

Richmond
Valley
Council



ATTACHMENTS

Tuesday, 16 February 2021

UNDER SEPARATE COVER

Ordinary Council Meeting

Table of Contents

6.1	Minutes Ordinary Meeting held on 15 December 2020	
	Attachment 1 Minutes Ordinary Meeting 15 December 2020.....	4
14.1	Delivery Program Progress Report (July 2020 - December 2020)	
	Attachment 1 Delivery Program Progress Report Quarter 2	17
14.4	Casino Memorial Olympic Pool Masterplan	
	Attachment 1 Casino Memorial Pool Upgrade - Master Plan	66
14.5	DA2021/0147 - Construction of a new building to prepare retail ready products in association with the existing livestock processing facility, signage and associated works - 10615 Summerland Way, Casino	
	Attachment 1 Attachment 1 - Applicant's Clause 4.6 (height of building)	67
	Attachment 2 Attachment 2 - Officer's Clause 4.6 Assessment	71
	Attachment 3 Attachment 3 - Officer's Assessment of Submission Issues	73
	Attachment 4 Attachment 4 - Officer's Assessment Report.....	76
	Attachment 5 Attachment 5 - Schedule of recommended conditions	86
	Attachment 6 Attachment 6 - Public Submission	97
	Attachment 7 Attachment 7 - Architectural plans	130
14.6	DA2021/0071 – Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m ²) & Lot 2 (500.6m ²) and associated variation to clause 4.6 of RVLEP – 36 & 38 Mangrove Street, Evans Head	
	Attachment 1 Proposed plan of subdivision	139
	Attachment 2 Applicant's request for variation to a development standard	140
	Attachment 3 Assessment Report	143
	Attachment 4 Draft Determination Report	168
15.1	Quarterly Budget Review Statement for the quarter ended 31 December 2020	
	Attachment 1 Quarterly Budget Review Statement for the quarter ended 31 December 2020	170
15.2	Financial Analysis Report - December 2020 and January 2021	
	Attachment 1 Investment Report Pack - December 2020	194
	Attachment 2 Investment Report Pack - January 2021	204
16.1	Destination Management Plan 2021-2025	
	Attachment 2 Destination Management Plan.....	214

Richmond
Valley
Council



MINUTES

**Ordinary Council Meeting
15 December 2020**

ORDER OF BUSINESS

1	ACKNOWLEDGEMENT OF COUNTRY	4
2	PRAYER	4
3	PUBLIC ACCESS AND QUESTION TIME	4
4	APOLOGIES	4
5	MAYORAL MINUTES	4
	Nil	
6	CONFIRMATION OF MINUTES	5
	6.1 Minutes Ordinary Meeting held on 17 November 2020	5
7	MATTERS ARISING OUT OF THE MINUTES	5
8	DECLARATION OF INTERESTS	5
9	PETITIONS	5
	Nil	
10	NOTICE OF MOTION	5
	Nil	
11	MAYOR'S REPORT	5
	11.1 Mayoral Attendances 8 November - 7 December 2020	5
12	DELEGATES' REPORTS	5
	12.1 Delegates' Report Submitted to December 2020 Ordinary Meeting.....	5
13	MATTERS DETERMINED WITHOUT DEBATE	6
	13.1 Matters to be Determined Without Debate	6
14	GENERAL MANAGER'S REPORTS	6
	14.1 Adoption of Rail Trail Master Plan	6
15	FINANCIAL REPORTS	7
	15.1 Financial Analysis Report - November 2020.....	7
16	GENERAL BUSINESS	7
	16.1 Destination Management Plan 2021-2025.....	7
	16.2 Naming of Roads associated with Pacific Highway Project	8
17	MATTERS FOR INFORMATION	8
	17.1 Local Government Elections - Minister for Local Government	9
	17.2 Grant Application Information Report - November 2020	9
	17.3 Development Applications determined under the Environmental Planning and Assessment Act for the period 1 November to 30 November 2020.....	9
	17.4 Commencement of ePlanning	9
18	QUESTIONS ON NOTICE	10
	Nil	
19	QUESTIONS FOR NEXT MEETING (IN WRITING)	10
	19.1 Bushfire Recovery Effort at Whiporie.....	10

ORDINARY COUNCIL MEETING MINUTES

15 DECEMBER 2020

20	MATTERS REFERRED TO CLOSED COUNCIL	11
20.1	Tender - Design Bridge Construction on Bora Codrington Road, Bora Ridge	11
20.2	Tender - Evans Head Library Renovation.....	11
20.3	Tender - Transport and Disposal of Mixed Waste.....	11
20.4	Tender - Rockface Stabilisation Manifold Road, Bentley	11
20.5	Proposed Option to Sell Council Land at Reynolds Road, Casino	11
21	RESOLUTIONS OF CLOSED COUNCIL	12

ORDINARY COUNCIL MEETING MINUTES

15 DECEMBER 2020

**MINUTES OF RICHMOND VALLEY COUNCIL
ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBERS, 10 GRAHAM PLACE, CASINO
ON TUESDAY, 15 DECEMBER 2020 AT 5.00PM**

Please note: these minutes are subject to confirmation at the next Council Meeting. Decisions recorded in the draft minutes are subject to the Council's Code of Meeting Practice in relation to rescinding decisions.

PRESENT: Cr Robert Mustow (Mayor), Cr Stephen Morrissey (Deputy Mayor), Cr Sam Cornish, Cr Robert Hayes, Cr Sandra Humphrys, Cr Jill Lyons, Cr Daniel Simpson

IN ATTENDANCE: Angela Jones (Acting General Manager), Ryan Gaiter (Chief Financial Officer/Manager Mid-Richmond), Kate Allder-Conn (Governance Coordinator), Julie Clark (Personal Assistant to the General Manager and Mayor), Daniel Goulding (IT Support Officer)

1 ACKNOWLEDGEMENT OF COUNTRY

The Mayor provided an Acknowledgement of Country by reading the following statement on behalf of Council:

"Richmond Valley Council recognises the people of the Bundjalung Nations as Custodians and Traditional Owners of this land and we value and appreciate the continuing cultural connection to lands, their living culture and their unique role in the life of this region in the past, present and future."

2 PRAYER

The meeting opening with a prayer by the Acting General Manager.

3 PUBLIC ACCESS AND QUESTION TIME

Nil

4 APOLOGIES

RESOLUTION 151220/1

Moved: Cr Stephen Morrissey

Seconded: Cr Jill Lyons

That the apology received from General Manager Vaughan Macdonald be accepted and leave of absence granted.

CARRIED

5 MAYORAL MINUTES

The Mayor thanked Council staff members for providing Christmas decorations in the Chambers for the meeting, they brightened the area and enhanced the Christmas festivities.

Page 4

ORDINARY COUNCIL MEETING MINUTES

15 DECEMBER 2020

6 CONFIRMATION OF MINUTES**6.1 MINUTES ORDINARY MEETING HELD ON 17 NOVEMBER 2020****RESOLUTION 151220/2**

Moved: Cr Sandra Humphrys

Seconded: Cr Sam Cornish

That Council confirms the Minutes of the Ordinary Meeting held on 17 November 2020.

CARRIED**7 MATTERS ARISING OUT OF THE MINUTES**

Nil

8 DECLARATION OF INTERESTS

Nil

9 PETITIONS

Nil

10 NOTICE OF MOTION

Nil

11 MAYOR'S REPORT**11.1 MAYORAL ATTENDANCES 8 NOVEMBER - 7 DECEMBER 2020****RESOLUTION 151220/3**

Moved: Cr Robert Mustow

Seconded: Cr Stephen Morrissey

That Council receives and notes the Mayor's attendance report 8 November – 7 December 2020.

CARRIED**12 DELEGATES' REPORTS****12.1 DELEGATES' REPORT SUBMITTED TO DECEMBER 2020 ORDINARY MEETING****RESOLUTION 151220/4**

Moved: Cr Robert Mustow

Seconded: Cr Sandra Humphrys

That Council receives and notes the Delegates' Report for the month of November 2020.

CARRIED

Page 5

13 MATTERS DETERMINED WITHOUT DEBATE**13.1 MATTERS TO BE DETERMINED WITHOUT DEBATE****RESOLUTION 151220/5**

Moved: Cr Stephen Morrissey

Seconded: Cr Robert Hayes

That Item 15.1 be determined without debate.

CARRIED

14 GENERAL MANAGER'S REPORTS**14.1 ADOPTION OF RAIL TRAIL MASTER PLAN****EXECUTIVE SUMMARY**

Following public exhibition of the Northern Rivers Rail Trail Casino to Bentley Draft Master Plan, a final master plan has been prepared for Council's consideration. The project has attracted strong community interest, with 72 submissions received during the exhibition period and further feedback provided at stakeholder workshops. Once the Master Plan and other Phase One works are completed, Council will be ready to move to the design and construction phase of the \$7.5m project. The Rail Trail has been funded from the Federal Government's National Tourism Icons Program.

RESOLUTION 151220/6

Moved: Cr Sandra Humphrys

Seconded: Cr Sam Cornish

That Council adopts the Northern Rivers Rail Trail Casino to Bentley Final Master Plan.

CARRIED

15 FINANCIAL REPORTS**15.1 FINANCIAL ANALYSIS REPORT - NOVEMBER 2020****EXECUTIVE SUMMARY**

The purpose of this report is to inform Council on the status and performance of its investment portfolio in accordance with the *Local Government Act 1993* s.625, Local Government (General) Regulation 2005 cl.212, Australian Accounting Standard (AASB 9) and Council's Investment Policy.

The value of Council's Investment Portfolio as at 30 November 2020 including General Bank Accounts and Trust Funds is shown below.

Investment Portfolio	General Bank Accounts	Trust Funds	Total
\$53,802,250	\$2,492,205	\$87,050	\$56,381,505

The weighted average rate of return on Council's investments for November 2020 was 6.57% which was above the Bloomberg AusBond Bank Bill Index for November of 0.01%, which is Council's benchmark.

RESOLUTION 151220/7

Moved: Cr Stephen Morrissey

Seconded: Cr Robert Hayes

That Council adopts the Financial Analysis Report detailing investment performance for the month of November 2020.

CARRIED

16 GENERAL BUSINESS**16.1 DESTINATION MANAGEMENT PLAN 2021-2025****EXECUTIVE SUMMARY**

Richmond Valley Council has an important leadership role in strategic destination management across the local government area. This includes funding support and coordination of destination marketing initiatives, events and visitor information services, as well as strategic planning, and infrastructure development to support sustainable tourism development. Council also works with other tourism bodies on the Northern Rivers and is a founding member of the Northern Rivers NSW brand initiative.

The draft Richmond Valley Destination Management Plan 2021-2025 has been prepared to support further growth of the local visitor economy and encourage tourism business investment to the area. The public consultation provides the opportunity for tourism related businesses to have input into the final Plan.

RESOLUTION 151220/8

Moved: Cr Robert Mustow
Seconded: Cr Daniel Simpson

That Council places the draft Richmond Valley Destination Management Plan 2021 to 2025 on public exhibition for 40 days and invites the community to make submissions.

CARRIED

16.2 NAMING OF ROADS ASSOCIATED WITH PACIFIC HIGHWAY PROJECT**EXECUTIVE SUMMARY**

With the Pacific Highway upgrade nearing completion, Council is required to name new service roads and rename the sections of realigned Pacific Highway for addressing purposes.

In 2018 Council resolved to adopt recommended proposed road names, however four (4) names were rejected by the Geographical Names Board of NSW or not supported by residents during the consultation process.

Council staff have researched historical associations for alternative names and obtained pre-approval on alternative proposed names from the Geographical Names Board of NSW for Council and community consideration.

RESOLUTION 151220/9

Moved: Cr Daniel Simpson
Seconded: Cr Robert Hayes

That Council:

1. Determines a preferred name for the new service roads and realignment of the Pacific Highway. The proposed names being:
 - a) Well Road
 - b) McLaren Road
 - c) Langs Way
 - d) Paringa Drive
2. Undertakes relevant consultation for naming roads as per the Roads Regulation 2018.
3. Notes that a further report on the proposed final road names will be provided, following the consultation period.

CARRIED

17 MATTERS FOR INFORMATION**RESOLUTION 151220/10**

Moved: Cr Stephen Morrissey
Seconded: Cr Robert Hayes

Recommended that the following reports submitted for information be received and noted.

CARRIED

17.1 LOCAL GOVERNMENT ELECTIONS - MINISTER FOR LOCAL GOVERNMENT**RESOLUTION 151220/11**

Moved: Cr Stephen Morrissey

Seconded: Cr Robert Hayes

That Council receives and notes the correspondence from the Minister for Local Government regarding the additional funding package secured for the upcoming Local Government Elections to be held in September 2021.

CARRIED

17.2 GRANT APPLICATION INFORMATION REPORT - NOVEMBER 2020**RESOLUTION 151220/12**

Moved: Cr Stephen Morrissey

Seconded: Cr Robert Hayes

That Council receives and notes the Grant Application Information Report for the month of November 2020.

CARRIED

17.3 DEVELOPMENT APPLICATIONS DETERMINED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT FOR THE PERIOD 1 NOVEMBER TO 30 NOVEMBER 2020**RESOLUTION 151220/13**

Moved: Cr Stephen Morrissey

Seconded: Cr Robert Hayes

That Council receives and notes the development application report for the period 1 November to 30 November 2020.

CARRIED

17.4 COMMENCEMENT OF EPLANNING**RESOLUTION 151220/14**

Moved: Cr Stephen Morrissey

Seconded: Cr Robert Hayes

That Council receives and notes the commencement of ePlanning at Richmond Valley Council on 1 January 2021.

CARRIED

18 QUESTIONS ON NOTICE

Nil

19 QUESTIONS FOR NEXT MEETING (IN WRITING)**19.1 QUESTION IN WRITING - BUSHFIRE RECOVERY EFFORT AT WHIPORIE**

Cr Simpson provided the following question on notice:

I recently observed an article in the Northern Rivers Times that claimed that Whiporie has been completely forgotten by Council in the bushfire recovery effort. Could the General Manager please outline details of any communication with the Whiporie community along with details of actions taken to assist Whiporie with their recovery.

The Acting General Manager advised that the Whiporie community received the following support and assistance after the fire events of 2019:-

- Community Hall Grants Program – Phone contact was made to halls across the LGA including the Whiporie Hall committee contact in July 2020, follow up email in August 2020 with an application form and guidelines for the program and contact numbers for council staff were emailed to hall contacts. No application was received from the Whiporie Hall under this program or under the community financial assistance grants program.
- Generator for the Hall – a charitable organisation has donated a generator to the Hall this year as part of its bushfire recovery assistance
- Outreach – Council Mobile Library attends Whiporie each fortnight. Red Cross volunteer/s attend with the mobile library to assist community members with grant information and can assist with completing grants using the mobile library computers, prior to COVID, Red Cross volunteer/s attended the shop to speak to community members.
- Mailout to Bushfire Impacted area – January 2020 a mailout was completed to all properties within the fire scar with recovery information and contacts for assistance & grants.
- Residents have received recovery information via a number of community newsletters; which have included recovery articles, newspapers, social media and council's website have had recovery information available throughout the disaster and this year.
- Whiporie Bus Bay – Richmond Valley Council was engaged by TfNSW to improve road side drainage that included a new pipe crossing on the northern entrance/exit and prepare a pavement for the bus bay that included both entrances/exits to the north and south. The works also included double/double bitumen seal. These works were completed on the 24/1/2020 at a cost of \$74,417.20.
- Bungawalbin Whiporie Road Vegetation – \$210,427
- Immediate reconstruction works incl guardrail, signs, guide posts - \$50,034
- Mt Marsh Road – vegetation - \$13,605.
- Committed Essential Public Asset reconstruction funding- bridges and culvert structures, side tracks, tree works totalling \$840,000.

20 MATTERS REFERRED TO CLOSED COUNCIL**RESOLUTION 151220/15**

Moved: Cr Stephen Morrissey

Seconded: Cr Jill Lyons

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the *Local Government Act 1993*:

20.1 Tender - Design Bridge Construction on Bora Codrington Road, Bora Ridge

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the *Local Government Act*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.2 Tender - Evans Head Library Renovation

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the *Local Government Act*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.3 Tender - Transport and Disposal of Mixed Waste

This matter is considered to be confidential under Section 10A(2) - (c) of the *Local Government Act*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

20.4 Tender - Rockface Stabilisation Manifold Road, Bentley

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the *Local Government Act*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

20.5 Proposed Option to Sell Council Land at Reynolds Road, Casino

This matter is considered to be confidential under Section 10A(2) - (c) of the *Local Government Act*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CARRIED

The Acting General Manager reported that no written representations had been received in respect to the items listed for consideration in Closed Council.

The Chair called for verbal representations from the gallery.

There were no representations from the gallery.

The Chair advised that under section 10A of the *Local Government Act 1993*, the media and public are to be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10(2) as outlined above.

RESOLUTION 151220/16

Moved: Cr Stephen Morrissey

Seconded: Cr Jill Lyons

That:

1. Council resolved to enter Closed Council to consider the business identified in Items 20.1, 20.2, 20.3, 20.4 and 20.5, together with any late reports tabled at the meeting.
2. Pursuant to section 10A(2) – (c) of the *Local Government Act 1993*, the media and public be excluded from the meeting on the basis that the business to be considered is classified confidential under the provisions of section 10A(2) as outlined above.
3. The correspondence and reports relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the *Local Government Act 1993*.

CARRIED

Council closed its meeting at 5.45pm. The public left the Chamber.

The Open Council meeting resumed at 6.10pm.

21 RESOLUTIONS OF CLOSED COUNCIL

The following resolutions of Council, passed while the meeting was closed to the public, were read to the Open Council Meeting by the Acting General Manager.

20.1 TENDER - DESIGN BRIDGE CONSTRUCTION ON BORA CODRINGTON ROAD, BORA RIDGE

That Council:

1. Awards the tender to Ozwide Bridge and Rail Civil Pty Ltd for the construction of Bora Codrington Bridge, Bora Codrington Road, at the assessed tendered rate of \$317,517.00 inclusive of GST.
2. Authorises the General Manager to enter into and endorse relevant contracts and documents, including affixing the Seal of Council where appropriate, generally in accordance with the details contained within this report.

20.2 TENDER – EVANS HEAD LIBRARY RENOVATION

That:

1. G.J Bennett & S.C Robertson be approved as the preferred tenderer for the internal renovation and reconstruction of the Evans Head Library, valued at \$510,785 (ex GST).
2. The General Manager be authorised to negotiate and finalise the terms and conditions of any contract or agreement, including reducing or extending the scope of works, in line with the content of this report and the available budget, and affixing the seal of Council where necessary.

20.3 TENDER – TRANSPORT AND DISPOSAL OF MIXED WASTE

That Council:

1. Declines all submissions received for Tender VP212865 Transport and Disposal of Mixed Waste.
2. Determines not to call fresh tenders, as there is a level of confidence that a commercial outcome can be reached with one of the contractors that tendered.
3. Apply Clause 178 (3)(e) of the Local Government (General) Regulation 2005 to authorise the General Manager to enter into direct negotiations with tenderers with a view to negotiating a commercially acceptable outcome and finalise the General Conditions of Contract including affixing the seal of Council where necessary.
4. Receive a report on the outcomes of the negotiation process when they have been finalised.

20.4 TENDER – ROCKFACE STABILISATION MANIFOLD ROAD, BENTLEY

That Council:

1. Awards the tender to Pan Civil Pty Ltd for the draped mesh rock face stabilisation system construction on Manifold Road for the tendered rate of \$223,905 inclusive of GST.
2. Authorises the General Manager to enter into and endorse relevant contracts and documents, including affixing the Seal of Council where appropriate, generally in accordance with the details contained within this report.

20.5 PROPOSED OPTION TO SELL COUNCIL LAND AT REYNOLDS ROAD, CASINO

That Council:

1. Authorises the General Manager to negotiate the granting of an option to purchase and subsequent sale of land on Reynolds Road, Casino generally in accordance with the details contained within this report.
2. Authorises the General Manager to enter into and endorse relevant documents, contracts and transfers, including affixing the seal of Council where appropriate, for the option to purchase and subsequent sale of the land generally in accordance with the details contained within this report.

The Meeting closed at 6.15pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 16 February 2021.

.....
CHAIRPERSON



Love where we live and work

Delivery Program Progress Report

**Quarter 2
December 2020**

**Richmond
Valley
Council**



Richmond Valley Council Integrated Planning Reporting Framework

Our Councillors have made a commitment to support our organisation and the community in making Richmond Valley a better place to live, work and visit. This Progress Report reports against the Delivery Program within the NSW Government's Integrated Planning and Reporting (IPR) framework. The IPR framework aims to improve the sustainability of local communities by encouraging councils, residents and state agencies to work together to achieve the objectives set out within these long-term plans.

To focus Council's attention to achieve this, Councillors have agreed to four strategic priorities:

- Connecting People and Places
- Growing our Economy
- Looking after our Environment
- Making Council Great

The priorities are outlined in the Revised Delivery Program 2017/2021, adopted by Council 23 June 2020, and in the Richmond Valley Made 2030 Community Strategic Plan, adopted 27 June 2017.








The Delivery Program Progress Report is presented in individual tables containing the progress towards completion of all Delivery Program activities and targets. The report also provides a status report on the progress against the Community Indicators outlined in the Community Strategic Plan for each community objective within the four priority areas.



The Delivery Program Progress Report relates to the first and second quarters of the 2020/2021 financial year. The status is defined as:

Green	The action or milestone has been completed
Amber	The action or milestone is on schedule and is being actively managed
Blue	The action or target is not due to commence in the reporting period
Purple	The action is not progressing
Red	The action or milestone is behind schedule



Connecting People and Places**PP1: Fresh and Vibrant Community****PP1.1: Support local event organisers and enhance marketing and promotion of events**




Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.1.1	Draft and implement a marketing plan	2020/2021	Manager Communications, Events and Tourism	Event marketing guide for local organisers has been developed.	Completed	 
PP1.1.2	Continue to deliver the objectives outlined in the Richmond Valley Events Strategy	2020/2021	Manager Communications, Events and Tourism	Events Strategy has been reviewed and updated.	Completed	 
PP1.1.3	Conduct workshops with community event and local organisers to improve their marketing and promotion of events	Annual	Manager Communications, Events and Tourism	COVID-19 restrictions prevented any workshops being held. RVC's Events, Tourism and Community Grants teams continue to provide support to local organisers.	On Schedule	 
PP1.1.4	Increase the promotion through organisers to promote Richmond Valley events across the region and as far and wide as possible	2019/2020	Manager Communications, Events and Tourism	Marketing manual finalised, with actions being implemented	Completed	 
PP1.1.5	Maintain the RVC website as a focused information resource for events	2019/2020	Manager Communications, Events and Tourism	Council's website provides information regarding events in the area.	On Schedule	 
PP1.1.6	Assist suitable events to gain additional support and funding where appropriate	Annual	Manager Communications, Events and Tourism	RVC's Events, Tourism and Community Grants teams continue to provide support to local organisers seeking funding opportunities.	On Schedule	 

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.1.7	Ensure that Richmond Valley event practices are as accessible as possible	Annual	Manager Communications, Events and Tourism	All Richmond Valley events are guided by the Disability Inclusion Action Plan 2017-2021. Requests by the community to improve accessibility are actioned.	Completed	 


PP1.2: Increase Brand Recognition

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.2.1	Include branding as compulsory criteria to receive council support.	2019/2020	Manager Communications, Events and Tourism	All event organisers are happy to display RVC-branded material, including prominently displaying our pull up banners.	Completed	 
PP1.2.2	Maintain a collection of current and appropriate footage and photographs from the Richmond Valley, which is available to event organisers and media	2019/2020	Manager Communications, Events and Tourism	RVC has an extensive range of images and footage which we share on request.	Completed	 

PP1.3: Provide clean, safe and accessible open spaces and recreational services to the community and visitors

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.3.1	Implementation of recommendations included in the master plans at Woodburn Riverside, Casino Drill Hall, Casino Showgrounds subject to availability of funding	2019/2020	Manager Asset Planning	Elements within these plans being delivered as funding is secured and allocated. Woodburn Riverside \$180,000, Casino Showgrounds \$8,750,000, Drill Hall (Coronation Park) \$405,000, Drill Hall Walk \$880,000, Razorback Lookout \$405,000.	On Schedule	 
PP1.3.2	Establish a framework to undertake community consultation with all relevant stakeholders to develop a draft Razorback Lookout Masterplan (dependent on availability of funding)	2019/2020	Manager Asset Planning	Razorback Masterplan has been adopted by Council following community consultation	Completed	 
PP1.3.3	Complete service standards and levels for all open spaces	2019/2020	Manager Infrastructure Services	Development of service standards and levels for all of open spaces is currently under review	On Schedule	 
PP1.3.4	Ensure the safest possible play spaces within Richmond Valley	Annual	Coordinator Asset Management	Routine inspections of RVC playgrounds / sports grounds continue and all issues are identified and rectified within appropriate time frames. Planning for replacement infrastructure and upgrading is underway	On Schedule	 
PP1.3.5	Completion of capital works program	Annual	Manager Asset Planning	Capital Works program currently undertaken and programmed to be completed on time	On Schedule	 
PP1.3.6	Develop a strategy for sports field irrigation	2019/2020	Manager Infrastructure Services	Evaluating assets to determine the need for a strategy.	On Schedule	 
PP1.3.7	Develop a strategy for upgrade of town garden beds	2019/2020	Manager Infrastructure Services	Developing expectations on size and scale of town gardens.	On Schedule	 


PP1.4: Provide safe and well-maintained swimming pools

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.4.1	Develop and implement a swimming pools strategic plan	2019/2020	Manager Asset Planning	Strategic Plan was established prior to the engagement of new contractor for the current season. Maintenance and renewal works undertaken and scheduled as part of the contract initiation.	Completed	 
PP1.4.2	Manage current pool contracts	2019/2020	Coordinator Asset Management	The recently engaged pool contractor is being managed by Council's Project Management Office.	On Schedule	 
PP1.4.3	Respond to infrastructure reporting to ensure maintenance and operation of swimming pools	Annual	Coordinator Asset Management	Continuing to upgrade and maintain all swimming pools within existing budgets.	On Schedule	 
PP1.4.4	Develop a Draft Masterplan for future development of Casino Swimming Pool Site	2019/2020	Manager Asset Planning	Masterplan for Casino Pool completed and adopted in 2019.	Completed	 


PP1.5: Increase customer satisfaction with cemeteries in the Richmond Valley

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.5.1	Cemetery works as per capital works plan	Annual	Manager Infrastructure Services	Capital works projects are being planned and carried out in accordance with the approved programs.	On Schedule	
PP1.5.2	Develop service standards for cemeteries	2019/2020	Manager Infrastructure Services	Service standards are currently in the planning stage.	On Schedule	
PP1.5.3	Review Cemetery Strategy and deliver project plans accordingly	Annual	Manager Infrastructure Services	The Cemetery Strategy Review has commenced, and project plans are being developed as required.	On Schedule	
PP1.5.4	Preparation for Casino Cemetery expansion	2020/2021	Manager Infrastructure Services	While space at this cemetery remains sufficient, planning has commenced on the expansion.	On Schedule	

PP1.6: Provide library programs across all ages and diverse interests

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.6.1	Development of new and/or enhance existing programs to meet community needs	Annually	Manager Regional Library	Some programs have recommenced however it is limited due to COVID-19 restrictions. Some online initiatives have been introduced in place of face-to-face programs.	Behind Schedule	


PP1.7: Library be innovative and provide equitable community access to all library resources

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.7.1	Implement and utilise Library Management System (LMS) through upgrades	2019/2020	Manager Regional Library	LMS continues to function smoothly with upgrades achieved seamlessly due to being hosted.	On Schedule	

PP1.8: Undertake the repair and maintenance of council buildings

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.8.1	Maintain current levels of availability and condition	Annual	Manager Asset Planning	Any maintenance issues with buildings and facilities dealt with as budget and resources allow	On Schedule	
PP1.8.2	Development of Masterplan at Casino Civic Hall (dependent on availability of funding)	2019/2020	Manager Asset Planning	Draft Plan to be placed on display in early 2021.	On Schedule	

PP1.9: Planning, preparedness, response and recovery to Emergency Services









Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP1.9.1	Coordinate Council's resources and commitment to Council and regional emergency response planning and resourcing	Annual	Director Infrastructure and Environment	Richmond Valley Council provides assistance to combat agencies and surrounding Councils when and where possible in the event of an emergency.	On Schedule	

PP2: Getting Around

PP2.1: Improve Road Management practices at Richmond Valley Council

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP2.1.1	Develop a Road Management Strategy which provides long-term direction and information on sustainability of road network including assessment of bridges affected by load limits	2019/2020	Manager Asset Planning	Project plan yet to be draft.	On Schedule	
PP2.1.2	Review Pedestrian Access Mobility Plan (PAMP) and cycleway plan	2019/2020	Coordinator Asset Management	PAMP adopted at November 2020 Ordinary Meeting.	Completed	





PP2.2: Striving for consistent improvement

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP2.2.1	Create a strategic Plan for the rehabilitation of the Woodburn Coraki Road	2019/2020	Coordinator Project Development and Design	Designs for 3 sections have been completed, now awaiting construction funding.	On Schedule	 
PP2.2.2	Introduce and implement a road network condition survey	2019/2020	Manager Asset Planning	Undertaken as part of Road revaluation process in 2019.	Completed	 
PP2.2.3	Deliver a targeted maintenance regime developed from the road survey	Annual	Manager Asset Planning	Information collected in the road survey used in the development of capital works and maintenance programs, specifically re-seals and drainage maintenance.	Completed	 
PP2.2.4	Develop an education and awareness program including information sheets explaining road management practices	Annual	Manager Asset Planning	Information fact sheet to be developed as part of the road strategy project.	Not Progressing	 
PP2.2.5	Completion of capital works program	Annual	Manager Infrastructure Services	Works are being completed in accordance with the Capital Works Program.	On Schedule	 



PP2.3: Create a sense of civic pride in the community

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP2.3.1	Plan and implement public space safety and cleaning programs (street cleaning and street lighting)	Annual	Manager Asset Planning	Safety aspects designed and implemented in any maintenance and renewal projects undertaken by Asset area.	On Schedule	 
PP2.3.2	Plan and implement maintenance programs (bus shelters, carparks, cycle ways and aerodromes)	Annual	Manager Asset Planning	Maintenance programmed through CRM's and maintenance inspections, prioritised and undertaken as budget allows.	On Schedule	 
PP2.3.3	Advocate for expansion of public & community transport.	Annual	Coordinator Asset Management	Assets staff continue to liaise with transport operators and TfNSW advocating for improved infrastructure and safety.	On Schedule	 
PP2.3.4	Create attractive town entrances that create community pride and increase visitation to the Richmond Valley	Annual	Manager Infrastructure Services	Town entrances, tree plantings and signs are continually maintained to a high standard. Town entries capital works project is currently being refined, planned and priced for Evans Head.	On Schedule	 

PP3: Working Together**PP3.1: Improve our engagement/consultation with the community**

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.1.1	Community engagement and consultation program	Annual	Manager Communications, Events and Tourism	New consultation program for end-of-term to be discussed.	Not Due to Commence	 
PP3.1.2	Conduct community surveys for relevant projects	Annual	Manager Communications, Events and Tourism	New surveys to be developed.	Not Due to Commence	 



PP3.2: Encourage and support volunteerism to contribute to the Richmond Valley community

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.2.1	Sponsor and support national volunteers week celebration and deliver training/ workshops to upskill volunteers	Annual	Manager Asset Planning	Volunteer's Week is scheduled for May 2021	On Schedule	 

PP3.3: Ensure that Council is reaching all target groups for relevant community issues

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.3.1	Developing contact lists for interest groups and towns.	2017/2018	Manager Asset Planning	Task ongoing on an as need basis with relevant projects.	On Schedule	 
PP3.3.2	Hosting and/or supporting local community events	Annual	Manager Communications, Events and Tourism	Despite a quiet year for local events, mainly due to COVID-19 restrictions, RVC's Events Team continues to support local organisers with relevant planning requirements.	On Schedule	 

PP3.4: Partnering with and supporting community organisations to achieve their aims

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.4.1	Strengthening our relationships with Aboriginal communities	Annual	Manager Asset Planning	Ongoing liaison with Land Councils and co-operatives on various issues.	On Schedule	
PP3.4.2	Develop and build on partnership activities with community organisations e.g. health initiatives, employment initiatives, social service initiatives, youth, education and others as identified by the community	Annual	Manager Asset Planning	This item is ongoing and on schedule.	On Schedule	



PP3.5: Develop partnership activities that promote and improve social services and inclusion and accessibility for people with disabilities, aged, early childhood and youth, disadvantaged and multicultural sectors

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.5.1	Develop partnership activities which promote inclusion and accessibility	2017/2018	Manager Asset Planning	Plan is maintained.	On Schedule	
PP3.5.2	Facilitate Accessibility, Liveability and Aged Advisory Committee	Annual	Manager Asset Planning	This committee is no longer operational	Not Progressing	
PP3.5.3	Development of Disability Inclusion Action Plan	2017/2018	Manager Asset Planning	Plan has been adopted and is currently being used as a reference for the implementation of programs and works.	Completed	

PP3.6: Improve our communication with the community

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.6.1	Publication and delivery of Council newsletter	Annual	Manager Communications, Events and Tourism	RVC now distributes four newsletters to residents. These include Valley Views, Community Connection, Library Members' News and NRLX Stakeholders newsletter.	Completed	 
PP3.6.2	Production and distribution of online content including interactive website, video content, podcasts	Annual	Manager Communications, Events and Tourism	A number of new videos featuring staff highlighting different areas of Council are posted regularly to Facebook and uploaded to the corporate website. Council meeting wrap ups featuring the Mayor are also posted each month.	Completed	 
PP3.6.3	Grow our online community and engage through social media	Annual	Manager Communications, Events and Tourism	Followers of RVC's Facebook page continue to grow, now around 5,600, with some posts having a reach of more than 40,000.	On Schedule	 
PP3.6.4	Implement the Richmond Valley Made branding campaign	2017/2018	Manager Communications, Events and Tourism	Workshops held in consultation with tourism and events operators and local businesses for the new Richmond Valley Destination Management Plan and Discover Richmond Valley campaign also provided great feedback for the review of the Richmond Valley Made branding campaign. Further work will be undertaken in the first half of 2021.	On Schedule	 

PP3.7: Educate and support community groups to obtain grant funding

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.7.1	Schedule Grant writing workshops - two levels, introductory and intermediate	Annual	Manager Asset Planning	Workshops could be undertaken in early 2021, dependent on COVID-19 restrictions.	On Schedule	 

PP3.8: Maximise opportunities for community and Council to apply for grant opportunities

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
PP3.8.3	Fund a Section 356 Community Financial Assistance Program	Annual	Manager Asset Planning	Community Financial Assistance Program Round One allocated in November 2020.	On Schedule	
PP3.8.4	Facilitate a proactive Council Grant Funding application process	Annual	Manager Asset Planning	Grant applications supported and completed.	On Schedule	

Growing our Economy

EC1: Driving Economic Growth





EC1.1: Review Council's existing businesses and investigate further business opportunities

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.1.1	Provide advice to Council business operations as required	2019/2020	Manager Projects and Performance	As required, particularly as actions from weekly executive project group meeting.	On Schedule	
EC1.1.2	New technology opportunities in waste fully explored for RVC specific outcomes in either a LGA or regional context	Annual	Manager Property and Economic Projects	North Coast Region Waste Investment Report has been finalised. Continuing to investigate waste to energy and alternate bioenergy options.	On Schedule	



EC1.2: Actively lobby and provide assistance for the establishment of new businesses and the expansion and/or continuing operation of existing businesses

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.2.1	Actively lobby, and provide assistance for the establishment of new businesses and the expansion and/or continuing operation of existing businesses	Annual	Manager Property and Economic Projects	Continue to support business chambers and advocate for local businesses. Have been involved in engaging and assisting businesses affected by bushfires.	On Schedule	 
EC1.2.2	Collaborate across Federal, State and Local Governments and all stakeholder groups to ensure relationships are built, maintained and effective so as to ensure we rapidly respond to both economic and job opportunities	Annual	Manager Property and Economic Projects	Continue to develop and build on relationships with State Government through the Department of Planning, EPA and Regional NSW	On Schedule	 
EC1.2.3	Continue to work closely with prospective investors to capitalise on new technologies in the renewable energy and waste to energy sectors	Annual	Manager Property and Economic Projects	Continuing work with Pacific Consultants to investigate feasibility of EFW including recent granting of an option to purchase proposed site. Discussions with potential financiers of project and have completed North Coast Waste Investment Review to inform opportunities in this area.	On Schedule	 

EC1.3: Align tourism, economic development and events to deliver economic outcomes for the region

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.3.1	Develop synergistic outcomes from the "Richmond Valley Tourism Plan" and "A Guide to Economic Development in the Richmond Valley"	Annual	Manager Communications, Events and Tourism	A number of documents are shared with tourism and events operators and local businesses.	On Schedule	 
EC1.3.2	Continue to deliver the objectives outlined in the Richmond Valley Public Art Strategy	Annual	Manager Communications, Events and Tourism	Artistic concepts have been received for the installation of a mural at the Coraki Swimming Pool. Discussions continue on a Moments by the Sea installation at Evans Head.	On Schedule	 

EC1.4: Provide support to prospective developers regarding Council processes and requirements

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.4.1	Assist applicants of major developments to navigate Council processes via a case management approach to the lodgement and assessment of significant development applications	Annual	Manager Property and Economic Projects	This is an ongoing service provided to potential applicants. Throughout the first half of the year we have worked with several proponents to provide assistance with investigating projects within RVC. These include large scale solar proposals and community housing.	On Schedule	 

EC1.5: Increase visitors and overnight stayers in the Richmond Valley

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.5.1	Implement the Richmond Valley Tourism Development Plan	Annual	Manager Communications, Events and Tourism	All actions completed. A new Destination Management Plan has superseded the Richmond Valley Tourism Development Plan.	Completed	 

EC1.6: Improved customer satisfaction with the DA process

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.6.1	Collaborate with the State Government to introduce E-Planning	2020/2021	Manager Development and Environment	Planners and Customer Experience staff have been undertaking ePlanning training with Customer Experience staff scheduled to attend Clarence Valley Council offices in Grafton for additional training. ePlanning is available for external clients from 1 January 2021 and is mandatory by 1 July 2021. Fact sheets are being prepared.	On Schedule	 
EC1.6.2	Develop a Development Information Package	Annual	Manager Development and Environment	Whilst fact sheets for ePlanning have taken priority, other fact sheets remain underway.	On Schedule	 
EC1.6.4	Ensure efficient planning and building application processing	Annual	Manager Development and Environment	Ongoing commitment to processing times and efficiencies.	On Schedule	 

EC1.7: Provide flexible and innovative planning controls

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.7.1	Ongoing review of Development Control Policy	Annual	Manager Development and Environment	Draft DCP is nearing completion with a goal of presenting the plan to the February 2021 Councilor Information Session.	On Schedule	 
EC1.7.2	Local Environmental Plan review	2020/2021	Manager Development and Environment	Health check is ongoing with document preparation underway. This action will be prioritised in the second half of the 2020/2021 financial year.	Behind Schedule	 
EC1.7.3	Process applications for Certificates under relevant legislation.	Annual	Manager Development and Environment	Planning Certificates are continuously monitored for statutory requirements and data accuracy.	On Schedule	 
EC1.7.4	Deliver good urban design outcomes through heritage management.	Annual	Manager Development and Environment	Site visits and pre-lodgement inspections are conducted and written advice supplied.	On Schedule	 
EC1.7.5	Contributions Plan Review	2017/2018	Manager Development and Environment	Collaboration between Assets and Development & Environment departments is underway.	On Schedule	 





EC1.8: Provide sustainable urban development opportunities

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC1.8.1	Implement the Local Growth Management Plan to provide for an adequate supply of residential land	2019/2020	Manager Development and Environment	The LGMP will undergo further work once the LEP Health Check is complete. Land has been identified and a timeline will be developed. The timeframe may extend into the 2021/2022 financial year.	Not Due to Commence	 
EC1.8.2	Develop growth management strategies as an input into the LEP for zoning land for the required residential, rural residential, commercial and industrial land uses whilst maintaining environmental sustainability	2018/2019	Manager Development and Environment	This is ongoing and processing LEP amendments (planning proposal) and is part of the LEP Health Check	On Schedule	 
EC1.8.3	Prepare a Local Strategic Planning Statement (LSPS)	2019/2020	Manager Development and Environment	This action has been completed.	Completed	 



EC2: Building on our strengths**EC2.1: Operate a financially sustainable business**

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC2.1.1	Council will continue to provide flood blend gravel for internal works	Annual	Manager Infrastructure Services	Flood blend is being provided as required. A tender for additional flood blend to be crushed was recently advertised and a contractor appointed.	On Schedule	 
EC2.1.2	Continue with leasing of Peterson's Quarry as per agreement	2019/2020	Manager Infrastructure Services	Peterson's Quarry continues to be leased to KIS Plant.	On Schedule	 





EC2.2: The Northern Rivers Livestock Exchange returns a profit to the community

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC2.2.1	Stage 1 upgrade of the NRLX (upgrade of receivables and sale areas)	2017/2018	Manager Projects and Performance	This action was completed in 2018.	Completed	 
EC2.2.2	Stage 2 upgrade of the NRLX	2019/2020	Manager Projects and Performance	This action was completed in 2020.	Completed	 











EC2.3: Provide a service where appropriate to support niche community and business needs

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC2.3.1	Continue to provide estimates to perform private works as required and then perform works as engaged	Annual	Manager Infrastructure Services	Infrastructure Services continues to provide private works estimates where appropriate and requested and performs works when engaged to do so.	On Schedule	 









EC2.4: Acquisition, management and disposal of Council land to realise commercial opportunities

