginal Cultural Heritage Assessment has been completed for the proposal and is contained within **Attachment 7**.
- The proposal will not impact on a visually sensitive landscape, as the rezoning will align with the intent and identified locations of the Richmond Valley GMS for rural residential development.

Appendix A - Settlement Planning Guidelines

The settlement planning guidelines provide key strategy aims to ‘identify and direct suitable land to accommodate planned growth’. The following points are offered in response to these aims:

- The subject land is nearby land that has been developed for rural residential purposes within the North Casino Rural Residential Lands precinct. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site. Following rezoning, the subdivision will support the delivery of housing options on lots with minimum lot sizes of 7,500m².
- The land is identified within the North Casino Rural Residential Lands precinct (Figure 13) of the Richmond Valley Growth Management Strategy;
- The site’s location and attributes are consistent with the northerly expansion of the North Casino Rural Residential Lands precinct.

- The lots will be required to be serviced by all necessary utility infrastructure that will be addressed at the development application stage. The lots will be self sufficient with regards to water supply for potable and fire-fighting purposes (via rainwater storage tanks), and on-site wastewater systems for the disposal of wastewaters;
- The development site is readily accessible and within good proximity to Casino which contains a range of community facilities together with social, commercial/retail, administrative, health, education, childcare, transport, open space/recreation (active and passive) and sporting services.
- The subject site is located within a precinct that is characterised by a mixture of various land uses. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site. The proposed large lot residential rezoning is considered well integrated with the visual and landscape value of the immediate catchment, and is therefore considered a suitable form of development. The proposed rezoning will offer a logical extension of the existing Large Lot Residential zone to enable further rural residential development consistent with Council’s adopted Growth Management Strategy.
- A biodiversity assessment report has been completed by Geolink and is contained within **Attachment 3**.
- The Richmond Valley Flood Study 2023 does not identify the land as being subject to flooding.
- Mapped bushfire hazard is contained to the northern portion of the site. A bushfire hazard assessment has been completed and is contained within **Attachment 4**.
- The subject land is not identified as being an item of heritage significance nor as being located within a heritage conservation area pursuant to the Richmond Valley LEP 2012.
- An Aboriginal Cultural Heritage Assessment has been completed for the proposal and is contained within **Attachment 7**.
- To address land use conflict and the proposed development, reference should be made to the LUCRA report prepared by Tim Fitzroy & Associates contained within **Attachment 8**. The LUCRA has concluded that the risks associated with the Planning Proposal, are either minor or negligible. Based on the Planning Proposal for Lot 21 DP601461 no specific mitigation measures are proposed to mitigate potential land use conflicts

Local Government Narrative – Richmond Valley

Comment: The NCRP 2041 identifies the following narratives as of relevance to the proposal.

Liveable and Resilient

- *Improve water quality and security in the Richmond Valley to better accommodate growth, and the peak visitor season.*
- *Support environmentally sustainable development that is responsive to climate change and natural hazards, in particular bushfire and flood risk.*
- *Retain and protect local biodiversity through effective management of environmental assets and ecological communities.*

Comment: The following comments are provided:

- The Richmond Valley Flood Study 2023 does not identify the land as being subject to flooding.