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC2.4.1	Acquisition, management and disposal of Council Land to realise commercial opportunities	Annual	Manager Property and Economic Projects	Approvals for second stage of Canning Drive, Casino obtained, clearing of Tuckeroo Crescent, Evans Head completed, property adjoining Reynolds Road industrial site acquired.	On Schedule	 
EC2.4.2	Undertake review of Council's existing land holdings and develop a strategy for the acquisition and disposal of Council land for economic benefit	2018/2019	Manager Property and Economic Projects	Report on disposal of surplus land to be presented to February 2021 Ordinary Meeting.	On Schedule	 

EC2.5: Develop Council business activities around commercial, industrial and residential land development

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC2.5.1	Implement strategy for the acquisition and disposal of Council land for economic benefit	Annual	Manager Property and Economic Projects	A report on the disposal of surplus land was presented to the November 2020 Councilor Information Session, with a report to be presented to the February 2021 Ordinary Meeting.	On Schedule	 
EC2.5.2	Develop and market residential land estate	Annual	Manager Property and Economic Projects	Stage 2 Canning Drive DA approvals have been obtained and design plans commissioned.	On Schedule	 
EC2.5.3	Develop and market industrial land estate	2020/2021 and 2021/2022	Manager Property and Economic Projects	Reynolds Road tender for construction issued by Council's Project Management Office.	On Schedule	 
EC2.5.4	Acquisition of development site for industrial subdivision	2020/2021	Manager Property and Economic Projects	This action is not yet due to commence	Not Due to Commence	 
EC2.5.5	Acquisition of development site for residential subdivision	2019/2020	Manager Property and Economic Projects	This action is not yet due to commence	Not Due to Commence	 

EC2.6: Build and nurture relationships with Business Chambers and the business community at large

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EC2.6.1	Business engagement	Annual	Coordinator Economic Development	Business engagement is an ongoing activity for the Economic Development team who use face to face meetings, events held by Council, and networking opportunities at regional events to facilitate linkages and collaborative opportunities for business and promote the Richmond Valley.	On Schedule	 
EC2.6.2	Interact with local Business Chambers and work regionally with the NSW Business Chamber	Annual	Coordinator Economic Development	Engagement with Chambers is an ongoing activity which is being undertaken regularly. Strong relationships are in place with both local Chambers and Northern Rivers NSW Business Chamber representatives.	On Schedule	 
EC2.6.3	Develop and implement an action plan for the reduction of vacant retail spaces	2018/19 and 2019/2020	Coordinator Economic Development	This ongoing activity has been progressing in collaboration with activities being developed through the Office of Small Business Commissioner and Service NSW Easy to do Business Program.	On Schedule	 
EC2.6.4	Maintain the database of businesses operating in the LGA and utilise this data to open communication directly with businesses	Annual	Coordinator Economic Development	The database of businesses is an ongoing activity which is being constantly updated and maintained.	On Schedule	 

Looking after our Environment**EH1: Managing our Waste and Water****EH1.1: Waste and resource recovery future options**

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.1.1	Develop and implement a waste strategy including long term waste and resource recovery options which are sustainable and affordable	2017/2018	Manager Infrastructure Services	The Resource Recovery & Waste Management Strategy has been completed and was adopted by Council in July 2020.	Completed	

EH1.2: Operate waste and resource recovery as a business, including kerbside collection options for businesses

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.2.1	Review costs, resources and options for businesses and set a new fee structure	2017/2018	Manager Infrastructure Services	This will be completed as part of the 2021/2022 budget process in early 2021.	Not Due to Commence	

EH1.3: Waste Management domestic kerbside collections

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.3.1	Review collection run frequencies and efficiencies including investigating GPS tracking systems and options	2018/2019	Manager Infrastructure Services	The waste & resource recovery team are continually looking for efficiencies in the collection process and have made minor changes with starting locations and garaging of trucks to improve overall collection times. The tender for the lease of new side arm collection trucks specified that the Waste Track Management System by 3Logix be installed which will satisfy all GPS and tracking requirements for the fleet.	On Schedule	

EH1.4: Close and cap completed waste facility cells

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.4.1	Develop and implement capping plans	Annual	Manager Infrastructure Services	Work on the Nammoona capping plan is being done in conjunction with the design for the new Cell 6.	On Schedule	 

EH1.5: Seek and utilise grant funding to support waste infrastructure needs and new projects in line with the NSW WARR Act and Strategy



Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.5.1	Research and secure Waste Less Recycle More EPA and Environmental Trust funding	Annual	Manager Infrastructure Services	The Waste & Resource Recovery Team continue to look for opportunities within the Waste Less Recycle More funding and the Environmental Trust Funding. None have arisen this financial year.	On Schedule	 

EH1.6: Deliver environmentally sustainable waste collection, disposal and recycling programs and services to the community

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.6.1	Education delivered to the community through various activities	Annual	Manager Infrastructure Services	Council's Waste Education Officer continues to work on educating the community through various activities, Facebook, media and collaboration with Newaste on regional programs.	On Schedule	 
EH1.6.2	Delivery of capital works projects	Annual	Manager Infrastructure Services	Capital works projects are on schedule to be completed.	On Schedule	 







Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.8.3	Delivering a waste compliance program in accordance with legislative requirements	Annual	Manager Infrastructure Services	Waste Management services continue to be delivered to the community in an environmentally sustainable manner and within legislative requirements. Compliance checks and inspections are performed as required and all Pollution Incident Response Management Plans are tested as required and updated on the RVC website.	On Schedule	 

EH1.7: Provide services which protect and enhance our natural and built environment

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.7.1	Operational budgets for stormwater works are set in accordance with the Revised Stormwater Management Plan and are delivered each financial year	Annual	Manager Infrastructure Services	Operational works on storm water assets are being completed as required and in accordance with plans.	On Schedule	 

EH1.8: Provide compliant, continuous and cost-effective water supplies and sewerage services

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH1.8.1	Continue to provide safe and secure water and sewerage networks through the implementation of Integrated Water Management Plans	Annual	Manager Infrastructure Services	The Water & Sewer team continue to deliver safe and secure networks.	On Schedule	 

EH1.8.2	Work through network and camera surveys to develop a long term strategic works program for water and sewer assets	Annual	Water and Sewer Engineer	A consultant has been appointed to evaluate CCTV footage and assess asset condition to allow for planning future relining programs. Pilot review was completed in November 2020.	On Schedule		
EH1.8.3	Energy and Carbon emission reduction program will be investigated within Water & Sewer and implemented if proven to be beneficial	2017/2018	Manager Infrastructure Services	Investigating options on the Energy and Carbon emission reduction program within water and sewer	On Schedule		
EH1.8.4	Review current water sewer infrastructure and develop improvement plan	2018/2019	Water and Sewer Engineer	Project requires an in-depth review of water/sewer assets and will align with the Water & Sewer Asset Revaluation Project planned for 2021/2022. The works will also form part of upcoming Integrated Water Cycle Management (IWCM) review scheduled for 2021.	Not Due to Commence		
EH1.8.5	Investigate an alternative water source for water supply security to Casino in emergencies	2018/2019	Water and Sewer Engineer	Public Works Advisory (PWA) is currently working on the Jabour Weir secure yield modelling works and pending the results will commence the option assessment	On Schedule		
EH1.8.6	Develop and implement strategies to improve Council's water and sewerage infrastructure as identified in the IWCM Strategy Plan	Annual	Water and Sewer Engineer	Continue to work with operations to improve Council's water and sewerage infrastructure and issues identified in the previous IWCM and Strategic Review e.g. SCADA strategy.	On Schedule		

EH2: Promoting the Protection of the Environment**EH2.1: Provide services and programs which protect and enhance our natural and built environment**

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH2.1.1	Budgets allocated to support services and programs	Annual	Manager Development and Environment	Rappville grant currently out for quotation. Flying fox grants are allowing for plantings.	On Schedule	















EH2.2: Upgrade to the Jabiru Geneebeinga Wetlands

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH2.2.1	Assist with the development of Jabiru Geneebeinga Wetlands Masterplan	2020/2021	Manager Development and Environment	Draft plan has been prepared, with changes to be presented to February 2021 Councilor Information Session.	On Schedule	

EH2.3: Develop and use regulatory instruments to protect and manage the environment



Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH2.3.1	Respond to environmental incidents	Annual	Manager Development and Environment	Council Officers respond in a timely manner to environmental incidents and take the necessary action to remediate contamination.	On Schedule	

EH2.4: Develop programs in consultation with the community and stakeholders to minimise environmental harm through Council's own environmental practices

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH2.4.1	Flying Fox Management	Annual	Manager Development and Environment	Plantings carried out in 2008 are due for maintenance with significant weed eradication to occur by late January 2021	On Schedule	 
EH2.4.2	Conduct food shop inspections	Annual	Manager Development and Environment	Food inspections are carried out regularly	On Schedule	 
EH2.4.3	Skin penetration inspections	Annual	Manager Development and Environment	Inspections conducted as required	On Schedule	 
EH2.4.4	Maintain Water Quality Inspections Schedule for public swimming pools	Annual	Manager Development and Environment	Ongoing summer inspections occurring	On Schedule	 
EH2.4.5	Prompt response to general enquires	Annual	Manager Development and Environment	Advice provided, and inspections carried out as required.	On Schedule	 
EH2.4.6	Liquid Trade Waste Program	Annual	Manager Development and Environment	Enquiries and approvals have been completed as required, however due to staff vacancies, liquid trade waste inspections are not at the same level as previous years. This will be worked on in the second half of the financial year.	Behind Schedule	 
EH2.4.7	Public health registers and response	Annual	Manager Development and Environment	Public health registers monitored and up to date	On Schedule	 

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH2.4.8	Conduct OSMS audits	Annual	Manager Development and Environment	Workload issues have impacted upon inspections numbers however this will be rectified in the second half of the 2020/2021 financial year.	On Schedule	 
EH2.4.9	Caravan Park licensing program approvals	Annual	Manager Development and Environment	Inspections have now recommenced following COVID-19 restrictions, with outstanding approvals having been issued.	On Schedule	 

EH2.5: Develop a long-term strategic plan for the Animal Shelter

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH2.5.1	Draft a long-term strategic plan for the animal shelter	2020/2021	Manager Development and Environment	Repairs and improvements have been made to the pound. The pound will be remaining in its current location for the foreseeable future due to the cost of building a new pound in another location. A long-term strategy would focus on improvements to the existing structure. Improvements are mainly done for maintenance purposes.	Not Progressing	 

EH2.6: Implement Council's adopted Companion Animals Management Strategy

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
EH2.6.1	Decrease in the number of dog attacks	Annual	Manager Development and Environment	Rangers continue to deal with dog attacks; education provided during these times.	On Schedule	
EH2.6.2	Increase in the number of desexed animals from the previous year's statistics	Annual	Manager Development and Environment	A mail out was recently undertaken to owners of non-desexed cats with the intention of raising awareness and desexing rates within the Richmond Valley.	On Schedule	
EH2.6.3	Decrease in the number of roaming animals	Annual	Manager Development and Environment	This action is ongoing, with certain problem dog owners dealt with regularly. Education and advice provided.	On Schedule	
EH2.6.4	Increase in the number of follow ups of dangerous dogs audits	Annual	Manager Development and Environment	A recent mail out for permits has improved data on some of the dangerous dogs within the Richmond Valley.	On Schedule	
EH2.6.5	Maximise the rehoming rates in the Richmond Valley	Annual	Manager Development and Environment	Council has a very good relationship with rehoming groups and has a high rate of rehoming.	On Schedule	

Making Council Great

CS1: Leading and Advocating for our Community

CS1.1: Improve decision making by engaging stakeholders and taking community input into account

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS1.1.1	Encourage participation in council meetings/committee meetings	Annual	Chief Financial Officer/ Manager Mid-Richmond	Council meetings continue to be advertised in community newsletters, newspapers, social media and on Council's website. Council meetings are also now live streamed. The Mayor provides a video summary following each meeting which is posted on social media.	On Schedule	
CS1.1.2	Develop and conduct a Councillor training program	Annual	Chief Financial Officer/ Manager Mid-Richmond	Office of Local Government (OLG) guidelines have been issued. A councillor training program is to be developed and implemented in the future.	On Schedule	
CS1.1.3	Implementation of the Integrated Planning and Reporting Framework	Annual	Chief Financial Officer/ Manager Mid-Richmond	Integrated Planning and Reporting Framework obligations are being met. All reports developed and adopted by Council prior to legislated due dates.	On Schedule	

CS1.2: Facilitate Council's compliance with legal and governance requirements, including risk and insurance

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS1.2.1	Develop a risk management program which identifies and controls Council's Enterprise Risks.	Annual	Chief Financial Officer/ Manager Mid-Richmond	Council's Risk Register was reviewed in Quarter 2 of the 2020/2021 financial year.	On Schedule	 
CS1.2.2	Place appropriate insurance in accordance with Council's insurance program	Annual	Chief Financial Officer/ Manager Mid-Richmond	Council awarded the tender for insurance services to CivicRisk Mutual with a commencement date of 1 July 2020. Appropriate insurance programs are now in place	Completed	 
CS1.2.3	Implementation of a corporate compliance program	Annual	Chief Financial Officer/ Manager Mid-Richmond	This item will be considered in the second half of the 2020/2021 period.	On Schedule	 

CS1.3: Ensure transparency and accountability in council's operations

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS1.3.1	Internal audit committee meetings	Annual	Manager Projects and Performance	Three internal audit meetings have been held thus far, with the next meetings scheduled for February and May 2021. Three reviews have been conducted by Grant Thornton with the Asbestos Management Review having been completed most recently.	On Schedule	 

CS1.4: Provide high level financial and business analysis advice to monitor performance







Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS1.4.1	Monitor capital works performance	Annual	Manager Projects and Performance	Capital Works monitoring has transitioned to the Pulse system. The executive and management review capital works via this system on a weekly basis.	On Schedule	 
CS1.4.2	Coordination and management of major projects	Annual	Manager Projects and Performance	The PMO is currently managing approximately 30 projects ranging in value from \$100k \$13.3m with delivery dates stretching through until 2026.	On Schedule	 
CS1.4.3	Identify trends in business performance and report to senior management	Annual	Manager Projects and Performance	Where required, the PMO provides business advice and monitors trends. NRLX statistics and trends are monitored and broader business performance trends are being looked at through the quarterly performance report.	On Schedule	 

CS2: Great Support

CS2.1: Ensure the ongoing delivery of a quality customer service oriented organisation

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.1.1	Ensure that Council continues to meet the expectations of the community in delivering quality customer service	Annual	Manager Customer Experience	The Customer Experience team have consistently exceeded the standards as set out in the Customer Service Framework and Charter.	On Schedule	 
CS2.1.2	Continually review and monitor the quality of customer service provision across the organisation	Annual	Manager Customer Experience	Customer service provision is monitored on a daily basis, the Manager of Customer Experience discusses the service provided and ways that it can be improved with coordinators and managers to ensure that we are meeting our service levels with departments.	On Schedule	 





CS2.2: Staff have the technology and information systems required to deliver the outcomes expected by the community

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.2.1	Implement application upgrades, configuration changes, data entry screens, reports and workflow within Council's core applications	Annual	Manager Information and Technology Services	TechOne systems are patched for Q2 maintaining current version - 1 update schedule. Cemeteries module to be updated during December 2020 to improve performance.	On Schedule	 
CS2.2.2	Utilise mobile technologies so staff can access council information and complete tasks while in the field	Annual	Manager Information and Technology Services	80 x Samsung phones were purchased and most have been deployed to field by the end of Q2. All users have been migrated to full cloud email services by December 2020. Tablet rollout continues for WHS.	On Schedule	 
CS2.2.3	Working documents, spreadsheets etc are stored in an accessible document repository. Records have appropriate metadata, precis and are tagged to appropriate categories in the records management system. All email is stored in the corporate email archive	2017/2018	Manager Information and Technology Services	This item was completed in previous year. There is no additional work required to meet this objective	Completed	 

CS2.3: Technology in the community which promotes economic growth and community safety

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.3.1	Manage and maintain CCTV and public free Wi-Fi systems	Annual	Manager Information and Technology Services	General maintenance activities carried out this quarter. Next quarter sees focus on upgrading video storage at police station.	On Schedule	 

CS2.4: Efficiency and value from IT investments

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.4.1	Systems are maintained within one version of currently released product.	Annual	Manager Information and Technology Services	Core applications are being maintained. Recent audit identified a few servers that are still in use at RVC but which are no longer being patched by the vendor. Program to be developed to upgrade these servers.	On Schedule	 
CS2.4.2	Management of network performance	Annual	Manager Information and Technology Services	Major refresh of Casino Office network was completed over the Christmas/New Year period. Core network is achieving SLA. Reporting tools are currently being implemented to visualise uptime.	On Schedule	 
CS2.4.3	Security and data protection	Annual	Manager Information and Technology Services	Cyber Security Strategy has been developed. Backup processes are being updated as part of that process. No penetrations of RVC network have been identified this quarter.	On Schedule	 

CS2.5: Efficient records processes









Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.5.1	Efficient processing of incoming correspondence	Annual	Records Coordinator	95% of all incoming letters and emails to Council are registered into ECM and allocated to appropriate staff member for action within agreed timeframes. Urgent items distributed via email in first instance as well as ECM.	On Schedule	 

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.5.2	Records team responds to information requests within agreed service levels or statutory requirements	Annual	Records Coordinator	95% of information requests are processed within agreed timeframes.	On Schedule	 


CS2.6: Place-based employer of choice attracting a diverse workforce

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.6.1	Streamline recruitment and on-boarding process	Annual	Manager People and Culture	Website has been completed Recruitment process improved. All templates, questions and application streamlined.	On Schedule	 
CS2.6.2	Rebrand recruitment to coincide with EVP strategies	Annual	Manager People and Culture	This action has been completed.	Completed	 
CS2.6.3	Implement internal initiatives that boost morale	Annual	Manager People and Culture	People and Culture hosted a 'Not Quite Right' dress up day, which was successful in boosting morale. Staff trivia on Australia has also popular. A 'selfie' wall has been started in the Casino Office to enable staff to see good times enjoyed with colleagues.	On Schedule	 















CS2.7: Develop and retain an engaged and performing workforce

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.7.1	Implement a 12-24 month leadership and culture plan	2018/2019	Manager People and Culture	Training booked for Emerging Leaders and Leading Teams with Coordinators and Managers. A small group of staff are currently undertaking executive coaching. Stress and Resilience training was also offered this quarter.	On Schedule	 
CS2.7.2	Implement a Health and Wellbeing Program	Annual	Manager People and Culture	Initiatives include health & wellbeing day, yoga, fitness passport, meditation, mental health first aid (MHFA), self-defense, yard stretches, lung bus and a SunSafe campaign. Latest additions include 'What is stress' and 'What is resilience' training. Provision of hand-held massager for the tension relief.	Completed	 
CS2.7.3	Manage strategy for YES	Annual	Manager People and Culture	School Based Trainees to commence in January 2020. All Elsa Dixon positions have been filled.	Completed	 
CS2.7.4	Manage staff survey strategy	Annual	Manager People and Culture	Survey not deployed in this period.	On Schedule	 

CS2.8: Creating a contemporary workplace

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.8.1	Review current values and behaviours	Annual	Manager People and Culture	New behaviours implemented.	Completed	
CS2.8.2	Manage the implementation of digital transformation for HR systems and process	Annual	Manager People and Culture	Microsoft fully implemented. Onboarding being built Learning Management System purchased. Elearn purchased for wider organisation. Elearning will dominate training once the LMS is implemented. A vendor for elearn design will be engaged.	On Schedule	
CS2.8.3	Manage training plan	Annual	Manager People and Culture	Due to COVID-19, the current training plan is flexible and being adapted to suit the current situation.	On Schedule	
CS2.8.4	Manage and review policies and procedures	Annual	Manager People and Culture	This action will be reviewed in the second half of the financial year.	On Schedule	
CS2.8.5	Educate staff on PULSE and review process yearly	Annual	Manager People and Culture	PULSE workshops to be held in line with annual reviews.	On Schedule	









CS2.9: Proactive management of WHS systems to minimise safety risks

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.9.1	Continue to coordinate Council's Incident Reporting system	Annual	Manager People and Culture	Reports established and distributed to Management and Coordinator teams on a weekly basis. A full report each month inclusive of YTD is also distributed.	On Schedule	 
CS2.9.2	Annual review of Safety Management Plan	Annual	Manager People and Culture	This action was reviewed in 2020.	Completed	 
CS2.9.3	Rolling audit and hazard inspection program and reporting	Annual	Manager People and Culture	This action is ongoing, with a continued focus on hazard inspection and reduction.	On Schedule	 
CS2.9.4	Develop and Implement a Health Monitoring Program	2017/2018	Manager People and Culture	This program has been implemented, with skin checks undertaken.	Completed	 
CS2.9.5	Facilitate Health and Safety Committee	Annual	Manager People and Culture	Health and Safety Committee meetings are facilitated by Council's People Safety Officer, with notes distributed to the entire organisation.	On Schedule	 
CS2.9.6	Develop and implement a WHS Safety Training program	Annual	Manager People and Culture	A WHS training program has been developed and implemented for this financial year.	Completed	 
CS2.9.7	Ensure Council's WHS practices are compliant with legislative requirements	Annual	Manager People and Culture	An audit has been carried out to ensure compliance.	Completed	 



CS2.10: Provide an effective injury management program

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.10.1	Develop and implement a Return to Work program	Annual	Manager People and Culture	This action has been completed.	Completed	
CS2.10.2	Develop relationships with stakeholders to assist in managing workers compensation claims	Annual	Manager People and Culture	Solid working relationships have been established with Council's insurers.	Completed	
CS2.10.3	Reporting of injury management results to council	Annual	Manager People and Culture	A report was presented to the December 2020 Councilor Information Session.	On Schedule	



CS2.11: Examine all revenue and expenditure reduction opportunities that will improve Council's financial sustainability

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.11.1	Complete review of council revenue	Annual	Chief Financial Officer/ Manager Mid-Richmond	Complete revenue review performed in 2017/2018, also internal audit of revenue department performed. Revenue sources reviewed whilst collating Council annual Revenue Policy.	Completed	 
CS2.11.2	Ensure council's procurement practices deliver best value for money	Annual	Chief Financial Officer/ Manager Mid-Richmond	Council still remains an active member of the Northern Rivers Joint Organisation (NRJO) procurement group. Council has also recently implemented Vendor Panel procurement software, which allows for greater reach in sourcing quotations.	Completed	 
CS2.11.3	Examine the opportunity to share regional services with other local government agencies	Annual	Chief Financial Officer/ Manager Mid-Richmond	Council is an active member of the Northern Rivers Joint Organisation procurement group. Council also participates in joint tenders with Clarence Valley Council, Regional Procurement Australia and Local Government Procurement.	Completed	 
CS2.11.4	Investigate different investment options to maximise Council's return on investments	2017/2018	Chief Financial Officer/ Manager Mid-Richmond	Council staff are continually looking for investment options which maximise Council's return on monies invested. Changes have been adopted in Council's Investment Policy to allow finance staff more flexibility in investments, with the goal of maximising limited investment opportunities in the current market. Council's Finance staff also use an investment platform which compares investments; this allows staff to place Council's funds in the most advantageous investments.	Completed	 



CS2.12: Ensure compliance with Accounting Standards and Local Government Legislation

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.12.1	Manage Council's finances in accordance with legislative requirements	Annual	Chief Financial Officer/ Manager Mid-Richmond	Council's Investment Policy is updated annually and reported to council with regard to investments. This is in addition to monthly budget adjustment reports and quarterly reviews regarding any required changes to Council's budget which informs Council of the current budgetary position.	Completed	 

CS2.13: To sustainably and strategically manage council's fleet program

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.13.1	Complete fleet procurement in accordance with the plant replacement program	Annual	Manager Infrastructure Services	Plant and vehicles are being purchased in accordance with the 2020/2021 Fleet Procurement Plan.	On Schedule	 

CS2.14: Maintain Strategic Asset Management focus, and provide inspection and technical information for the development of design and capital works programs

Action Code	Action Name	Timeframe	Responsible Officer	Comments	Status	Traffic Lights
CS2.14.1	Development of design and capital works programs annually	Annual	Manager Asset Planning	Capital works plan developed in January each year, with information compiled for following year's program on rolling basis. 2020/2021 plan developed and in process of delivery	Completed	 

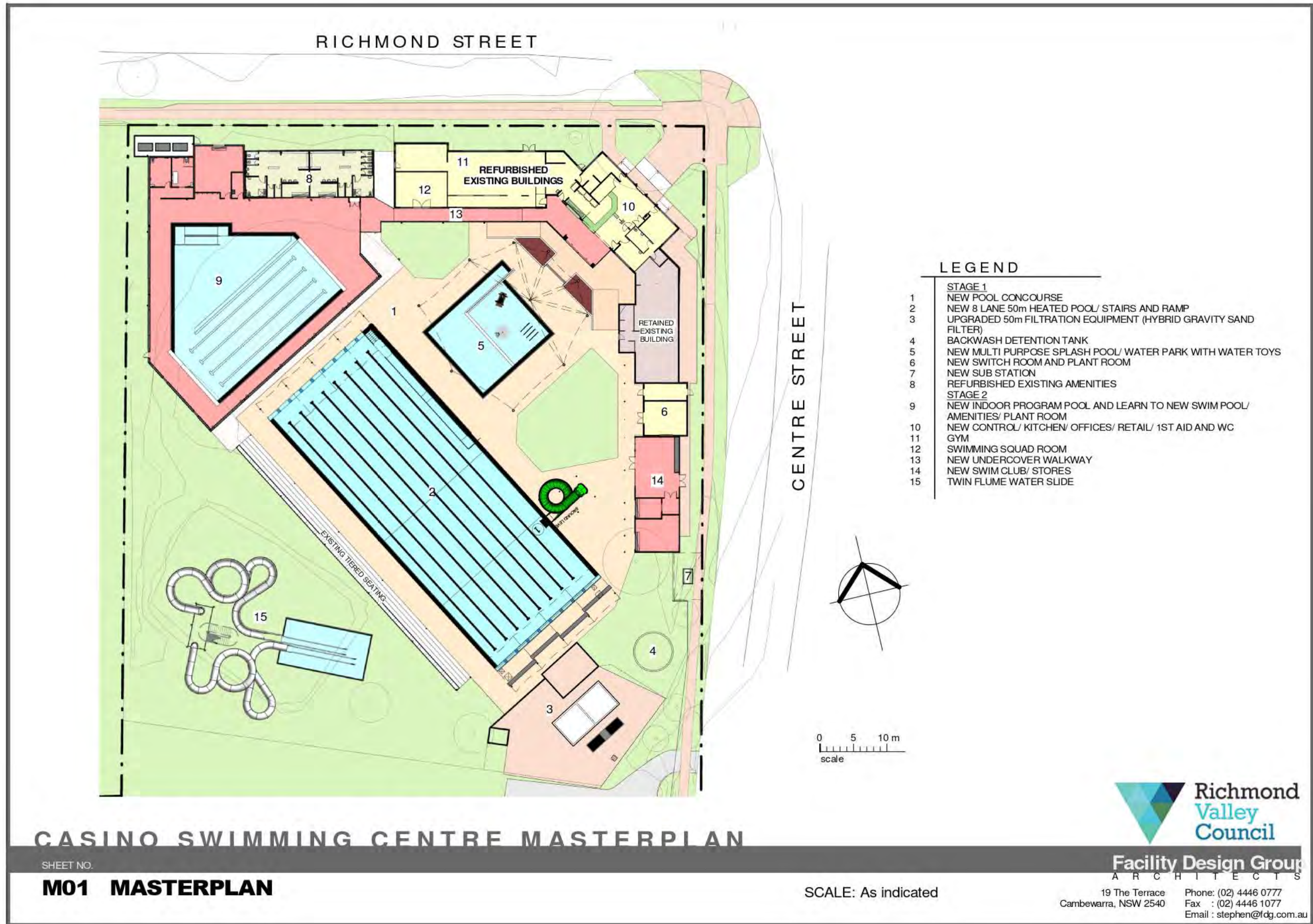


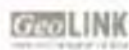
Richmond Valley Council

Casino Office:
Cnr Walker Street and Graham Place
(Locked Bag 10)
Casino NSW 2470
Phone: 6660 0300
Fax: 6660 1300

Evans Head Office:
Cnr Woodburn Street and School Lane
Evans Head NSW 2473
Phone: 6660 0365
Fax: 6662 4252

Email: council@richmondvalley.nsw.gov.au
Web: www.richmondvalley.nsw.gov.au





Statement of Environmental Effects - To accompany a Development Application for addition of a Retail Ready Facility at the Northern Co-operative Meat Company
2110-1148

Request to Vary LEP Development Standards Pursuant to Clause 4.6

The Proposal is for a single storey shed (including a small mezzanine area) development, being an addition to an existing Livestock Processing Facility. A variation to the provisions of Clause 4.3 (Height of Buildings) of the Richmond Valley Local Environmental Plan (RVLEP) 2012, facilitated by Clause 4.6 (Exceptions to Development Standards) of the RVLEP 2012, is sought in regard to the proposed building height. This is because the proposed maximum building height of 10.6 m exceeds the 8.5 m height control that applies to the site. Such a variation would have no unreasonable or adverse impact on the surrounding area or adjoining properties, and the objectives of Clause 4.3 of the RVLEP 2012 would still be achieved.

Clause 4.6 of the RVLEP 2012 allows for a level of flexibility and therefore variation/contravention of the development standards on the basis of a written request from the applicant that seeks to justify the variation/contravention of the development standard by demonstrating:

- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
- (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

This section outlines the variation request and provides justification as to why it is acceptable and supported by sound planning principles.

What is the name of the environmental planning instrument that applies to the land?

Richmond Valley Local Environmental Plan (RVLEP) 2012

What is the zoning of the land?

IN1 General Industrial

What are the objectives of the zone?

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To enable development that is associated with, ancillary to, or supportive of, industry or industrial employees.*

What is the development standard and clause being varied?

Height of Buildings - pursuant to Clause 4.3 of the RVLEP 2012.

What are the objectives of the development standard?

- *To establish the maximum height for buildings.*
- *To ensure that the height of buildings complements the streetscape and character of the area in which the buildings are located.*
- *To minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development.*

What is the numeric value of the development standard in the environmental planning instrument?

Maximum building height of 8.5 m. Map accessible online here:

<https://www.legislation.nsw.gov.au/view/pdf/map/c854dd19-af77-e982-b14e-b1931d1be845>

What is the proposed numeric value of the development standard in the development application?

The Proposed maximum building height is 10.6 m (refer to plans submitted with the Development Application at **Appendix A** of Statement of Environmental Effects)

What is the percentage variation (between the proposal and the environmental planning instrument)?

The maximum height proposed is equivalent to a 24.7 per cent variation to the development standard.

How would strict compliance hinder the attainment of the objects specified in Section 5(a) (i) and (ii) of the Act?

S5(a)(i) To encourage the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment.

S5(a)(ii) To encourage the promotion and co-ordination of the orderly and economic use and development of land

The proposal involves constructing a new building at the site of the existing abattoir, within which to prepare a retail ready product. The proposal is an important development for the abattoir, and an opportunity to value add to the existing operation. The existing abattoir is a significant employer in the region and the ongoing success of the operation is essential.

These aspects contribute toward the achievement of the objectives of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The development will have socio-economic benefits for the local community, without any environmental impacts.

The scale of the development will effectively integrate into the existing industrial context and scale of existing built form on site. The design is consistent with the form and bulk of other buildings at the abattoir (including those that are recent and also exceed the RVLEP 2012 height standard). The design response has taken into account operational and safety needs of the facility and relevant matters to be addressed, and sought to resolve them in the most effective and suitable manner, which results in the proposed building height. Whilst the height exceeds the development standard of the RVLEP 2012, this is not significant. The height has been restrained as much as practical and alternative designs would not achieve the objectives of the proposal or optimal operational outcomes. This development could not viably progress if strict compliance with the height standard was imposed.

Is the development standard a performance based control?

No, it is prescriptive.

How and why would strict compliance with the standard, in this particular case, be unreasonable or unnecessary?

It would be both unreasonable and unnecessary to pursue strict compliance with the building height standard for the proposed development. The bulk and scale of the proposed building is very similar to the existing development at the site, which also contravenes the prescribed maximum building height. The maximum building height for the site was not established with the abattoir in mind.

Objective (c) of the building height development standard is to *minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development*. Strict compliance with the 8.5 m standard is not necessary to achieve the objective. The development site is not highly visible and as discussed in the Statement of Environmental Effects, there will not be an adverse visual impact associated with this project.

Objective (b) is to *ensure that the height of buildings complements the streetscape and character of the area in which the buildings are located*. The abattoir is not located in an area where there is a streetscape, or particular character that needs to be complemented. The proposed RRF building is similar in bulk and scale to the existing buildings on site and is therefore compatible in this context.

Approving the height variation is considered an environmentally, socially and economically responsible decision and is consistent with the objectives of the height standard under the RVLEP 2012.

Are there sufficient environmental planning grounds to justify contravening the development standard?

There are sufficient environmental planning grounds to justify contravening the height development standard for this Proposal. Approval of a variation to the building height standard is integral to its success and the functional design needs of the building. In this instance, a variation is justified as the relevant objectives of the standard would still be achieved notwithstanding noncompliance with the standard.

There would be no significant environmental, heritage, visual or off-site amenity impacts. The relevant objectives of the building height standard would be upheld by the Proposal. The development will achieve positive outcomes for the community and locality in terms of economic investment in the abattoir and the creation of additional jobs.

Considering the objectives of the IN1 General Industrial zone in which the Proposal is located, the Proposal and height variation are further justified as the development would attain the primary objectives for this zone without any unreasonable detriment to the locality or other surrounding land uses as follows:

- The zone is to encourage employment opportunities.
- The zone is to support and protect industrial land for industrial uses.
- To enable development that is associated with, ancillary to, or supportive of, industry or industrial employees.

Based on these considerations, the Proposal and associated variation remain consistent with the objectives and intent of the RVLEP 2012. The variation is acceptable and supported by both the physical and environmental planning context of the site. It is a reasonable request that would on balance result in a positive development outcome and one that would be in the public interest. Approval of such a variation would not result in undesirable outcomes or cumulative impacts, and is justified on its merits and sound planning grounds.

ATTACHMENT 2: OFFICER'S CLAUSE 4.6 ASSESSMENT

The height of buildings applicable to the subject site is 8.5 metres pursuant to Clause 4.3 of the *Richmond Valley Local Environmental Plan (RVLEP) 2012*.

The proposed development fails to comply with the development standard as it is seeking a maximum height of approximately 10.57 metres above the relevant ground levels, not inclusive of exhaust flue and roof access ladder. The extent of non-compliance is as follows:

Permitted height	Proposed height	Extent of non-compliance	
8.5 metres	10.57 metres	2.07 metres	24.35%

The objectives of the Height of Buildings development standard set out in clause 4.3(1) of the *RVLEP 2012* are as follows:

- (a) *to establish the maximum height for buildings,*
- (b) *to ensure that the height of buildings complements the streetscape and character of the area in which the buildings are located,*
- (c) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development.*

Many of the surrounding buildings within the facility are similar or higher (14.83 metres) in height than the proposed building. The existing building located directly to the south or rear of the proposed development is approximately 2.06 metres higher. The proposed building is consistent in height to surrounding buildings. The development standard has been consistently abandoned previously to support operation of the existing facility.

The majority of the livestock processing facility is not visible from public spaces as the facility is strategically setback to ensure buffer areas exist from public spaces. The nearest residential dwelling is over 350 metres from the proposed works. The height exceedance does not contribute to any visual amenity, privacy, overshadowing or other amenity impacts.

It is considered that the objectives of the standard are met notwithstanding the non-compliance as the proposed development is keeping with the existing character of the area.

The proposed development is located within IN1 General Industrial zone. The objectives of this zone are as follows:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To enable development that is associated with, ancillary to, or supportive of, industry or industrial employees.*

The proposed Retail Ready Facility (RRF) supports operation of the existing livestock processing facility. The proposed development will require staff to operate the RRF, consequently generating additional employment opportunities. The proposed development is adequately separated from the surrounding uses to minimise any potential impacts.

The height exceedance associated with the RRF is necessary due to operational requirements associated with the ongoing industrial use of the land. The proposed development will support the existing use, add value and ensure it remains as a viable industrial use in the future.

ORDINARY COUNCIL MEETING AGENDA

16 FEBRUARY 2021

The proposed development will deliver additional floor area within an existing industrial site which is consistent with the objectives of the IN1 General Industrial zone.

The applicant has lodged a written request in accordance with the requirements of Clause 4.6 of *RVLEP 2012*. A full copy of the revised request is provided in **Attachment 1**.

Clause 4.6 - Exceptions to Development Standards within *RVLEP 2012* provides an appropriate degree of flexibility in applying certain development standards to achieve better outcomes for and from development, in particular circumstances.

Clause 4.6 (3) requires that:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating -*
- (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
 - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The applicant's written request demonstrates that compliance with the height development standard is unreasonable or unnecessary in the circumstances of the case. The height exceedance associated with the proposed development is necessary to allow it to function within an existing industrial facility. This is demonstrated by number existing buildings on site that are above the maximum permitted height of 8.5m

The written request successfully demonstrates that there are sufficient environmental planning grounds to justify varying this development standard. As discussed above, the proposal achieves the planning objectives for promoting and supporting existing industrial use on the site.

The proposal will retain and create new employment opportunities to ensure the facility remains viable in the future. Based on the above assessment, it is considered that the proposed development is consistent with the objectives of the Height of Buildings development standard and IN1 General Industrial zone. The proposal is therefore in the public interest.

The proposed variation does not raise any matters of State or regional environmental planning significance. Variation from the adherence to the building height standard on this occasion is considered to be benefit to the orderly use of the site and there is no public benefit in maintaining the development standard in this instance.

In conclusion the variation to the height development standard satisfies all relevant parts of Clause 4.6 and therefore the variation can be supported.

In accordance with NSW Department of Planning, Industry and Environment Circular PS 20-002, all Development Applications where there has been a variation greater than 10% in numerical standards under Clause 4.6 of the *RVLEP 2012*, shall be determined by full Council (rather than General Manager or nominated staff member).

ATTACHMENT 3: OFFICER'S ASSESSMENT OF SUBMISSION ISSUES

The subject proposal was advertised in accordance with Council's *Community Participation Plan* from 8 December 2020 to 25 January 2021. The proposal was subject of an extended notification of 42 days as the notification was during a holiday period. Notification to adjoining landowners within a radius of 250 metres was undertaken.

Council has received one (1) submission in response to the public notification of the proposal. The submission raises number of general concerns that relate to the existing operation. A copy of the public submission is provided in **Attachment 6**.