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| | <ul style="list-style-type: none"> • The land is partly mapped as containing Terrestrial Biodiversity on RVLEP 2012 mapping. • The land is not identified as containing biodiversity values on the NSW Government Biodiversity Values Map and Threshold Tool (accessed 14.10.24). • A biodiversity assessment report has been completed by GeoLink and is contained within Attachment 3. <p><u>Productive and Connected</u></p> <ul style="list-style-type: none"> • <i>Deliver new and diverse employment opportunities across the LGA.</i> • <i>Protect the ongoing viability of important farmland across the LGA to sustainably enable agricultural growth.</i> • <i>Support the development of the Regional Job Precinct, with a focus on food production, manufacturing and alternative energy.</i> <p>Comment: The Planning Proposal does not propose to rezone State Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005.</p> <p>The Planning Proposal does not propose to rezone Regionally Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005.</p> <p>To address land use conflict and the proposed development, reference should be made to the LUCRA report prepared by Tim Fitzroy & Associates contained within Attachment 8. The LUCRA has concluded that the risks associated with the Planning Proposal, are either minor or negligible. Based on the Planning Proposal for Lot 21 DP601461 no specific mitigation measures are proposed to mitigate potential land use conflicts.</p> <p><u>Housing and Place</u></p> <ul style="list-style-type: none"> • <i>Deliver new housing in appropriate locations, in line with new economic and employment opportunities.</i> • <i>Enhance the variety of housing options available across Richmond Valley, ensuring there is adequate housing supply that meets demographic need.</i> • <i>Retain and support the unique character of local towns and villages.</i> <p>Comment: The following comments are provided:</p> <ul style="list-style-type: none"> • The land is identified within the North Casino Rural Residential Lands precinct (Figure 13) of the Richmond Valley Growth Management Strategy. • The site's location and attributes are consistent with the northerly expansion of the North Casino Rural Residential Lands precinct. • The subject land is nearby land that has been developed for rural residential purposes within the North Casino Rural Residential Lands precinct. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site. Following rezoning, the subdivision will support the delivery of housing options on lots with minimum lot sizes of 7,500m². • The proposal will not impact on a visually sensitive landscape, as the rezoning will align with the intent and identified locations of the Richmond Valley GMS for rural residential development. |
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4. *Is the Planning Proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?*

From a strategic perspective, the proposed rezoning will assist in the achievement of the objectives of Council's relevant local strategies as demonstrated below, and is therefore consistent with Council's strategic planning intent for the LGA. These strategies include:

- Richmond Valley Growth Management Strategy
- Richmond Valley Local Strategic Planning Statement (LSPS) 2020
- Richmond Valley 2040 Community Strategic Plan

a. Richmond Valley Growth Management Strategy (GMS)

The purpose of the Richmond Valley GMS is *"to support and guide the growth of both residential and employment land in the Richmond Valley."* The document states that the GMS will:

- *Provide evidence regarding the current and future projected demand for and supply of employment and residential land;*
- *Establish key principles to enable Council to plan for sustainable growth in the Richmond Valley;*
- *Provide clear direction regarding the location and priorities for managing growth of employment and residential land.*

One of the key principles of the GMS applies to residential growth, and in particular aims to deliver well-planned rural residential areas.

In regards to residential demand analysis, the GMS identifies the following key data for the Richmond Valley LGA:

- The population projections prepared in 2022 by the Department of Planning and Environment have predicted that the Richmond Valley will increase by 1,759 people over the next 20 years, bringing the total population of the LGA to 25,015 people by 2041.
- DPE forecast an implied dwelling demand of 1,552 new dwellings, which would bring the total number of dwellings in the LGA to 12,130 by 2041.
- The revised projections forecast that the Richmond Valley will instead increase by approximately 4,100 people over the next 20 years, bringing the total population of the LGA to 27,650 people by 2041.
- Correspondingly, the implied dwelling demand over the next 20 years is calculated at an additional 2,600 dwellings.
- These projections would suggest a total number of dwellings of approximately 13,550 by 2041.

The GMS also includes a residential supply analysis, and discusses the delivery of rural residential land to accommodate future housing supply. The GMS states that *“balancing the protection of our rural landscapes and amenity, while facilitating the delivery of large lot rural residential development in appropriate locations is a key consideration for Council.”*

The GMS states that for the Casino locality, *“As discussed above, land within the residential investigation area north-east of Casino has been identified for future rural residential development.”*

The Planning Proposal is consistent with the Richmond Valley Growth Management Strategy. The land is identified within the North Casino Rural Residential Lands precinct as illustrated below in **Plate 11**. The proposal will deliver additional housing to service the implied dwelling demand over the next 20 years.

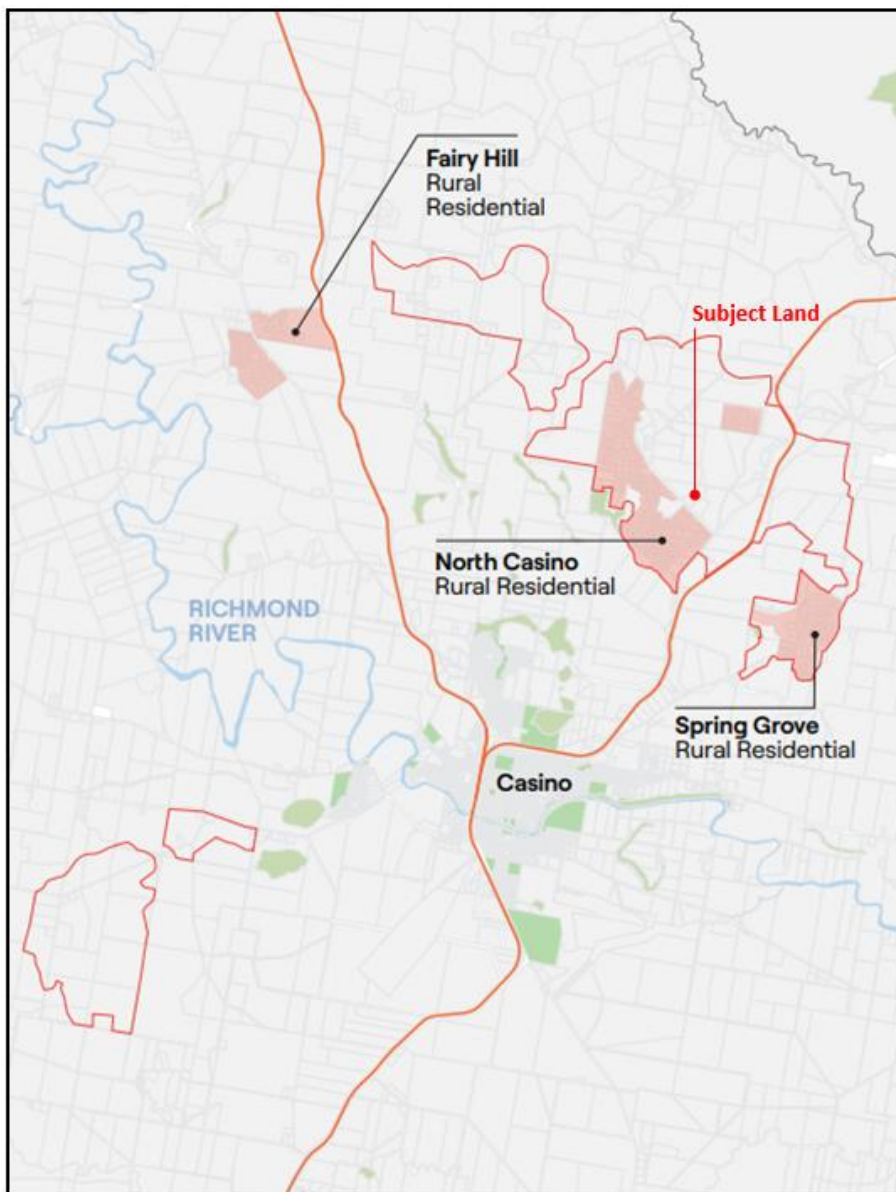


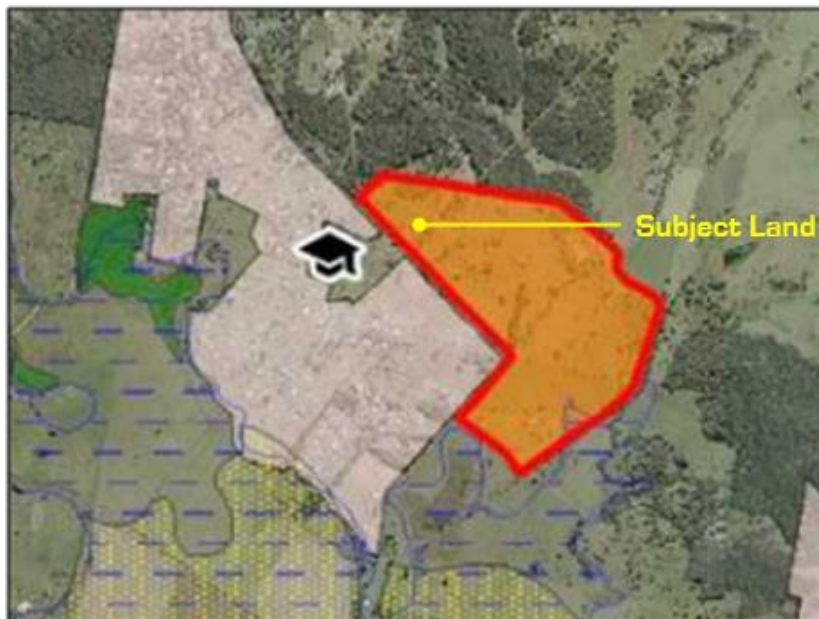
Plate 9: The subject land within the Richmond Valley Growth Management Strategy
Source: Figure 13 of the Richmond Valley Growth Management Strategy

b. Richmond Valley Local Strategic Planning Statement (LSPS)

The LSPS outlines the Richmond Valley Local Government Area’s (LGA) town planning priorities and strategic direction to address planning and development issues of importance to a vibrant and sustainable future. This LSPS gives effect to the former North Coast Regional Plan 2036, by implementing the relevant directions and actions at a local level.

The LSPS identifies priorities for the Richmond Valley LGA, and short, medium and long-term actions to help deliver on these priorities and vision for the future.

A majority of the subject land is identified within Richmond Valley Council’s LSPS as being within a Future Urban Growth Area (refer **Plate 10**)



**Plate 10: Future Urban Growth Area
Richmond Valley LSPS**

Whilst this rezoning application seeks to include the area of land identified within the LSPS, it also seeks to include additional land to the north of the paper road reserve due to similar land characteristics, and the fact that this land is identified within the Richmond Valley GMS.

In summary, 8 Planning Priorities are identified within the LSPS, with those relevant to the Planning Proposal addressed below.

Planning Priority 1 – Have Well Planned and Designed Space to Grow