The key issues raised in the submission that relate to the current proposal are summarised below:

	Issues Raised	Response
1.	<p><u>Cumulative Risks and Impacts</u></p> <p><i>The Applicant has failed to identify, respond to and address all risks and impacts and cumulative risks and impacts, and has failed to adequately demonstrate how they would monitor, avoid, minimise, mitigate and manage these risks and impacts.</i></p>	<p>The application is accompanied by a detailed Statement of Environmental Effects (SEE) that outlines the existing operation and associated impacts from the proposal.</p> <p>The revised proposal has been assessed to be satisfactory by the Environment Protection Authority (EPA) subject to the General Terms of Approval. It is also noted that the current facility operates under the requirements of Environmental Protection Licence 1461 issued by the EPA.</p> <p>The proposal is considered acceptable on merit, subject to the recommended Conditions outlined in Attachment 5.</p>
2.	<p><u>Designated Development</u></p> <p><i>Animal Liberation contends that the proposed development is designated development and that for the purpose of this planning assessment, must be classified and assessed accordingly including the requirement to compile and submit an Environmental Impact Statement (EIS) in line with the Secretary's Environmental Assessment Requirements (SEARs).</i></p>	<p>The proposal is for alterations and additions to a development that is a Designated Development pursuant to Schedule 3 Part 2 Clause 35 and 36 of the <i>Environmental Planning and Assessment Regulations 2000</i>. The Statement of Environmental Effects demonstrates that the proposed development will have minimal additional environmental impacts as the throughput/capacity of the facility remain unchanged. Council staff is therefore satisfied that the proposed works will not trigger Designated Development requirements. In view of this, an Environmental Impact Statement (EIS) is not required.</p>
3.	<p><u>Community Consultation</u></p> <p><i>The Applicant has failed to undertake the necessary and expected level of consultation with key stakeholders including the local Indigenous people, sensitive receptors, and the broad community.</i></p>	<p>The new Retail Ready Facility (RRF) is proposed to be situated over the existing car parking area. It will operate in conjunction with the existing livestock processing facility. The proposal has been notified for an extended period. The surrounding lots are owned by NCMC and as such will not be adversely impacted by the current proposal. The nearest residential use is approximately 350 metres away. The level of consultation undertaken after the subject application was submitted, is considered adequate.</p>

ORDINARY COUNCIL MEETING AGENDA

16 FEBRUARY 2021

	Issues Raised	Response
4.	<p><u>Public Interest</u></p> <p><i>There has been a marked shift in public expectations about how we treat non-human animals including those raised and slaughtered for human consumption and by products. The broad public are strongly opposed to intensive and industrial animal agriculture on animal welfare, environmental and public health grounds. Public interest is very strong, and Council is required to consider contemporary public views and expectations.</i></p>	<p>The concerns raised in respect to the animal welfare is noted. With regards to the public views and expectation, the proposal has been notified for an extended period. Council has received one (1) submission which is the subject of this assessment. Council staff has undertaken a detailed assessment of the proposal and conclude that it is considered acceptable on merit. The proposal generally complies with the relevant legislation. It is considered to have a positive social and economic impacts on the locality and therefore it is in the public interest.</p>
5.	<p><u>Adverse Impacts</u></p> <p><i>If approved, the proposed development will result in numerous adverse impacts and will pose significant risks to the local environment, biodiversity and ecosystems. The 'precautionary principle' must be applied in environmental planning decision-making with the conservation of biological diversity and ecological integrity being a fundamental consideration. The 'precautionary principle' requires decision making to give the environment the benefit of the doubt.</i></p>	<p>The proposal has been assessed pursuant to the relevant provisions of <i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>. The <i>EPBC Act</i> aims to protect the environment, especially matters of national environmental significance (MNES).</p> <p>The SEE notes that there are no matters of national environmental significance within the 5km radius of the site.</p> <p>Subject to the recommended Conditions, the proposal is considered to have acceptable impacts.</p>
6.	<p><u>Ecologically Sustainable Development</u></p> <p><i>The proposed development is not aligned to ecologically sustainable development (ESD) and the conservation of biological diversity and ecological integrity processes which forms part of environmental law and inter generation equality.</i></p>	<p>As noted above, the proposal has been assessed to be acceptable, subject to the recommended Conditions. The facility will continue to operate under the strict requirements of the Environmental Protection Licence issued by the EPA.</p>
7.	<p><u>Native Habitat</u></p> <p><i>The proposed development is not aligned to protecting and preserving native habitat where a fundamental consideration should require all planning and decision making to include an Environmental and Species Impact Statement.</i></p>	<p>The proposed facility is situated over an existing carpark or hard stand area. The proposal does not include removal of any native vegetation. Accordingly, an Environmental and Species Impact Statement (EIS) is not warranted.</p>
8.	<p><u>Water Drinking Catchment</u></p> <p><i>The proposed development is situated in a local water drinking catchment.</i></p>	<p>The concern is noted. Council's Environmental Health Officer has assessed the proposal as acceptable subject to the recommended Conditions.</p>

ORDINARY COUNCIL MEETING AGENDA

16 FEBRUARY 2021

	Issues Raised	Response
9.	<p><u>Offensive and Visible</u></p> <p><i>The proposed development, if approved, would result in a highly offensive, and very visible development, notably with sensitive receptors, and will seriously risk and impact nearby residential residents and their ability to enjoy rural living and peaceful amenity including valid concerns about health and general well-being and issues concerning water, air, noise, visual, odour, dust, vibration, disease and biosecurity.</i></p> <p><i>The proposed development is situated 400 m from the nearby residential area in contrast to NSW EPA's recommended buffer distance of 500m to the nearest residence or residential area.</i></p>	<p>The issues raised are noted. It is an existing livestock processing facility; the proposal does not seek to increase the total processing capacity or the throughput.</p> <p>The proposed building is consistent in bulk and scale to the surrounding buildings within the facility.</p> <p>The proposal will generate additional employment opportunities and enable development that supports the existing livestock processing facility which is consistent with the relevant objectives of the IN1 General Industrial zone.</p> <p>The proposal is sufficiently separated from Summerland Way and residential uses.</p> <p>The proposal has been referred to the EPA, no objections have been raised in respect to the buffer distance. Furthermore, no submissions have been received from the surrounding residents.</p>
10.	<p><u>Car Parking</u></p> <p><i>Animal Liberation contends that the proposed 186 space car park is an integral component of the current DA and should not be assessed as a separate DA., but rather as part of this current DA and assessment.</i></p>	<p>A separate Development Application 2021/0201 has been submitted for the car parking area. The subject application proposes a total of one hundred and eighty-six (186) parking spaces. As this application is yet to be assessed, a Condition is recommended to provide temporary parking area until such time as the new car parking has been constructed. The proposal is considered acceptable subject to the recommended Condition.</p>
11.	<p><u>Excessive Development</u></p> <p><i>The Applicant has failed to clearly differentiate between the construction and operational phases including the applicable risks and impacts during these separate phases. The Applicant's DA and SoEE does not adequately or accurately reflect the full scale and accurate impacts of the proposed development taking into account existing development and operations and the proposed combined development which we believe will result in excessive development.</i></p>	<p>The new Retail Ready Facility (RRF) will operate in conjunction with the existing livestock processing facility which processes predominantly bulk/large cuts of beef. The larger cuts are then sent offsite to be processed further. The facility will increase the capacity to process smaller cuts such as steak, mince, and the like, which can be directly delivered to retail outlets.</p> <p>The proposal will not alter current hours of operations of the facility or the throughput of animals. As the total processing capacity will not change, the proposal is considered to add value rather than result in "excessive Development". The recommended Conditions will ensure that the potential impacts are mitigated.</p>
12.	<p><u>Tree Removal</u></p> <p><i>While we acknowledge the removal of 8 trees relates to non-native species, the Applicant fails to acknowledge that this tree removal will likely have an adverse impact on nesting birds and birds or other species seeking protection from the weather including, shade and safety.</i></p>	<p>The revised proposal includes planting of eight (8) new trees. The potential impact resulting from the removal of ornamental trees will be mitigated by the planting of new native trees.</p>

ATTACHMENT 4: OFFICER'S ASSESSMENT REPORT

Property Address:	Part Lot 3 DP 1164153 – 10615 Summerland Way, Casino
DA Number:	DA2021/0174
Applicant:	Northern Co-operative Meat Co Ltd (now T/as The Casino Food Co-op)
Proposal:	Construction of a new building to prepare retail ready products in association with the existing livestock processing facility, signage and associated works
Recommendation:	Approval

1. PROPOSAL

A Development Application was lodged with Council on 25 November 2020 seeking consent for:

- Remove eight (8) established exotic trees and bitumen from the affected car park area.
- Relocate existing emergency shelter.
- Construction of a new single storey building with a mezzanine level with a total floor area of approximately 1070m², to prepare retail ready products.
- New signage and associated works including bulk earthworks, construction of new retaining walls, diversion of existing sewer and new trade waste drainage.

The subject site is zoned IN1 - General Industrial pursuant to the *Richmond Valley Local Environmental Plan (RVLEP) 2012*. A variation to the Height of Buildings development standard under *Richmond Valley Local Environmental Plan (RVLEP) 2012* has been requested. The variation exceeds 10% and therefore the application is referred to Council for determination.

The development is permissible with development consent. The new Retail Ready Facility (RRF) will operate in conjunction with the existing livestock processing facility which processes predominantly bulk/large cuts of beef. The larger cuts are then sent offsite to be processed further. The facility will increase the capacity to process smaller cuts such as steak, mince, and the like, which can be directly delivered to retail outlets.

The proposal is an Integrated Development under Section 4.46 of the *Environmental Planning and Assessment Act (EP&A Act) 1979, (as amended)*. The existing facility is classified as a *Livestock Processing Activity* which is a scheduled activity under the *Protection of the Environment Operation Act 1997*. The operation of the current processing facility is regulated by an Environment Protection Licence (EPL) issued by the NSW Environment Protection Authority (EPA). The proposal has therefore been referred to the EPA. The proposal is considered acceptable subject to the General Terms of Approval (GTA) issued by the EPA.

A *livestock processing industry* with a production capacity of more than 5,000 tonnes per annum is defined as a *Designated Development* under the provisions of Schedule 3 Part 2 Clause 35 and 36 of the *Environmental Planning and Assessment Regulation*. The current proposal is considered to be alterations and additions to a development that is a Designated Development. The Statement of Environmental Effects demonstrates that the proposed development will have a minimal additional

environmental impact as the processing capacity the facility remain unchanged. Council staff is therefore satisfied that the proposed works will not trigger Designated Development requirements.

The retail ready facility (RRF) is proposed to be situated over an existing car park, resulting in loss of fifty-eight (58) parking spaces. The proposal also includes removal of eight (8) mature trees to facilitate the proposed development.

2. SITE AND THE SURROUNDS

The subject site is located on the southern side of Summerland Way. The Casino town centre is located to the south-east of the site. The closest residential development is located approximately 350 metres to 400 metres to the east of the existing *Livestock Processing Facility* operating from the subject site. To the south and west of the site, there are predominantly rural land uses such as cattle grazing and cropping. The existing site and the surrounds are shown in Plate 1 below:

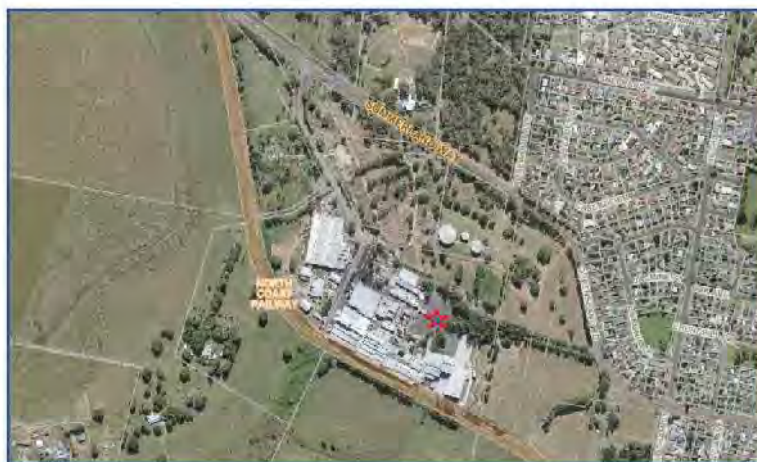


Plate 1: The site and the surrounds (Source: Council's mapping)

The site is commonly known as 10615 Summerland Way, Casio. The subject development relates to Part Lot 3 DP 1164153, as shown in Plate 2 below:



Plate 2: The location of the subject development and the surrounds (Source: Applicant's SEE)

The main access to the site is currently via the Summerland Way. The site also provides a secondary rear access via Hillcrest Lane which is predominantly used for deliveries of livestock.

3. PREVIOUS APPROVALS AND HISTORY

The Northern Co-operative Meat Company (NMC) has been in operation since 1933. It has over 1500 primary producer shareholders who have their livestock processed at either of the processing facilities at Casino or Booyong. There are number of development consents that relate to the subject site. The most recent approvals are as follows:

- DA2015/0071 - Alterations and additions to cattle yards, entry and restraint area
- DA2015/0175 - Replacement Boiler
- DA2015/0249 - New cold chain management facility, staged development - masterplan concept & building fabric works only
- DA2016/0070 - Use and fit out of cold chain management facility

A new application DA2021/0201 proposing one hundred and eighty-six (186) parking spaces has been submitted on 5 February 2021.

4. BACKGROUND

A history of the development proposal is as follows:

- The current application was submitted on 25 November 2020.
- Subject to a preliminary assessment of the proposal, correspondence requesting further information was sent on 3 December 2020. The issues of concern were in respect to the height of building, Clause 4.6 Variation, car parking, removal of trees and gas storage and mixing.
- The application was placed on public exhibition from 8 December 2020 to 25 January 2021. Notification to adjoining landowners within a radius of 250 metres was undertaken. One (1) submission was received in response to the notification.
- The development application was referred externally to the NSW Environment Protection Authority for concurrence and internally to Development Engineering, Building Services and Environmental Health Sections.
- Amended Plans, Statement of Environmental Effects (SEE) and Clause 4.6 Variation request were submitted by the applicant on 11 December 2020. The issue raised in respect to parking were not addressed.
- On 11 January 2021, the EPA requested further information regarding increase in the volume of wastewater, capacity of the wastewater system, noise impacts and disposal of bitumen.
- The additional information submitted was deemed to be acceptable by the EPA, the GTA was issued on 4 February 2021.
- No issues have been raised by the internal Sections, subject to the recommended Conditions.

5. PUBLIC PARTICIPATION

The subject proposal was advertised for an extended period (holiday period) for 42 days being from 8 December 2020 to 25 January 2021. Notification to adjoining landowners within a radius of 250 metres was undertaken. The Architectural Plans, Statement of Environmental Effects and supporting documents were available on Council's website and at the office of Richmond Valley Council at Casino.

A copy of the public submission and officer's response is provided in **Attachments 3 and 6** respectively within Cover Report to Council. The current proposal is not considered to have additional impacts and therefore considered acceptable on merit.

6. REFERRALS

External Authority	Comment
NSW EPA	No objections, subject to the GTA
Internal Authority	Comment
Environmental Health	Acceptable subject to conditions
Development Engineer	Acceptable subject to conditions
Building Services	Acceptable subject to conditions

7. ENVIRONMENTAL PLANNING CONSIDERATIONS

A full assessment under Section 4.15 (1) of the *Environmental Planning and Assessment Act 1979 (as amended)* has been undertaken. The submitted Statement of Environmental Effects and additional information addresses the requirements of the applicable legislation and provides detailed specialist and technical reports in support of the application.

The following legislation, planning instruments and policies are relevant to the proposal and their requirements have been considered as part of the assessment process:

- *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*
- *State Environmental Planning Policy No. 33 - Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 55 - Remediation of Land*
- *State Environmental Planning Policy No. 64 - Advertising and Signage*
- *Richmond Valley Local Environmental Plan 2012*
- *Richmond Valley Development Control Plan 2015*

7.1 *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*

The *EPBC Act* aims to protect the environment, especially matters of national environmental significance (MNES). There are no matters of national environmental significance within the 5km radius of the site. The proposed development is therefore not considered to have any potential impacts on the MNES.

7.2 *State Environmental Planning Policy No. 33 - Hazardous and Offensive Development*

SEPP No. 33 applies to any proposal which falls under the definition of potentially hazardous or offensive industry. The provisions of *SEPP No. 33* are applicable to the livestock processing facility, which operates under the existing EPL. In this regard, the application is accompanied by a Preliminary Risk Screening. Council's Environmental Health Section is satisfied that the proposal is not considered to have any additional adverse impacts.

7.3 State Environmental Planning Policy No. 55 – Remediation of Land

SEPP No. 55 requires that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state for the purpose for which the development is proposed to be carried out. In this regard, the application is accompanied by a Preliminary Contaminated Land Assessment Report. Council's Environmental Health Section is satisfied that the proposal is not considered to have any additional adverse impacts. The land is therefore considered suitable for the proposed RRF building and associated works.

7.4 State Environmental Planning Policy No. 64 - Advertising and Signage

The proposed RRF building will have a large non-illuminated business identification sign on the northern façade of the building. This sign is proposed to be 9 metres x 3.8 metres. In context of the proposed RRF building size and its location, the proposed sign is considered acceptable. The proposed sign is generally consistent with the assessment criteria in Schedule 1 of the SEPP No. 64.

7.5 Richmond Valley Local Environmental Plan (RVLEP) 2012

IN1 - General Industrial

The site is zoned IN1 - General Industrial under the provisions of RVLEP 2012. Clause 2.3 of the RVLEP 2012 requires the consent authority to have regard to the objectives for development in a zone when determining a development application. The development is consistent with the IN1 zone objectives and permissible with consent. The key controls that are relevant to the subject development are summarised below in the table:

RVLEP Clause	Required	Proposed	Compliance
4.3 - Height of buildings	Max. 8.5m height	10.57m	No – Clause 4.6 submitted. Refer to Attachments 1 and 2
5.18 - Intensive livestock agriculture	Heads of consideration in Clause 5.18	Addition to an existing approved livestock processing industry. Assessed to be acceptable by NSW EPA and Council's Environmental Health Section	Yes
6.2 - Essential services	Provide essential services	The proposed development is capable of providing essential services.	Yes
6.3 - Earthworks	Assess any adverse impacts due to earthworks	The proposal will require cut and fill on site. The plans show the erosion and sediment control measures.	Yes - subject to recommended Condition
6.6 - Terrestrial biodiversity	Heads of consideration in Clause 6.6	The mapped areas of terrestrial biodiversity are on north-east and north-western part of the site. The proposal requires removal of eight (8) exotic trees. New native trees are proposed to be planted.	Yes - subject to recommended Condition
6.9 - Drinking Water Catchment	Heads of consideration in Clause 6.9	Assessed to be acceptable by Council's Environmental Health Section.	Yes

7.6 Richmond Valley Development Control Plan (RVDCP) 2015

The proposal is generally consistent with the relevant provisions of *RVDCP 2015*. The compliance table below contains a summary of the key *RVDCP* controls that are most relevant to the subject development:

Part / Control	Required	Proposed	Compliance
Part C – Industrial Development			
Front Building Line Setback	6m	>300m from Summerland Way	Yes
Side and rear setbacks	900mm	>200m	Yes
Building height	Refer to assessment under Clause 4.3 of <i>RVLEP 2012</i>		
On-Site Car Parking	1 per 50m ² of GFA = 21	186 under a separate DA2021/0201	Yes - subject to recommended Condition
Part F – Signage			
Refer to assessment under <i>SEPP No. 64</i>			
Part H – Natural Resources and Hazards			
Part H Natural Resources and hazards	H-2: Bushfire Prone Land: The proposal is not a form of development covered by <i>Planning for Bushfire Protection 2006</i> .	Part of the site, located to the north and west of the proposed RRF building, is identified as bushfire prone land (BPL). The proposal has been assessed to be acceptable by Council's Building Services Section.	Yes
	H-4: Terrestrial Biodiversity	Refer to comments under Clause 6.6 of the <i>RVLEP 2012</i> .	Yes - subject to recommended Condition

8. ASSESSMENT

A detailed assessment of the application has been carried out having regard to the Heads of Consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979 (as amended)*. The proposal is considered generally consistent with the relevant objectives of the *Environmental Planning and Assessment Act 1979*, *State Environmental Planning Policies*, *Richmond Valley Local Environmental Plan 2012* and *Richmond Valley Development Control Plan (RVDCP) 2015*.

The proposal, subject to the recommended conditions of consent, is considered to have acceptable impacts on the natural and built environments and therefore it is in the public interest.

9. SECTION 7.12 CONTRIBUTIONS

The proposal generates contributions of \$49,602.24 levied under the Section 7.12 of the *Environmental Planning and Assessment Act 1979* and Richmond Valley Council's Revenue Policy and Contributions Plan. This has been recommended as a Condition of the consent.

10. CONCLUSION

It is considered that the proposal for construction of a new building to prepare retail ready products in association with the existing livestock processing facility, signage and associated works will have acceptable impacts on the surrounding uses. The proposal will create additional jobs and it is in the public interest

The written request for variation to the height of buildings development standard submitted under Clause 4.6 is considered satisfactory and demonstrates that, despite the numerical non-compliance, the proposed development meets the objectives of the development standard and of the IN1 General Industrial zone.

The Development Application 2021/0174 has been assessed in accordance with the Heads of Consideration under *Section 4.15 of the Environmental Planning and Assessment Act 1979, Richmond Valley Local Environmental Plan 2012, Richmond Valley Development Control Plan 2015*, and other relevant codes and policies. Appropriate Conditions have been recommended to ensure requirements of the planning instruments are met and potential environmental impacts will be mitigated. The proposal, subject to the recommended Conditions, is considered worthy of approval. Council's Development Assessment Panel has considered and endorsed recommended consent Conditions.

SITE PHOTOS:









10 Graham Place Casino NSW 2470
 Postal: Locked Bag 10 Casino NSW 2470
 t: 02 6660 0300 f: 02 6660 1300
 council@richmondvalley.nsw.gov.au
 www.richmondvalley.nsw.gov.au
 ABN 54 145 907 009

**NOTICE TO APPLICANT OF DETERMINATION OF A
 DEVELOPMENT APPLICATION**

Environmental Planning and Assessment Act, 1979

Pooja Chugh – Development Assessment Planner
 Telephone: (02) 6660 0300

To: Northern Co-Operative Meat Co Ltd
 PO Box 379
 CASINO NSW 2470

Being the applicant in respect of: **Development Application No. DA2021/0147**

Construction of a new building to prepare retail ready products in association with the existing livestock processing facility, signage and associated works

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, notice is hereby given of the determination by the Council, as Consent Authority, of the Development Application lodged **4 January 2021** relating to the land described as follows:

Lot 3 DP 1164153 - 10615 Summerland Way, Casino

The Development Application has been determined by:

GRANTING OF CONSENT subject to the conditions specified in the notice.

This consent operates from **TBA**

Lapses on **TBA**

ACTIVITIES ACKNOWLEDGED UNDER THE LOCAL GOVERNMENT ACT 1993, IN CONJUNCTION WITH THIS APPLICATION:

1. *Carry out water supply work.*
2. *Draw water from a Council water supply or a standpipe*
3. *Carry out sewerage work*
4. *Carry out stormwater drainage work.*
5. *Connect a private drain under the control of Council.*
6. *Connect a private sewer with a public sewer under the control of Council.*

IMPORTANT NOTICE

THIS IS A LEGAL DOCUMENT. ENSURE THAT YOU READ THE DOCUMENT CAREFULLY, AND PARTICULARLY NOTE ALL ATTENDANT INSTRUCTIONS AND CONDITIONS

Love where we live and work



DETAILS OF CONDITIONS

The conditions of consent are set out as follows:

1. In granting this development consent, Council requires:
 - The proposed building be constructed in accordance with any amendment or modification outlined in these conditions
 - All proposed works be carried out in accordance with any amendment or modification outlined in these conditions
 - Any proposed use of building or land be in accordance with any amendment or modification outlined in these conditions

and be substantially in accordance with the Statement of Environmental Effects, supporting documents submitted with the application, and stamped Approved Plan Nos:

- Cover Sheet, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A01, Revision K, dated 08/12/2020,
- Site Plan - Overall, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A02, Revision K, dated 08/12/2020,
- Site Plan - Detail, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A03, Revision K, dated 08/12/2020,
- Preliminary Ground Floor Plan, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A04, Revision K, dated 08/12/2020,
- Preliminary Mezzanine and TOC Floor Plan, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A05, Revision K, dated 08/12/2020,
- Preliminary Elevations, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A07, Revision K, dated 08/12/2020,
- Preliminary Building Sections - Overall, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A08, Revision K, dated 08/12/2020,
- Sediment Plan - Overall, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A09, Revision K, dated 08/12/2020, and
- Sediment Details - Overall, prepared by AGS Commercial Pty Ltd, Project number C20-053, Drawing A10, Revision K, dated 08/12/2020.

A copy of the Approved Plans is attached to this consent.

Reason: *To correctly describe what has been approved. (EPA Act Sec 4.15 (formerly79C)*

2. This consent solely relates to the construction of a "retail ready facility" building. No approval is implied or granted to increase the total production capacity of the existing livestock processing facility.

Reason: *To correctly describe what has been approved*

3. The "retail ready facility" shall remain ancillary to the existing livestock processing facility for the life of the development. No approval is implied or granted for it to operate as a standalone facility.

Reason: *To ensure compliance.*

4. No approval is implied or granted for the “retail ready facility” building to operate as a retail premise that is open to public.

Reason: To correctly describe what has been approved

5. A temporary car parking area for the staff shall be provided at the following rate:

Car parking spaces lost to enable the “retail ready facility” building	58
New car parking generated by the development	21
Total	79

Architectural plan detailing the temporary car parking area and associated directional signage shall be submitted to the Certifier prior to the issue of a Construction Certificate Application. A copy of the temporary car parking plan shall be forwarded to Council for records.

Reason: To ensure compliance and maintain amenity.

6. The temporary car parking area shall operate for a maximum period of two (2) years from the issue of a Construction Certificate for the “retail ready facility” building. A formalised car park is required to be constructed to facilitate the required number of parking spaces. The formalised carpark shall be constructed and finished with compacted road base or similar to an all-weather surface standard (typically minimum 150mm pavement thickness). Associated stormwater shall be designed and installed to deal with the increased run-off, including potential for increased erosion, from the formalised carpark.

Documentary evidence of completion of a formalised car park shall be submitted to Council.

Reason: To ensure compliance and maintain amenity.

7. No approval is implied or granted for removal of any vegetation or trees to facilitate the temporary car parking area.

Reason: To protect environment.

8. The hours of operation for the “retail ready facility” shall remain same as the existing hours of operation.

Reason: To maintain amenity.

9. Litter and any contaminants from handstand/car park area to be decommissioned to facilitate the “retail ready facility” building must be cleaned up and disposed of as solid waste. No discharge is permitted to the stormwater system.

Reason: To protect the environment.

10. The total number of additional staff associated with the “retail ready facility” building shall be twenty (20).

Reason: To ensure adequate amenities are available for staff.

11. The business identification sign shall be non-illuminated.

Reason: *To correctly describe what has been approved.*

BUILDING

12. A Construction Certificate must be obtained from Council or an accredited certifier at least two (2) days prior to any building or ancillary work commencing. Where the Construction Certificate is obtained from an accredited certifier the determination and all appropriate documents must be notified to Council within seven (7) days of the date of determination.

Reason: *Required by Section 6.6 (formerly 81A) of the Environmental Planning and Assessment Act, 1979 and Part 8, Division 2 of the Environmental Planning and Assessment Regulation, 2000.*

13. Notification of appointment of the Principal Certifying Authority must be submitted to the Council two (2) days prior to the commencement of work.

Reason: *Required by Section 6.6(2) (formerly Section 81A(2)) of the Environmental Planning and Assessment Act, 1979 and Clause 135 of the Environmental Planning and Assessment Regulation, 2000.*

14. A fence must be erected between the work site and a public place.

Reason: *To protect the health and safety of the public.*

15. All demolition work must comply with the provisions of AS 2601 - 2001 "The Demolition of Structures" as in force at 1 July 1993.

Appropriate precautions shall also be taken to ensure compliance with the requirements of WorkCover Authority of NSW.

Reason: *To ensure compliance with the Australian Standard and protection of the public is provide.*

16. All building waste must be stored in a designated waste storage area and removed from the site to an approved waste disposal facility.

Reason: *To ensure the site is left in a clean condition and ensure proper disposal of waste.*

17. All plumbing, drainage and stormwater work must be in accordance with AS3500. All Plumbing and Drainage work must be carried out by a licensed person.

Reason: *Required by the Plumbing and Drainage Act 2012 and it's Regulation.*

18. Roof water shall be disposed by connection to the existing drainage system.

Reason: *To ensure adequate and safe disposal of stormwater.*

19. Prior to commencement of any Plumbing Works a Notice to Commence Plumbing Works must be lodged with Council and required inspection fees paid. Upon completion of works a Certificate of Compliance and Sewer Service Diagram must be provided to Council for its records.

Reason: *To comply with Plumbing and Drainage Act 2012.*

20. Submission of a separate application under Section 68 of the Local Government Act 1993 for a Plumbing Permit. Detailed plans to be submitted and approved by Council **prior to work commencing.**

Reason: *To ensure adequate services to the development.*

21. The application for a Construction Certificate must be accompanied by;
- i) a list of any fire safety measures as are currently implemented in the building or on the land, and
 - ii) a list of any fire safety measures that are proposed to be implemented in the building or on the land.

Reason: *Required by the Regulation 2000.*

22. The owner of the building must cause Council to be given an annual fire safety statement in relation to each fire safety measure implemented in the building. The annual fire safety statements are to be given within 12 months after which the last fire safety certificate statement was given. A copy of each statement is to be given to the Commissioner of New South Wales Fire and Rescue and a further copy is to be prominently displayed in the building.

Reason: *Required by Clause 177 of the Regulation.*

23. The stairs must comply with the design criteria of Part D2.9, D2.13, D2.14, D2.15 and D2.18 of the Building Code of Australia, in respect of stair width, landing design and tread and riser design.

Reason: *Required by Part D2 of the Building Code of Australia.*

24. Access is to be provided to the building and to those areas within the building to which the public would normally be expected to gain access in accordance with AS1428.1 - Design for Access Mobility.

Reason: *Required by Part D3.3 of the Building Code of Australia*

25. Sanitary facilities for Disabled Persons must be provided in accordance with Table F2.4 of the Building Code of Australia for:-
- i) every Class 3, 5, 6, 7, 8 and 9 building that is required by the deemed to satisfy provisions of Part D3 to be accessible to people with disabilities and may be calculated as part of the number of facilities required by Table F2.3; and
 - ii) a Class 10a building to which the public will have access and which contains sanitary facilities, showers or hand basins etc.

- iii) The construction and layout of all facilities provided in accordance with Table F2.4 must comply with AS1428.1.
- iv) A unisex facility must be located so that it can be entered without crossing an area reserved for one sex only.

Reason: *Required by Part F2.4 of the Building Code of Australia.*

26. Detailed working drawings for the fitout to the toilet for disabled persons shall be submitted to and approved by Council **prior to the issue of the Construction Certificate**. (Details shall be in accordance with AS 1428.1 Design for Access and Mobility).

Reason: *To ensure compliance with the Building Code of Australia.*

27. The occupation or use of the building must not commence until an Occupation Certificate has been issued by the Principal Certifying Authority. Where Council is not the Principal Certifying Authority then all documentation must be forwarded to Council within seven (7) days of issue.
(N.B. All Critical Stage Inspections must have been completed prior to the issue of the Occupation Certificate).

Reason: *To monitor compliance with the Development Consent and Construction Certificate.*

28. Where Council is not the Principal Certifying Authority the following inspections will be required with 48 hours notice
- a. the internal and external sewer drainage lines which have been installed by a licensed plumber. A water test is required prior to drains being covered. A layout plan of the drains certified by the plumber must be submitted to Council.

Reason: *To ensure compliance with Local Government Act 1993.*

29. A **full** assessment by a person suitably qualified is to be submitted to Council to confirm compliance with Section J of the Building Code of Australia, **prior to issue of a Construction Certificate**

Reason: *To ensure the building is capable of efficiently using energy.*

ENGINEERING

30. Payment to Richmond Valley Council of contributions levied under Section 7.12 (formerly 94A) of the Environmental Planning and Assessment Act 1979 and Richmond Valley Council's Revenue Policy and Contributions Plan is required in accordance with the attached schedule. The levy is applied to all development over \$100,000.00 (with legislated exemptions). Such levies shall contribute towards the provision, extension or augmentation of public amenities or public services in accordance with Richmond Valley Council's Section 94A Development Contributions Plan. (available on Council's website at www.richmondvalley.nsw.gov.au under Planning & Development, then Development Policies & Guidelines)

Total cost of the development shall be in accordance with Section 5 of the Richmond Valley Council Section 94A Development Contributions Plan and shall include all private and proposed Council infrastructure, and include such items as consultant fees, demolition works, excavation, site preparation, all buildings, power supply, telecommunications supply, water supply, sewerage pipelines/manholes, stormwater pipelines/pits, inter allotment drainage lines, stormwater treatment devices, driveways/roads, lighting, earthworks, retaining walls, preparing executing and registering plans of subdivision and covenants and easement, etc. Costs shall include GST (Environmental Planning and Assessment Regulation 25J (3) (i)).

Contributions required by this condition may be adjusted at the time of payment of the contribution in accordance with the formula detailed in Section 1.2 of Richmond Valley Council's Development Contributions Plan ie by CPI from the date of consent, or recalculated in accordance with changes greater than CPI in the total cost as shown on the Construction Certificate(s).

All contributions shall be paid **prior to the issue of any Construction Certificate**. Personal cheques are not acceptable where the contribution exceeds \$10,000.00.

Richmond Valley Section 94A Development Contributions Plan 2010			
Environmental Planning and Assessment Act 1979		(Job No/ Receipt Code - PLD 103)	
Levy area - full Richmond Valley Council			
Total Cost of Development: \$4,960,224 (as per DA application, but may be adjusted in accordance with Construction Certificate(s) where increased cost is greater than CPI)		@ % of total cost	Contribution
\$ 0 - \$ 100,000	No levy	NIL - No levy	No levy
or 100,001 - \$ 200,000	\$ N/A	0.5 %	\$ N/A
or > \$ 200,000	\$ 4,960,224	1.0 %	\$ 49,602.24

Reason: To provide funds for the provision of services and facilities identified in Richmond Valley Council's Section 94A Development Contributions Plan.

ENVIRONMENTAL

31. The discharge of liquid trade waste into Council's sewer is not permitted.

Reason: Council requirement to protect the sewerage system

32. Building construction, including demolition and excavation, shall be restricted to within the hours of 7.00 am to 6.00 pm Monday to Friday and on Saturday to within the hours of 8.00 am to 1.00 pm inclusive, with no work on Sundays and Public Holidays. Only works that are inaudible at the boundary may be carried out outside of these hours.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community

33. The builder and excavator shall display, on-site, their twenty-four (24) hour contact telephone number, which is to be clearly visible and legible from any public place adjoining the site.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community

34. **Prior to the issuing of an Occupation Certificate**, a minimum of eight (8) established (>1.5m) locally endemic tree species must be planted on site. The planted trees must be maintained in perpetuity. A plan shall be submitted to Council **prior to Construction Certificate** and include the location and a list of tree species.

Reason: *To protect the amenity of the area and to satisfy the objectives of Part I of Richmond Valley Development Control Plan.*

35. Only clean, uncontaminated fill may be used on the site. Documented evidence validating the fill, including the source site history confirming concentration levels are below acceptable limits prepared by a suitably qualified person shall be submitted to council for approval prior to the release of a Construction certificate.

Reason: *To protect the environment and public health*

36. The land use shall not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise.

Reason: *To preserve the environment and existing or likely future amenity of the neighbourhood. (EPA Act Sec 79C(b)).*

37. Only clean and unpolluted storm water is to leave the site. There is to be no intensification or concentration of flows onto adjoining properties.

Reason: *To preserve and protect the environment and ensure that impacts on adjoining premises are satisfactorily managed (EPA Act Sec 789C(b)).*

38. Erosion and sediment control measures must be put in place prior to commencement of works and be maintained to prevent soil erosion and the transportation of sediment from the site and eventually into natural or constructed drainage lines or watercourses. Control measures are to remain in place until the site has been adequately revegetated or landscaped to prevent soil erosion.

Reason: *To protect the environment.*

INTEGRATED DEVELOPMENT GENERAL TERMS OF APPROVAL
General terms of approval for Environmental Protection Authority
under Section 4.46 Environmental Planning and Assessment Act 1979

Administrative Conditions

A1. Information supplied to the EPA

A1.1 Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- Environmental Protection Licence 1461 issues to Northern Cooperative Meat Company Limited and
- Statement of Environmental Effects. To accompany a Development Application for a Retail Ready Facility at Northern Cooperative Meat Company. Geolink 23/11/2020

L6. Noise Limits

L6.1. The construction of a new building for processing meat at 10615 Summerland Way, Casino must comply with the Interim Construction Noise Guideline 2009.

- L6.2. Noise from the premises is to be measured at the nearest sensitive receiver to determine compliance with this condition.

INFORMATION TO APPLICANTS

ADVISORY NOTES

NOTE 1: Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Act, 1979 are to be complied with:

- (i) A Construction Certificate is to be obtained from the Consent Authority or an Accredited Certifier in accordance with Section 6.7 of the Act.
- (ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 6.6 of the Act.
- (iii) Council is to be given at least two (2) days notice of the persons intention to commence building works, in accordance with Section 6.6 of the Act.

NOTE 2: The applicant may apply to the Council or an Accredited Certifier for the issuing of a Construction Certificate and to be the Principal Certifying Authority to monitor compliance with the approval and issue of any relevant documentary evidence or certificates.

NOTE 3: In accordance with Clause 98(1) of the Environmental Planning and Assessment Regulation, it is a condition of Development Consent for development that involves any building work, that the work must be carried out in accordance with the requirements of the Building Code of Australia.

NOTE 4: If the provision of services or the construction of any infrastructure or any other thing required by this consent occurs, and a GST is payable by Council, the applicant will pay to the Council the GST (as defined below) which is payable by the Council in respect of this consent.

NB: GST means any tax levy charge or impost under the authority of any GST law (as defined by the GST Act) and includes GST within the meaning of the GST Act.

The GST Act means a New Tax System (Goods and Services Tax) Act 1999 or any amending or succeeding legislation.

NOTE 5: This development approval does not guarantee compliance with the Disability Discrimination Act and the developer should therefore investigate their liability under the Act. Council can assist developers by directing them to Parts 2, 3 and 4 of the Australian Standard 1428 – Design for Access and Mobility (Part 1 is mandatory in the BCA).

NOTE 6: The granting of the development consent does not negate the owner/applicant's obligations under Part 6 of the *National Parks and Wildlife Act 1974*, where it is declared an offence to harm, or desecrate, an Aboriginal object or declared Aboriginal Place. The Office of Environment and Heritage's *Due Diligence Code of Practice* should be used to determine whether harm is likely, and whether consent in the form of an Aboriginal Heritage Impact Permit (AHIP) is required.

NOTE 7: Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

NOTE 8: Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact : Telstra's Network Integrity Team on Phone Number 1800 810 443.

PRESCRIBED CONDITIONS OF DEVELOPMENT CONSENT

Under the provisions of Clause 98 of the Environmental Planning and Assessment Regulation for the purposes of Section 4.17(11) of the Environmental Planning and Assessment Act the following conditions are Prescribed Conditions:

1. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

Reason: *Required by Clause 98 of the Regulation.*

2. In the case of residential building work for which the Home Building Act 1989 requires there be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance is in force.

Reason: *Required by Clause 98 of the Regulation.*

3. Any Development that requires building work, subdivision work or demolition work a sign must be erected on the development site in a prominent position before the commencement of any work showing:
 - a) Name, address and telephone number of the Principal certifying Authority for the work.
 - b) Name of the Principal Contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours.
 - c) Stating that unauthorised entry to the work site is prohibited.

NOTE: The sign must be of rigid and durable material and maintained on the site until work has been completed. The sign must be easily read by anyone in any public road or public place adjacent to the site.

Reason: *To ensure compliance with Section 4.17(11) of the Environmental Planning and Assessment Act, 1979 and Clauses 98A and 227A of the Accompanying Regulation.*

4. If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the development consent must, at the person's own expense:
 - (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.

The above requirements do not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Reason: *To ensure compliance with Section 4.17(11) of the Environmental Planning and Assessment Act, 1979 and Clauses 98E of the Accompanying Regulation.*

DATE FROM WHICH CONSENT OPERATES

Sections 4.20 and 8.13 of the Environmental Planning and Assessment Act provides that the consent shall become effective and operate from the date endorsed upon the notice, **except** in the case of designated development to which objections have been lodged, when the consent shall become effective 28 days after the consent is issued.

Where an appeal is lodged, either by the applicant or an objector in respect of designated development, the consent shall remain in deferment and not become effective until the appeal has been determined. The consent shall be void if, on appeal, the development is refused.

COMPLIANCE

The development shall be carried out in accordance with the application, and "approved plans" as may be attached to this consent, and as amended by the foregoing conditions. **All conditions** shall be complied with prior to occupation of the development and, where appropriate, during the operating life of the development.

REVIEW OF DETERMINATION

Under the provisions of Sections 8.25 to 8.5 of the Environmental Planning and Assessment Act 1979, an applicant may request the Council to review a determination of the application. The request for a review must be made within six (6) months after the date of the determination.

RIGHT OF APPEAL

If you are dissatisfied with this decision, Sections 8.7 and 8.10 of the Environmental Planning and Assessment Act 1979 gives you the right of appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

Where an appeal is made in the case of a designated development, each person who objected is required to be given notice of the appeal, and will have the right to be heard at that hearing.

Except in the case of designated development, there is no provision within the Act for a third party (objector) to appeal against the consent issued by the Council.

LAPSING OF CONSENT

Section 4.53 of the Environmental Planning and Assessment Act provides that a development consent lapses five years after the date from which it operates. Therefore, this consent lapses five years from the date of operation of this consent UNLESS:

- building, engineering, or construction work relating to this development is commenced on the land within the period of operation of the consent, or
- if no such works are required, the use of the premises commences within the period of operation of the consent.

MODIFICATION OF CONSENTS

Under the provisions of Section 4.55 of the Environmental Planning and Assessment Act an applicant may apply to Council for modification of the consent.

NOTICE TO COMPLETE

Where development has been commenced, but the work not completed, Schedule 5 provides that the Council may issue an order requiring completion of the work within a specified time, being not less than twelve months.

For and on behalf of Richmond Valley Council.

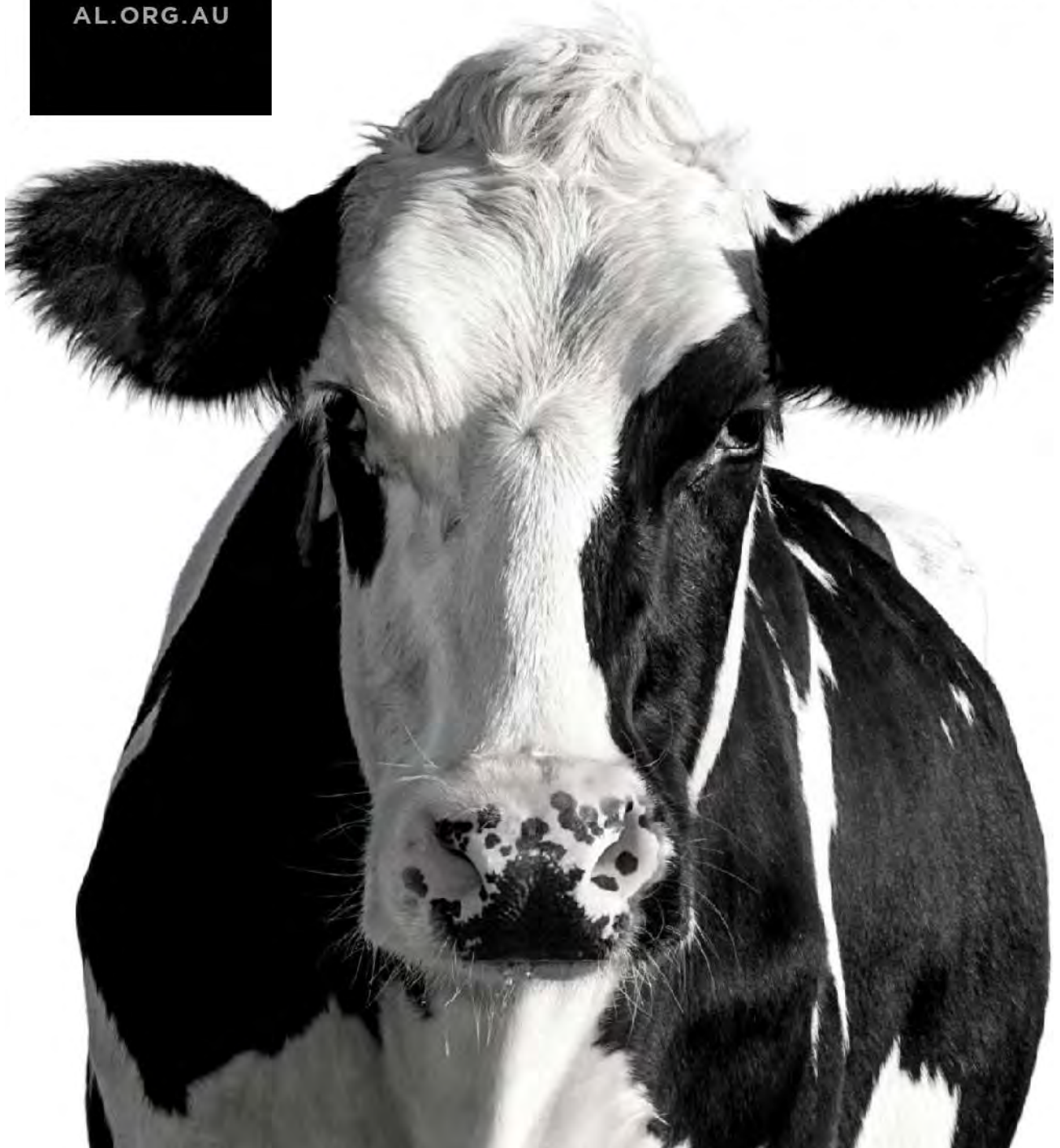
per: Andy Edwards
Manager Development and Environment



RICHMOND VALLEY COUNCIL

DA NO. 2031/0147
NORTHERN COOPERATIVE
MEAT CO. LTD.