Inclusion of the subject land within the rezoning application will be consistent with the Richmond Valley LSPS. In this regard, Planning Priority 1 of the LSPS reinforces Direction 24.1 of the former NCRP and states:

Priority: 1.1

Action: Prepare Local Growth Management Strategies to sustainably grow the region’s population, and investigate new and innovative ways to accommodate projected population growth.

The proposal is consistent with Directions 2.1, 3.1, 24.1, and 24.2 of the former NCRP, and therefore is consistent with Planning Priority 1.

Planning Priority 2 – Align Development, Growth and Infrastructure

The proposal is consistent with Directions 11.1, and 11.3 of the former NCRP, and therefore is consistent with Planning Priority 2.

Planning Priority 5 – Create Resilient Communities

The proposal is consistent with Direction 3.1 of the former NCRP, and therefore is consistent with Planning Priority 5.

Planning Priority 6 – Celebrate our Heritage

The proposal is consistent with Directions 18.1 and 18.2 of the former NCRP, and therefore is consistent with Planning Priority 6.

Planning Priority 7 – Protect Productive Agricultural Land & Significant Resources

The proposal is consistent with Directions 11.1, and 11.3 of the former NCRP, and therefore is consistent with Planning Priority 7.

c. Richmond Valley 2040 Community Strategic Plan

The Richmond Valley 2040 Community Strategic Plan (CSP) provides a 10 year outlook and defines the community priorities and aspirations. The CSP identifies the community’s long-term goals and priorities over at least the next 10 years.

The document states that based on the key principles and values identified by the community, the strategic planning already completed, and the feedback Council received during the consultation, Council developed four key directions for the CSP. These directions create the framework for the objectives, strategies and actions that will help to deliver the goals and priorities, and include:

1. Strengthening our role in the region
2. Creating great places to live
3. Protecting our unique environment
4. Delivering for our community

The CSP includes a range of community objectives and a list of strategies to achieve those objectives. The current Planning Proposal is not considered to be antipathetic to the objectives and / or implementation of the intent of the CSP as the proposal seeks to provide additional rural residential land to accommodate the future growth of Richmond Valley LGA. In this regard, the proposal is directly in response to Objective #2 *‘Establish the Richmond Valley as a Regional Growth Centre’*. This objective identifies strategies to deliver more housing, and states the following:

Providing rural-residential opportunities:

Not everyone wants to live in a town and rural-residential is a popular option for those seeking a tree-change. Our long-term plans provide for these opportunities to be developed in a sustainable way, ensuring there is access to services and employment within a reasonable distance of rural residential estates.

5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Council has prepared a number of local strategic planning documents as referenced above under Question 4. It is assumed that consultation was undertaken between Council and relevant Government agencies in preparing these documents, and that they take into consideration the applicable State or regional studies or strategies. Conversely, it is assumed that State or regional studies or strategies are consistent with Council's adopted local strategies.

NSW Housing Strategy, Housing 2041

The NSW Housing Strategy sets out a 20 year vision for housing in NSW, setting out the Government's goals and ambitions for future housing that meets the current needs of residents. The Strategy embodies the Government's goals and ambitions to deliver better housing outcomes, including housing in the right locations, and housing that suits diverse needs and housing.

The Planning Proposal will positively contribute to the achievement of the objectives of Housing 2041, by enabling land to be rezoned which will ultimately increase housing supply and diversity. The development of the land for housing will assist in addressing the implied dwelling demand identified within the Richmond Valley GMS.

Making it Happen in the Regions: Regional Development Framework

The Regional Development Framework sets a framework to provide appropriate services and infrastructure in regional NSW. The Frameworks seeks to support growing regional centres and to identify and activate economic potential across regional NSW, so as to improve economic outlook and activate local economies.

In regards to putting the Framework into practice, it focuses on ensuring regional economic growth can be captured through implementing the following programs:

- Improved regional structures to facilitate regional development;
- Building the evidence-base for investment in regional development;
- Attracting investment and co-investment;
- Capability building.

The Planning Proposal relates to the rezoning of land to assist in the delivery of additional housing in the Richmond Valley LGA. The proposal is not considered to be antipathetic to the aims and intent of the Regional Development Framework.

NSW State Infrastructure Strategy 2022-2042

The State Infrastructure Strategy (SIS) is updated every 5 years, and sets out a 20-year infrastructure investment plan for the NSW Government which places strategic fit and economic merit at the centre of investment decisions.

The SIS assesses infrastructure problems and solutions, whilst also providing recommendations to best grow the State's economy, enhance productivity and improving living standards for the NSW community.

The Planning Proposal relates to the rezoning of land to assist in the delivery of additional housing in the Richmond Valley LGA. The proposal is not considered to be antipathetic to the aims and intent of the SIS. In this regard, the following points are provided:

- The lots will be self sufficient with regards to water supply for potable and fire-fighting purposes (via rainwater storage tanks), and on-site wastewater systems for the disposal of wastewaters;
- A future subdivision estate will have an available road connection to Manifold Road. A Traffic Impact Assessment Report has been prepared and is contained within **Attachment 9**;
- Consultation will be required to be undertaken with the relevant authorities to ensure power supply, and telecommunications, are adequate to meet the needs of the development at cost to the proponent;
- The development site is readily accessible and within good proximity to Casino which contains a range of community facilities together with social, commercial/retail, administrative, health, education, childcare, transport, open space/recreation (active and passive) and sporting services.

Urban Design Guide for Regional NSW

The Urban Design Guide provides guidance in the design, planning, and development of the built environment across regional NSW. Seven urban design strategies are identified for regional NSW, these include:

- Engage with the history and culture of places;
- Integrate with the natural environment and landscape;
- Revitalise main streets and town centres;
- Prioritise connectivity, walkability, and cycling opportunities;
- Balance urban growth;
- Increase options for diverse and healthy living;
- Respond to climatic conditions and their impacts.