AN ANIMAL LIBERATION SUBMISSION



We acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and culture.

We acknowledge that this document was written on land stolen from and never ceded by the Gadigal People.

We pay our respects to their Elders past, present and emerging.





DOCUMENT DETAILS

Animal Liberation 2021. A submission by Animal Liberation in response to the Development Application (DA) No 2031/0147, and associated Statement of Environmental Effects (SoEE) and plans, lodged with Richmond Valley Council by GeoLINK on behalf of the Northern Co-operative Meat Company Ltd (NMC), for the construction and operation of a Retail Ready Facility (RRF) addition at the Casino abattoir in the Richmond Valley Council Local Government Area (LGA)

ABOUT ANIMAL LIBERATION

Animal Liberation has worked to permanently improve the lives of all animals for over four decades. We are proud to be Australia's longest serving animal rights organisation. During this time, we have accumulated considerable experience and knowledge relating to issues of animal welfare and animal protection in this country. We have witnessed the growing popular sentiment towards the welfare of animals, combined with a diminishing level of public confidence in current attempts, legislative or otherwise, to protect animals from egregious, undue, or unnecessary harm. Our mission is to permanently improve the lives of all animals through education, action, and outreach.

INTELLECTUAL PROPERTY RIGHTS

© Animal Liberation 2021

Unless otherwise noted, copyright and any other intellectual property rights in this publication are owned by Animal Liberation.



All material in this publication is licensed under a Creative Commons Attribution-NonCommercial-ShareAlike 4.0 International Licence. Creative Commons Attribution 4.0 International Licence is a standard form licence agreement that allows you to copy, redistribute, remix, transmit and adapt this publication provided you attribute the work, you do not use it commercially and you distribute your contribution under this creative commons licence. The licence terms are available via creativecommons.org/licenses/by-nc-sa/4.0/.

CONTACT & ENQUIRIES

Animal Liberation

301/49 York Street, SYDNEY NSW 2000

ABN: 66 002228 328

Web: www.al.org.au

Email: lisa.r@animal-lib.org.au and alex@animal-lib.org.au

Phone: (02) 9262 3221

Contact: Lisa J. Ryan, Regional Campaign Co-ordinator
Alex Vince, Campaign Director



**IF ONE PERSON IS
UNKIND TO AN ANIMAL
IT IS CONSIDERED TO
BE CRUELTY, BUT
WHERE A LOT OF
PEOPLE ARE UNKIND TO
A LOT OF ANIMALS,
ESPECIALLY IN THE
NAME OF COMMERCE,
THE CRUELTY IS
CONDONED AND, ONCE
LARGE SUMS OF MONEY
ARE AT STAKE, WILL BE
DEFENDED TO THE LAST
BY OTHERWISE
INTELLIGENT PEOPLE**

HARRISON 1964

25 January 2021

RICHMOND VALLEY COUNCIL
council@richmondvalley.nsw.gov.au



We present this submission on behalf of Animal Liberation.

Animal Liberation is grateful to Richmond Valley Council for the opportunity to lodge a submission in response to the Northern Cooperative Meat Company (NCMC) Ltd 's Development Application (DA) No 2031/0147, and associated Statement of Environmental Effects (SoEE) and plans, for the construction and operation of a Retail Ready Facility (RRF) addition at the Casino abattoir, in the Richmond Valley Local Government Area (LGA).

We request that it be noted from the outset that the following submission is not intended to provide an exhaustive commentary or assessment in response to the issues contained within the scope of the DA, and/or, the corresponding SoEE and plans.

Rather, our submission is intended to provide a general examination and responses to select areas of key concern. As such, the absence of discussion, consideration or analyses of any particular aspect or component must not be read as or considered to be indicative of consent or acceptance. For the purposes of this submission, Animal Liberation's focus covers aspects that we believe warrant critical attention and response.

We appreciate council's assessing staff and decision makers have an onerous responsibility with this complex and technically challenging planning proposal, and that the assessment review must remain independent, objective and informed during the entire process. We acknowledge and further appreciate that this planning proposal includes risks and impacts which extend beyond the Richmond Valley Council LGA, and accordingly, carries an added and heavy burden of responsibility.

Richmond Valley Council as the primary consent authority, is required to thoroughly assess the adequacy of information provided and the measures proposed by the Applicant, to mitigate any potential risks, adverse impacts (including cumulative impacts). This is clearly outlined in the Environmental Planning and Assessment Act 1979 (EP&A Act) which also requires Council give due consideration to social impacts and public interest relating to any proposed development. All these considerations are accordingly a necessary and integral part of any comprehensive, objective and

meaningful development assessment in line with the applicable planning instruments.

Animal Liberation has no 'economic' or 'vested interest' pertinent to this planning proposal, however, we care deeply about Animals, our shared Environment, and People including our 'Humanity' which extends to our unique and valued rural communities. We also support the democratic process of public exhibition and the right to have an opinion and voice that opinion, and we support and encourage a rigorous and robust Council assessment process.

It is Animal Liberation's strong recommendation that in consideration of the highly complex and technical nature of this DA and SoEE, Council has a duty and a responsibility to engage and establish an Independent Hearing and Assessment Panel (IHAP) to ensure key and critical areas which require specialist technical oversight, are adequately assessed by qualified experts in their given fields of knowledge and experience.

We have reviewed the Applicant's DA, SoEE and associated plans, prepared by the Applicant's consultant, GeoLINK, and the relevant planning framework and instruments at Council, State and Commonwealth Government levels, and our primary objections to the proposed development are set out below.

Lisa J. Ryan

Regional campaign co-ordinator

Alex Vince

Campaign director

EXECUTIVE SUMMARY

Animal Liberation is strongly opposed to the DA No 2031/0147 lodged by NCMC for the proposed RFF addition to its existing Casino slaughterhouse in the Richmond Valley Council LGA. Our objection is based on the important and inter-connecting platform of Animals, our shared Environment and People, and can be summarised as follows.

ONE

The Applicant has failed to identify, respond to and address all risks and impacts and cumulative risks and impacts, and has failed to adequately demonstrate how they would monitor, avoid, minimise, mitigate and manage these risks and impacts.

TWO

The Applicant has relied on numerous assumptions and statements indicating they have various levels of "confidence" with many of their non-evidenced control measures, and where many other potential risks and impacts are missing entirely. Such omissions prevent decision makers from undertaking a comprehensive, objective and meaningful development assessment, in line with the applicable planning instruments and community expectations. Such omissions also impede sound and effective assessment, and decision making can become problematic and flawed, and can potentially lead to serious, adverse, ongoing, permanent and irreversible consequences.

THREE

Animal Liberation contends that the proposed development is designated development and that for the purpose of this planning assessment, must be classified and assessed accordingly including the requirement to compile and submit an Environmental Impact Statement (EIS) in line with the Secretary's Environmental Assessment Requirements (SEARs).

FOUR

The Applicant has failed to undertake the necessary and expected level of consultation with key stakeholders including the local Indigenous people, sensitive receptors, and the broad community.

FIVE

There has been a marked shift in public expectations about how we treat non-human animals including those raised and slaughtered for human consumption and byproducts. The broad public are strongly opposed to intensive and industrial animal agriculture on animal welfare, environmental and public health grounds. Public interest is very strong and Council is required to consider contemporary public views and expectations.

SIX

Animal Liberation contends that the proposed development is designated development and that for the purpose of this planning assessment, must be classified and assessed accordingly including the requirement to compile and submit an Environmental Impact Statement (EIS) in line with the Secretary's Environmental Assessment Requirements (SEARs).

SEVEN

If approved, the proposed development will result in numerous adverse impacts and will pose significant risks to the local environment, biodiversity and ecosystems. The 'precautionary principle' must be applied in environmental planning decision-making with the conservation of biological diversity and ecological integrity being a fundamental consideration. The 'precautionary principle' requires decision-making to give the environment the benefit of the doubt.

SIX

The proposed development is not aligned to ecologically sustainable development (ESD) and the conservation of biological diversity and ecological integrity processes which forms part of environmental law and inter generation equality. Council, as the consent authority is required to conserve and enhance the community's resources so that ecological

SIX processes on which life depends, are maintained, and that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.

SEVEN The proposed development is not aligned to protecting and preserving native habitat where a fundamental consideration should require all planning and decision making to include an Environmental and Species Impact Statement.

EIGHT The proposed development is situated in a local water drinking catchment.

NINE The proposed development, if approved, would result in a highly offensive, and very visible development, notably with sensitive receptors, and will seriously risk and impact nearby residential residents and their ability to enjoy rural living and peaceful amenity including valid concerns about health and general well-being and issues concerning water, air, noise, visual, odour, dust, vibration, disease and biosecurity. The proposed development is situated 400 m from the nearby residential area in contrast to NSW EPA's recommended buffer distance of 500 m to the nearest residence or residential area.

TEN Apart from facilitating the commercial interests of a private business and shareholders, the proposed development offers minimal benefits to the local community. The Applicant has failed to demonstrate how the proposed development is in the public interest.

ELEVEN Animal Liberation contends that the proposed 186 space car park is an integral component of the current DA and should not be assessed as a separate DA., but rather as part of this current DA and assessment. The total scale and environmental impact, residual risk and the cumulative effects is designated development and the applicable SEARs should apply.

TWELVE

The Applicant has failed to provide copies of referred to correspondence from Council to the Applicant dated 5 September 2013 and 18 February 2014.

THIRTEEN

The Applicant has failed to clearly differentiate between the construction and operational phases including the applicable risks and impacts during these separate phases. The Applicant's DA and SoEE does not adequately or accurately reflect the full scale and accurate impacts of the proposed development taking into account existing development and operations and the proposed combined development which we believe will result in excessive development.

FOURTEEN

Based on an abundance of credible scientific evidence relating to climate change including current and emerging climate and general weather patterns, we are concerned that much of the available and current SoEE information and data, including numerous 'assumptions', has not fully considered climate change and the 'un-predictability' of our environment.

FIFTEEN

The Applicant has failed to provide an updated/amended management plan

SIXTEEN

While we acknowledge the removal of 8 trees relates to non-native species, the Applicant fails to acknowledge that this tree removal will likely have an adverse impact on nesting birds and birds or other species seeking protection from the weather including, shade and safety.

WHAT HAPPENS TO THEM MATTERS TO THEM

REGAN 1983



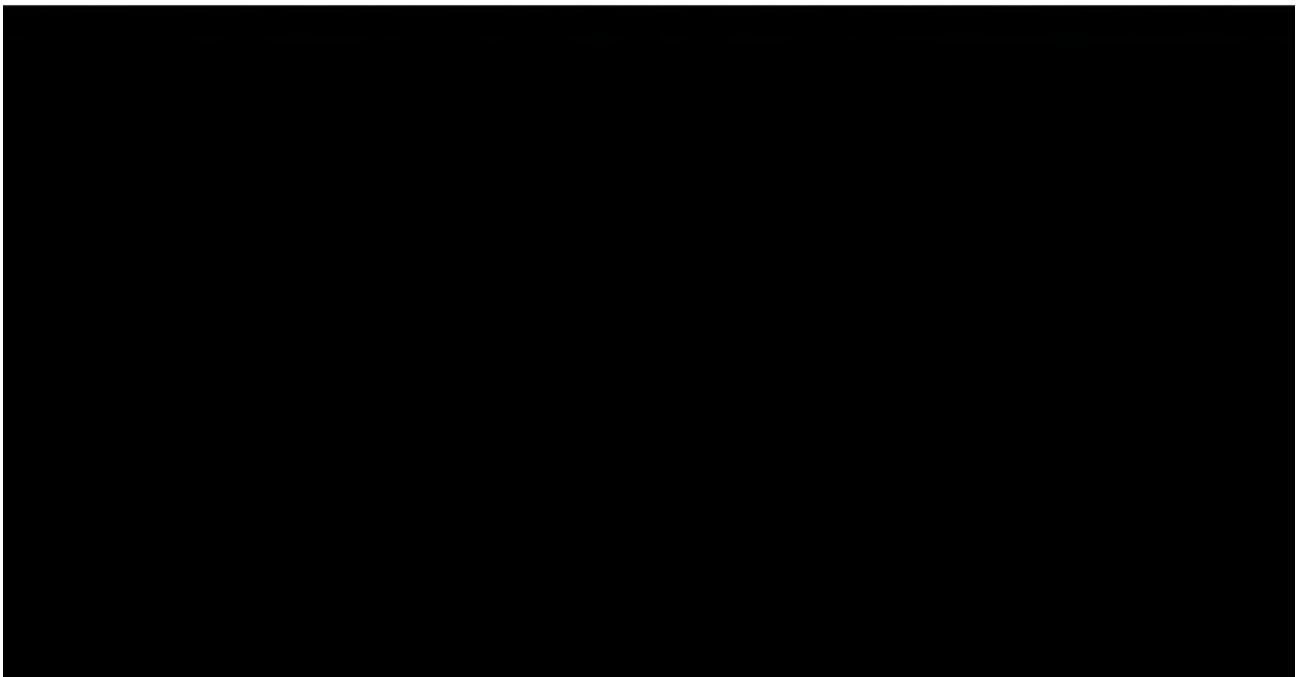
SECTION ONEDA NO. 2031/0147: NORTHERN RIVERS
COOPERATIVE MEAT. CO. LTD.**INTRODUCTION & PREFACE**

- 1.1 Globally, across Australia and throughout NSW, we have reached a major cross roads because of the animal agricultural revolution, climate change, human-animal relations, and a massive growth in public awareness and public interest. There has been a major shift in the public's expectations. This has been magnified over recent decades during which time 'traditional' animal agriculture has given way to industrial scale intensive animal agriculture, which is by its very nature, based on a model of high volume and fast production and processing to maximise yields and profits for the agri-business producers, not the communities in which they are situated.
- 1.2 Over the last several decades, animal agriculture in Australia has increasingly become industrialised and secretive. Large scale, intensive animal agriculture is becoming commonplace across our rural landscapes. This is changing and negatively impacting our 'country' landscapes permanently. We are increasingly sacrificing for economic gain, and losing all that is unique, beautiful, precious, and so intrinsically woven into the Australian fabric of who we are as a society. Over the past 50 years, agribusiness corporations have replaced family farms. This concentration means that individual profit driven corporations can be responsible for many thousands of animals at any one time, whilst also securing economic and market dominance. These large, often wealthy and powerful individual profit driven corporations benefit much at the expense of Animals, the Environment and People, including our rural communities.
- 1.3 Council will fully appreciate how important animal welfare is to the Australian public and how increasingly the public are far more informed on this topic. A 2018 public survey and report commissioned by the Commonwealth Government's Department of Agriculture and Water Resources, and published by Futureye, Australia's Shifting Mindset on Farm Animal Welfare, gleaned that the latest official figures on animal welfare issues are unequivocal. The report confirmed that 95% of respondents considered animal welfare to be an area of concern, with at least 91% wanting to see this improved through reforms, and many respondents flagged a lack of trust with regulators and perceived 'conflicts of interest'.
- 1.4 Food production often has a significantly negative impact on our environment, and the production of meat, dairy and, to a lesser extent, eggs has a particularly disproportionate effect on our climate and natural resources. Livestock production has been found to significantly contribute to greenhouse gas emissions. The UN Food and Agriculture Organisation estimates that livestock production is responsible for 18% of greenhouse gas emissions,

- 1.4 while other studies put the figure closer to 51%. Either way, livestock production contributes a bigger share of greenhouse gas emissions than the entire global transport sector.
- 1.5 Industry representatives have disproportionate influence over the animal welfare standard setting process, resulting in welfare standards being established that fail to adequately protect animals and their very function only reinforces existing inadequate industry husbandry practices. Self-regulation and self-auditing member bodies have no regularity powers or authority and accordingly, all inclusion or reference and reliance on these industry bodies and their literature should be ignored. Self-regulation is a conflicted way of managing animal welfare because at its core it relies on a promise by industry to abide by woefully inadequate animal welfare standards, rather than meaningful monitoring and enforcement mechanisms.
- 1.6 In addition to applicable planning Instruments and regulations, and Government Guidelines; Council must also take the following matters into consideration in line with Section 4.15 of the Environmental Planning and Assessment Act 1979. The provisions of particular interest are:
- 1(B) the likely impacts of that development including environmental impacts on both the natural and built environments and social and economic impacts in the locality;
 - 1(C) the suitability of the site for the Development;
 - 1(D) any submissions made in accordance with this Act or the Regulations and;
 - 1(E) the public interest.
- 1.7 This DA is presented by the Applicant as a proposed addition, (for the construction and operation), of a RFF, but factually, this DA is for a proposed expansion of an existing slaughterhouse. The Applicant's DA refers to the livestock as "products" which are "processed"; they are in fact sentient beings slaughtered against their will, at this one (Casino) of two NCMC facilities, which derives exceedingly large profits from the export market (Australia, the Americas, Japan, Korea, European Union and production of halal and organic products), and the export of premium wet-blue leather.

- 1.8 Animal agriculture is an industry shrouded in and reliant on secrecy. Meat, dairy and egg products, involve the slaughtering (killing) of animals, whether directly for human consumption, or as “waste products” of the industry. Most of this killing is carried out at slaughterhouses, also known as abattoirs, which operate primarily for human consumption.
- 1.9 Animals deemed unfit or unsuitable for human consumption are killed at similar, but generally much smaller, facilities called knackeries. By-products from slaughterhouses or knackeries that are not for human consumption are processed at facilities called rendering plants; sometimes the rendering plants are located within the same facility. Every year in Australia, 520-620 million animals are killed at abattoirs, mostly for meat (direct human consumption).
- 1.10 Slaughterhouses can range from being huge industrial facilities with hundreds of workers, to small sheds with only a handful of employees, or even backyard operations run entirely by the owner of the property. There are roughly 250-300 commercial slaughterhouses in Australia, though many of these are no longer operating. The slaughterhouse workforce in Australia consists of around 25,000 employees. It is a predominantly young workforce with around half of all workers younger than 35.
- 1.11 We note the findings from the 2016 Census, confirmed there were 22,807 people in Richmond Valley LGA, and of those employed people aged 15 years and over, ‘meat processing’ was the predominant occupation with 585 or 7.1% of the total population in Richmond Valley LGA.
- 1.12 Most animals killed at Australian slaughterhouses are supposed to be rendered unconscious by various stunning methods before having their throat cut open to be bled out (referred to as the “sticking” process; a slash across the throat for sheep, a stab into the throat for pigs and cattle), however, this does not always happen, as a small number of facilities have permission from State Governments to kill without prior stunning, and more generally, stunning is not always done effectively/correctly.
- 1.13 An increasing number of cruelty exposés at Australian slaughterhouses highlight the barbaric and terrifying nature of the annual killing of hundreds of millions of animals for human consumption. Organisations like Animal Liberation seek to bring these practices into the public consciousness so that consumers can make informed decisions about whether they want to continue funding such cruelty.
- 1.14 As intensive animal agriculture has rapidly increased and transpired into large and powerful agri-businesses, these

- 1.14 businesses continue to gain significant power and dominance within the industry. This has resulted in slaughterhouses increasingly being forced to meet the demands of these businesses, frequently risking and compromising safe working conditions, public health, environmental management and animal welfare.
- 1.15 High speed kill lines and excessive use of strong chemicals and water for cleaning contribute to worker injury and health and environmental impacts including pollution incidents and water contamination. Slaughterhouses discharge wastewater contaminated with blood, oil and grease, and fats, which contains nitrogen and phosphorus pollution and pathogens, among other contaminants. This can cause algae blooms that suffocate aquatic life and turn rivers, streams and drinking water catchments into bacteria-infected public health hazards.
- 1.16 The serious risks and impacts with slaughterhouses are common and widespread. In an October 2018 report, the Environmental Integrity Project (EIP) found the average slaughterhouse discharged over 330lbs of nitrogen a day in 2017 - the amount of pollution in untreated sewage from a town of 14,000 people. At least 66 of the 98 plants surveyed by EIP were owned by companies with more than \$2bn in annual revenues. The issues are so serious in the US, "A coalition of conservation and community groups representing millions of people is suing the Environmental Protection Agency (EPA) for refusing to update national water pollution standards for slaughterhouses."
- 1.17 We note the Applicant's expected capital investment for the proposed development has been quoted at \$4.96 million. Related media reports indicate that part of this capital investment includes \$1.5 million Federal Government Grant (public money) for new equipment. Animal Liberation considers the selectively timed federal government funding announcement by the National Party Federal Member for Page, Kevin Hogan, to be inappropriate given the DA is in the midst of what is supposed to be an independent and objective assessment and that this announcement will potentially place undue pressure on Council's assessing staff.
- 1.18 Further Animal Liberation is very concerned that the Federal Government and other authorities continue to prop up such employment in a slaughterhouse as suitable for rural residents rather than more sustainable, healthy and personally rewarding employment ventures.



SECTION TWODA NO. 2031/0147: NORTHERN RIVERS
COOPERATIVE MEAT. CO. LTD.**POINTS OF OBJECTION**

- 2.1 While Animal Liberation's objection focuses primarily on responding to the DA for the proposed RRF "addition", given the addition relates directly to the operations of the existing slaughterhouse, we believe the following slaughterhouse specific comments are warranted and necessary. Animal Liberation contends the "additions" should be assessed in the context of the full scope of the existing facility to ensure adequate consideration and assessment of the full range of risks, impacts and cumulative risks and impacts.
- 2.2 Slaughterhouses pose and result in significant environmental and public health risks and impacts as well as enabling immense "legal" cruelty and violence against sentient beings, and where frequent illegal cruelty and violence is hidden from consumers and the public.
- 2.3 The Definition of abattoirs is listed in Schedule 1 of the Protection of the Environment Operations Act 1997 (POEO Act). The major activities that occur in abattoirs include: receiving and holding of livestock; slaughter and carcass dressing of animals; chilling of carcass product; carcass boning and packaging; freezing of finished carcass and cartoned product; rendering processes; drying of skins; treatment of wastewater and transport of processed material.
- 2.4 NSW EPA include a comprehensive range of literature about abattoirs covering the environmental problems and management strategies associated with water, air and noise pollution, and maintaining community amenity.
- 2.5 The major issues include: the need for a mass disposal area; liquid wastes; effluent salinity; wastewater; stormwater; solid wastes; non-process wastes; airborne wastes; odours; dust; fuel burning emissions; greenhouse gases; diseases; noise.
- 2.6 The following considerations apply to planning matters: waste minimisation; site selection; buffer zones; visual environment; preventing contamination; environmental management plan, water pollution control measures; water conservation; wastewater treatment plant; treated wastewater re-use and disposal; stormwater runoff; solid waste disposal measures; air emission control; dust; fuel burning activities and noise control.

- 2.7 A report 'Compliance Performance Report—Industry Sector: Livestock Processing Industries' compiled and published by the Compliance Audit Section, NSW APA in 2003 involved compliance audits at 19 licensed livestock processing industry facilities across NSW. NCMC was one of the 19 audited facilities, as listed in Appendix A 'List of Licenced Premises' of the said report.
- 2.8 Based on the audits, the key areas where the industry needs to improve its compliance and environmental performance include:
- 2.8.1 air pollution—by improving odour controls
 - 2.8.2 water pollution—by improving effluent management and the storage of materials
 - 2.8.3 monitoring—by improving effluent, soil, surface water and groundwater monitoring
 - 2.8.4 accountability—by notifying the public of the company's complaints line.
- 2.9 Key issues from the audits include:
- 2.9.1 air pollution
 - 2.9.2 water pollution
 - 2.9.3 monitoring
 - 2.9.4 accountability requirements
- 2.10 In seeking to illustrate some of the numerous risks and issues with slaughterhouses, Animal Liberation has reviewed a case study, authored by A Singh and published in the Journal of Environmental Protection in February 2014. This case study provides important insight into the serious environmental and public health risks and impacts associated with slaughterhouses.
- 2.10.1 "the general environmental impact includes wastewater, solid waste and air pollution. The manufacturing of animal products for human consumption (meat and dairy products) or for other human needs (leather), leads inevitably to the production of waste."
 - 2.10.2 "nature is able to cope with certain amounts of waste via a variety of natural cleaning mechanisms. However, if the concentration of waste products increases, nature's mechanisms become overburdened and pollution problems start to occur. As a consequence of the increasing emphasis on large scale production (e.g. for reasons of efficiency,

- 2.10.2 increase in scale of production and hygiene) considerably greater amounts of waste will be produced.”
- 2.11 Animal Liberation contends that to the untrained eye, the Applicant’s lengthy SoEE and plans will appear comprehensive however, we believe the documents submitted do not include sufficient detail to enable a comprehensive assessment, and nor does the information provided address all the critical planning criteria to the level and standard required in line with the relevant planning instruments.
- 2.12 Situated in the IN1 General Industrial zone, the Applicant claims the NCMC Beef Processing Facility enjoys “Continuing Use Rights” as a Livestock Processing Industry as a subordinate definition of a Rural Industry (Richmond Valley Council Local Environmental Plan 2012 (LEP).” The Applicant considers the proposal should be considered alterations and additions to a Rural Industry, requiring development consent under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Animal Liberation strongly disagrees with the Applicant’s proposition.
- 2.13 Further, the Applicant claims that “given the alterations and additions are occurring to what would otherwise be an existing designated development, the alterations must pass the Clause 35 and Clause 36 test within Schedule 3 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation). The RRF complies with Clause 35 and 36 and therefore can be administered as a non-designated development.” Animal Liberation strongly disagrees with the Applicant’s proposition.
- 2.14 Animal Liberation contends that the proposed development is Designated development and that for the purpose of this planning assessment, must be classified and assessed accordingly including the requirement to compile and submit an Environmental Impact Statement (EIS) in line with the Secretary’s Environmental Assessment Requirements (SEARs).
- 2.15 Designated Development refers to developments that are high-impact developments (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. a wetland), or are listed in Schedule 3 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) as being designated development as the following inclusions extracted from Part 1 and Part 2 demonstrate.

AGRICULTURAL PRODUCE INDUSTRIES

- 2.16 Agricultural produce industries (being industries that process agricultural produce, including dairy products, seeds, fruit, vegetables or other plant material):
- 2.16.1 that crush, juice, grind, mill, gin, mix or separate more than 30,000 tonnes of agricultural produce per year, or;
 - 2.16.2 that release effluent, sludge or other waste—
 - 2.16.2(a) in or within 100 metres of a natural waterbody or wetland, or;
 - 2.16.2(b) in an area of high watertable, highly permeable soils or acid sulphate, sodic or saline soils.

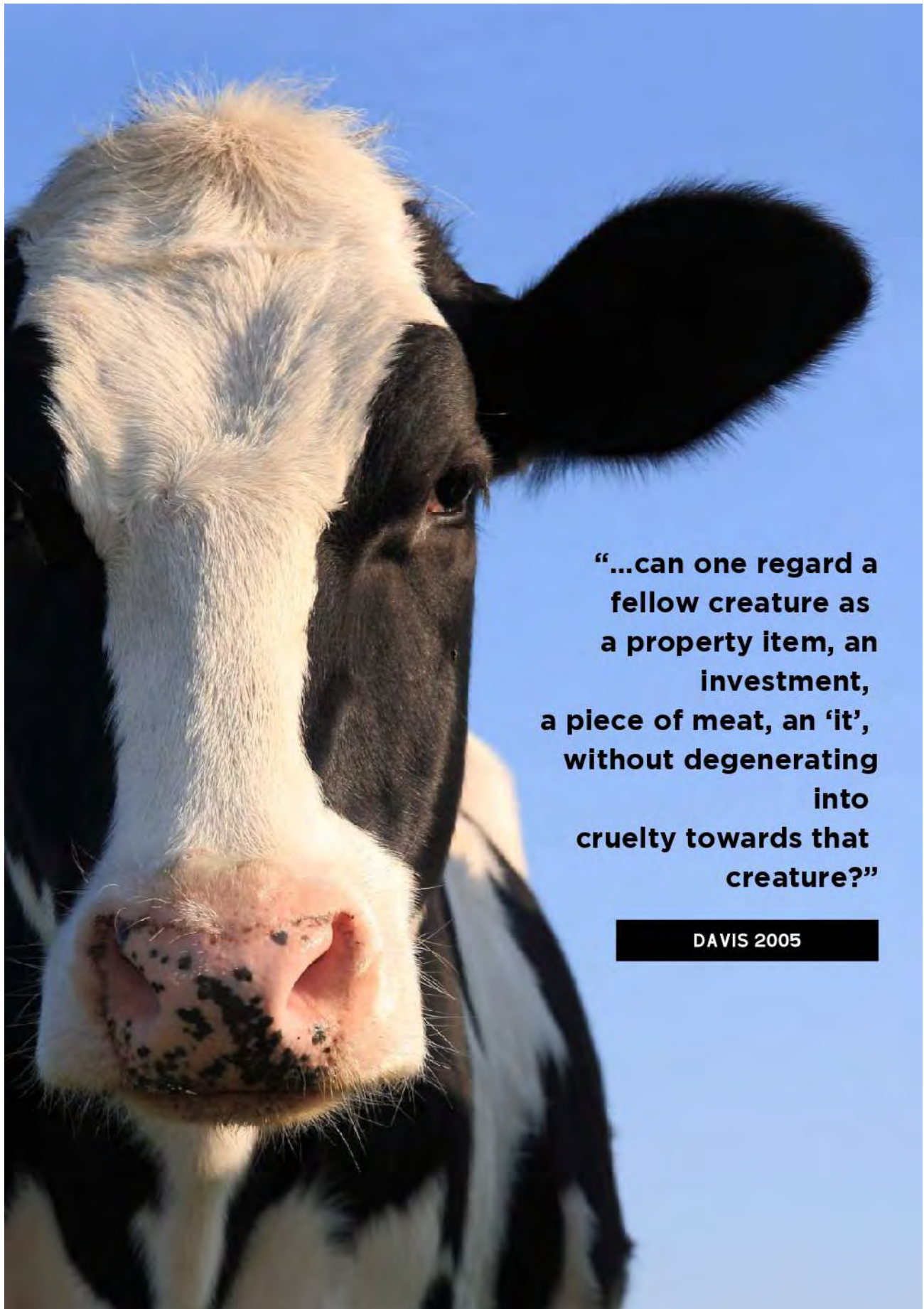
LIVESTOCK PROCESSING INDUSTRIES

- 2.17 Livestock processing industries (being industries for the commercial production of products derived from the slaughter of animals or the processing of skins or wool of animals):
- 2.17.1 that slaughter animals (including poultry) with an intended processing capacity of more than 3,000 kilograms live weight per day, or;
 - 2.17.2 that manufacture products derived from the slaughter of animals, including—
 - 2.17.2(a) tanneries or fellmongeries, or;
 - 2.17.2(b) rendering or fat extraction plants with an intended production capacity of more than 200 tonnes per year of tallow, fat or their derivatives or proteinaceous matter, or
 - 2.17.2(b) plants with an intended production capacity of more than 5,000 tonnes per year of products (including hides, adhesives, pet feed, gelatine, fertiliser or meat products).
 - 2.17.3 that scour, top, carbonise or otherwise process greasy wool or fleeces with an intended production capacity of more than 200 tonnes per year, or;

- 2.17.4 that are located—
- 2.17.4(a) within 100 metres of a natural waterbody or wetland, or;
 - 2.17.4(b) in an area of high watertable or highly permeable soils or acid sulphate, sodic or saline soils, or;
 - 2.17.4(c) on land that slopes at more than 6 degrees to the horizontal, or;
 - 2.17.4(d) within a drinking water catchment, or;
 - 2.17.4(e) on a floodplain, or;
 - 2.17.4(f) within 5 kilometres of a residential zone and, in the opinion of the consent authority, having regard to topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood by reason of noise, odour, dust, lights, traffic or waste.
- 2.18 Further, and importantly, if a DA is categorised as designated development, the DA must be accompanied by an environmental impact statement (EIS) in accordance with the Planning Secretary's Environmental Assessment Requirements (SEARs); will require public notification for at least 28 days; and can be the subject of a merits appeal to the Land and Environment Court by objectors.
- 2.19 Schedule 3, Part 2 of the EP&A Regulation refers to alterations or additions and whether such alterations or additions result in a significant increase in the environmental impacts of the total development. "Development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development. Development referred to in this clause is not designated development for the purposes of section 4.10 of the Act."
- 2.20 In forming its opinion as to whether or not development is designated development, a consent authority is to consider:
- 2.20.1 the impact of the existing development having regard to factors including—
 - 2.20.1(a) previous environmental management performance, including compliance with the conditions of any consents, licences, leases or authorisations by a public

- 2.20.1(a) authority and compliance with any relevant codes of practice, and;
 - 2.20.1(b) rehabilitation or restoration of any disturbed land, and;
 - 2.20.1(c) the number and nature of all past changes and their cumulative effects.
- 2.20.2 the likely impact of the proposed alterations or additions having regard to factors including—
- 2.20.2(a) the scale, character or nature of the proposal in relation to the development, and;
 - 2.20.2(b) the existing vegetation, air, noise and water quality, scenic character and special features of the land on which the development is or is to be carried out and the surrounding locality, and;
 - 2.20.2(c) the degree to which the potential environmental impacts can be predicted with adequate certainty, and;
 - 2.20.2(d) the capacity of the receiving environment to accommodate changes in environmental impacts, and;
- 2.20.3 the likely impact of the proposed alterations or additions having regard to factors including—
- 2.20.3(a) to mitigate the environmental impacts and manage any residual risk, and;
 - 2.20.3(b) to facilitate compliance with relevant standards, codes of practice or guidelines published by the Department or other public authorities.
- 2.21 It is Animal Liberation's strong and informed view that the proposed DA additions (DA NO 2031/0147), and taking into consideration the existing operations, and the separate 186 space car park DA, the total scale and environmental impact, residual risk and the cumulative effects is designated development and the applicable SEARs should apply.
- 2.22 The proposed development is Integrated development under Division 4.8 of the EP& Act. The existing development is classified as a Livestock Processing Activity (slaughtering or processing animals, tanneries or fellmongeries) which is a scheduled activity under the Protection of the

- 2.22 Environment Operations Act 1997. The application requires referral to the NSW Environment Protection Authority (EPA) as the existing Livestock Processing Industry operates under an environmental protection licence (Licence No 1461) and this application seeks consent for an addition to the current operation.
- 2.23 The development is not consistent with the LEP or the Richmond Valley Development Control Plan (DCP). The Applicant's request to vary the building height Development Standard does not demonstrate that the proposed minor variation has planning merit, or is acceptable in the context. Animal Liberation contends that enforced compliance with the Development Standard would be both reasonable and necessary.
- 2.24 Animal Liberation contends that the Applicant's assessment of the development in relation to environmental and amenity related matters is inadequate and that the "minor" mitigation measures are and would be ineffective. We believe that moderate and significant adverse risks and impacts would result, have not been appropriately addressed to a level to demonstrate the merits of the proposal, or that the proposal does not warrant approval.
- 2.25 We note in the Applicant's correspondence to Council dated 9 December 2020, which provides responses to Council's 'Request for Information', under Section 4 'Additional Matters', the Applicant confirms, "The Site Plan previously included a notation referencing a 'future CO₂, Oxygen and gas mixing and gas unload zone' adjacent to the proposed building. This notation has been deleted from the plans and does not form part of the application." Co₂, Oxygen and gas mixing relates to the common stunning method used for pigs. Animal Liberation is concerned that this now deleted inclusion in the Site Plan may refer to future and ongoing plans for further expansion by NCMC.
- 2.26 We also note the Applicant's SoEE refers to a separate DA lodged in December 2020 for the 186 space car park which has not been incorporated into this DA and the details of the other DA have not been provided.
- 2.27 Animal Liberation contends that the proposed 186 space car park is an integral component of the current DA and should not be assessed as a separate DA. The total scale and environmental impact, residual risk and the cumulative effects is designated development and the applicable SEARs should apply.
- 2.28 The Applicant has failed to provide copies of referred to correspondence from Council to the Applicant dated 5 September 2013 and 18 February 2014.



- 2.29 The Applicant has failed to clearly differentiate between the construction and operational phases including the applicable risks and impacts during these separate phases. The Applicant's DA and SoEE does not adequately or accurately reflect the full scale and accurate impacts of the proposed development taking into account existing development and operations and the proposed combined development which we believe will result in excessive development.
- 2.30 Animal Liberation finds is both extraordinary and very alarming that this slaughterhouse facility is situated within a drinking water catchment.
- 2.31 We note the Applicant's updated SoEE, version 2100-1151 dated 9 December 2020 does not include Attachments A, B, C, D, E, F, or G. It is therefore not possible to determine if details included in these Attachments differ from the Attachments included in the original SoEE version 2011-1148 dated 23 November 2020.
- 2.32 While the Applicant has provided a copy of the correspondence dated 9 December 2020, neither the Applicant or Council has provided a copy of the relevant Council 'Request for Information'. It is therefore not possible for those compiling submissions to determine if the Applicant has addressed, all or only some, of the requested information. Nor does the Applicant's correspondence include the referred to Attachments 1) Amended Application Plans, 2) Amended Clause 4.6 Variation Request and 3) Amended Statement of Environmental Effects (SEE).
- 2.33 We note, Council's mandatory Community Participation Plan 2020 includes: "encouraging effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning", "encouraging the proponents of major developments to consult members of the community, that may be affected by a proposal, before an application for planning approval is made", and "Ensure that Council is reaching all target groups for relevant community issues".
- 2.34 We also note, Council's website incorporates the following statement: "Council recognises the people of the Bundjalung Nation as custodians and traditional owners of this land, and values and appreciates the continuing cultural connection to lands, the living culture and unique role in the life of this region. Council prioritises a strong relationship with the local Aboriginal community; collaborating on a range of projects." Animal Liberation contends that Council, in part, "recognises" and "values" the local rich Aboriginal history, culture and heritage, and yet, fails to demonstrate how it will uphold and implement these concepts.

- 2.35 The 2016 Census confirms the Richmond Valley population was 22,807 and Aboriginal and Torres Strait Islander people made up 7.2% or 1,640 of this 2016 total population. The local Indigenous population is therefore significant, and yet appears to have been disregarded by the Applicant, with a noted and blatant lack of recognition, consideration, recognition, respect and transparency about Aboriginal matters involving significant and rich Aboriginal history and culture.
- 2.37 Relevant Aboriginal community organisations include the Casino Boolangle Local Aboriginal Land Council.
- 2.38 There is no evidence to confirm the Applicant has undertaken any expected level of consultation with key stakeholders including sensitive receptors, the broad community and notably, the traditional custodians of the land of the Casino area, or Djanangmum as it is known to Aboriginal people, are Galibal. The area known today as the Northern Rivers was occupied by the Bundjalung-speaking peoples, made up of an estimated 20 different language groups. Animal Liberation contends the region includes a rich Aboriginal culture and heritage.
- 2.39 Animal Liberation considers the Applicant's cursory and almost dismissive attention to heritage, Aboriginal heritage, and the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales, to be highly offensive and not in keeping with Council's own undertakings, public statements and plans. Further the Applicant appears to be uninformed about the requirements in line with the relevant planning instruments.
- 2.40 The Applicant's proposal in their SoEE to "rope off" the former 'heritage' Victory Camp site as a means to mitigate any risks or impacts to the acknowledged heritage is blatantly inadequate.
- 2.41 The Applicant has failed to respond to and/or address the generic due diligence assessment steps. As the proposed development will disturb the ground surface, the due diligence process outlined in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (Cultural Heritage Guidelines) is necessary.
- 2.42 As the proposed development will disturb the ground surface, the due diligence process outlined in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (Cultural Heritage Guidelines) is necessary. This included a search of the Aboriginal Heritage and Information Management System, (AHIMS) for Lot 1/DP7243 which includes the feedlot site (Appendix E). The generic due diligence assessment involves five steps which are addressed below:

- 2.43 In line with the mandatory Cultural Heritage Guidelines, it is imperative that the development should not proceed without a detailed Aboriginal Cultural Heritage Assessment (ACHA) or Aboriginal Heritage Impact Permit (AHIP) being undertaken at the Applicant's expense.
- 2.43 It is important to note that AHIMS (only) records information about Aboriginal sites that have been provided to Office of Environment, and information recorded on AHIMS may vary in its accuracy and may not be up to date; location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings; some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS. Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- 2.44 It is not sufficient for the Applicant to merely imply that the proposed site is disturbed land or that a search of the Aboriginal Heritage and Information Management System, (AHIMS) failed to locate any Aboriginal Heritage details. We strongly disagree with the Applicant's statements. The Applicant has failed to seek or obtain other sources of information and indeed has failed to consult at all.
- 2.45 The Applicant's details regarding sensitive receptors is flippant and significantly diminishes the serious risks and impacts to public health and the public's right to peaceful and unhindered amenity. There are hundreds of residential properties situated 400 m east of the slaughterhouse and the proposed additional development.
- 2.46 Animal Liberation is concerned that the proposed development is 400 m downwind of an abattoir (1000 m for a rendering plant) from the nearby residential area whereas NSW EPA recommends a minimum buffer distance of 500 m to the nearest residence or residential area.
- 2.47 The Applicant has failed to provide any records of audits undertaken by the NSW Environment Protection Authority (EPA) regarding their existing NSW EPA Licence. The Applicant must provide evidence to support their statements.
- 2.48 The proposed development provides minimal employment with an estimated 20 additional full time equivalent jobs, none of which have been validated or explained.
- 2.49 The Applicant's estimates of an increase in traffic truck movements from 21 to 23 has not been validated or evidenced.