This Planning Proposal has been informed by various specialist technical reports, whilst positively responding to applicable local strategies as addressed under Question 4, and regional strategy as addressed under Question 3. The Planning Proposal is not considered to be antipathetic to the seven urban design strategies identified for regional NSW.

6. *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 10**.

7. *Is the Planning Proposal consistent with applicable Ministerial Directions (s. 9.1 directions) or key government priority?*

The Planning Proposal is consistent with the provisions of applicable S9.1 Ministerial Directions. An assessment of the project against these requirements is provided at **Attachment 11**.

Section C – Environmental, Social and Economic Impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?*

As provided earlier in Table 2:

- The land is partly mapped as containing Terrestrial Biodiversity on RVLEP 2012 mapping.
- The land is not identified as containing biodiversity values on the NSW Government Biodiversity Values Map and Threshold Tool (accessed 14.10.24).
- A biodiversity assessment report has been completed by GeoLink and is contained within **Attachment 3**.

9. *Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?*

Potential environmental impacts in relation to the development have been identified and addressed below:

a. Soils - Acid Sulfate Soils & Contamination

Acid Sulfate Soils

The land is not mapped within the RVLEP 2012 as being impacted by Acid Sulfate Soils.

Contamination

A preliminary contaminated land assessment has been completed and is contained within **Attachment 6**. The report concludes the following:

“This report comprises a Stage 1 Preliminary Contaminated Site Investigation in respect of 70 Manifold Rd, North Casino, Lot 21 DP601461.

The objective of this investigation is to support a planning proposal to rezone the land to an R5 – Large Lot Residential Zone and to determine if the site is appropriate for residential purposes and has not been contaminated from current or prior land uses.

The investigations consisted of a site history review and site condition assessment to assess historical and current land uses.

The property has previously been used for agricultural activities (livestock grazing) and residential purposes since at least 1958 but likely back several decades earlier than this. Chemical usage for extensive grazing operations is most likely to have only occurred sporadically in small amounts (e.g. weed control, pest control) for general property maintenance. Livestock treatment chemicals are likely to have been applied in the race and crush of the cattle yards.

There was some evidence of potential pasture improvement or cropping of paddocks that had been undertaken in the past. These activities typically involve more extensive use of fertilisers and potentially pesticides and herbicides.

The existing dwelling, garage/carport and recently demolished structures may have contained asbestos containing materials, lead paint or under slab termite treatments.

There is only further grazing land upslope of the investigation area and no potential for stormwater run-on from other contamination sources. No visible contamination indicators were identified within or surrounding the Investigation Area at the time of site inspection. There were no cattle dip sites within 500m of the subject property.

The likelihood of contamination and risk of harm to end users in terms of land contamination across the subject property is considered low, however individual sampling will be required from within each future building envelope at subdivision development stage to confirm contaminant levels are below the NEPM health investigation guidelines.

The recommended sampling and analysis for individual lots and building envelopes at subdivision development stage is a health investigation level soil assessment for metals and pesticides (organochlorines and organophosphates). Future building envelopes located in areas where previous buildings had been demolished or material from these buildings has been spread should also be comprehensively visually assessed for traces of asbestos. If asbestos is observed the soil may also need to be tested for asbestos contamination.

The subject property is considered suitable for the proposed rezoning to R5 Large Lot Residential with soil sampling of individual lots to be undertaken at subdivision stage to confirm the land within the building envelopes has contaminant levels below the NEPM health investigation levels.”

b. Bushfire

Mapped bushfire hazard is contained to the northern portion of the site. A bushfire hazard assessment has been completed and is contained within **Attachment 4**.

c. Buffer Areas (Land Use Conflict)

To address land use conflict and the proposed development, reference should be made to the LUCRA report prepared by Tim Fitzroy & Associates contained within **Attachment 8**. The LUCRA has concluded that the risks associated with the Planning Proposal, are either minor or negligible. Based on the Planning Proposal for Lot 21 DP601461 no specific mitigation measures are proposed to mitigate potential land use conflicts.