SECTION THREEDA NO. 2031/0147: NORTHERN RIVERS
COOPERATIVE MEAT. CO. LTD.**SUMMARY & CONCLUSION**

- 3.1 In their DA and SoEE, the Applicant has failed to identify, respond to and address all risks and impacts and cumulative risks and impacts, and has failed to adequately demonstrate how they would monitor, avoid, minimise, mitigate and manage these risks and impacts.
- 3.2 We acknowledge and appreciate the technical complexity of this proposed development and the difficulty and challenges faced by even the most experienced planning staff when assessing such information that frequently requires experienced, expert and scientific evaluation. We also note that in line with the applicable legislation and planning instruments, Council is required to ensure the assessment review remains independent, objective and informed during the entire process and that the assessment process is strongly founded on informed opinion and evidence.
- 3.3 Council is compelled to act impartially and ensure the correct and consistent application of local, state and federal legislation, including the objective and transparent assessment of planning proposals. Councillors are elected to represent everyone in the community, and apply objective, impartial and informed consideration of matters which hold strong public interest.
- 3.4 Council as the primary consent authority, is required to thoroughly assess the adequacy of information provided and the measures proposed by the Applicant, to mitigate any potential risks, adverse impacts including cumulative impacts. This is clearly outlined in the Environmental Planning and Assessment Act 1979 which requires Council give due consideration to social impacts and public interest relating to any proposed development. All these considerations are accordingly a necessary and integral part of any comprehensive, objective and meaningful development assessment in line with the applicable planning instruments.
- 3.5 It is imperative that decision makers don't trivialise, dismiss or ignore public interest, or place the unsustainable, short-term, economic benefits of a privately owned commercial business ahead of the welfare of animals, the environment or the long-term best interests of the broad community. We have a clear moral, social and environmental responsibility to reduce the number of intensive agri-businesses, including cattle feedlots such as that proposed by the Applicant; not expand them or endorse their approval. In addition to the individual risks and impacts outlined in our objection, when combined, these are glaring and serious

- 3.5 cumulative risks and impacts where adequate monitoring, avoidance, minimisation, mitigation and management would prove to be problematic and indeed, impossible.
- 3.6 The 'precautionary principle' must be applied in environmental planning decision-making, and conservation of biological diversity and ecological integrity should be a fundamental consideration. The 'precautionary principle' requires decision-making to give the environment the benefit of the doubt. The Applicant's professed benefits to the region are negligible and come with an exorbitant and costly price tag of imminent and serious risks and impacts. There is no justification for the extensive and permanent consequences to animals, the local environment including precious resources, and the amenity and public health of the community.
- 3.7 The true and often hidden risks, impacts and costs of the industrialisation of animal agriculture impact us all; current and future generations, the planet and all her inhabitants - Animals, the Environment and People. Importantly, in addition to the individual risks and impacts, and cumulative risks and impacts, the 'Precautionary Principle' must be applied in environmental planning decision-making and conservation of biological diversity and ecological integrity, should be a fundamental consideration. The 'Precautionary Principle' requires decision-making to give the environment the benefit of the doubt.
- 3.8 Based on our points of objection, it is our strong view that the Applicant has failed to adequately address or respond to the mandatory assessment criteria as outlined in applicable legislation and planning instruments. This assessment and corresponding decision making must take into account, the 'Precautionary Principle' requiring decision-making to give the environment the benefit of the doubt.

REFERENCES

APPLICANT DOCUMENTS

Applicant's Development Application Form

Applicant's Statement of Environmental Effects, version 2110-1148, 23 November 2020 and version 2110-1151, 9 December 2020

Undated Request to Vary LEP Development Standard Pursuant to Clause 4.6, Jacob Sickinger, on behalf of the Northern Cooperative Meat Company Pty Ltd

Robert Pilling, The Casino Food Co-Op, 9 December 2020, Response to Council Request for Information: DA2021/0147 at 10615 Summerland Way, Casino including Attachments: Amended Application Plans; Amended Clause 4.6 Variation Request; Amended Statement of Environmental Effects (SEE).

COUNCIL DOCUMENTS

Richmond Valley Council Local Environment Plan 2012
<https://richmondvalley.nsw.gov.au/building-and-planning-services/strategic-planning/local-environment-plan/>

Richmond Valley Council Development Control Plan 2015
<https://richmondvalley.nsw.gov.au/building-and-planning-services/strategic-planning/contribution-plan/>

Richmond Valley Council Heritage Inventory Maps
<https://richmondvalley.nsw.gov.au/building-and-planning-services/heritage/>

Richmond Valley Council Heritage Incentives <https://richmondvalley.nsw.gov.au/building-and-planning-services/heritage/heritage-incentives/>

Richmond Valley Council Heritage Study <https://richmondvalley.nsw.gov.au/building-and-planning-services/heritage/richmond-valley-heritage-study/>

Richmond Valley Council Community Participation Plan
<https://richmondvalley.nsw.gov.au/12031-2/>

Richmond Valley Council Strategies <https://richmondvalley.nsw.gov.au/building-and-planning-services/strategic-planning/strategies/>

LEGISLATION, CODES OF PRACTICE & OTHER DOCUMENTS

Local Government Act 1993, as at 15 October 2020 - Act 30 of 1993 (austlii.edu.au)

Environmental Planning and Assessment Act 1979, as at 14 October 2020 - Act 203 of 1979 (austlii.edu.au)

Environmental Planning and Assessment Act 1979
<https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1979-203>

Environmental Planning and Assessment Regulation 2000
<https://www.legislation.nsw.gov.au/view/html/inforce/current/sl-2000-0557>

State Environmental Planning Policies (SEPPs)

- SEPP 33 Hazardous and Offensive Development
- SEPP 55 Remediation of Land
- SEPP 64 Advertising and Signage

North Coast Regional Environmental Plan 2036

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Protection of the Environment Operations Act 1997 No 156
<https://www.legislation.nsw.gov.au/view/html/inforce/current/act-1997-156>

Prevention of Cruelty to Animals Act 1979 (austlii.edu.au)

Prevention of Cruelty to Animals Regulations

Assessment and management of odour from stationary sources in NSW (2006) (NSW S-Factor Guidelines) Technical Notes: Assessment and management of odour from stationary sources in NSW - November 2006

Planning Guidelines - Intensive Livestock Agriculture Development (2019) (nsw.gov.au)

Environmental Guidelines - Use of Effluent by Irrigation (2003) (nsw.gov.au)

Department of Environment and Conservation Draft policy: Assessment and management of odour from stationary sources in NSW

Department of Environment and Conservation Environmental Guidelines: Use of Effluent by Irrigation (PDF 1.5MB)

Department of Environment and Conservation NSW Industrial Noise Policy

First Australian Meat Technology Group of the 'AIFST' Seminar 1978, Meatworks Effluent Treatment

LEGISLATION,
CODES OF
PRACTICE &
OTHER
DOCUMENTS

Green, J. M. 1993, Effluent Treatment Ponds, CSIRO Meat Research Laboratory.

New South Wales State Pollution Control Commission 1977, Environmental Guidelines for Abattoirs.

Victorian Environment Protection Authority 1991, Animal and Seafood Processors: Technical Guideline.

National Model Codes of Practice for the Welfare of Livestock
<https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/general/national>

NSW Food Authority, Red Meat Abattoirs
<https://www.foodauthority.nsw.gov.au/industry/meat/red-meat-abattoirs>

RSPCA Australia Knowledgebase, How is animal welfare regulated at Australian abattoirs and poultry processors?, <https://kb.rspca.org.au/knowledge-base/how-is-animal-welfare-regulated-at-australian-abattoirs-and-poultry-processors/>

Model Code of Practice for the Welfare of Animals: Livestock at Slaughtering Establishments
<https://www.publish.csiro.au/book/2975>

Industry animal welfare standards for livestock processing establishments
<https://aawcs.com.au/standards/>

Australian Animal Welfare Certification System <https://aawcs.com.au/>
 Export Abattoirs Regulation <https://www.agriculture.gov.au/export/controlled-goods/meat>

INDUSTRY
DOCUMENTS

Meat and Livestock Australia's guide to best practice husbandry for beef cattle: branding, castration and dehorning Branding | Meat & Livestock Australia (mla.com.au)

Handbook of Australian Beef Processing-AusMeat - An overview of the Australian Beef Cattle Industry produced by Aus-Meat Home | AUS-MEAT

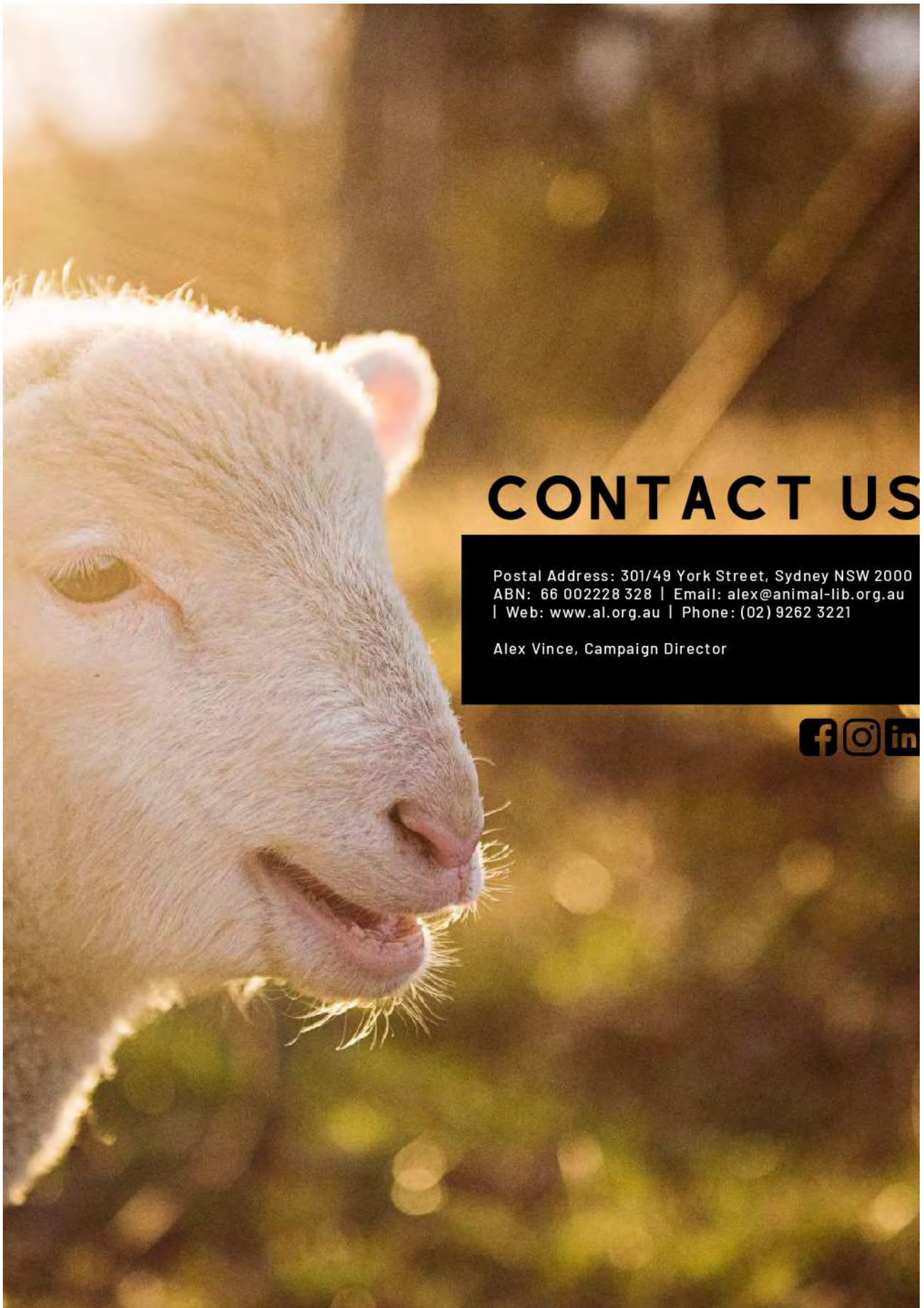
Australian Animal Welfare Standards and Guidelines for Cattle, Australian Animal Welfare Standards and Guidelines for Cattle. Animal Health Australia
www.animalwelfarestandards.net.au

OTHER

Lakhani, N. 19 December 2019. EPA sued for allowing slaughterhouses to pollute waterways. The Guardian, 19 December.

Singh, A. 2014. The environmental impact of the animal product processing industries. Journal of Environmental Protection.

NSW EPA, Industry Sector: Livestock Processing Industries (Animal Slaughter and Rendering) September 2003, Compliance Performance Report,
<https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/licensing/epa0377livestock.pdf?la=en&hash=F496C716E1B2C2FA731528ED0414170392266204>



CONTACT US

Postal Address: 301/49 York Street, Sydney NSW 2000
ABN: 66 002228 328 | Email: alex@animal-lib.org.au
| Web: www.al.org.au | Phone: (02) 9262 3221

Alex Vince, Campaign Director





AGS
SHEDS-COMMERCIAL STEEL

CASINO
RETAIL READY FACILITY





AGS Commercial Pty Ltd
100 South Street
Sydney NSW 2000
Tel: 02 9539 2222
www.ags.com.au



THE CO-OP
Northern Development

No.	Description	Qty	Unit	Amount	Tax

NCMIG CASINO - RETAIL READY COVER SHEET

A01

DATE: 11/11/2020

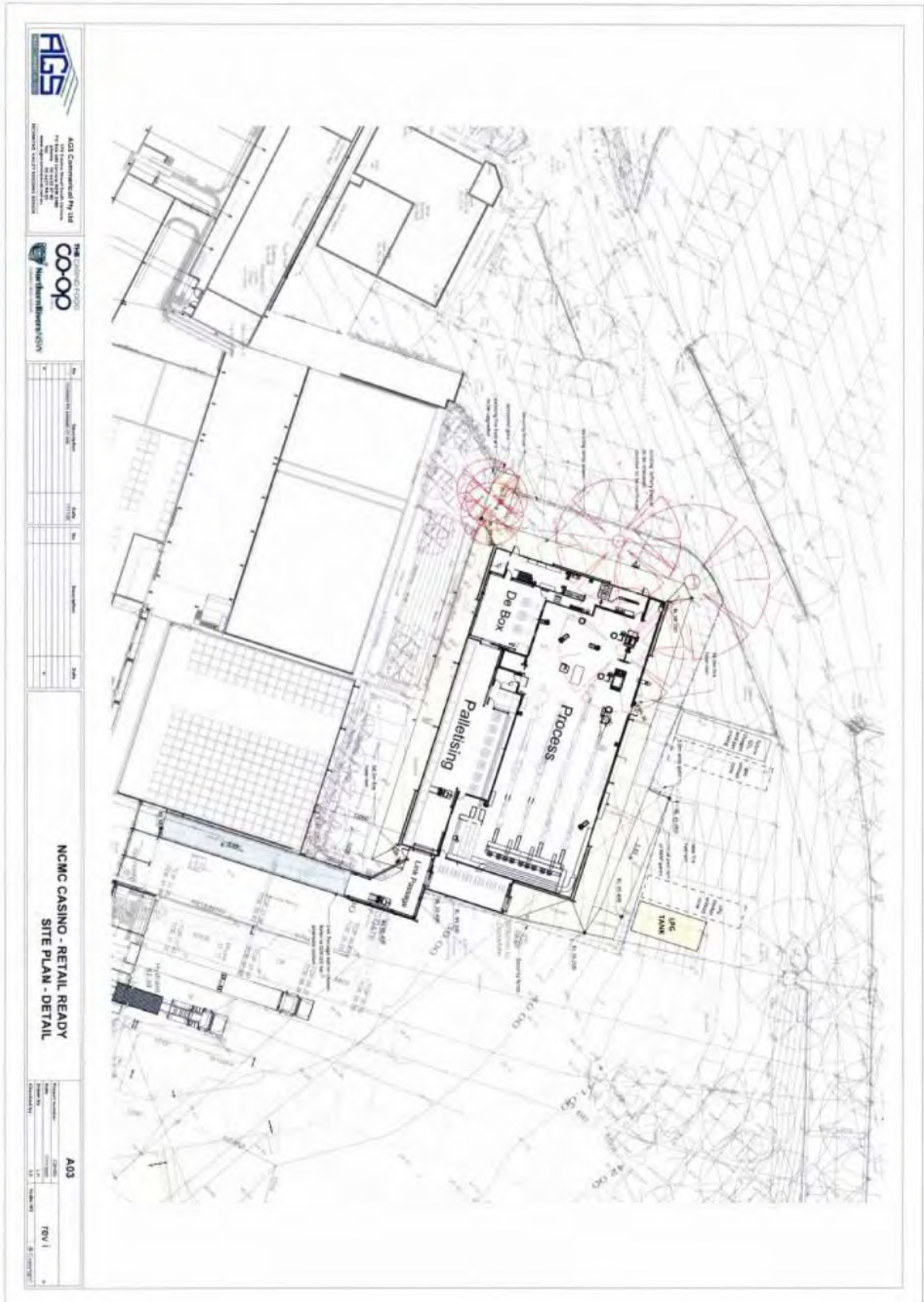
BY: J. COOPER

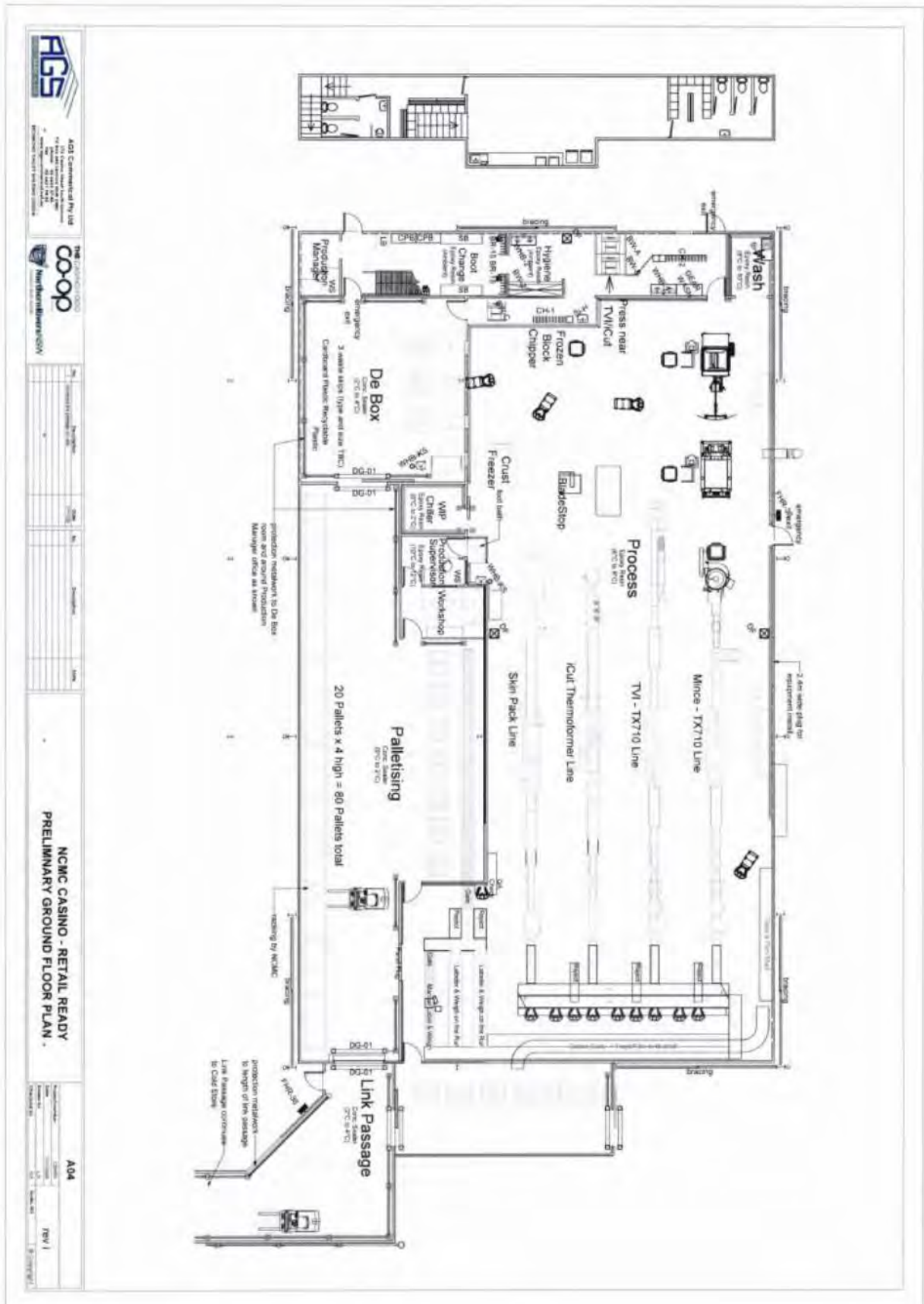
SCALE: 1:100

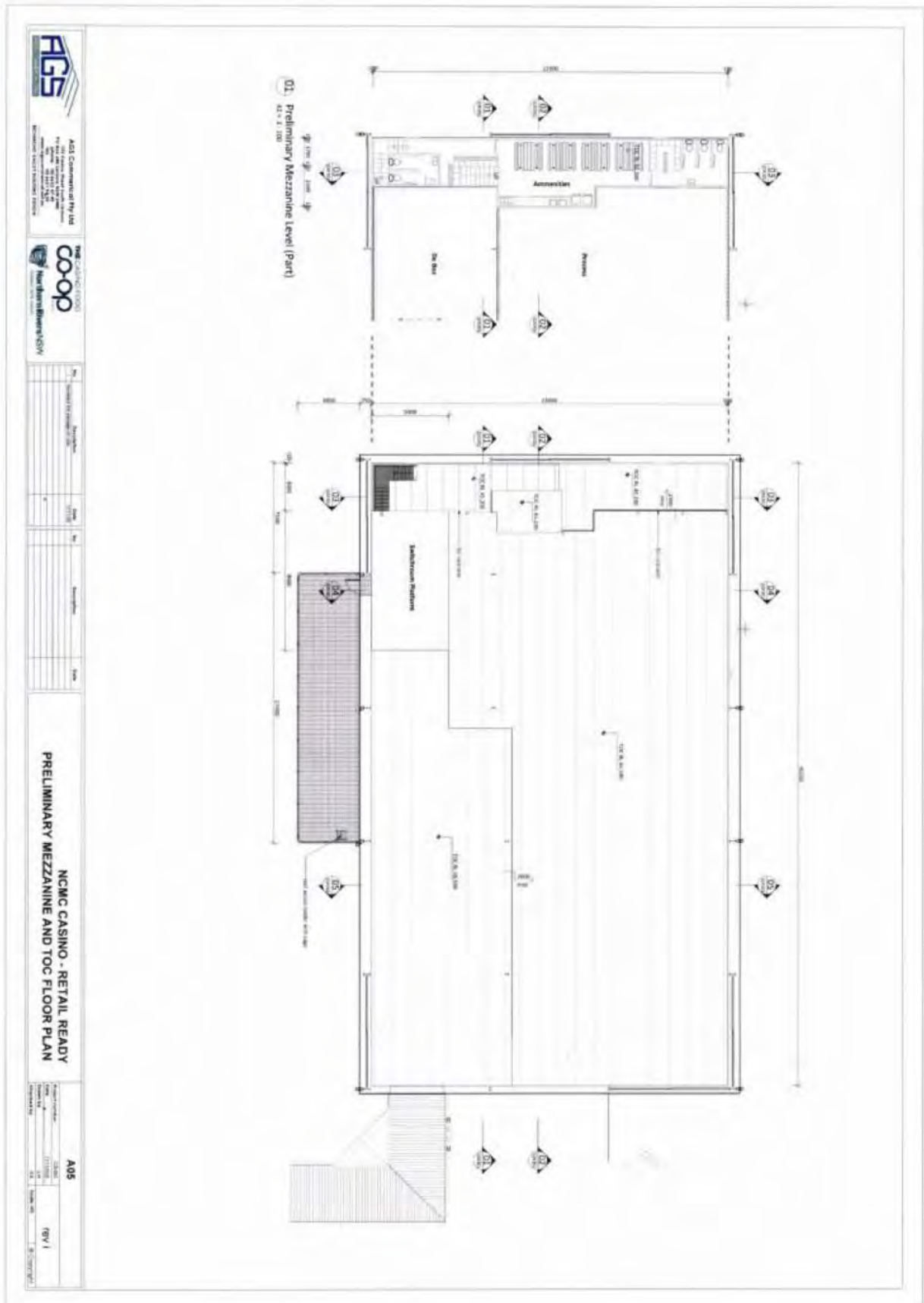
TSV |

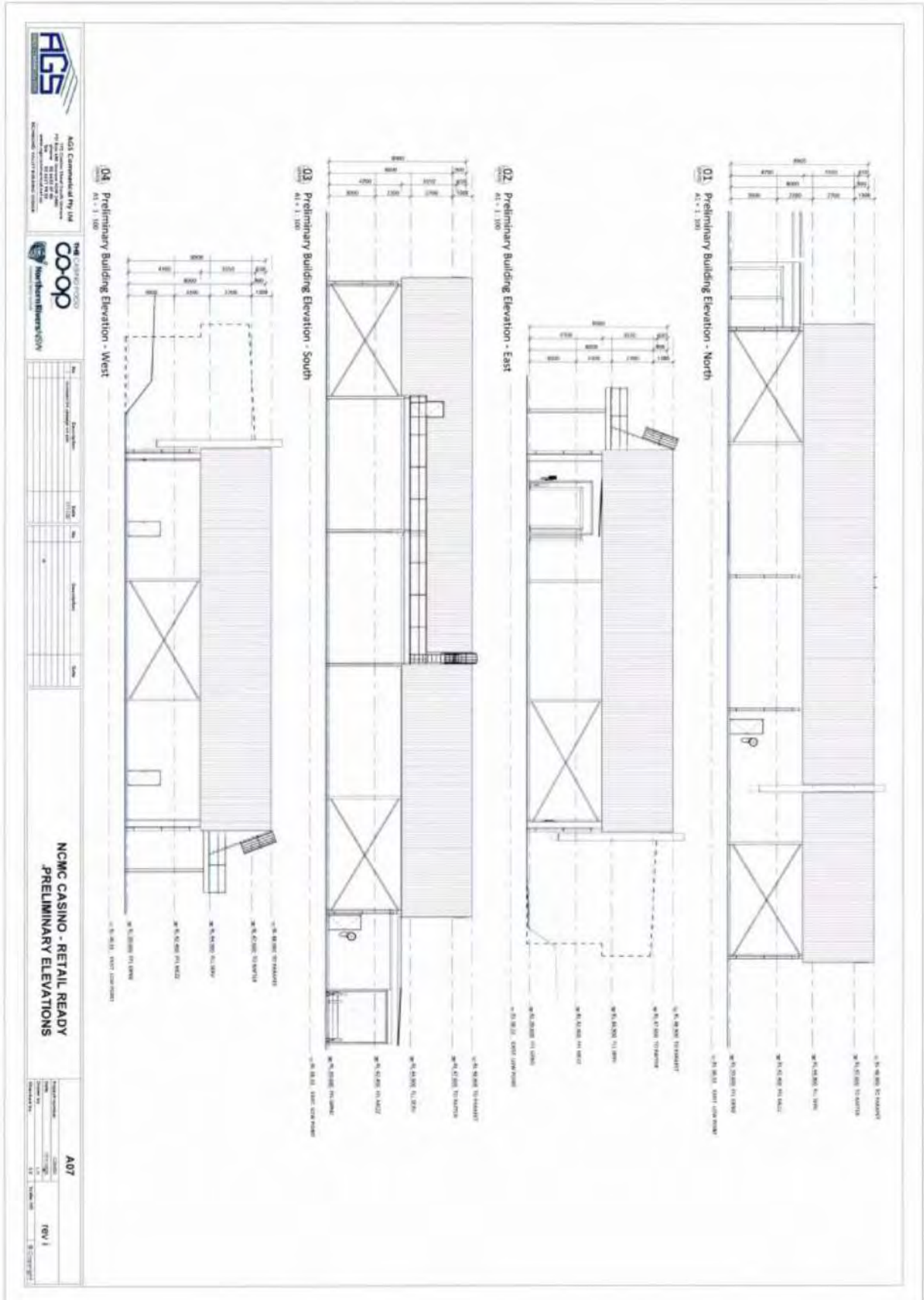
11/11/2020

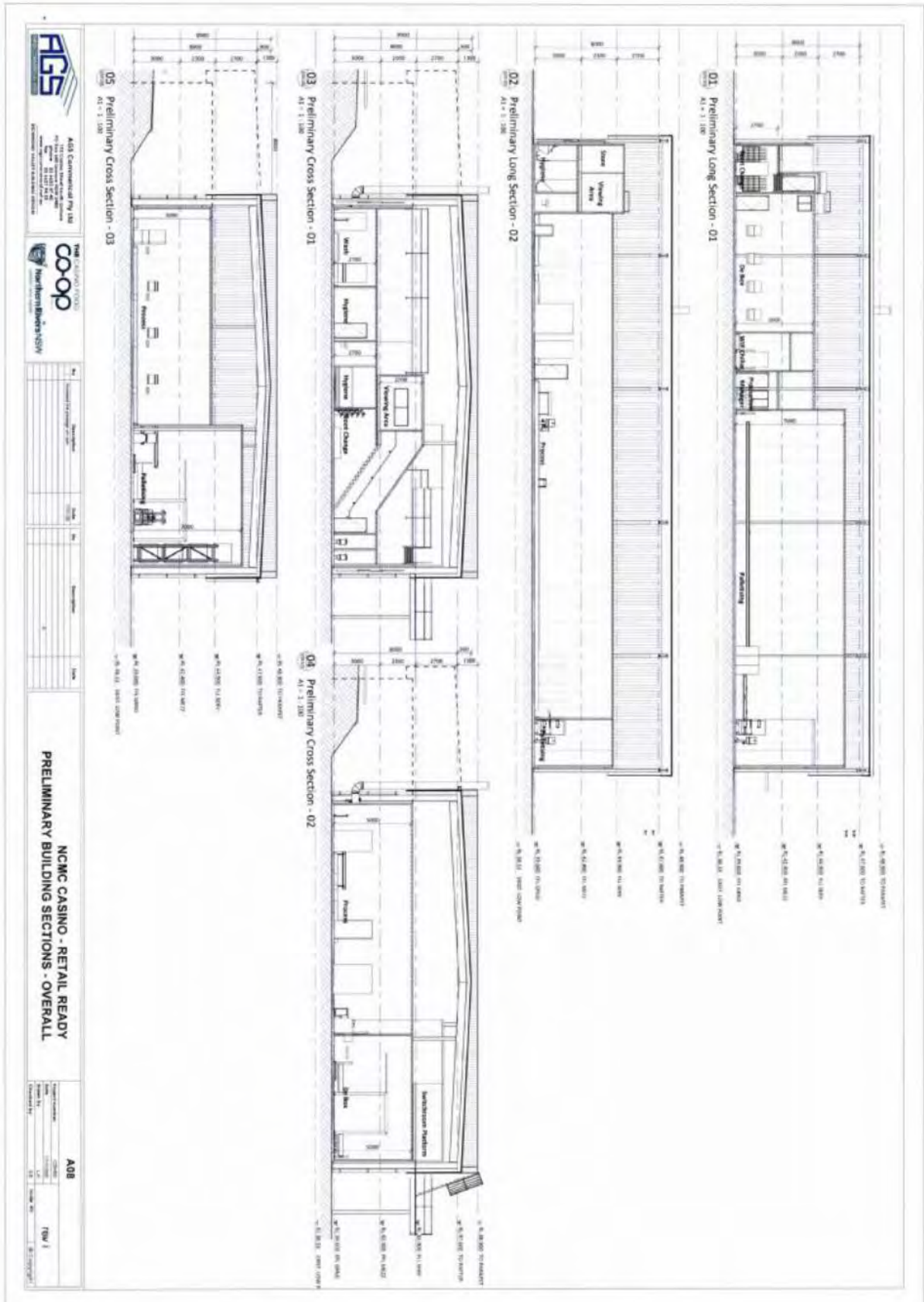
















NOTE:
 This preliminary layout has been completed in accordance with the instructions provided by John Stuart.
 In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a Detailed survey Subdivision Survey Plans and / or Engineering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

REV	DATE	AMENDMENT
A	17.08.20	
B	25.03.20	INDICATIVE BUILDING DESIGN LOT 2
C	12.11.20	REMOVE INDICATIVE BUILDING DESIGN LOT 2
D		
E		
F		

SOURCE PLAN: www.maps.six.nsw.gov.au - accessed 17.08.20

K:\jobs\2020\200344 - stuart\planning\planning plans\site plans\unit 165\200344 - stuart\rev 0309 - plan 3 - proposed

Newton Denny Chapelle
 Surveyors Planners Engineers
 Email: office@newtondennychapelle.com.au
 LISMORE 31 Carrington St.
 Lismore 2480 Ph: 6622 1011
 ABN: 85 220 045 469

PLAN 3 - PROPOSED LOT LAYOUT

CLIENT: JOHN STUART
LOCATION: LOT 3 DP24288 & LOT 173 DP1156971
 38 MANGROVE STREET
 EVANS HEAD NSW

DATE: 12.11.20
SCALE: 1 : 300 @ A3
REF: 200344
DRAWN: BK



Request for Variation to a Development Standard and Supporting Information

What is the name of the environmental planning instrument that applies to the land?	What is the zoning of the land?
Richmond Valley Local Environmental Plan 2012.	R1 – General Residential
What are the objectives of the zone?	
<ul style="list-style-type: none"> ▪ To provide for the housing needs of the community. ▪ To provide for a variety of housing types and densities. ▪ To enable other land uses that provide facilities or services to meet the day to day needs of residents. ▪ To ensure that housing densities are generally concentrated in locations accessible to public transport, employment, services and facilities. ▪ To minimise conflict between land uses within the zone and land uses within adjoining zones. 	
What is the development standard being varied?	
Minimum Lot Size requirement of 600m ² .	
Under what clause is the development standard listed in the environmental planning instrument?	
Clause 4.1 of the Richmond Valley Local Environmental Plan 2012.	
What are the objectives of the development standard?	
<p>(1) The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to ensure that lot sizes have a practical and efficient layout to meet their intended use, and (b) to prevent the fragmentation of rural lands. 	
What is the numerical value of the development standard in the environmental planning instrument?	
600m ² .	
What is the proposed value of the development standard in your development application?	
As indicated on the Proposed Lot Layout, proposed Lot 1 will have an area of approximately 464m ² whilst proposed Lot 2 will have an area of approximately 500.6m ² .	
What is the percentage variation [between your proposal and the environmental planning instrument]?	
The variation represents a variation of 22.6% for proposed Lot 1 and 16.5% for proposed Lot 2.	
How is strict compliance with the development standard unreasonable or unnecessary in this particular case?	
<p>The variation to the development standard is considered warranted for the following reasons:</p> <ul style="list-style-type: none"> ▪ The proposal seeks to provide a compliant setback to the existing dwelling on proposed Lot 1; 	

- The proposal will also allow the owner of the existing dwelling on Lot 3 DP 24288 to erect a second car parking space which will ensure compliance with the required car parking spaces under Part I of the DCP;
- The increased setback will also allow compliance with the building height plane provisions specified in Part A-1.4 of the DCP;
- Existing Lot 3 DP 24288 is currently well below the minimum lot size with this allotment being increased in size;
- Each of the proposed lots have sufficient area and dimensions for their intended use being the erection of a dwelling;
- The proposal will increase Lot 3 DP 24288 to be over 400m² which will enable an attached dual occupancy to be built on the land if desired in the future in accordance with A-2.3 of the DCP. This will increase housing opportunities and densities within the zone which is a direct objective of both the zone objectives and minimum lot size objective;
- The proposal does not increase the demand for services; and
- As illustrated in **Plate 1** below, a number of allotments within the immediate vicinity are well below the 600m² minimum allotment size. As such, the proposed lot sizes will be directly in keeping with the character of the locality.




Plate 1: Lot Sizes in Immediate Locality

How would strict compliance hinder the attainment of the objects specified in Section 1.3 of the Act?

Compliance with the standard does not promote good design and amenity of the built environment as the existing dwelling is built on the common boundary between the lots. Given the existing dwelling is built on the boundary, it does not promote the proper maintenance of buildings, including the protection of the health and safety of their occupants. Approval of the proposal will provide compliant setbacks to boundaries which will assist in the attainment of 1.3(g) and (h) of the Act.

Is the development standard a performance based control?		
The variation sought is a numerical standard.		
Would strict compliance with the standard, in your particular case, be unreasonable or unnecessary? Why?		
<p>Strict compliance with the 600m² minimum lot size is considered unnecessary in this instance given the reasons discussed above and within the submitted documentation.</p> <p>It has been demonstrated that the proposal is compliant with the objectives of the development standard as each allotment will have a practical and efficient layout to meet their intended use for residential purpose. In this regard, an example of a compliant dwelling has been shown on proposed Lot 2.</p> <p>Additionally, Clause 4.1C of the RVLEP 2012 allows the subdivision of land to create allotments of a minimum of 350m².</p> <p>Approval of the proposal will not have a cumulative effect of similar approvals that will undermine the objective of the development standard. In this regard, the proposal will be imperceptible to the public and the resulting lot sizes will be consistent with other lot sizes in the locality.</p>		
Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.		
<p>As demonstrated above and within the submitted Statement of Environmental Effects, the above provides sufficient environmental planning grounds to justify the minor breach of the development standard. It is noted that each of the resulting lots still meet the objectives of the R1 zone in that they both:</p> <ul style="list-style-type: none"> • Provide for the housing needs of the community; • Provide for a variety of housing types and densities; • The lots are within walking distance to public transport, employment, services and facilities; and • The setback to the existing dwelling is proposed to be increased thus minimising any potential land use conflict. <p>It has also been demonstrated that the resulting lots will meet the relevant objective of the minimum lot size development standard as each lot is of a size to provide a practical and efficient layout to meet their intended use, i.e. for residential purposes.</p> <p>The proposal meets the objectives of the Act in that it promotes the orderly and economic use of the land by providing two sufficiently sized allotments which have the capacity to increase housing opportunities.</p> <p>Clause 4.6(6) does not nominate the R1 zone as being excluded from the operation of Clause 4.6.</p>		

Applicant Details		
PROPERTY: Lot 173 DP 1156971 & Lot 3 DP 24288 36 & 38 Mangrove Street, Evans Head	DATE: Updated 12 th November 2020	AUTHOR: Adrian Zakaras 

COUNCIL ASSESSMENT REPORT

DA Number	DA2021/0071
LGA	Richmond Valley Council
Proposed Development	Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m ²) & Lot 2 (500.6m ²) and associated variation to Clause 4.6 of RVLEP
Street Address	36 & 38 Mangrove Street, Evans Head
Applicant/Owner	Newton Denny Chapelle / Mr E De Re & Mr J K Stuart
Date of DA lodgement	14 September 2020
Number of Submissions	Nil
Recommendation	Development application number DA2021/0071 be refused for the reasons contained in Appendix B.
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979 • Environmental Planning & Assessment Regulation 2000 • State Environmental Planning Policy (Coastal Management) 2018 • State Environmental Planning Policy No. 55 – Remediation of Land • Richmond Valley Local Environmental Plan 2012 • Richmond Valley Development Control Plan 2015 • Planning Circular PS 20-002 Variations to Development Standards
Documents submitted with this report for consideration	<p>Councils Development File - DA2021/0071.</p> <p>Development Plans</p> <ul style="list-style-type: none"> • Plan 3 – Proposed Lot Layout REF 200344 Rev C dated 12.11.20 • Applicants request to Vary a development standard • Recommended conditions for refusal
Report prepared by	Megan Yates, Development Assessment Planner
Report date	4 February 2021

**Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m²) & Lot 2 (500.6m²) and associated variation to Clause 4.6 of RVLEP
Development Application Number DA2021/0071
Assessment Report and Recommendation**

1. Executive Summary

Development Application DA2021/0071 seeks consent for a Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m²) & Lot 2 (500.6m²) and associated variation to Clause 4.6 of RVLEP at 36 & 38 Mangrove Street, Evans Head. The application has been prepared by Newton Denny Chapelle.

The proposal relates to the re-subdivision of two existing lots. The development proposes creation of two lots both below minimum lot size and also in excess of 10% of the development standard, therefore the application requires determination by Council.

Clause 2.6 of the Richmond Valley Local Environmental Plan 2012 provides that subdivision is permissible with development consent.

Clause 4.6 of the Richmond Valley Local Environmental Plan 2012 provides circumstances under which a development standard may be varied. The Secretary's concurrence must be obtained.

Planning Circular PS 20-002 Variations to Development Standards, issued on 5 May 2020 advises of arrangements for when councils may assume the Secretary's concurrence to vary development standards. Councils are notified that only a full council can assume the Secretary's concurrence where the variation to a numerical standard is greater than 10%, or the variation is to a non-numerical standard. The determination of such applications cannot be made by individual council officers under delegation. As the application proposes creation of two lots both exceeding the minimum lot size standard by greater than 10% the application must be determined by Council.

The application has been notified in accordance with requirements of the EP&A Act. The application was placed on public exhibition from 21 September 2020 to 6 October 2020. Nil submissions were received.