d. Cultural Heritage

As provided earlier in this Planning Proposal:

- The subject land is not identified as being an item of heritage significance nor as being located within a heritage conservation area pursuant to the Richmond Valley LEP 2012.
- An Aboriginal Cultural Heritage Assessment has been completed for the proposal and is contained within **Attachment 7**.

e. Stormwater Drainage & Water Quality

Stormwater drainage has been addressed under Question 10.

f. Landscape and Visual Value

The subject site is located within a precinct that is characterised by a mixture of various land uses. An established R5 Large Lot Residential zone is located to the south, west, and north west of the subject site.

The proposed large lot residential rezoning is considered well integrated with the visual and landscape value of the immediate catchment, and is therefore considered a suitable form of development. The proposed rezoning will offer a logical extension of the existing Large Lot Residential zone to enable further rural residential development consistent with Council's adopted Growth Management Strategy.

g. Flooding

The Richmond Valley Flood Study 2023 does not identify the land as being subject to flooding.

h. Coastal Hazards

The subject site is not located within a coastal zone defined by Chapter 2 of the Resilience and Hazards SEPP 2021.

i. Soil Landscapes & Effluent Disposal

An on-site wastewater assessment has been prepared by North Coast Wastewater Solutions which is contained within **Attachment 5**. The report concludes the following:

“An on-site wastewater assessment was undertaken to assess the feasibility of on-site wastewater management for a proposed rezoning of 70 Manifold Rd, North Casino (Lot 21 DP601461) to R5 Large Lot Residential.

Investigation of the site and soil characteristics across the subject property and preliminary OSSM system design has identified the property has suitable characteristics for on-site wastewater disposal for future residential purposes. The topography and soils found across the site are suitable for passive low-tech wastewater management systems.

A 40m setback for future effluent land application envelopes from the drainage gully and farm dams will need to be considered in the development of lot layouts at the subdivision stage of the development.

For the purposes of rezoning assessment, and to maintain the most available options for wastewater management at this stage of the development, it is recommended an area of 300m² is required effluent disposal. A further 300m² is required to provide a reserve area for future replacement, upgrade or expansion of the wastewater management system.

Adopting the proposed 7500m² minimum lot size will ensure sufficient land is available on each future lot for on-site wastewater management and adverse impacts to existing environmental conditions at the site are not expected.”

j. Agriculture

The following points are provided with respect to agriculture:

- The Planning Proposal does not propose to rezone State Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005.
- The Planning Proposal does not propose to rezone Regionally Significant farmland identified within the Northern Rivers Farmland Protection Project Final Map 2005.

To address land use conflict and the proposed development, reference should be made to the LUCRA report prepared by Tim Fitzroy & Associates contained within **Attachment 8**. The LUCRA has concluded that the risks associated with the Planning Proposal, are either minor or negligible. Based on the Planning Proposal for Lot 21 DP601461 no specific mitigation measures are proposed to mitigate potential land use conflicts.

k. Geotechnical Assessment

A geotechnical site investigation has been completed and can be found within **Attachment 12**.

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

The rezoning of the land for large lot residential purposes will result in positive social and economic effects, and in particular the development of the land for housing will assist in addressing the implied dwelling demand identified within the Richmond Valley GMS. The community benefit associated with the proposed development will be found in the provision of additional housing to service the population needs of the Richmond Valley LGA.

The additional following social and economic benefits will also be provided:

- **Creation of local employment opportunities through new jobs and multiplier effect on the local economy** – The construction of the subdivision and future dwelling houses will provide an increase in local employment opportunities that will have flow-through effects through tradespeople to suppliers and capacity for increased retail expenditure.
- **Increase in housing supply and choice** – The creation of additional lots will permit the construction of additional dwellings which may be either owner occupied or leased thereby contributing to the housing stock within the North Casino catchment.
- **Demand for community services in the locality** – It is envisaged that the future residential occupation of any lots created will increase the demand for services in the locality by virtue of the resultant increase in population. However, the development site is readily accessible and within good proximity to Casino which contains a range of community facilities together with social, commercial/retail, administrative, health, education, childcare, transport, open space/recreation (active and passive) and sporting services.

Based on preliminary investigations outlined earlier under Question 8(d), no social impacts have been identified in regard to cultural heritage matters.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the Planning Proposal?

a. Water, Sewer, & Drainage

Water

Reticulated water services are not available in the locality. Under the circumstances, water storage tanks will be provided to each future dwelling house in order to harvest roof water as the primary means of providing a domestic potable water supply and also water for fire-fighting purposes.

Sewer

The subject site does not have connection to Council's reticulated sewer supply, and each lot will be serviced by on-site wastewater systems. An on-site wastewater assessment has been completed and is contained within **Attachment 5**.

Stormwater Drainage

A stormwater management plan inclusive of quality and attenuation modelling will be required to be submitted with the Development Application.

The SWMP will identify the implementation of the stormwater management measures to achieve the stormwater and sensitive urban design objective of minimising impacts of development on the natural water cycle i.e. WSUD. Measures to be adopted will typically include:

- Installation of rainwater tanks;
- Provision of grass buffers to main gully flow paths;
- Kerb and gutter with underground stormwater infrastructure, including proprietary treatment devices (if required);
- Utilisation of water saving devices within dwellings; and
- Implement erosion and sediment controls during construction.

b. 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.

c. 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.

d. Roads

The conceptual subdivision layout provided at **NDC Plan 3** identifies a road connection to Manifold Road to service the lots. The road design will incorporate a cul-de-sac head, with a road reserve link provided to the adjoining property to the west. A Traffic Impact Assessment Report has been prepared and is contained within **Attachment 9**.

Section E – State and Commonwealth Interests

12. *What are the views of State and Federal public authorities and government agencies consulted in order to inform the Gateway Determination?*

To be completed following receipt of the Gateway Determination. The Gateway Determination will specify consultation requirements with relevant public authorities/organisations.

Part 4: Maps

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

- **Land Zoning Map (Sheet LZN_006)** – Application of an R5 – Large Lot Residential Zone in accordance with **NDC Plan 4**.
- **Lot Size Map (Sheet LSZ_006)** – Application of a 7,500m² minimum lot size for the area of land proposed to be rezoned in accordance with **NDC Plan 4**.
- **Dwelling Opportunity Map (Sheet DWE_006)** – Remove proposed R5 zoned land in accordance with **NDC Plan 4**.

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 duration and extent of public exhibition for the Planning Proposal. Pursuant to the NSW DPIE Local Environmental Plan Making Guideline (August 2023), it is expected that the Planning Proposal will be publicly exhibited for 20 working days in line with a ‘standard application’.

The Gateway Determination will also confirm whether there is a requirement for a public hearing to be held.

Part 6: Project Timeline

| Plan Making Step | Estimated Completion |
|---|----------------------|
| Council Resolution | TBC |
| Gateway Determination | TBC |
| Update of Planning Proposal | TBC |
| Government Agency Consultation | TBC |
| Review of Planning Proposal in response to Government Agency Feedback | TBC |
| Public Exhibition | TBC |
| Submissions Assessment | TBC |
| Post-exhibition Evaluation | TBC |
| Council adopt Planning Proposal | TBC |
| Submission of Endorsed LEP to DPIE for finalisation | TBC |
| Anticipated date plan is made (if delegated) | TBC |
| Forwarding of LEP Amendment to DPIE for notification (if delegated) | TBC |

REFERENCES

- NSW DPIE: Local Environmental Plan Making Guideline (August 2023)
- North Coast Regional Plan 2036
- North Coast Regional Plan 2041
- Richmond Valley Growth Management Strategy (GMS)
- Richmond Valley Local Strategic Planning Statement (LSPS)
- Richmond Valley 2040 Community Strategic Plan (CSP)