The application has been assessed in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and the relevant environmental planning instruments. The following environmental planning instruments require matters that the consent authority must be satisfied about before granting consent.

- Environmental Planning & Assessment Act 1979
- Environmental Planning & Assessment Regulation 2000
- State Environmental Planning Policy (Coastal Management) 2018
- Richmond Valley Local Environmental Plan 2012
- Richmond Valley Development Control Plan 2015

The recommended conditions of refusal are contained within Appendix B to this report.

Recommendation

It is recommended that;

1. Pursuant to clause 4.6 of Richmond Valley Local Environmental Plan 2012 a variation in respect of clause 4.1 Minimum subdivision lot size be refused, and,
2. Development application number DA2021/0071 be refused in accordance with the reasons for refusal contained within Appendix A.

Attachments

Appendix A Recommended reasons for refusal

2. Development Proposal

Development Application DA2021/0071 seeks consent for the site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m²) & Lot 2 (500.6m²) and associated Clause 4.6 variation to the RVLEP at 36 & 38 Mangrove Street, Evans Head.

Property Description	Lot 3 DP 24288 & Lot 173 DP 1156971
Property Address	36 & 38 Mangrove Street, Evans Head
Registered Owners	Mr E De Re & Mr J K Stuart
Applicant	Newton Denny Chapelle
Existing Use	Lot 3 contains an existing residential dwelling house and Lot 173 is vacant land
Property Zoning	R1 General Residential
Integrated Referrals	N/A
Concurrence Referrals	N/A
Other Pubic agency Referrals	N/A

The application seeks consent for a subdivision to create two lots below minimum subdivision lot size. The proposal involves the re-subdivision of two existing lots, one of which is currently below minimum lot size, and one of which currently meets the minimum lot size. The development proposal is to create both lots below minimum lot size.

The proposed development site is shown below in Figure 1. The current dwelling located on Lot 3 is wholly within the lot boundaries as shown in the below survey plan in Figure 2. Lot 173 is currently vacant.

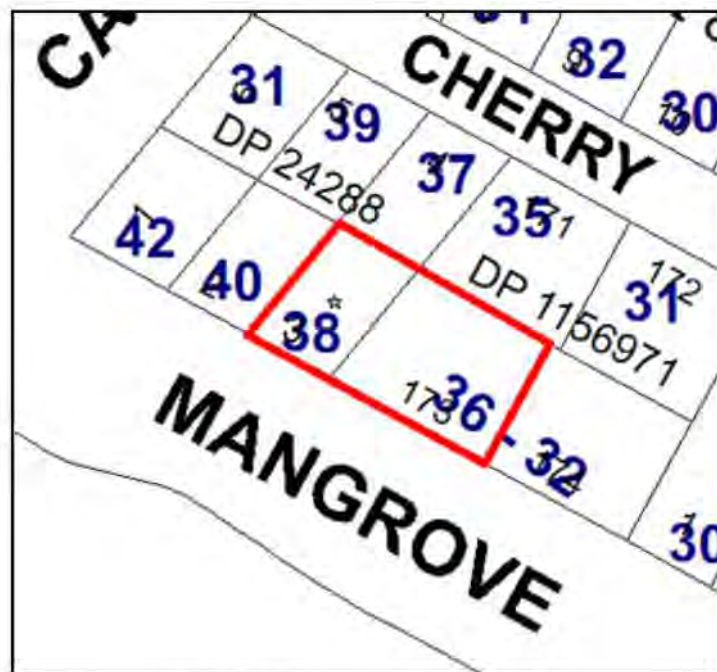


Figure 1 – Proposed development site.



Figure 2 – Survey Plan of Existing Lot 3 by Newton Denny Chapelle

It is proposed to adjust the lot areas and re-subdivide the lots in the following manner.

Address	Current Lot	Existing Area	Proposed Lot	Proposed Area
36 Mangrove Street	Lot 173	611m ²	Lot 2	500.6m ²
38 Mangrove Street	Lot 3	347.8m ²	Lot 1	464m ²

The proposed Lot arrangement including the proposed new boundary location, lot areas and existing dwelling is shown below.



Figure 3 – Proposed Development

3. Referrals

The following internal referrals were undertaken as part of the assessment process:

Internal

Department	Comment
Development Engineer	Brian Eggins Senior Administration Officer - Acceptable.
Building Certifier	Andrew Clark Coordinator Building Services –Acceptable.

No external referrals were required as part of the assessment process.

4. Environmental Planning and Assessment Act 1979

Section 1.7: Application of the Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

The provisions of Part 7 of the Biodiversity Conservation Act and Part 7a of the Fisheries Management Act contain additional requirements with respect to assessments, consents and approvals under the EPA Act.

The development does not involve a prescribed impact, does not involve removal of native vegetation and is not located within an area mapped on the Biodiversity Values Map.

Section 2.22: Community Participation

Part 1 of Schedule 1 sets out the mandatory requirements for community participation.

The development application was placed on public exhibition from 21 September 2020 to 6 October 2020 in accordance with Richmond Valley Council Community Participation Plan 2020. No submissions were received.

Section 4.2: Development that needs consent

The proposal is seeking consent under Part 4 of the Act.

Section 4.13: Consultation and concurrence

The application does not require consultation or concurrence with any agency.

Section 4.15: Evaluation

Section 4.15 details matters the consent authority is to take into consideration in determining an application. Consideration of the matters is provided in detail throughout this report.

Provision	Comment
(1)(a)(i) – Environmental planning instruments	Refer to section 5.
(1)(a)(ii) – Draft environmental planning instruments	No draft instruments are applicable
(1)(a)(iii) – Development control plans	Refer to section 6.
(1)(a)(iiia) – Planning Agreements	No planning agreements relate to the application.
(1)(a)(iv) – The Regulations	Refer to section 7.
(1)(a)(v) – Repealed	N/A
(1)(b) – Likely impacts of the development	Refer to section 8.
(1)(c)(i) – Site suitability	Refer to section 9.
(1)(d)(i) - Submissions	Refer to section 19.

(1)(e)(i) – The public interest	Refer to section 11.
---------------------------------	----------------------

Section 4.46: What is “integrated development”?

The proposal is not integrated development in accordance with Section 4.46 of the EP&A Act.

Section 7.12: Conditions subject to a contributions plan

A consent authority may only impose a condition relating to contributions if it is a contribution kind allowed and in accordance with a contributions plan. A contribution is not applicable to the development.

5. Environmental Planning Instruments - Section 4.15(1)(a)(i)

The Environmental Planning instruments applying to this application are;

- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy No. 55 – Remediation of Land
- Richmond Valley Local Environmental Plan 2012

5.1 State Environmental Planning Policy (Coastal Management) 2018

This policy aims to promote an integrated and coordinated approach to land use planning in the coastal zone consistent with the objectives of the Coastal Management Act 2016.

The SEPP provides development standards to be considered for land within identified on the coastal management maps. The property is mapped as being within both the Coastal Use area and the Coastal Environment Area. The table below identifies the matters the consent authority must be satisfied as to prior to granting consent.

<i>Clause/Development Standard</i>	<i>Comment</i>
Division 1 Coastal wetlands and littoral rainforests	
Clause 11 Development on land in proximity to coastal wetlands or littoral rainforest	
(1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on— (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.	The proposed development relates to subdivision only with no required buildings or works therefore there is not impact on any matters under this clause.
(2) This clause does not apply to land that is identified as “coastal wetlands” or “littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map.	N/A – land not mapped as “coastal wetlands” or “littoral rainforest”
Division 3 Coastal environment area	
Clause 13 Development on land within the coastal environment area	
(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:	The proposed development relates to subdivision only with no required buildings or works therefore does not impact on any matters under this clause.

<p>(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, (b) coastal environmental values and natural coastal processes, (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1, (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms, (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability, (f) Aboriginal cultural heritage, practices and places, (g) the use of the surf zone.</p>	
<p>(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that: (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p>	<p>The proposed development relates to subdivision only with no required buildings or works therefore does not impact on any matters under this clause.</p>
<p>(3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</p>	<p>N/A</p>
<p>Division 4 Coastal use area</p>	
<p>Clause 14 Development on land within the coastal use area</p>	
<p>(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority: (a) has considered whether the proposed development is likely to cause an adverse impact on the following: (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability, (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores, (iii) the visual amenity and scenic qualities of the coast, including coastal headlands, (iv) Aboriginal cultural heritage, practices and places, (v) cultural and built environment heritage, and (b) is satisfied that: (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</p>	<p>There is no foreshore access, no works or structures are proposed therefore no impact to any matters under this clause.</p>

(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	
(2) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of <i>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</i> .	N/A.
Division 5 General	
Clause 15 Development in coastal zone generally—development not to increase risk of coastal hazards	
Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.	N/A – land is not within the coastal hazard area.
Clause 16 Development in coastal zone generally—coastal management programs to be considered	
Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.	N/A – no certified program exists.



Figure 4 – Coastal Management Mapping

5.2 State Environmental Planning Policy No. 55 – Remediation of Land

The policy provides for consideration of possible land contamination, and remediation for the purpose of reducing the risk of harm to human health or the environment. Clause 7 requires a consent authority consider whether land is contaminated and if so whether the site is suitable for the intended purpose.

Both allotments have been zoned and utilised for residential purposes for a significant period of time. Lot 3 maintains an existing dwelling which has been located on the land since 1980. Lot 173 is a result of a recent subdivision consent (DA2009/0232). A dwelling was previously located over portions of Lots 171, 172, 173 & 174 which was approved for demolition under DA2009/0288. A contaminated land assessment was submitted as part of DA2009/0288 which stated a detailed investigation and possible site remediation was required. Deferred commencement conditions A & B of DA2009/0288 required a Remedial Action Plan be submitted and approved by Council. Condition 7 of DA2009/0288 required a Validation Report/Certificate be submitted certifying all measures in the Remedial Action Plan had been satisfied. A Validation Report was submitted 13 August 2010 and considered satisfactory by Council's Environmental Health Officers.

Given the above it is considered the properties are not contaminated and are suitable for their intended residential use.

5.3 Richmond Valley Local Environmental Plan 2012

The site is zoned as R1 General Residential as shown in Figure 5 below.



Figure 5 – RVLEP Zoning

Objectives of the zone

The R1 General Residential zone objectives are:

- (a) To provide for the housing needs of the community.
- (b) To provide for a variety of housing types and densities.
- (c) To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- (d) *To ensure that housing densities are generally concentrated in locations accessible to public transport, employment, services and facilities.*
- (e) *To minimise conflict between land uses within the zone and land uses within adjoining zones.*
- The proposed development is permissible in the R1 General Residential zone. However, the creation of two lots below minimum lot size significantly reduces the ability to provide a variety of housing types and densities and reduces the ability to provide a range of housing to meet the needs of the community.
 - While increasing the size of existing Lot 3 may provide the ability to seek consent for an attached dual occupancy, decreasing the size of existing Lot 173 significantly reduces the development potential of the allotment. Existing Lot 3 is already substantially developed and approved as a single dwelling house.
 - Both lots are within the M2 High-Medium Density area pursuant the RVDCP which allows for higher density developments above single dwelling houses and dual occupancies. At 600m² and being vacant, Lot 173 currently has the ability to provide a variety of higher density developments subject to design and approval, including residential flat buildings, multi dwelling housing, manor houses and the like. By reducing the size of Lot 173 to be below the minimum lot size, the ability to provide a more diverse range of housing opportunities and densities is significantly reduced.
 - The proposed reduction in the minimum lot size adversely impacts upon the ability to provide a variety of residential accommodation and other facilities and services permitted in the R1 General Residential zone.

Richmond Valley LEP contains a number of provisions that are of relevance to the application. These are detailed in the table below.

Clause	Compliance
2.6 Subdivision – consent requirements	The application is seeking consent for the subdivision.
2.7 Demolition The demolition of a building or work may be carried out only with development consent	There is no demolition included in this application.
4.1 Minimum lot size	The minimum lot size for the subject site is 600m ² . Both proposed lots do not comply with this standard.
4.6 Exceptions to development standards.	The proposed development is seeking a variation to the minimum lot size standard pursuant to this clause. Assessment of this request is provided in Section 5.3.1 of this report.
6.1 Acid sulfate soils	The proposed development is located on land mapped Class 3 acid sulfate soils. No works are proposed, and all structures are existing therefore investigations under the clause are not required.
6.2 Essential Services Requires a consent authority consider that essential services (water, electricity, sewage, stormwater drainage and road access) are	The existing dwelling on proposed Lot 1 is connected to all essential services, no adjustments are required. Proposed Lot 2 will maintain existing connections to all essential services.

available or suitable arrangements for its provision have been made.	
6.3 Earthworks	No earthworks are required.
6.5 Flood Planning	The site is not mapped as being affected by flood.
6.6 Terrestrial Biodiversity	The site is not mapped within the terrestrial biodiversity area.
6.8 Riparian land and watercourses	The site is not mapped within the riparian land and watercourses area.
6.10 Wetlands	The site is not mapped within the wetlands area.

5.3.1 Minimum Lot Size Development Standard

A request has been received with DA2021.0071 to vary the required 600m² minimum lot size under clause 4.1 of RVLEP for both proposed lots. The applicants request is contained within Councils Development file and is attached to this report.

Clause 4.6 sets out strict criteria which are to be met to enable such a variation to be considered and approved. The consent authority must consider and be satisfied with the matters prescribed under clause 4.6 as detailed below.

The proposed development fails to comply with the development standard for minimum lot size. Clause 4.1(3) of RVLEP 2012 stipulates a minimum lot size of 600m² for this site. The proposed development creates two lots below minimum lot size being Lot 1 (464m²) and Lot 2 (500.6m²). The variation represents a variation 22.6% for proposed Lot 1 and 16.5% for proposed Lot 2.

Site Address	Current Lot	Existing Area	Proposed Area	Percentage of Variation
36 Mangrove Street	Lot 173	611m ²	500.6m ²	16.5%
38 Mangrove Street	Lot 3	347.8m ²	464m ²	22.6%

The objectives of the minimum lot size development standard set out in clause 4.1(1) of RVLEP 2012 are as follows:

- (a) to ensure that lot sizes have a practical and efficient layout to meet their intended use, and*
- (b) to prevent the fragmentation of rural lands.*

The proposed development is inconsistent with the above-mentioned zone objectives for the reasons outlined below:

- The proposed development fails to demonstrate creating lots below MLS will result in a practical and efficient layout to meet their intended use within the R1 General Residential zone.
- While the proposal could enable the construction of an attached dual occupancy on Lot 3, reducing the size of Lot 173 significantly reduces the development potential of the lot. While the proposed 500.6m² allotment would permit an attached dual occupancy on Lot 2, both lots are within the M2 High-Medium Density area pursuant the RVDCP which allows for higher density developments above single dwelling houses and dual occupancies. At 600m² Lot 173 currently has the ability to provide a variety of higher density developments subject to design and approval, including residential flat buildings, multi dwelling housing, manor

houses and the like. By reducing the size of Lot 173 to be below the minimum lot size, the ability to provide a more diverse range of housing opportunities and densities is significantly reduced.

- The proposed development aims to provide compliance with the RVDCP standards for the existing dwelling on Lot 3. While the increase to Lot 3 would provide additional land area, compliance with RVDCP is not required as the dwelling is existing and was approved under previous legislation, standards and policies. There is no requirement for existing approved developments to comply with any current development control plan or other EPI, and there is no work proposed to the building that would require it to comply with the current provisions.

The proposed development is located within zone R1 General Residential. The objectives of this zone are as follows:

- (a) To provide for the housing needs of the community.*
- (b) To provide for a variety of housing types and densities.*
- (c) To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- (d) To ensure that housing densities are generally concentrated in locations accessible to public transport, employment, services and facilities.*
- (e) To minimise conflict between land uses within the zone and land uses within adjoining zones.*

The proposed development is considered inconsistent with the objectives of the zone for the reasons outlined below:

- The proposed development is permissible in the R1 General Residential zone. However, the creation of two lots below minimum lot size significantly reduces the ability to provide a variety of housing types and densities and reduces the ability to provide a range of housing to meet the needs of the community.
- While increase the size of existing Lot 3 may provide the ability to seek consent for an attached dual occupancy, decreasing the size of existing Lot 173 significantly reduces the development potential of the allotment. Existing Lot 3 is already substantially developed and approved as a single dwelling house.
- Both lots are within the M2 High-Medium Density area pursuant the RVDCP which allows for higher density developments above single dwelling houses and dual occupancies. At 600m² Lot 173 currently has the ability to provide a variety of higher density developments subject to design and approval, including residential flat buildings, multi dwelling housing, manor houses and the like. By reducing the size of Lot 173 to be below the minimum lot size, the ability to provide a more diverse range of housing opportunities and densities is significantly reduced.
- The proposed reduction in the minimum lot size adversely impacts upon the ability to provide a variety of residential accommodation and other facilities and services permitted in the R1 General Residential zone.

The applicant has lodged a written request in accordance with the requirements of clause 4.6 of RVLEP 2012.

A full copy of this request is on the file and is reproduced below:

What is the name of the environmental planning instrument that applies to the land?	What is the zoning of the land?
Richmond Valley Local Environmental Plan 2012.	R1 - General Residential
What are the objectives of the zone?	
<ul style="list-style-type: none"> • <i>To provide for the housing needs of the community.</i> • <i>To provide for a variety of housing types and densities.</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> • <i>To ensure that housing densities are generally concentrated in locations accessible to public transport, employment, services and facilities.</i> • <i>To minimise conflict between land uses within the zone and land uses within adjoining zones.</i> 	
What is the development standard being varied?	
Minimum Lot Size requirement of 600m ² .	
Under what clause is the development standard listed in the environmental planning instrument?	
Clause 4.1 of the Richmond Valley Local Environmental Plan 2012.	
What are the objectives of the development standard?	
<p><i>(1) The objectives of this clause are as follows—</i></p> <p style="margin-left: 40px;"><i>(a) to ensure that lot sizes have a practical and efficient layout to meet their intended use, and</i></p> <p style="margin-left: 40px;"><i>(b) to prevent the fragmentation of rural lands.</i></p>	
What is the numerical value of the development standard in the environmental planning instrument?	
600m ² .	
What is the proposed value of the development standard in your development application?	
As indicated on the Proposed Lot Layout, proposed Lot 1 will have an area of approximately 464m ² whilst proposed Lot 2 will have an area of approximately 500.6m ² .	
What is the percentage variation (between your proposal and the environmental planning instrument)?	
The variation represents a variation of 22.6% for proposed Lot 1 and 16.5% for proposed Lot 2.	
How is strict compliance with the development standard unreasonable or unnecessary in this particular case?	
<p>The variation to the development standard is considered warranted for the following reasons:</p> <ul style="list-style-type: none"> • The proposal seeks to provide a complaint setback to the existing dwelling on proposed Lot 1; 	

- The proposal will also allow the owner of the existing dwelling on Lot 3 DP 24288 to erect a second car parking space which will ensure compliance with the required car parking spaces under Part I of the DCP;
- The increased setback will also allow compliance with the building height plane provisions specified in Part A-1.4 of the DCP;
- Existing Lot 3 DP 24288 is currently well below the minimum lot size with this allotment being increased in size;
- Each of the proposed lots have sufficient area and dimensions for their intended use being the erection of a dwelling;
- The proposal will increase Lot 3 DP 24288 to be over 400m² which will enable an attached dual occupancy to be built on the land if desired in the future in accordance with A-2.3 of the DCP. This will increase housing opportunities and densities within the zone which is a direct objective of both the zone objectives and minimum lot size objective;
- The proposal does not increase the demand for services; and
- As illustrated in Plate 1 below, a number of allotments within the immediate vicinity are well below the 600m² minimum allotment size. As such, the proposed lot sizes will be directly in keeping with the character of the locality.



Plate 1: Lot Sizes in Immediate Locality

How would strict compliance hinder the attainment of the objects specified in Section 1.3 of the Act?

Compliance with the standard does not promote good design and amenity of the built environment as the existing dwelling is built on the common boundary between the lots. Given the existing dwelling is built on the boundary, it does not promote the proper maintenance of buildings, including the protection of the health and safety of their occupants. Approval of the proposal will provide compliant setbacks to boundaries which will assist in the attainment of 1.3(g) and (h) of the Act.

Is the development standard a performance based control?
The variation sought is a numerical standard.
Would strict compliance with the standard, in your particular case, be unreasonable or unnecessary? Why?
<p>Strict compliance with the 600m² minimum lot size is considered unnecessary in this instance given the reasons discussed above and within the submitted documentation.</p> <p>It has been demonstrated that the proposal is compliant with the objectives of the development standard as each allotment will have a practical and efficient layout to meet their intended use for residential purpose. In this regard, an example of a compliant dwelling has been shown on proposed Lot 2.</p> <p>Additionally, Clause 4.1C of the RVLEP 2012 allows the subdivision of land to create allotments of a minimum of 350m².</p> <p>Approval of the proposal will not have a cumulative effect of similar approvals that will undermine the objective of the development standard. In this regard, the proposal will be imperceptible to the public and the resulting lot sizes will be consistent with other lot sizes in the locality.</p>
Are there sufficient environmental planning grounds to justify contravening the development standard? Give details.
<p>As demonstrated above and within the submitted Statement of Environmental Effects, the above provides sufficient environmental planning grounds to justify the minor breach of the development standard. It is noted that each of the resulting lots still meet the objectives of the R1 zone in that they both:</p> <ul style="list-style-type: none"> • Provide for the housing needs of the community; • Provide for a variety of housing types and densities; • The lots are within walking distance to public transport, employment, services and facilities; and • The setback to the existing dwelling is proposed to be increased thus minimising any potential land use conflict. <p>It has also been demonstrated that the resulting lots will meet the relevant objective of the minimum lot size development standard as each lot is of a size to provide a practical and efficient layout to meet their intended use, i.e. for residential purposes.</p> <p>The proposal meets the objectives of the Act in that it promotes the orderly and economic use of the land by providing two sufficiently sized allotments which have the capacity to increase housing opportunities.</p> <p>Clause 4.6(B) does not nominate the R1 zone as being excluded from the operation of Clause 4.6.</p>

Applicant Details		
PROPERTY: Lot 173 DP 1156971 & Lot 3 DP 24288 36 & 38 Mangrove Street, Evans Head	DATE: Updated 12 th November 2020	AUTHOR: Adrian Zakaras 

For the reasons outlined below, the applicant's written submission fails to demonstrate that compliance with the minimum lot size standard is unreasonable or unnecessary in the circumstances of the case. It also fails to demonstrate sufficient environmental planning grounds to justify varying this development standard:

- The proposal does not comply with the objectives of the zone, clause 4.1 or clause 4.6.
- The variation request states the subdivision would allow the existing dwelling to be able to comply with the setback, building height plane and car parking requirements of the Richmond Valley Development Control Plan (RVLEP) 2015. Compliance with these DCP controls is not relevant as the existing dwelling has been approved under previous legislation, standards and policies. There is no requirement for existing approved developments to comply with any current Development Control Plan or other Environmental Planning Instrument, and there is no work proposed to the building that would require it to comply with the current provisions.
- Lot 173 is currently above the minimum lot size with an area of 611m². The proposed subdivision will result in two lots being below the minimum lot size. No compelling planning reason has been provided to increase the size of Lot 3 nor decrease the size of Lot 173.
- While the proposal could enable the construction of an attached dual occupancy on Lot 3, reducing the size of Lot 173 significantly reduces the development potential of the lot. While the proposed 500.6m² allotment would permit an attached dual occupancy on Lot 2, both lots are within the M2 High-Medium Density area pursuant the RVDCP which allows for higher density developments above single dwelling houses and dual occupancies. At 600m² Lot 173 currently has the ability to provide a variety of higher density developments subject to design and approval, including residential flat buildings, multi dwelling housing, manor houses and the like. By reducing the size of Lot 173 to be below the minimum lot size, the ability to provide a more diverse range of housing opportunities and densities is significantly reduced.
- The lots referred to in Plate 1 of the variation request are the result of historical subdivision patterns dating back to 1951-1952 created under the Local Government Act. The most recent subdivision approved in this locality is DA2009/0232 in which Lot 173 formed part of. All four lots created under this consent complied with the minimum lot size standards. Given this subdivision is the most recent subdivision in the area and was assessed under more relevant standards than a subdivision in 1951-1952, the proposed subdivision is not in keeping with the existing or desired character of the locality.
- The variation request states Clause 4.1C of the RVLEP allows the subdivision of land to create allotments of a minimum of 350m². Clause 4.1C of the RVLEP relates to the subdivision of land where there is an existing approved dual occupancy on the land. As there is no approved dual occupancy on either allotments, and the proposal does not involve the subdivision of an existing approved dual occupancy, this clause is not relevant to the application.
- As per the approved plans (DA2002/0333), the dwelling has been constructed 400mm to the side boundary. It is noted a Final Occupation Certificate has been issued for this consent dated 17 June 2003. Additionally, the survey plan submitted on 23 November 2020 shows the existing carport and storage shed clear of the property boundary. No part of the existing building is encroaching on the common boundary
- If required, alternative options, such as an easement for maintenance that could be created over Lot 173 to provide access to the existing building on Lot 3. The maintenance of the buildings on the site does not justify a variation to the minimum subdivision lot size development standard.
- The minimum setback required for a dwelling in accordance with Richmond Valley Development Control Plan (RVDCP) 2015 is 900mm. The proposal seeks to move the

boundary by 4.95 metres. Council considers a setback of 4.95 metres excessive and unnecessary for a single dwelling.

In summary, the applicant's written requested has failed to adequately demonstrate that compliance with the minimum lot size standard is unreasonable or unnecessary in the circumstances of the case. It also fails to demonstrate sufficient environmental planning grounds to justify varying this development standard. Therefore, clause 4.6(4)(a)(i) of the RVLEP does not permit development consent to be granted for the proposed development.

Clause 4.6(4) also requires the consent authority to be satisfied that the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out. For the reasons outlined previously, the proposal is not consistent with the objectives of the minimum subdivision lot size development standard or the Zone R1 General Residential objectives. Therefore the proposed development cannot be considered to be in the public interest and development consent cannot be granted.

In addition, to assume the concurrence of the Planning Secretary, Council must consider

- a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
- (b) the public benefit of maintaining the development standard, and
- (c) any other matters required to be taken into consideration by the Planning Secretary before granting concurrence.

Contravention of the development standard does not raise any matter of significance for State or regional environmental planning. However, there is a public benefit in maintaining the development standard as there is insufficient justification for varying the standard in the circumstances of this case and granting such a variation would have the potential to undermine Council's Minimum Subdivision Lot Size development standard by setting an undesirable precedent.

In conclusion, the variation to the minimum lot size development standard fails to satisfy all relevant parts of clause 4.6 and therefore the variation cannot be supported.

6. Development Control Plans – Section 4.15(1)(a)(iii)

6.1 Richmond Valley Development Control Plan 2015

The DCP provisions applicable to the proposed development are listed below.

Part	Comment
Part G Subdivisions	The application seeks consent for the subdivision of land in accordance with Cl. 2.6 of the LEP.
G.3 & G.4	N/A
G.5	The application does not meet minimum lot size requirements and therefore seeks a variation. The variation must be determined by Council and cannot be determined under delegation. The variation request is assessed in Section 5.3.1.

G.6 Integrated Development	N/A
G.7 Design Standards/Controls	The proposed subdivision has been designed to increase the size of Lot 3 resulting in an increase setback to the existing dwelling. The proposed subdivision reduces the size of Lot 173. Both allotments enjoy existing connections to essential services.
Part H-1 Flood Planning	The property is not mapped as being affect by flood.
Part H-2 Bushfire Prone Land	The property is not mapped as bushfire prone land.
Part H-3 Acid Sulfate Soils	See Section 5.3 assessment of the Richmond Valley Local Environmental Plan (clause 6.1 of the table).
Part H-4 Natural Resources	See Section 5.3 assessment of the Richmond Valley Local Environmental Plan (Clause 6.6, 6.8 and 6.10 of the table).
Part I Other Considerations	N/A

7. The Regulations – Section 4.15(1)(a)(iv)

The matters relevant to the application as provided in the Environmental Planning and Assessment Regulation are detailed below.

Environmental Planning and Assessment Regulation 2000		
Part	Provision	Comment
Cause 25J and 25K	Section 7.12 levy— determination of proposed cost of development Maximum percentage	N/A.
Part 6 Division 5	Public participation – Other Advertised Development	The application was placed on public exhibition from 21 September 2020 to 6 October 2020. Nil submissions were received.
Part 6 Division 8 Additional matters to be considered:	Demolition Paper Subdivisions Dark Sky Planning	N/A – the application does not include any demolition. N/A The development and is not within a dark sky planning area.
Part 9	Fire Safety and BCA compliance	N/A – there are no buildings proposed as part of the development. No changes are

		proposed to the existing dwelling on proposed Lot 1.
--	--	--

8. The Likely Impacts of the Development - Section 4.15(1)(b)

The proposed development is not considered to have any impacts to the environment. The proposed development relates to the re-subdivision of two existing lots only and does not have any environmental impacts. There are no building works, new lots or dwellings. The proposed re-subdivision aims to provide an increased setback to the existing dwelling on Lot 3.

The matter of significance with the application is that it proposes two lots both being below the minimum lot size standard as required by clause 4.1 of Richmond Valley Local Environmental Plan 2012. The proposed variation exceeds 10% and therefore the application must be determined by Council. This has been addressed and considered by way of the above clause 4.6 variation request and assessment in Section 5.3.1 of this report.

9. Site suitability - Section 4.15(1)(c)(i)

An inspection of the site was undertaken on 13 October 2020. The site is located within the village of Evans Head. Vehicular access is provided from Mangrove Street. The property is directly adjacent Evans River. Lot 3 is currently used for the purposes of low-density residential dwelling with a single dwelling house located on the lot. The existing dwelling is wholly located within Lot 3. Lot 173 is currently vacant. It would appear based on the site inspection that the existing dwelling and storage area located on Lot 3 have been converted into additional residential dwellings, with potentially 3 dwellings being located upon Lot 3.

The proposed re-subdivision aims to provide additional setbacks to the existing dwelling on Lot 3 and proposes to retain Lot 173 for residential use and is therefore suitable in this location.

10. Submissions - Section 4.15(1)(d)(i)

No submissions were received.

11. The Public Interest - Section 4.15(1)(e)(i)

The proposed lots do not comply with the minimum lot size standard in accordance with Richmond Valley Local Environmental Plan 2012 and therefore a variation request must be received and considered by the consent authority. As detailed in this report the variation and this application cannot be determined under delegation and therefore must be determined by full Council. A separate Determination Report has been prepared for this purpose.

The variation request has been submitted by the applicant and it is considered in both this report and the Council Determination Report.

Approval of the application is therefore a matter of public interest and will be considered by full council at the next available Council meeting. It is not considered that the application is in the public interest, this is because;

- The matters pursuant to Clause 4.6 are not considered to have been satisfied
- Approval of the variation creates an undesirable precedence for future applications and undermines its purpose.

12. Conclusion and Recommendation

DA2021/0071 seeks consent to create two lots both below the minimum lot size of 600m². The proposal involves site amalgamation of two existing lots, Lot 3 being below minimum lot size and Lot 173 being above minimum lot size and re-subdivision of two existing lots. There is an approved existing dwelling located wholly within Lot 3. Lot 173 is currently vacant.

A detailed assessment has been carried out having regard to the Heads of Consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The proposal fails to comply with the *RVLEP 2012* minimum lot size control of 600m².

The applicant's written Clause 4.6 variation request fails to demonstrate that compliance with the minimum lot size standard is unreasonable or unnecessary in the circumstances of the case. It also fails to demonstrate sufficient environmental planning grounds to justify varying this development standard.

The Development Assessment Panel endorsed the draft report and officer's recommendation to refuse the development application at its meeting of 4 February 2021.

It is recommended that;

1. The variation request to clause 4.1 of Richmond Valley Local Environmental Plan 2012 be refused, and,
2. Development application number DA2021/0071 be refused subject to conditions contained in the proposed conditions of refusal at Appendix B.

.....
Megan Yates
Development Assessment Planner

14. Statement of Reasons

Division 4 to Schedule 1 of the Environmental Planning and Assessment Act 1979 requires a consent authority provide public notification of decisions and the reasons for those decisions. The reasons for the decision of this development application are;

- The proposed development is permissible with consent pursuant to the Richmond Valley Local Environmental Plan
- The proposed development does not comply with the relevant provisions of Richmond Valley Council Local Environmental Plan 2012.
- A request to vary development standards pursuant to clause 4.6 of Richmond Valley Council Local Environmental Plan 2012 has been submitted. In accordance with the Secretary's written notification of assumed concurrence dated 5.05.2020 as notified in Planning Circular PS 20-002 Variations to Development Standards the application was determined by full Council.
- The proposed development complies with the relevant State Environmental Planning Policies, being, State Environmental Planning Policy (Coastal Management) 2018, State Environmental Planning Policy No. 55 – Remediation of Land.
- The proposed development complies with relevant provisions of Richmond Valley Development Control Plan 2015.
- The proposed development complies with Environmental Planning & Assessment Regulation 2000.
- The proposed development will not have significant adverse impact on the natural, built or social environment or economic impacts on the locality.
- The proposed development is considered suitable for the proposed site.
- Site inspection was undertaken on 13 October 2020.
- The proposed development would set an undesirable precedent for future subdivisions and is not considered to be in the public interest.
- Conditions of refusal have been recommended as contained within Appendix B of this report.

Appendix A Proposed Development Plan



0 3 6 9 12 15
1 cm = 5m
1:300

NOTE:
This preliminary layout has been completed in accordance with the instructions provided by John Dewart and/or subject preliminary desktop data has been used as form of this layout. The final layout is subject to the completion of a Detailed survey, Subdivision Survey plans and/or engineering plans. Accordingly, this plan may be modified by the author upon the completion of the final Survey & Site Inspection. Newton Dewart Chartered Accountants is responsible for any loss or damage suffered, however arising to any person or corporation who may use or rely on this Plan. This Plan is a non-Survey plan & should not be used as part of any financial transactions or land dealings.

Appendix B Conditions for Refusal

The reasons for REFUSAL are:

1. Pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not comply with the minimum lot size development standard. The applicant's written submission under clause 4.6 of the *Richmond Valley Local Environmental Plan 2012* fails to demonstrate that compliance with the minimum lot size development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to vary the minimum lot size development standard. The proposal is not in the public interest as it fails to satisfy the objectives of the zone and objectives of the minimum lot size development standard. As the variation fails to satisfy all relevant parts of Clause 4.6, the variation cannot be supported.
2. Pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the development proposal is inconsistent with the objectives of the R1 General Residential zone applicable under *Richmond Valley Local Environmental Plan 2012*. The proposed development does not contribute to the housing needs of the community and provide for a variety of housing types and densities.
3. Pursuant to Section 4.15 (1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the development proposal is inconsistent with the objectives of Clause 4.1 of the *Richmond Valley Local Environmental Plan 2012*. The development fails to demonstrate how the proposed lots achieve a practical and efficient layout to meet the future intended use.
4. Pursuant to Section 4.15 (1)(a)(iii) of the *Environmental Planning and Assessment Act 1979*, the development proposal fails to demonstrate that it meets the objectives of Part A.1 and high-medium density development as contained in Part A.2 of the *Richmond Valley Development Control Plan 2015*.
5. Pursuant to Section 4.15 (1)(b) of the *Environmental Planning and Assessment Act 1979*, the development proposal is likely to result in unreasonable impacts on the future built environment.
6. Pursuant to Section 4.15 (1)(e) of the *Environmental Planning and Assessment Act 1979*, approval of the development would set an undesirable precedent and is not considered to be in the public interest.

Plan numbers and specifications used in this determination:

Type	Plan No.	Revision/Issue No.	Plan Date (As Amended)	Prepared by
Plan 3 – Proposed Lot Layout	-	C	12.11.20	Newton Denny Chapelle
Survey Plan	-	-	23/11/20	
Request for Variation to a Development Standard and Supporting Information	-	-	12 November 2020	

**NOTICE TO APPLICANT OF DETERMINATION OF A
DEVELOPMENT APPLICATION****Environmental Planning and Assessment Act, 1979**

Megan Yates – Development Assessment Planner
Telephone: (02) 6660 0300

To: Newton Denny Chapelle
PO Box 1138
LISMORE NSW 2480

Being the applicant in respect of: **Development Application No. DA2020/0077**

Site amalgamation of Lot 3 and Lot 173, re-subdivision to create two lots being Lot 1 (464m²) & Lot 2 (500.6m²) and associated variation to Clause 4.6 of RVLEP

Pursuant to Section 4.18 of the Environmental Planning and Assessment Act, notice is hereby given of the determination by the Council, as Consent Authority, of the Development Application lodged **14 September 2020** relating to the land described as follows:

Lot 3 DP 24288 & Lot 173 DP 1156971 - 38 Mangrove Street, Evans Head

The Development Application has been determined by **REFUSING** of Consent:

Date of Refusal: 16 February 2021

The reasons for the refusal are:-

1. Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposed development does not comply with the minimum subdivision lot size development standard. The applicant's written submission under clause 4.6 of the Richmond Valley Local Environmental Plan 2012 fails to demonstrate that compliance with the minimum subdivision lot size development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to vary the minimum subdivision lot size development standard. The proposal is not in the public interest as it fails to satisfy the objectives of the zone and objectives of the minimum subdivision lot size development standard. As the variation fails to satisfy all relevant parts of Clause 4.6, the variation cannot be supported.
2. Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the development proposal is inconsistent with the objectives of the R1 General Residential zone applicable under Richmond Valley Local Environmental Plan 2012. The proposed development does not contribute to the housing needs of the community and provide for a variety of housing types and densities.

IMPORTANT NOTICE
THIS IS A LEGAL DOCUMENT. ENSURE THAT YOU READ THE DOCUMENT CAREFULLY

3. Pursuant to Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act 1979, the development proposal is inconsistent with the objectives of Clause 4.1 of the Richmond Valley Local Environmental Plan 2012. The development fails to demonstrate how the proposed lots achieve a practical and efficient layout to meet the future intended use.
4. Pursuant to Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the development proposal fails to demonstrate that it meets the objectives of Part A.1 and high-medium density development as contained in Part A.2 of the Richmond Valley Development Control Plan 2015.
5. Pursuant to Section 4.15 (1)(b) of the Environmental Planning and Assessment Act 1979, the development proposal is likely to result in unreasonable impacts on the future built environment.
6. Pursuant to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979, approval of the development would set an undesirable precedent and is not considered to be in the public interest.

Plan numbers and specifications used in this determination:

Type	Plan No.	Revision/Issue No.	Plan Date (As Amended)	Prepared by
Plan 3 - Proposed Lot Layout	-	C	12.11.20	Newton Denny Chapelle
Survey Plan	-	-	23/11/20	
Request for Variation to a Development Standard and Supporting Information	-	-	12 November 2020	

RIGHT OF APPEAL

If you are dissatisfied with this decision, Sections 8.7 to 8.10 of the Environmental Planning and Assessment Act 1979 gives you the right to appeal to the Land and Environment Court within six (6) months after the date on which you receive this notice.

REVIEW OF DETERMINATION

Under the provisions of Sections 8.2 to 8.5 of the Environmental Planning and Assessment Act 1979, an applicant may request the Council to review a determination of the application. The request for a review must be made within six (6) months after the date of the determination.

Yours faithfully

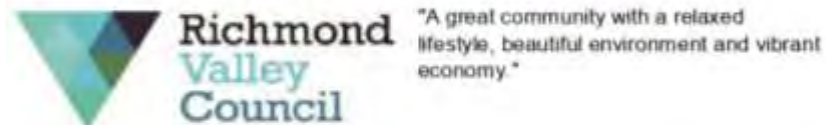
Andy Edwards
Manager Development and Environment
Encl.

Cc: Mr JK Stuart

Richmond Valley Council

QUARTERLY BUDGET REVIEW STATEMENT

for the quarter ended 31 December 2020



**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Table of Contents	Page
1. Responsible Accounting Officer's Statement	1
2. Income & Expenses Budget Review Statements	
- Income & Expenses Budget Review Statement - Summary Budget Result	2
- Income & Expenses Budget Review Statement - Summary by Priority	3
- Income & Expenses Budget Review Statement - by Service	4-5
3. Capital Budget Review Statement	6-8
4. Budget Variation Explanations	9-15
5. Cash & Investments Budget Review Statement	16-19
6. Key Performance Indicator (KPI) Budget Review Statement	20-21
7. Contracts & Other Expenses Budget Review Statement	22

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Report by Responsible Accounting Officer

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review Statement for Richmond Valley Council for the quarter ended 31 December 2020 indicates that Council's projected financial position at 30 June 2021 will be satisfactory, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

From a cash perspective, the projected cash result for 2020/2021 has improved to an estimated deficit as at 31 December 2020 of \$8,216,436. This is largely as a result of a number of projects now projected to carry into 2021/2022.

With approval of the special rate variation, Council has taken steps to reduce cash deficits whilst still being able to maintain adequate expenditure on capital projects and maintenance of existing assets. Delivery of capital budgets will continue to be monitored in future budgeting processes as this has a significant effect on the cash result.

Signed: _____

Ryan Foster
Responsible Accounting Officer

Date: 11/02/2021

Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020

Income & Expenses Budget Review Statement

Summary Budget Result	Original Budget 2019/2021	Approved Changes Carry Over \$m 2019/21	Approved Changes Monthly Adjustments	Approved OBRs Changes Sep OBRs	Recommended Changes for Council Resolution Dec. 01	Final	Proposed Year End Result	Actual YTD 31 Dec. 20
Income								
Connecting People & Places	14,790,843	115,897	313,567	(195,113)	6,055,636		21,060,630	9,257,399
Growing our Economy	8,818,404	-	-	(2,894,576)	401,958		6,325,784	3,095,835
Looking after our Environment	24,795,288	(4,000)	-	85,443	53,764		24,830,495	11,164,344
Making Council Great	25,507,121	-	-	7,000	85,903		25,599,714	18,536,953
Total Income from Continuing Operations	73,911,656	111,897	313,567	(2,997,246)	6,596,951		77,936,625	41,054,531
Expenses								
Connecting People & Places	29,436,317	155,190	-	69,641	748,179		30,412,327	14,076,827
Growing our Economy	6,627,906	197,945	-	127,798	350,559		7,304,208	3,771,485
Looking after our Environment	23,911,786	192,231	-	75,890	89,544		24,269,451	11,255,394
Making Council Great	7,451,880	26,191	-	91,682	20,030		7,569,783	3,804,973
Total Expenses from Continuing Operations	67,428,889	571,557	-	365,911	1,208,312		69,575,789	32,908,679
Net Operating Result from Continuing Operations	6,482,767	(459,660)	313,567	(3,362,259)	5,388,639		8,360,836	8,145,851
Net Operating Result before Capital Items	(3,589,742)	(929,398)	-	(1,899,289)	388,689		(4,639,830)	8,833,877
Budget Result Reconciliations:								
Add: Non-Cash Expenses								
Depreciation & Amortisation	16,104,446	-	-	-	-		16,104,446	8,179,016
Rehabilitation Borrowing Expenses	69,828	-	-	-	-		69,828	-
Quarry Inventory Movements	-	-	-	-	-		-	-
Add: Non-Operating Funds Employed								
Loan Funds Utilised	2,000,000	-	-	(2,000,000)	-		-	-
Deferred Outstar Repayments	1,780	-	-	-	-		1,780	1,785
Gross Proceeds from the Disposal of Assets	(2,983,413)	-	-	-	(699,657)		2,324,256	1,328,084
Less: Funds Deployed for Non-Operating Purposes								
Capital Expenditure	34,596,909	2,192,118	813,214	(5,149,890)	2,024,284		34,476,635	10,031,813
Loan Principal Repayments	2,769,316	-	-	(169,249)	-		2,600,067	1,294,433
Estimated Funding Result - Surplus/(Deficit)	(7,724,980)	(2,851,977)	(489,547)	(44,126)	2,704,298		(8,216,436)	6,339,888
Equity Movements								
Restricted Funds - Increase/(Decrease)	(8,043,850)	(2,851,977)	(489,547)	(44,126)	2,694,298		(8,546,302)	8,339,090
Working Funds - Increase/(Decrease)	318,869	0	-	-	10,000		328,869	-
Total Equity Movements	(7,724,980)	(2,851,977)	(489,547)	(44,126)	2,704,298		(8,216,436)	6,339,090

Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020

Income & Expenses Budget Review Statement - Summary by Priority



Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020

Income & Expenses Budget Review Statement

Income & Expenses by Service	Original Budget 2020/2021	Approved Changes Carry Overns from 2019/2020	Approved Changes Monthly Adjustments	Approved QTRs Changes Sep QTRs	Recommended Changes for Council Resolution Dec	Var	Projected Yr End Result	Actual YTD 31 Dec 20
Income								
Connecting People & Places								
Festivals and Events	20,811	-	-	1,000	21,500	1	45,111	22,500
Swimming Pools	1,590,000	-	-	(500,000)	8,000	2	1,158,000	1,000,000
Libraries	1,717,894	-	-	(302,050)	(3,191)		1,372,047	1,295,130
Emergency Management	1,637,423	-	-	30,000	758,628	8	2,426,051	1,631,835
Camelarias	343,381	-	-	-	-		343,381	108,830
Sports Grounds, Parks and Facilities	1,330,182	16,840	(86,493)	477,966	284,303	5	2,024,798	414,761
Community Centres and Halls	201,831	98,858	-	-	18,521	4	319,210	110,080
Building and Maintaining Roads	7,880,721	(1)	405,000	186,677	4,967,368	7	13,439,785	3,671,896
Community Engagement, Consultation & Communication	-	-	-	-	-		-	-
Community Programs and Grants	1,800	-	-	-	487		2,287	2,287
Growing our Economy								
Economic Development	95,000	-	-	2,000	-		97,000	49,506
Tourism	2,828,706	-	-	(2,290,325)	(82,915)	9	445,526	44,973
Town Planning & Development Services	1,194,837	-	-	(2,000)	-		1,192,837	609,623
Quarries	1,191,480	-	-	180,091	102,281	10	1,459,872	1,182,568
Northern Rivers Livestock Exchange	1,930,208	-	-	-	260,000	11	2,190,208	879,989
Private Works	87,418	-	-	-	132,583	12	220,000	189,171
Real Estate Development	1,540,587	-	-	(770,344)	-		770,343	11
Looking after our Environment								
Waste Management	7,308,536	-	-	(39,557)	-		7,268,979	6,577,956
Stormwater Management	208,947	-	-	-	-		208,947	208,508
Water Supplies	7,485,572	-	-	125,000	(32,085)	18	7,588,487	1,897,855
Sewerage Services	9,175,914	-	-	-	30,000	17	9,205,914	2,367,038
Environmental Health	485,319	(4,000)	-	-	(12,207)	18	450,112	312,089
Environmental Management	140,000	-	-	-	68,058	16	208,058	-
Making Council Great								
Governance & Advocacy	413,153	-	-	-	-		413,153	15,903
Customer Service	-	-	-	-	-		-	-
Information Technology Services	4,483	-	-	5,000	4,000		13,483	12,901
People & Culture	20,506	-	-	-	4,500		25,006	14,500
Work, Health & Safety	-	-	-	-	73,502	20	73,502	73,502
Financial Services	19,883,094	-	-	-	-		19,883,094	15,776,049
Engineering Support & Asset Management	25,575	-	-	2,000	3,501		31,076	34,561
Fleet Management	5,156,300	-	-	-	-		5,156,300	2,868,045
Total Income from Continuing Operations	73,911,856	111,687	311,967	(2,997,248)	6,586,951		77,936,921	41,054,530

Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020

Income & Expenses Budget Review Statement

Income & Expenses - by Service	Original Budget 2020/2021	Approved Changes Carry Over from 2019/2020	Approved Changes Monthly Adjustments	Approved QTR Changes Sep QTRs	Recommended Changes for Council Resolution Dec	Var	Projected YTD Result	Actual YTD 31 Dec 20
Expenses								
Connecting People & Places								
Festivals and Events	349,668	8,827	-	1,000	21,500	+	381,995	73,729
Swimming Pools	846,929	-	-	10,683	-	-	868,612	846,455
Libraries	2,238,765	-	-	-	3,208	+	2,241,973	1,401,241
Emergency Management	2,588,040	38,169	-	10,000	285,194	+	2,899,403	1,561,009
Carsteners	387,537	-	-	-	-	-	387,537	140,908
Sports Grounds, Parks and Facilities	2,890,235	10,031	-	26,895	1,000	+	2,928,161	1,292,957
Community Centres and Hubs	730,575	-	-	1,187	40,944	+	772,706	385,668
Building and Maintaining Roads	18,937,298	-	-	10,878	386,848	+	19,345,010	8,508,225
Community Engagement, Consultation & Communication	237,015	-	-	-	-	-	237,015	20,761
Community Programs and Grants	274,267	97,163	-	-	487	-	371,917	155,875
Growing our Economy								
Economic Development	575,194	98,864	-	(45,500)	(41,654)	+	588,904	296,652
Tourism	394,579	70,758	-	10,000	(552)	-	474,785	241,412
Town Planning & Development Services	2,730,049	28,325	-	(1,606)	-	-	2,756,768	1,298,744
Quarries	455,865	-	-	188,091	40,183	0	684,139	431,564
Northern Rivers Livestock Exchange	1,880,208	-	-	-	220,000	0	2,100,208	1,096,194
Private Works	83,288	-	-	-	132,982	0	216,270	133,985
Real Estate Development	588,927	-	-	(1,187)	-	-	587,740	282,924
Looking after our Environment								
Waste Management	6,983,157	164,172	-	89,990	(3,780)	-	7,213,539	3,166,698
Stormwater Management	940,200	-	-	15,000	-	-	957,200	448,854
Water Supplies	8,542,532	-	-	2,900	-	-	8,545,432	3,175,817
Sewerage Services	7,898,123	-	-	3,900	-	-	7,899,023	3,731,000
Environmental Health	1,104,275	-	-	-	4,288	-	1,108,563	514,908
Environmental Management	680,488	28,059	-	(14,500)	89,096	0	793,143	217,118
Making Council Great								
Governance & Advocacy	2,598,720	-	-	17,246	-	-	2,578,968	1,348,191
Customer Service	-	-	-	18,400	-	-	18,400	-
Information Technology Services	179,817	10,650	-	-	4,000	-	194,467	16,083
People & Culture	-	-	-	50,000	4,500	-	54,500	0
Work, Health & Safety	10,000	15,541	-	20,000	10,000	0	55,541	-
Financial Services	135,308	-	-	(12,400)	-	-	121,908	71,855
Engineering Support & Asset Management	79,575	-	-	(568)	1,530	-	80,537	84,708
Fleet Management	4,487,462	-	-	-	-	-	4,487,462	2,274,338
Total Expenses from Continuing Operations	87,426,889	571,557	-	385,911	1,288,312		89,375,789	32,988,879
Net Operating Result from Continuing Operations	6,481,767	(453,880)	311,967	(3,362,258)	5,387,639		8,368,854	8,145,051
Net Operating Result before Capital Items	(3,555,742)	(575,558)	-	(1,895,205)	386,685		(4,839,820)	5,633,577

Richmond Valley Council Quarterly Budget Review
for the quarter ended 31 December 2020

Capital Budget Review Statement

	Original Budget 2020/2021	Approved Changes Carry-Over from 2019/20	Approved Changes Monthly Adjustments	Approved Grants Changes Sep-Oct20	Unapproved Changes for Council Resolution Dec	Var	Projected Year End Result	Actual YTD 31 Dec 20
Capital Budget								
Capital Expenditure								
Connecting People & Places								
Festivals and Events	-	-	-	-	-	-	-	-
Swimming Pools	1,550,000	70,794	-	(519,600)	8,000	2	1,209,101	94,315
Libraries	1,006,324	41,540	-	10,986	(6,397)	3	1,052,453	60,829
Emergency Management	-	110,000	-	(30,000)	473,434	4	553,434	1,856
Cemeteries	59,000	2,852	-	-	-	-	61,852	4,983
Sports Grounds, Parks and Facilities	1,858,609	212,818	485,214	650,203	308,812	6	3,316,654	1,469,934
Community Centres and Halls	1,221,709	102,494	47,000	16,447	(735,944)	6	651,706	202,470
Building and Maintaining Roads	7,709,003	765,471	100,000	36,501	4,339,299	7	12,949,274	4,889,507
Community Engagement, Consultation & Communication	-	-	-	-	-	-	-	-
Community Programs and Grants	-	-	-	-	-	-	-	-
Growing our Economy								
Economic Development	-	-	-	-	-	-	-	-
Tourism	3,150,000	275,555	-	(2,340,325)	(92,915)	4	1,032,315	241,752
Town Planning & Development Services	-	-	-	-	-	-	-	-
Quarries	-	-	-	-	-	-	-	-
Northern Rivers Livestock Exchange	169,000	-	-	-	-	-	169,000	53,966
Private Works	-	-	-	-	-	-	-	-
Real Estate Development	3,161,375	220,131	-	(1,013,323)	-	-	2,378,183	948,839
Looking after our Environment								
Waste Management	5,538,672	99,530	-	(2,022,987)	(1,406,220)	14	2,118,995	109,124
Stormwater Management	644,019	-	-	(15,030)	(47,614)	16	581,405	183,914
Water Supplies	2,591,825	241,112	180,000	27,717	16,435	19	3,034,019	1,090,171
Sewerage Services	3,112,562	29,893	-	6,574	(799,736)	17	2,439,173	517,229
Environmental Health	-	-	-	-	-	-	-	-
Environmental Management	-	-	-	-	-	-	-	-
Making Council Great								
Governance & Advocacy	-	-	-	-	773	-	773	773
Customer Service	75,000	-	-	(311)	(773)	-	73,916	2,261
Information Technology Services	-	-	-	766	-	-	766	766
People & Culture	-	-	-	-	-	-	-	-
Work, Health & Safety	-	-	-	-	-	-	-	-
Financial Services	-	-	-	-	-	-	-	-
Engineering Support & Asset Management	425,000	10,000	-	1455	-	-	434,545	26,489
Fleet Management	2,429,071	-	-	-	-	-	2,429,071	435,655
Total Capital Expenditure	34,596,300	2,192,118	813,214	(5,149,890)	2,824,284		34,476,635	16,031,811

Richmond Valley Council Quarterly Budget Review
for the quarter ended 31 December 2020

Capital Budget Review Statement

	Original Budget 2020/2021	Approved Changes Carry-Over from 2019/20	Approved Changes Monthly Adjustments	Approved GRPS Changes Sep GRPS	Approved Changes for Council Resolution Dec	Units	Projected Year End Result	Actual YTD 31 Dec 20
Capital Budget								
Capital Revenue								
Capital Grants and Contributions								
Connecting People & Places								
Festivals and Events	-	-	-	-	-	-	-	-
Swimming Pools	1,650,000	-	-	(500,000)	8,000	2	1,158,000	1,000,000
Libraries	444,453	-	-	(392,656)	(6,397)	4	45,400	45,400
Emergency Management	-	-	-	30,000	(73,434)	4	503,434	30,000
Cemeteries	-	-	-	-	-	-	-	-
Sports Grounds, Parks and Facilities	1,078,204	16,640	(86,433)	477,899	(84,303)	9	1,770,760	292,531
Community Centres and Halls	100,000	38,858	-	-	18,521	6	217,379	72,925
Building and Maintaining Roads	1,136,028	-	400,000	1,180,015	4,316,093	7	7,034,138	417,198
Community Engagement, Consultation & Communication	-	-	-	-	-	-	-	-
Community Programs and Grants	-	-	-	-	-	-	-	-
Growing our Economy								
Economic Development	-	-	-	-	-	-	-	-
Tourism	2,800,000	-	-	(2,300,325)	(92,915)	8	406,760	16,158
Town Planning & Development Services	479,027	-	-	-	-	-	479,027	262,364
Quarries	-	-	-	-	-	-	-	-
Northern Rivers Livestock Exchange	238,750	-	-	-	-	-	238,750	80,632
Private Works	-	-	-	-	-	-	-	-
Real Estate Development	1,540,682	-	-	(770,344)	-	-	770,343	-
Looking after our Environment								
Waste Management	140,300	-	-	(116,610)	-	-	23,750	3,750
Stormwater Management	-	-	-	-	-	-	-	-
Water Supplies	330,000	-	-	1,250,000	(32,085)	16	422,915	980,176
Sewerage Services	100,000	-	-	-	30,000	17	130,000	111,120
Environmental Health	-	-	-	-	-	-	-	-
Environmental Management	-	-	-	-	-	-	-	-
Making Council Great								
Governance & Advocacy	-	-	-	-	-	-	-	-
Customer Service	-	-	-	-	-	-	-	-
Information Technology Services	-	-	-	-	-	-	-	-
People & Culture	-	-	-	-	-	-	-	-
Work, Health & Safety	-	-	-	-	-	-	-	-
Financial Services	-	-	-	-	-	-	-	-
Engineering Support & Asset Management	-	-	-	-	-	-	-	-
Fleet Management	-	-	-	-	-	-	-	-
Total Capital Grants and Contributions	10,037,508	115,698	313,567	(2,247,654)	5,090,954		11,298,674	2,512,274

Richmond Valley Council Quarterly Budget Review
for the quarter ended 31 December 2020

Capital Budget Review Statement

	Original Budget 2020/2021	Approved Changes Carry-Over from 2019/20	Approved Changes Monthly Adjustments	Approved Q3/20 Changes Sep Q3/20	Unapproved Changes for Council Resolution Dec	Var	Projected Year End Result	Actual YTD 31 Dec 20
Capital Budget								
Capital Revenue (continued)								
Loan Funds Utilised								
<i>Connecting People & Places</i> Sports Grounds, Parks & Facilities	-	-	-	-	-	-	-	-
Building and Maintaining Roads	-	-	-	-	-	-	-	-
<i>Looking after our Environment</i> Waste Management	2,000,000	-	-	(2,000,000)	-	-	-	-
Total Loan Funds Utilised	2,000,000	-	-	(2,000,000)	-	-	-	-
Deferred Debtor Repayments								
<i>Making Council Great</i> Financial Services	1,780	-	-	-	-	-	1,780	1,785
Total Deferred Debtor Repayments	1,780	-	-	-	-	-	1,780	1,785
Asset Sales								
<i>Connecting People & Places</i> Libraries	500	-	-	-	-	-	500	14
<i>Growing our Economy</i> Real Estate Development	2,224,000	-	-	-	(852,057)	11	1,664,943	1,304,943
<i>Looking after our Environment</i> Waste Management	165,885	-	-	-	-	-	165,885	-
Sewerage Services	-	-	-	-	-	-	-	-
<i>Making Council Great</i> Fleet Management	593,048	-	-	-	-	-	593,048	23,127
Total Asset Sales	2,983,413	-	-	-	(852,057)	-	2,324,956	1,328,084
Total Capital Revenue	15,022,762	115,888	313,567	(4,267,854)	4,341,887	-	15,526,818	3,842,143

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Budget Variation Explanations**Recommended changes to Revised Budget**

The following notes detail budget variations of \$5,000 or more (or if material to the overall program) from the Revised Budget as at 30 September 2020 to the Revised Budget as at 31 December 2020, excluding monthly budget adjustments previously adopted by Council.

Notes	Details	Variation
1	Festivals and Events	
	<i>Operating Income</i>	\$21,800
	<i>Expenses from Continuing Operations</i>	\$21,500
	Council was successful in obtaining grant funding of \$25,000 for it's Australia Day ceremony towards making it a COVID safe event, increasing both operating income and expenditure for this event. Council also received a further \$1,500 towards employment and training for Council's Trainee Events and Tourism.	
2	Swimming Pools	
	<i>Capital Grants and Contributions</i>	\$8,000
	<i>Capital Expenditure</i>	\$8,000
	The Woodburn Chamber of Commerce are purchasing two new picnic settings and a shelter for the Woodburn Pool with costs estimated to be \$8,000, resulting in an increase in capital contributions and expenditure budgets.	
3	Libraries	
	<i>Capital Grants and Contributions</i>	(\$5,497)
	<i>Capital Expenditure</i>	(\$5,497)
	An amendment to grant funding received for the Art Van Gogh project was approved with costs coming in less than originally approved under the funding agreement. This resulted in a reduction in the budget of \$5,497.	
4	Emergency Management	
	<i>Operating Income</i>	\$285,194
	<i>Capital Grants and Contributions</i>	\$473,434
		<u>\$758,628</u>
	<i>Expenses from Continuing Operations</i>	\$285,194

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Budget Variation Explanations**Recommended changes to Revised Budget**

The following notes detail budget variations of \$5,000 or more (or if material to the overall program) from the Revised Budget as at 30 September 2020 to the Revised Budget as at 31 December 2020, excluding monthly budget adjustments previously adopted by Council.

Notes	Variation
<p><i>Capital Expenditure</i></p> <p style="text-align: right;">\$473,434</p> <p>Council was successful in receiving \$250,000 under the Bushfire Community Resilience and Economic Recovery Fund (BCRERF) towards a resilience (project delivery) officer (\$100,000) and funding for disaster preparedness and community resilience grants program (\$150,000). Resilience NSW is also funding Council's Recovery Manager which is claimed on a quarterly basis for reimbursement, increasing income and expenditure \$30,135. A further increase to operating income of \$5,059 is natural disaster funding from the bushfires of 2019. All of these increases to operating income have a corresponding increase in operating expenditure. An increase to capital grants is largely attributed to \$450,000 in approved capital works for the NSW Rural Fire Service to construct a Brigade Station at Rappville. Council will also receive \$23,434 from the NSW State Emergency Service for the construction of a carport at its Casino Unit. The increases in capital grants and contributions corresponds with the increase in capital expenditure.</p>	
<p>5 Sports Grounds, Parks and Facilities</p> <p><i>Capital Grants and Contributions</i></p> <p style="text-align: right;">\$284,303</p> <p>An increase in capital grants and contributions with Council receiving \$250,000 under the Local Roads and Community Infrastructure Fund towards the Drill Hall Walk in Casino and Razorback Lookout at Evans Head. Council also received \$25,000 under the Premier's Grant towards the resurfacing of the Rappville Community tennis courts along with funding under the Community Building Partnerships projects of which \$9,303 is for a new swing set at Coraki Riverside Park.</p> <p><i>Capital Expenditure</i></p> <p style="text-align: right;">\$308,812</p> <p>An increase in capital expenditure is in line with the \$284,303 increase in capital grants and contributions mentioned above, along with an additional \$25,000 from Section 7.11 reserves for the completion of the Coraki Streetscape as a result of the Coraki Caravan Parks Facilities upgrade for turf, asphalt, signage and line marking.</p>	
<p>6 Community Centres and Halls</p> <p><i>Capital Grants and Contributions</i></p> <p style="text-align: right;">\$19,521</p> <p>Council received \$13,521 from the Community Building Partnerships funding towards the upgrade of Fairy Hill Hall Kitchen. A further \$5,000 in Section 356 funding has been allocated towards the installation of an airconditioning unit at the Casino Art Gallery.</p> <p><i>Expenses from Continuing Operations</i></p> <p style="text-align: right;">\$40,944</p> <p>Council has allocated \$100,000 from the \$1m in Drought funding towards a community grants program, as reported to the November Council Meeting, of which \$39,144 was donated towards Clovass Community Centre for repairs and maintenance works. In addition to this increase in operating expenditure, \$1,800 was transferred from hall renewal capital expenditure budget towards maintenance works at Leeville Hall.</p>	

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Budget Variation Explanations**Recommended changes to Revised Budget**

The following notes detail budget variations of \$5,000 or more (or if material to the overall program) from the Revised Budget as at 30 September 2020 to the Revised Budget as at 31 December 2020, excluding monthly budget adjustments previously adopted by Council.

Notes	Details	Variation
	<i>Capital Expenditure</i>	(573,844)
	Council has proposed to transfer \$700,000 of the budget for the Rappville Common project into the 2021/2022 year. This project is a joint venture with Business Council of Australia and BizRebuild who are assisting with architecture and design works. The design and approval process has taken longer than expected with tender and construction periods now expected to move into next financial year. In addition, \$5,000 has been allocated towards an air conditioning unit at Casino Art Gallery as mentioned above, offset by \$39,144 in Drought Funding being transferred to operating expenditure for the Clovass Community Centre.	
7	Building and Maintaining Roads	
	<i>Income from Continuing Operations</i>	\$649,295
	<i>Capital Grants and Contributions</i>	\$4,318,093
		\$4,967,388
	Council's operating and capital revenue has increased this quarter as a budget allocation has been applied to the Natural Disaster works performed this year from the 2019 Fires and February 2020 Flood event totalling \$4,435,395. Council has received \$487,993 under the Active Transport Program for a footpath along Hare Street (Bruker Highway) in Casino along with \$44,000 under the Country Passenger Transport Infrastructure Grants Scheme for a bus shelter at Whiporie on the Summerland Way.	
	<i>Expenses from Continuing Operations</i>	\$396,848
	An increase in operating expenditure of \$396,848 is due to budget allocations being applied to the Natural Disaster works performed from the 2019 Fires and February 2020 Flood Event.	
	<i>Capital Expenditure</i>	\$4,329,299
	An increase in capital expenditure of \$3,786,100 due to Council allocating budgets to the Natural Disaster works performed for the 2019 Bushfires and February 2020 Floods. Further attributing to an increase is \$487,993 for the footpath along Hare Street Casino (in line with the increase in capital grants above) as well as \$44,000 for a new bus shelter at Whiporie. Along with the increase above, \$11,206 has been allocated out of Bushfire Resilience Grant Funding towards a Public PA System for Casino CBD.	
8	Economic Development	
	<i>Expenses from Continuing Operations</i>	(\$41,654)
	A reduction in operating expenditure is due to \$31,000 in economic development projects being deferred to future years due to grant funding being received this year as well as \$10,654 in funding from the Bushfire Resilience Funding being transferred to the Casino CBD Public PA System project.	

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Budget Variation Explanations**Recommended changes to Revised Budget**

The following notes detail budget variations of \$5,000 or more (or if material to the overall program) from the Revised Budget as at 30 September 2020 to the Revised Budget as at 31 December 2020, excluding monthly budget adjustments previously adopted by Council.

Notes	Details	Variation
8	Tourism	
	<i>Capital Grants and Contributions</i>	(\$92,115)
	<i>Capital Expenditure</i>	(\$92,115)
	Removal of the budget for the Casino Scenic and Heritage Walk that has been budgeted under the Water Supplies cost centre for the Water Tower Mural.	
10	Quarries	
	<i>Income from Continuing Operations</i>	\$102,291
	An increase in budgeted revenue from Woodview Quarry with higher than anticipated sales for the first half of the year of \$153,091 offset by an adjustment to the budget for Quarry Royalty fees of \$50,800 as a result of the new lease at Woodview Quarry.	
	<i>Expenses from Continuing Operations</i>	\$40,163
	An increase in the operating expenditure at Woodview Quarry to match actual expenditure with production being higher than originally budgeted.	
11	Northern Rivers Livestock Exchange	
	<i>Income from Continuing Operations</i>	\$260,000
	An increase in budgeted operating income of \$260,000 due to sales of biosolids at the NRLX which has been prepared and processed over the past 12 months, ready for sale.	
	<i>Expenses from Continuing Operations</i>	\$220,000
	An increase in operating expenditure due to the cost to prepare and process biosolids for sale at the NRLX. This has been in the process for 12 months however due to the passage of time and excavation of sediment ponds, the volume has increased.	
12	Private Works	
	<i>Income from Continuing Operations</i>	\$132,582
	<i>Expenses from Continuing Operations</i>	\$132,582
	Income and expenditure budgets have been increased in line with actual works being undertaken this year.	

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Budget Variation Explanations**Recommended changes to Revised Budget**

The following notes detail budget variations of \$5,000 or more (or if material to the overall program) from the Revised Budget as at 30 September 2020 to the Revised Budget as at 31 December 2020, excluding monthly budget adjustments previously adopted by Council.

Notes	Details	Variation	
13	Real Estate Development		
	<i>Asset Sales</i>	(\$659,057)	
	A reduction in budgeted asset sales as proposed sales of industrial land are unlikely to occur this financial year of \$764,000. Offsetting this are an increase in budgeted revenue of \$104,943 to match the actual sales of residential land.		
14	Waste Management		
	<i>Capital Expenditure</i>	(\$1,496,200)	
	The construction of Cell 6 at Nammoona Waste Facility has been in capital budgets for several years. Significant movement has occurred in the past few months with the design process nearing completion however the construction phase will be coupled with the Cell 1-4 capping project and being a major project, will continue into the next financial year. As such, it is proposed to transfer \$1,500,000 into the 2021/2022 financial year. Offsetting this reduction was the addition of \$3,760 from waste reserves for a new air conditioner in the office at Nammoona.		
15	Stormwater Management		
	<i>Capital Expenditure</i>	(\$47,614)	
	A transfer to reserves of \$47,614 in stormwater capital works due to projects being completed under budget.		
16	Water Supplies		
	<i>Capital Grants and Contributions</i>	(\$32,085)	
	A reduction in capital grants due to \$32,085 in grant funding being transferred to Tourism for the Heritage Walk part of the project.		
	<i>Capital Expenditure</i>	(\$6,435)	
	A review of the water supplies capital works program identified a number of projects that have been completed as well as some new projects, resulting in a net transfer to reserves of \$6,435.		
	Mains Coraki - Parkes St - Rayner St North to existing Reservoir Casino - Mural (Regional Tourism Bushfire Recovery)	Project completed Transferred to Tourism	(\$33,000) (\$32,085)
	Reservoir Broadwater - Flow Meter Renewals	Project completed	(\$65,000)

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Budget Variation Explanations**Recommended changes to Revised Budget**

The following notes detail budget variations of \$5,000 or more (or if material to the overall program) from the Revised Budget as at 30 September 2020 to the Revised Budget as at 31 December 2020, excluding monthly budget adjustments previously adopted by Council.

Notes	Details	Variation
	Treatment Plant Casino - RWPS Service Water Monitoring Upgrade	\$15,670
	Treatment Plant Casino - Scada Strategy & Upgrade	\$7,980
	Treatment Plant Casino - Raw Water Pump 1 Overhaul	\$100,000
		<u>(\$6,432)</u>
17	Sewerage Services	
	<i>Capital Grants and Contributions</i>	\$30,000
	It is proposed to increase the budget for Section 64 contributions due to higher than anticipated revenue being received this year to date.	
	<i>Capital Expenditure</i>	(\$709,736)
	A review of the sewerage services capital works program identified a number of projects that are no longer a priority or will continue into the 2021/2022 financial year, as well as some smaller adjustments to various projects. This has resulted in a net transfer to reserves of \$709,736.	
	Pump Station Broadwater - Rising Main Air Valve Renewal	(\$53,049)
	Treatment Plant Casino - Digestors Refurbish Vent Shafts	(\$35,000)
	Treatment Plant Casino - New Blower with VSD Control	(\$40,000)
	Treatment Plant Casino - Grit Chamber Ventilation Improvements	(\$120,000)
	Treatment Plant Casino - Tertiary Pond Desludging	(\$340,000)
	Treatment Plant Casino - Augmentation Investigation & Design	(\$250,000)
	Treatment Plant Casino - Refurb EAT Aqua blades	\$100,000
	Treatment Plant Coraki - Reuse automation	(\$91,000)
	Treatment Plant Coraki - Refurbish Drying Beds	\$91,813
	Treatment Plant Coraki - Stage 1 Upgrade - Design concept	(\$146,000)
	Treatment Plant Coraki - Inlet Works balance tank design	\$54,000
	Treatment Plant Evans Head - Stage 2 Design	(\$150,000)
	Pump Station Casino - PS1 Spare Submersible Pump	\$25,000
	Other - CCTV Vehicle & Fit out	\$115,000
	Other - CCTV Camera	\$130,000
		<u>(\$709,736)</u>
18	Environmental Health	
	<i>Income from Continuing Operations</i>	(\$13,287)

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Budget Variation Explanations**Recommended changes to Revised Budget**

The following notes detail budget variations of \$5,000 or more (or if material to the overall program) from the Revised Budget as at 30 September 2020 to the Revised Budget as at 31 December 2020, excluding monthly budget adjustments previously adopted by Council.

Notes	Details	Variation
	A reduction in operating income as funding for break wall clearing and beach cleaning is not expected to be received this financial year as advised by the NSW Department of Planning, Industry and Environment.	
19	Environmental Management	
	<i>Income from Continuing Operations</i>	\$68,056
	<i>Expenses from Continuing Operations</i>	\$89,056
	Council was successful in securing the Floodplain Management Program grant of \$133,999 to update the Richmond River Flood Study. The grant is funded on a 2:1 basis with \$68,056 in grant funding expected to be received this financial year. This year's expenditure of \$89,056 will be funded by the grant (\$68,056), RVC contribution (\$19,029) and Rouse County Council contribution (\$10,000).	
20	Work, Health & Safety	
	<i>Income from Continuing Operations</i>	\$73,592
	<i>Expenses from Continuing Operations</i>	\$10,000
	Council received \$73,592 in work, health and safety (WHS) incentives from State Cover this financial year, with \$10,000 being allocated towards WHS equipment and the remainder being placed into reserves.	

Richardson Valley Council Quarterly Budget Review Statement for the quarter ended 31 December 2020								
Cash & Investments Budget Review Statement								
Income & Expenses Budget Review Statement	Opening	Original	Approved	Approved	Approved	Revised	Interest	Forecast
	Cash and	Budget	Changes	Changes	Changes	Changes for		
	Investments	for FY2020	Carry-Over	Monthly	Sept	Resolution	Earned	for FY21
	1/1/2020		from 2/1/20	Adjustments	2020	Doc		
General Fund - External Restrictions								
Unexpended Grant - Evans Head Landcare	2,823	-	-	-	-	-	-	2,823
Unexpended Grant - Roads to Recovery	188,259	-	(188,259)	-	-	-	-	-
Unexpended Grant - Regional Roads Book Grant	-	-	-	-	-	-	-	-
Unexpended Grant - Industry & Investment NSW Manawaters Water	4,394	-	-	-	-	-	-	4,394
Unexpended Grant - Richmond Valley Forestplan Risk Management Plan	8,750	-	-	-	-	-	-	8,750
Unexpended Grant - NSW EPA Water Waste and Recycling Grant	48,079	-	94,172	-	18,008	-	-	-
Unexpended Grant - NSW EPA Waste Less Recycle More - Establish Cover Transfer Station	180,000	(180,000)	-	-	-	-	-	-
Unexpended Grant - Office of Env & Heritage - Waste Survey & Habitat Mapping	3,170	-	-	-	-	-	-	3,170
Unexpended Grant - NSW RFS Subsidy Northern Rivers Zone	-	-	-	-	-	-	-	-
Unexpended Grant - DPICD Volunteer Grants Program Evans Head Region	182	-	-	-	-	-	-	182
Unexpended Grant - Public Library Infrastructure Program Evans Head Library	2,818	-	-	-	-	-	-	2,818
Unexpended Grant - NSW State Library Capital Library Refunding	4,480	-	-	-	-	-	-	4,480
Unexpended Grant - Sea Down Stumped Employment Funding	(75,213)	(41,280)	-	-	-	-	-	(116,493)
Unexpended Grant - Rural Fire Fighting Fund - Upgrade Amenities	-	-	-	-	-	-	-	-
Unexpended Grant - LPSA - Surf Club Grant	39,539	-	-	-	(23,077)	-	-	16,462
Unexpended Grant - NSW State Library - Expansion of Internet Document Access	37	-	-	-	-	-	-	37
Unexpended Grant - CPTSD MB148 Wollumbi Coast Rd Bus Shelter	1,874	-	-	-	-	-	-	1,874
Unexpended Grant - RMS Natural Disaster 28 March 17 Flood Event Local Roads	174,888	-	-	-	-	-	-	174,888
Unexpended Grant - Storage County Communities Fund Round 2	248,989	-	(77,700)	(88,433)	(85,852)	-	-	87,004
Unexpended Grant - Local Government Association - Flying Fox Colony QE Park	8,475	-	-	-	-	(18,475)	-	(10,000)
Unexpended Grant - Crown Lands - Plan of Management Implementation	1,881	-	-	-	-	-	-	1,881
Unexpended Grant - Youth Participation	2,382	-	(2,382)	-	-	-	-	-
Unexpended Grant - Road Safety	10,787	-	-	-	(10,787)	-	-	-
Unexpended Grant - WUCRL - Art Van On	4,989	-	-	-	(4,989)	-	-	-
Unexpended Grant - Brooklee Hill Kitchen Upgrade	281	-	-	-	-	-	-	281
Unexpended Grant - Youth Basketball	2,248	-	-	-	-	-	-	2,248
Unexpended Grant - Bushfire Recovery	1,130,894	(730,000)	(480,894)	-	-	112,898	-	112,898
Unexpended Grant - Bushfire Resilience & Economic Recovery	178,864	(80,000)	98,864	-	-	-	-	98,864
Unexpended Grant - Northern Rivers Rail Trail	828,800	(828,800)	-	-	-	-	-	-
Unexpended Grant - Waste - Ballina/Flood Control Facility	118,484	(70,588)	48,896	-	70,588	-	-	159,072
Unexpended Grant - State Library of NSW - Evans Head Library Upgrade	280,883	-	-	-	(280,883)	-	-	-
Unexpended Grant - NSW Dept Plan, Infra & Env - Centre Showground Pavilion, Office & Park	148,978	(148,978)	-	-	(8,174)	-	-	(157,152)
Unexpended Grant - COVID-19 Council Pouch Grant	4,000	-	-	-	-	-	-	4,000
Unexpended Grant - Community Building Partnership - Farn Hill Hall Kitchen	-	-	-	-	-	(13,821)	-	(13,821)
Unexpended Contribution - RUCRL Mobile Library Replacement Fund	144,482	35,400	-	-	-	-	-	179,882
Unexpended Contribution - Manjara DA 2005/188 Beres Rd	10,339	-	-	-	-	-	-	10,339
Unexpended Contribution - Stalcove WHS Invasive Works	294,988	80,000	-	-	(80,519)	82,562	-	376,961
Unexpended Contribution - Fire Fighting Infrastructure	10,000	-	-	-	-	-	-	10,000
Unexpended Contribution - Brantwater Sugar BP DA Bridge Approaches	80,000	-	-	-	-	-	-	80,000
Unexpended Contribution - Capra Health Trails	3,700	-	-	-	-	-	-	3,700
Unexpended Contribution - RMS Regional Roads Book Grant	-	(878,894)	-	-	878,894	-	-	-
Unexpended Contribution - Inshore Calm Access & Hub	90,000	-	90,000	-	-	-	-	180,000
Unexpended Contribution - North Coast Waste Treatment Report	20,000	-	(20,000)	-	20,000	-	-	20,000
Unexpended Contribution - LEMC Technology Requirements from LCC & Rivers Council	2,362	-	-	-	-	-	-	2,362
Unexpended Contribution - Brooklee Bridge Maintenance (LCC)	-	(1,407,498)	89,430	-	(7,387)	-	-	(1,325,455)
Domestic Waste Management	4,430,880	-	-	-	(7,387)	(1,600,000)	54,100	2,817,593
On-Site Sewerage Fees	188,322	-	-	-	-	-	2,400	190,722
Stormwater Management Service Charge	817,181	(818,072)	-	-	-	(7,814)	7,800	7,095

Richard Valley Council Quarterly Budget Review Statement for the quarter ended 31 December 2020								
Cash & Investments Budget Review Statement								
Income & Expenses Budget Review Statement	Opening	Original	Approved	Approved	Approved	Revised/		Proposed
	Cash and	Budget	Changes	Changes	Changes	Changes for	Interest	Forecast
	Investments	Estimate	From 2019/20	Monthly	Sup.	Resolution	Income	2020/21
	19/20	Estimate		Adjustments	QBR5	Doc		2019/20
Section 7.11 - Infrastructure	2,400	-	-	-	(2,400)	-	-	100
Section 7.11 - Community Services	65,322	-	-	-	(68,691)	-	-	34,821
Section 7.11 - Recreation & Civil Facilities	1,051	-	-	-	(3,691)	-	-	100
Section 7.11 - Road Network (non)	120,907	-	-	-	-	-	1,800	123,607
Section 7.11 - Quarry Road Civil Works	71,392	5,096	-	-	-	-	900	77,881
Section 7.11 - Ex-Carmichael Roads	97,438	-	-	-	-	-	1,100	98,329
Section 7.11 - Ex-Carmichael Community Facilities	4,947	-	-	-	(4,847)	-	100	100
Section 7.11 - Ex-Carmichael Buildings	2,949	-	-	-	(9,949)	-	100	100
Section 7.11 - Road Development History Heritage	2,989,427	(84,109)	-	-	-	-	35,000	2,917,218
Section 7.12 Development Contribution Plan	445,938	(20,400)	59,600	-	-	-	-	385,138
Contributions to Roadworks	100,893	-	-	-	-	(23,508)	-	79,484
Controlled Trust Funds	47,865	-	-	-	-	-	-	47,469
Bonds & Deposits (General Fund)	539,393	-	-	-	-	-	-	539,393
Total General Fund External Restrictions	13,941,743	(4,731,932)	(1,441,956)	(69,433)	5,522	1,485,413	102,768	9,569,554
General Fund - Internal Restrictions								
Employee Leave Entitlements	1,195,802	-	-	-	-	-	14,000	1,210,002
Employee Leave Entitlements - Regional Upper Clarence Regional Library	48,793	-	-	-	-	-	600	49,393
Regional Upper Clarence Regional Library	140,344	-	(41,549)	-	-	-	1,700	101,104
Unexpended Rates Variation	905,417	(261,009)	(475,698)	-	175,668	21,000	-	269,819
Financial Assistance Grant Advance Payment	2,712,405	-	-	-	-	-	38,100	2,749,505
Industrial Reserve	790,946	-	-	(173,214)	(887,321)	387,321	8,300	899,031
Road Replacement	2,940,985	(92,689)	110,000	-	-	-	32,900	2,124,200
Road Estate and Infrastructure	2,772,383	(481,132)	(268,137)	(60,000)	272,819	(429,636)	33,900	2,177,259
Reservoirs Quarry	3,241,724	(93,290)	(84,709)	-	-	-	27,400	1,847,125
Woodville Quarry	1,515,219	(88,139)	-	-	-	50,168	19,800	836,702
Quarry Rehabilitation	288,409	4,000	-	-	-	-	2,500	214,909
Road Rehabilitation Reserve	1,272,879	(39,739)	-	-	-	-	10,900	1,344,014
Northern Rivers Littered Exchange	118,797	(2,841)	-	-	-	40,000	-	167,939
Other Waste Management	1,583,447	(44,054)	-	-	-	-	10,500	1,123,903
Other Waste Management - Park Reserve	2,047,935	(116,738)	-	-	-	-	25,500	1,766,702
Road Road Safety Program	90,298	-	-	-	-	-	-	99,289
Road State Roads Maintenance Contract	5,800	-	-	-	-	-	-	5,700
Public Conveniences Proposals Maintenance Reserve	246,792	(80,699)	(2,832)	-	-	-	3,000	180,244
Carry Over Waste	118,811	-	(88,139)	-	-	-	-	30,702
Total General Fund Internal Restrictions	20,623,992	(2,837,989)	(809,936)	(252,214)	(138,502)	284,800	239,760	16,999,691
Total General Fund Restrictions	34,565,735	(7,569,921)	(2,251,892)	(319,647)	(132,980)	1,769,213	342,528	26,569,245

Richard Valley Council Quarterly Budget Review Statement for the quarter ended 31 December 2020								
Cash & Investments Budget Review Statement								
Income & Expenses Budget Review Statement	Opening Cash and Investments 1/1/2020	Original Budget (Net Transfer for Fund)	Approved Changes Carry-Over from 2019/20	Approved Changes Monthly Adjustments	Approved Changes Sep. 2020	Revised Changes for Council Resolution Dec.	Interest Earned	Proposed Cash and Investments 30/06/2021
Sewerage Fund								
External Restrictions								
Section 84 Infrastructure Contributions	3,873,838	11,400	-	-	-	30,800	88,800	4,004,838
Infrastructure Replacement	7,727,983	(1,193,322)	(29,833)	-	(9,474)	709,738	178,800	7,387,356
Total Sewerage Fund Restrictions	11,601,821	(1,181,922)	(29,833)	-	(9,474)	738,538	267,600	11,387,357
Water Fund								
External Restrictions								
Section 84 Contributions	1,888,114	118,708	-	-	-	-	31,300	2,038,114
Infrastructure Replacement	5,219,492	(33,785)	(241,112)	(180,200)	84,389	(25,850)	86,705	4,818,689
Total Water Fund Restrictions	7,107,606	(21,977)	(241,112)	(180,200)	84,389	(25,850)	118,005	6,917,683
Total Restrictions (All Funds)	\$8,499,427	(\$939,899)	(\$270,945)	(\$180,200)	(\$4,085)	712,688	385,605	\$8,316,667

Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020

Cash & Investments Budget Review Statement

Comment on Cash & Investments Position

Investments

Investments have been made in accordance with Council's Investment Policy.

Fair Value of Investments as at 31 December 2020 is \$57,680,960.

Cash

As at 31 December 2020, bank statements have been reconciled up to 30 November 2020.

**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Key Performance Indicators Budget Review Statement

	Current Projection			
	General Fund	Water Fund	Sewerage Fund	Total
The Council monitors the following Key Performance Indicators:				
1. Operating Performance Ratio	16.29%	8.88%	12.28%	-8.27%
Total Continuing Operating Revenue ⁽¹⁾				
(excl. Capital Grants & Contributions) - Operating Expenses	<u>(6,494,471)</u>	<u>587,607</u>	<u>1,092,232</u>	<u>(4,814,632)</u>
Total Continuing Operating Revenue ⁽¹⁾	42,496,147	8,848,447	8,894,179	56,238,773
(excl. Capital Grants & Contributions)				
⁽¹⁾ Excludes fair value adjustments and reversal of revaluation increments, net gain/(loss) on sale of assets and net share of interests in joint ventures.				
Prior Periods:				
Revised Budget 2020/2021 - 30 September 2020	-18.84%	8.58%	12.28%	-8.19%
Original Budget 2020/2021	-12.54%	8.62%	12.31%	-8.16%
2019/2020	-4.69%	3.68%	9.87%	-1.62%
2018/2019	-11.58%	12.80%	12.16%	-4.51%

Purpose: This ratio measures Council's achievement of containing operating expenditure within operating revenue.
 Commentary: Council's Operating Performance Ratio is below the benchmark of 0%. Council obtained a special rate variation over 4 years and has taken steps to address this ratio as part of the current 10 year Long Term Financial Plan.



2. Own Source Operating Revenue Ratio	56.49%	94.15%	98.56%	85.84%
Total Continuing Operating Revenue ⁽¹⁾				
(excl. ALL Grants & Contributions)	<u>21,119,488</u>	<u>8,848,147</u>	<u>8,894,179</u>	<u>46,859,814</u>
Total Continuing Operating Revenue ⁽¹⁾	58,988,724	7,271,362	9,024,179	71,384,265
⁽¹⁾ Excludes fair value adjustments and reversal of revaluation increments, net gain/(loss) on sale of assets and net share of interests in joint ventures.				
Prior Periods:				
Revised Budget 2020/2021 - 30 September 2020	83.12%	93.74%	98.89%	71.54%
Original Budget 2020/2021	89.74%	94.21%	97.97%	68.52%
2019/2020	85.86%	98.57%	97.42%	65.25%
2018/2019	50.44%	95.64%	92.63%	60.52%

Purpose: This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.
 Commentary: Council's Own Source Operating Revenue Ratio is above the benchmark of 60% and indicates a trend towards less reliance on grants and contributions. Council obtained a special rate variation over 4 years and this will further support an improvement in this ratio.



**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Key Performance Indicators Budget Review Statement

	Current Projection			
	General	Water	Sewerage	Total
	Fund	Fund	Fund	
3. Debt Service Cover Ratio	4.57	0.00	1.00	3.61
Operating Result ⁽¹⁾ before capital excluding interest and depreciation/amortisation (EBITDA)	7,465,967	2,358,640	3,439,991	13,264,628
Principal Repayments + Borrowing Interest Costs	(1,835,356)	0	(2,035,365)	(3,869,501)
⁽¹⁾ Excludes fair value adjustments and reversal of valuation increments, net gains/loss on sale of assets and net share of interests in joint ventures.				
Prior Periods:				
Revised Budget 2020/2021 - 30 September 2020	4.33	0.00	1.00	3.51
Original Budget 2020/2021	4.73	0.00	1.00	3.72
2019/2020	6.55	0.00	1.90	4.52
2018/2019	5.67	0.00	1.00	4.20

Purpose: This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.
Commentary: Council's Debt Service Cover Ratio (General Fund) is above the benchmark minimum of 2.0, whilst Sewerage Fund is below the benchmark of 2.0. Water Fund is debt free.



**Richmond Valley Council Quarterly Budget Review Statement
for the quarter ended 31 December 2020**

Contracts & Other Expenses Budget Review Statement

Income & Expenses Budget Review Statement

Part A - Contracts Listing - contracts entered into during the quarter

Contractor	Contract detail & purpose	Contract Value	Start Date	Duration of Contract	Budgeted (YN)
Nil					

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations of Council or \$50,000 - whichever is the lesser.
2. Contracts listed are those entered into during the quarter being reported and exclude contractors on Council's Preferred Supplier list.
3. Contracts for employment are not required to be included.

Part B - Consultancy & Legal Expenses

Expense	Expenditure YTD \$	Budgeted (YN)
Consultancies (including Capital Expenditure)	145,234	Y
Legal Expenses (including Capital Expenditure)	140,867	Y

Definition of a consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision-making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

Comments:

All consultancies and legal expenses incurred to date are within budget allocations. All figures exclude GST.



Concise Investment Report Pack

Richmond Valley Council

1 December 2020 to 31 December 2020



Contents

1. Portfolio Valuation As At 31 December 2020
2. Portfolio Valuation By Categories As At 31 December 2020
3. Investment Revenue Received For 1 December 2020 to 31 December 2020
4. Comparison of Investment Revenue Earned to Original Budget and Investment Portfolio by Month 2020-2021 YTD
5. Environmentally Sustainable Investment Performance Report For Period Ending 31 December 2020 Relative To 30 November 2020



1. Portfolio Valuation As At 31 December 2020

Fixed Interest Security	Security Rating	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Average Yield
At Call Deposit											
CBA Business Online Saver Acct RVC At Call	S&P ST A1+		9,120,000.00	1.00000000	9,120,000.00	100.000	0.000	9,120,000.00	15.81%	0.20%	
CBA General Fund Bk Acct RVC At Call	S&P ST A1+		859,622.02	1.00000000	859,622.02	100.000	0.000	859,622.02	1.49%	0.00%	
CBA Trust Acct RVC At Call	S&P ST A1+		87,050.17	1.00000000	87,050.17	100.000	0.000	87,050.17	0.15%	0.00%	
MACQ At Call	Moodys A2		5,752,435.09	1.00000000	5,752,435.09	100.000	0.000	5,752,435.09	9.87%	0.45%	
NAB Business Cheque Acct RVC At Call	S&P ST A1+		20.00	1.00000000	20.00	100.000	0.000	20.00	0.00%	0.00%	
			15,819,127.28		15,819,127.28			15,819,127.28	27.43%		0.08%
Term Deposit											
AMP 1 22 Feb 2021 182DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
AMP 1 03 Mar 2021 182DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
AMP 1 8 30 Aug 2021 544DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.80%	
AMP 0 95 30 Nov 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.95%	
AMP 0 95 07 Dec 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.95%	
Aurville 1 75 03 Mar 2022 730DAY TD	Moodys Baa2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.75%	
SYD 0 65 04 Mar 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.85%	
SYD 0 72 16 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.72%	
SYD 0 72 16 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.72%	
GB 1 03 Sep 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
GB 1 03 Sep 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
GB 0 7 12 Nov 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.70%	
GB 0 6 13 Dec 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.60%	
ING 1 3 02 Mar 2021 365DAY TD	S&P ST A1		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
JUDO 1 06 03 Mar 2021 181DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
JUDO 1 14 Apr 2021 180DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
JUDO 0 75 21 May 2021 181DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.79%	
JUDO 0 8 07 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.80%	
JUDO 0 82 11 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.82%	
MYS 0 85 15 Mar 2021 182DAY TD	Moodys ST P		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	0.85%	
Warwick CU 1 8 03 Mar 2021 365DAY TD	Unrated ST UR		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.73%	1.00%	
			21,000,000.00		21,000,000.00			21,000,000.00	36.41%		0.37%
Floating Rate Note											
Aurville 0 8 06 Feb 2023 FRN	Moodys Baa2	AUDFN0057352	750,000.00	1.00000000	750,000.00	100.001	0.139	750,000.00	1.30%	0.82%	
			750,000.00		750,000.00			750,000.00	1.30%		0.91%



1. Portfolio Valuation As At 31 December 2020

	Fixed Interest Security	Security Rating	ISIN	Face Value Original	Bond Factor	Face Value Current	Capital Price	Accrued Interest Price	Market Value	% Total Value	Running Yield	Weighted Average Yield
Unit Trusts												
	NSWTC IM Cash Fund UIT			8,488,282.00		8,488,282.00			10,248,657.54	17.77%	0.12%	
	NSWTC Medium Term Growth Fund UIT			9,005,029.35		9,005,029.35			9,863,175.66	17.10%	3.26%	
				18,503,311.35		18,503,311.35			20,111,833.20	34.87%		0.69%
Total				56,072,438.63		56,072,438.63			57,688,988.48	100.00%		1.06%



2. Portfolio Valuation By Categories As At 31 December 2020

Security Type	Market Value	% Total Value
At Call Deposit	15,819,127.28	27.43%
Floating Rate Note	750,000.00	1.30%
Term Deposit	21,000,000.00	36.41%
Unit Trust	20,111,833.20	34.87%
Portfolio Total	57,680,960.48	100.00%





2. Portfolio Valuation By Categories As At 31 December 2020

Issuer	Market Value	% Total Value
AMP Bank Ltd	5,000,000.00	8.67%
Auswide Bank Limited	1,750,000.00	3.03%
Bank of Sydney Ltd	3,000,000.00	5.20%
Commonwealth Bank of Australia Ltd	10,066,672.19	17.45%
Greater Bank Ltd	4,000,000.00	6.93%
ING Bank Australia Limited	1,000,000.00	1.73%
Judo Bank	5,000,000.00	8.67%
Macquarie Bank	5,752,435.09	9.97%
MyState Bank Ltd	1,000,000.00	1.73%
National Australia Bank Ltd	20.00	0.00%
NSW Treasury Corporation	20,111,833.20	34.87%
Warwick Credit Union	1,000,000.00	1.73%
Portfolio Total	57,680,960.48	100.00%





3. Investment Revenue Received For 1 December 2020 to 31 December 2020

Security BRN	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration	Income Type	Trading Book
	CBA BCS Account		IE145796			640.84	Bank Interest	Richmond Valley Council
	JUDO 2 1 01 Dec 2020 90DAY TD	Justi Bank	IE117313	1 Dec 2020	1,000,000.00	21,000.00	Security Coupon Interest	Richmond Valley Council
	SYD 1 54 02 Dec 2020 180DAY TD	Bank of Sydney Ltd	IE127820	2 Dec 2020	1,000,000.00	7,721.10	Security Coupon Interest	Richmond Valley Council
	ME Bank 1 05 04 Dec 2020 180DAY TD	Members Equity Bank Ltd	IE141278	4 Dec 2020	1,000,000.00	5,264.30	Security Coupon Interest	Richmond Valley Council
	AMP 1 75 07 Dec 2020 181DAY TD	AMP Bank Ltd	IE103713	7 Dec 2020	1,000,000.00	8,678.08	Security Coupon Interest	Richmond Valley Council
	SYD 0 8 07 Dec 2020 91DAY TD	Bank of Sydney Ltd	IE141481	7 Dec 2020	1,000,000.00	2,243.84	Security Coupon Interest	Richmond Valley Council
	BOQ 1 05 09 Dec 2020 181DAY TD	Bank of Queensland Ltd	IE127837	9 Dec 2020	1,000,000.00	5,284.38	Security Coupon Interest	Richmond Valley Council
	GB 1 2 11 Dec 2020 181DAY TD	Greiner Bank Ltd	IE127821	11 Dec 2020	1,000,000.00	5,360.88	Security Coupon Interest	Richmond Valley Council
	JUDO 1 6 11 Dec 2020 180DAY TD	Justi Bank	IE127824	11 Dec 2020	1,000,000.00	6,621.80	Security Coupon Interest	Richmond Valley Council
	Other		IE145797			4.05	Bank Interest	Richmond Valley Council
	MACQ AI Call	Macquarie Bank	IE147330			2,435.09	Bank Interest	Richmond Valley Council
						67,232.38		
	NSWTC IM Cash Fund UT					1,887.71	Fair Value Gain(Loss)	Richmond Valley Council
	NSWTC Medium Term Growth Fund UT					30,396.54	Fair Value Gain(Loss)	Richmond Valley Council
						32,284.25		
TOTAL						99,516.63		



4. Comparison of Investment Revenue Earned to Original Budget and Investment Portfolio by Month 2020-2021 YTD

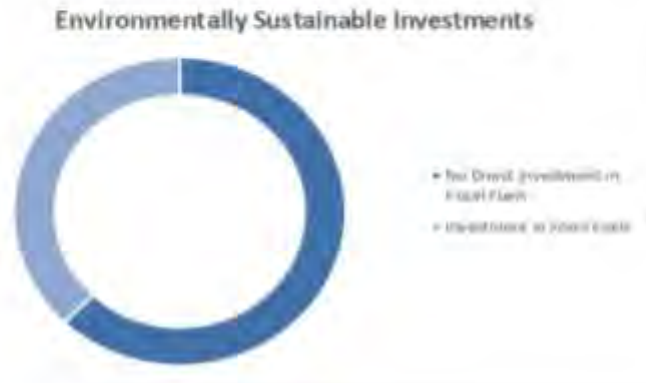




5. Environmentally Sustainable Investment Performance Report For Period Ending 31 December 2020 Relative To 30 November 2020

Portfolio Summary by Environmentally Sustainable Investments

ADI Lending Status	% Total	Current Period	% Total	Prior Period
Investments in Fossil Fuels				
ANP Bank Ltd	8.7%	5,000,000.00	8.9%	5,000,000.00
Bank of Queensland	0.0%	0.00	1.8%	1,000,000.00
Commonwealth Bank of Australia Ltd	17.5%	10,066,672.19	15.8%	8,799,234.80
ING Bank Australia Limited	1.7%	1,000,000.00	1.8%	1,000,000.00
Macquarie Bank	10.0%	5,752,435.09	10.2%	5,753,111.59
National Australia Bank Ltd	0.0%	20.00	0.0%	20.00
	37.8%	21,819,127.28	38.2%	21,552,386.39
No Direct Investment in Fossil Fuels				
Auswide Bank Limited	3.0%	1,750,000.00	3.1%	1,750,000.00
Bank of Sydney Ltd	5.2%	3,000,000.00	3.9%	2,000,000.00
Greiner Bank Ltd	9.9%	4,000,000.00	7.1%	4,000,000.00
Judo Bank	8.7%	5,000,000.00	7.1%	4,000,000.00
MyState Bank Ltd	1.7%	1,000,000.00	1.8%	1,000,000.00
Members Equity Bank	0.0%	0.00	1.9%	1,000,000.00
Wanack Credit Union	1.7%	1,000,000.00	1.8%	1,000,000.00
NSWTC IM Cash Fund UT	17.8%	10,248,957.54	18.2%	10,248,959.83
NSWTC Medium Term Growth Fund UT	17.1%	9,863,175.66	17.4%	9,832,178.82
	62.2%	35,861,833.20	61.8%	34,829,138.65
Total Portfolio		57,680,960.48		56,381,525.04





Concise Investment Report Pack
Richmond Valley Council
1 December 2020 to 31 December 2020

Disclaimer:

Lamarr Capital Pty Ltd (ABN 22 134 784 740) (AFSL 479888), its officers, employees, agents and associates ("Associates") from time to time hold interests in securities of, or earn income, fees and other benefits from, corporations or investment (whichever) or in documents provided to clients. All information contained herein is confidential and proprietary to Lamarr Capital and, accordingly, this material is not to be reproduced in whole or in part or used for any purpose except as authorised by Lamarr Capital. It is to be treated as strictly confidential and not disclosed directly or indirectly to any other person, firm or entity.

Disclosure of this information to anyone other than the original recipient and their party's advisers is unauthorised. Any reproduction of these materials, in whole or in part, or the (inclusion of any of its contents, without the prior consent of Lamarr Capital) is prohibited. Any securities recommendation or comments (including an opinion) contained in this document is general advice only and does not take into account your personal objectives, financial situation or needs. Lamarr Capital is not acting in a fiduciary capacity. Recommendations or statements of opinion expressed may change without notice. You should not act on a recommendation or statement of opinion without first considering the appropriateness of the general advice to your personal circumstances or consulting your investment adviser to determine whether the recommendation or statement of opinion is appropriate for your investment objectives, financial situation or needs.

Lamarr Capital believes that the information contained in this document is accurate when issued. Lamarr Capital does not warrant that the information contained herein is accurate, reliable, complete or up-to-date, and, to the fullest extent permitted by law, disclaims all liability of Lamarr Capital and its Associates for any loss or damage suffered by any person by reason of the use by that person of, or their reliance on, any information contained in this document or any error or defect in this document, whether arising from the negligence of Lamarr Capital or its Associates or otherwise. No action should be taken on the basis of or in reliance on the information, opinions or comments contained in this document.

Lamarr Capital acts as principal when we buy and sell fixed interest securities in the secondary markets. The profit that we quote to you incorporates any margin that we may receive. The margin is the difference between the price at which we, as principal, buy the security and the price at which we sell the security to you. Lamarr Capital may also receive a placement fee from issuers for distributing securities on their behalf.

This document is not, and is not intended to be, an offer or invitation for subscription or sale, or a recommendation, with respect to any securities, nor is it to form the basis of any contract or commitment. This document does not purport to identify the nature of the specific market or other risks associated with these products. Before entering into any transaction in relation to the products, the investor should ensure that it fully understands the terms of the products and the transaction, relevant risk factors, the nature and extent of the investor's risk of loss and the nature of the contractual relationship into which the investor is entering. Prior to investing in these products, an investor should determine, based on its own independent review and such professional advice as it deems appropriate, the economic risks and merits, the legal, tax, accounting characteristics and risk, and the consequences of an investment in them. This is not a substantive commentary or analysis by Lamarr Capital and has not been prepared as a research product or comments by a research analyst.

LAMARR CAPITAL PTY LTD
ACN 134 784 740
WWW.LAMARRCAPITAL.COM.AU

MELBOURNE OFFICE: LEVEL 5, 546 COLLINS STREET, MELBOURNE, VIC 3000 T 61 3 9011 9980 F 61 3 9011 9939
SYDNEY OFFICE: LEVEL 42, GATEWAY TOWER, 1 MACQUARIE PLACE, SYDNEY NSW 2000 T 61 2 8094 1292 F 61 2 8094 0239
BRISBANE OFFICE: LEVEL 19, RIVERSIDE CENTRE, 123 BAYLYN STREET, BRISBANE QLD 4000 T 61 7 3120 5370 F 61 7 3120 5371



Concise Investment Report Pack

Richmond Valley Council

1 January 2021 to 31 January 2021



Contents

1. Portfolio Valuation As At 31 January 2021
2. Portfolio Valuation By Categories As At 31 January 2021
3. Investment Revenue Received For 1 January 2021 to 31 January 2021
4. Comparison of Investment Revenue Earned to Original Budget and Investment Portfolio by Month 2020-2021 YTD
5. Environmentally Sustainable Investment Performance Report For Period Ending 31 January 2021 Relative To 31 December 2020



Concise Investment Report Pack
 Richmond Valley Council
 1 January 2021 to 31 January 2021

1. Portfolio Valuation As At 31 January 2021

	Fixed Interest Security	Rating	ISIN	Original	Factor	Current	Price	Interest	Market Value	Total	Yield	Running
At Call Deposit												
	CBA Business Online Saver Acct RVC At Call	S&P ST A1+		3,505,000.00	1.00000000	3,505,000.00	100.000	0.000	3,505,000.00	6.28%	0.20%	
	CBA General Fund Bk Acct RVC At Call	S&P ST A1+		626,956.53	1.00000000	626,956.53	100.000	0.000	626,956.33	1.12%	0.00%	
	CBA Trust Acct RVC At Call	S&P ST A1+		87,050.17	1.00000000	87,050.17	100.000	0.000	87,050.17	0.16%	0.00%	
	MACQ At Call	Moodys A2		9,753,866.50	1.00000000	9,753,866.50	100.000	0.000	9,753,866.50	17.48%	0.45%	
	NAB Business Cheque Acct RVC At Call	S&P ST A1+		20.00	1.00000000	20.00	100.000	0.000	20.00	0.00%	0.00%	
				13,972,893.20		13,972,893.20			13,972,893.00	25.04%	0.00%	
Term Deposit												
	AMP 1 22 Feb 2021 182DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.00%	
	AMP 1 03 Mar 2021 182DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.00%	
	AMP 1 8 30 Aug 2021 544DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.80%	
	AMP 0 95 30 Nov 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.95%	
	AMP 0 95 07 Dec 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.95%	
	Auswide 1 75 03 Mar 2022 730DAY TD	Moodys Baa2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.75%	
	BYD 0 65 04 Mar 2021 90DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.65%	
	BYD 0 72 16 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.72%	
	BYD 0 72 16 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.72%	
	GB 1 03 Sep 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.00%	
	GB 1 03 Sep 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.00%	
	GB 0 7 12 Nov 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.70%	
	GB 0 7 12 Nov 2021 365DAY TD	S&P ST A2		1,000,000.00	1.00000000	1,000,000.00	100.000	0.153	1,000,000.00	1.79%	0.60%	
	ING 1 5 02 Mar 2021 365DAY TD	S&P ST A1		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.50%	
	JUDO 1 06 03 Mar 2021 181DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.06%	
	JUDO 1 14 Apr 2021 180DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.00%	
	JUDO 0 75 31 May 2021 181DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.75%	
	JUDO 0 8 07 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.80%	
	JUDO 0 82 11 Jun 2021 182DAY TD	Unrated ST		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.82%	
	MYS 0 85 15 Mar 2021 182DAY TD	Moodys ST P-		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	0.85%	
	Warwick CU 1 9 03 Mar 2021 365DAY TD	Unrated ST UR		1,000,000.00	1.00000000	1,000,000.00	100.000	0.000	1,000,000.00	1.79%	1.90%	
				21,000,000.00		21,000,000.00			21,000,000.00	37.63%	0.39%	
Floating Rate Note												
	Auswide 0 9 06 Nov 2023 FRN	Moodys Baa2	AUSFRN0657352	750,000.00	1.00000000	750,000.00	100.000	0.217	750,000.00	1.34%	0.32%	
				750,000.00		750,000.00			750,000.00	1.34%	0.01%	



1. Portfolio Valuation As At 31 January 2021

	Fixed Interest Security	Rating	ISIN	Original	Factor	Current	Price	Interest	Market Value	Total	Yield	Running
Unit Trusts												
	NSWTC IM Cash Fund UT			9,498,282.00		9,498,282.00			10,245,411.23	18.36%	0.12%	
	NSWTC Medium Term Growth Fund UT			9,005,029.35		9,005,029.35			9,840,193.57	17.63%	-2.78%	
				18,503,311.35		18,503,311.35			20,085,604.80	35.99%		-0.47%
FI Total				54,226,204.55		54,226,204.55			55,812,497.80	100.00%		0.02%



2. Portfolio Valuation By Categories As At 31 January 2021

Security Type	Market Value	% Total Value
At Call Deposit	13,972,893.00	25.04%
Floating Rate Note	750,000.00	1.34%
Term Deposit	21,000,000.00	37.63%
Unit Trust	20,089,604.80	35.99%
Portfolio Total	55,812,497.80	100.00%





2. Portfolio Valuation By Categories As At 31 January 2021

Issuer	Market Value	% Total Value
AMP Bank Ltd	5,000,000.00	8.96%
Auswide Bank Limited	1,750,000.00	3.14%
Bank of Sydney Ltd	3,000,000.00	5.38%
Commonwealth Bank of Australia Ltd	4,219,006.50	7.58%
Greater Bank Ltd	4,000,000.00	7.17%
ING Bank Australia Limited	1,000,000.00	1.79%
Judo Bank	5,000,000.00	8.96%
Macquarie Bank	9,753,866.50	17.48%
MyState Bank Ltd	1,000,000.00	1.79%
National Australia Bank Ltd	20.00	0.00%
NSW Treasury Corporation	20,089,604.80	35.99%
Warwick Credit Union	1,000,000.00	1.79%
Portfolio Total	55,812,497.80	100.00%





3. Investment Revenue Received For 1 January 2021 to 31 January 2021

Security ID#	Security	Issuer	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration	Income Type	Trading Bank
	CSA BOS Account	CBA	IE118971			1,687.24	Bank Interest	Richmond Valley Council
	MACC At Call	Macquarie Bank	IE1147338			3,886.50	Bank Interest	Richmond Valley Council
						<u>5,473.74</u>		
	NBWTIC IM Cash Fund UT					753.88	Fair Value Gain(Loss)	Richmond Valley Council
	NBWTIC Medium Term Growth Fund UT					(22,882.89)	Fair Value Gain(Loss)	Richmond Valley Council
						<u>(22,229.01)</u>		
TOTAL						<u>(16,754.86)</u>		



4. Comparison of Investment Revenue Earned to Original Budget and Investment Portfolio by Month 2020-2021 YTD



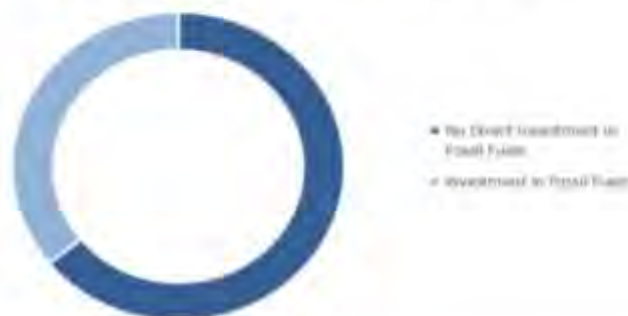


5. Environmentally Sustainable Investment Performance Report For Period Ending 31 January 2021 Relative To 31 December 2020

Portfolio Summary by Environmentally Sustainable Investments

ADI Lending Status	% Total	Current Period	% Total	Prior Period
Investments in Fossil Fuels				
ANP Bank Ltd	9.0%	5,000,000.00	8.7%	5,000,000.00
Commonwealth Bank of Australia Ltd	7.6%	4,219,006.50	17.5%	10,066,672.19
ING Bank Australia Limited	1.8%	1,000,000.00	1.7%	1,000,000.00
Macquarie Bank	17.5%	9,753,866.50	10.0%	5,752,435.09
National Australia Bank Ltd	0.0%	20.00	0.0%	20.00
	35.8%	19,972,893.00	37.9%	21,819,127.28
No Direct Investment in Fossil				
Australia Bank Limited	3.1%	1,750,000.00	3.0%	1,750,000.00
Bank of Sydney Ltd	5.4%	3,000,000.00	5.2%	3,000,000.00
Greater Bank Ltd	7.2%	4,000,000.00	8.9%	4,000,000.00
Judo Bank	9.0%	5,000,000.00	8.7%	5,000,000.00
MyState Bank Ltd	1.8%	1,000,000.00	1.7%	1,000,000.00
Warwick Credit Union	1.9%	1,000,000.00	1.7%	1,000,000.00
NSWTC IM Cash Fund UT	18.4%	10,249,411.23	17.8%	10,248,657.54
NSWTC Medium Term Growth Fund	17.6%	9,840,103.57	17.1%	9,863,175.66
	84.2%	35,879,804.80	62.2%	35,861,833.20
Total Portfolio		55,852,697.80		57,680,960.48

Environmentally Sustainable Investments





Concise Investment Report Pack
 Richmond Valley Council
 1 January 2021 to 31 January 2021

Disclaimer:

Lamarr Capital Pty Ltd (ABN 22 134 784 740) (AFSL 478888), its officers, employees, agents and associates ("Associates") from time to time hold interests in securities of, or earn income, fees and other benefits from, corporations or investment (whichever or in documents provided to clients. All information contained herein is confidential and proprietary to Lamarr Capital and, accordingly, this material is not to be reproduced in whole or in part or used for any purpose except as authorised by Lamarr Capital. It is to be treated as strictly confidential and not disclosed directly or indirectly to any other person, firm or entity.

Disclosure of this information to anyone other than the original recipient and that party's advisers is unauthorised. Any reproduction of these materials, in whole or in part, or the (inclusion of any of its contents, without the prior consent of Lamarr Capital is prohibited. Any associate's recommendation or comments (including an opinion) contained in this document is general advice only and does not take into account your personal objectives, financial situation or needs. Lamarr Capital is not acting in a fiduciary capacity. Recommendations or statements of opinion/respectual may change without notice. You should not act on a recommendation or statement of opinion without first considering the appropriateness of the general advice to your personal circumstances or consulting your investment adviser to determine whether the recommendation or statement of opinion is appropriate for your investment objectives, financial situation or needs.

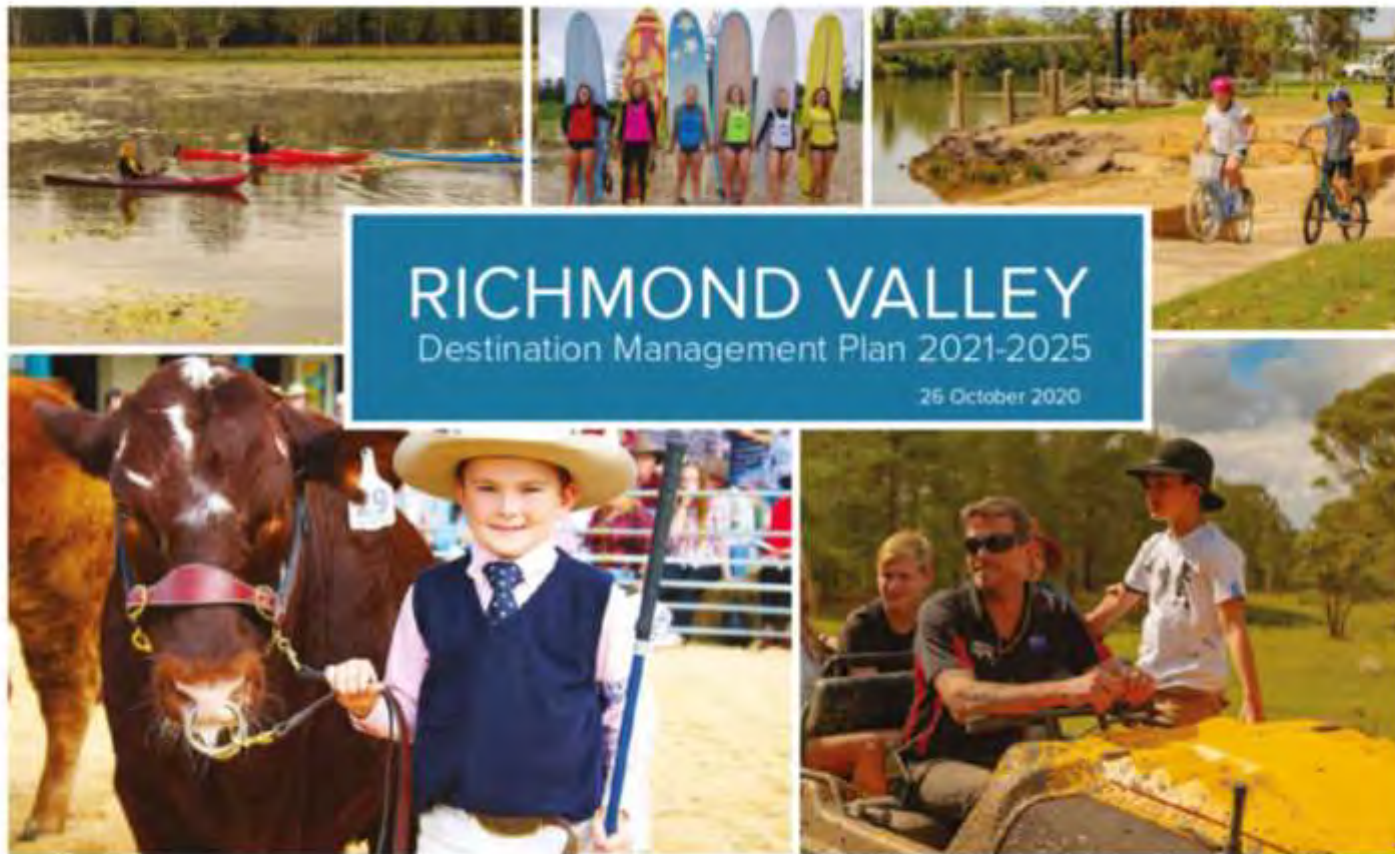
Lamarr Capital believes that the information contained in this document is accurate when issued. Lamarr Capital does not warrant that the information contained herein is accurate, reliable, complete or up-to-date, and, to the fullest extent permitted by law, disclaims all liability of Lamarr Capital and its Associates for any loss or damage suffered by any person by reason of the use by that person of, or their reliance on, any information contained in this document or any error or defect in this document, whether arising from the negligence of Lamarr Capital or its Associates or otherwise. No action should be taken on the basis of or in reliance on the information, opinions or conclusions contained in this document.

Lamarr Capital acts as principal when we buy and sell fixed interest securities in the secondary markets. The profit that we quote to you incorporates any margin that we may receive. The margin is the difference between the price at which we, as principal, buy the security and the price at which we sell the security to you. Lamarr Capital may also receive a placement fee from issuers for distributing securities on their behalf.

This document is not, and is not intended to be, an offer or invitation for subscription or sale, or a recommendation, with respect to any securities, nor is it to form the basis of any contract or commitment. This document does not purport to identify the nature of the specific market or other risks associated with these products. Before entering into any transaction in relation to the products, the investor should ensure that it fully understands the terms of the products and the transaction, relevant risk factors, the nature and extent of the investor's risk of loss and the nature of the contractual relationship into which the investor is entering. Prior to investing in these products, an investor should determine, based on its own independent review and such professional advice as it deems appropriate, the economic risks and merits, the legal, tax accounting characteristics and risk, and the consequences of an investment in them. This is not a substitute commentary or analysis by Lamarr Capital and has not been prepared as a research product or comments by a research analyst.

LAMARR CAPITAL PTY LTD
 ACN 134 784 740
WWW.LAMARRCAPITAL.COM.AU

MELBOURNE OFFICE: LEVEL 5, 546 COLLINS STREET, MELBOURNE, VIC 3000 T 61 3 9011 9980 F 61 3 9011 8030
 SYDNEY OFFICE: LEVEL 42, GATEWAY TOWER, 1 MACQUARIE PLACE, SYDNEY NSW 2000 T 61 2 8094 1292 F 61 2 8094 0230
 BRISBANE OFFICE: LEVEL 19, RIVERSIDE CENTRE, 123 SADE STREET, BRISBANE QLD 4000 T 61 7 3120 5370 F 61 7 3125 6371





DISCLAIMER

The information contained in this Plan is intended only to inform and should not be relied upon for future business investment or other decisions. It is expected any specific recommended actions should be analysed and appropriate due diligence undertaken prior to making any investment decisions.

Recommended actions contained in the Richmond Valley Destination Management Plan 2021 to 2025 have been made on the basis of assumptions, methodology and information provided from many sources. The authors, and Richmond Valley Council, accept no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on the information contained in this Plan.





ACKNOWLEDGEMENTS

The Richmond Valley Destination Management Plan 2021 to 2025 has been developed by Meredith Wray, Wray Sustainable Tourism Planning and Research, with support from Jo Mackellar, Destination Research and Development.

The consultants wish to thank the Project Steering Team, Sharon Davidson, Manager Communications, Events and Tourism, and Navanka Fletcher, Destination Officer, for their support and guidance throughout the planning process.

We would also like to acknowledge the representatives of stakeholder organisations across the Richmond Valley region who participated in the engagement process representing government, business and community interests. Thank you for your interest and your valuable contributions to help create this Plan to serve as a framework to guide and foster on-going collaboration to grow and further develop the Richmond Valley visitor economy over the next five years.



ACRONYMS

ATDW	Australian Data Warehouse
DMP	Destination Management Plan
DNC	Destination North Coast
DNSW	Destination New South Wales
FCNSW	Forestry Corporation of New South Wales
LGA	Local Government Area
LSPS	Local Strategic Tourism Planning Statement
MBT	Mountain Bike Tourism
NPWS	National Parks & Wildlife Service
NSW	New South Wales
RDA	Regional Development Australia
RV	Recreation Vehicle
RVDMP	Richmond Valley Destination Management Plan
RVC	Richmond Valley Council
VFR	Visiting Friends and Relatives
VIC	Visitor Information Centre
YE	Year End



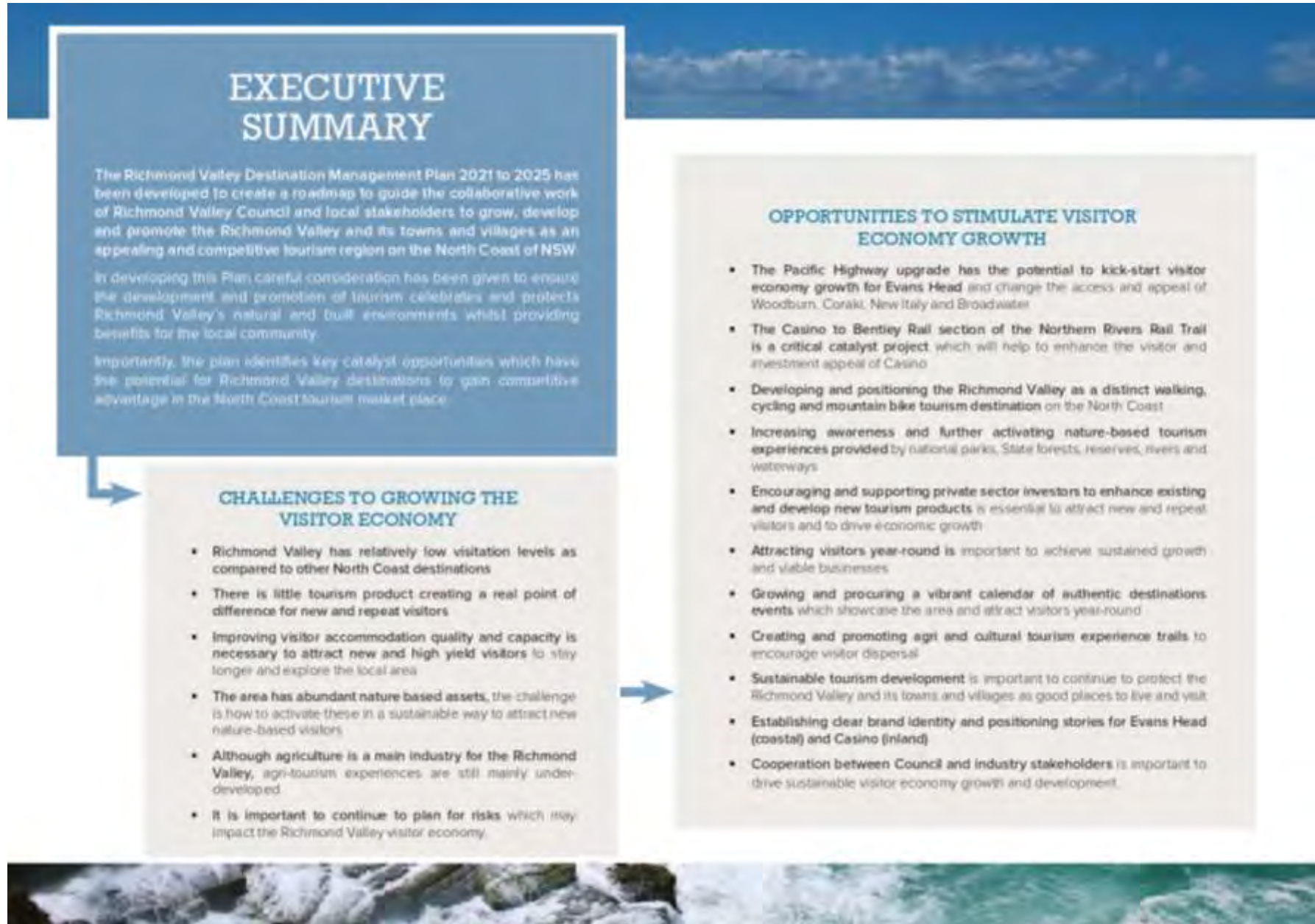


TABLE OF CONTENTS

Executive Summary

1.0	Introduction	7
2.0	Sustainable Tourism Planning Approach	8
3.0	Growing the Richmond Valley Visitor Economy	10
4.0	2025 Visitor Economy Vision & Objectives	12
5.0	Visitation Overview	13
6.0	Key Visitor Markets	15
7.0	Strategic Priorities	17
8.0	Implementation	30
9.0	Appendices	31







STRATEGIC PRIORITIES





1.0 INTRODUCTION

The Richmond Valley Destination Management Plan (RVDMP) 2021 to 2025 has been developed to create a roadmap to guide the collaborative work of Richmond Valley Council (RVC) and local stakeholders to stimulate the sustainable growth and development of the Richmond Valley visitor economy and its towns and villages as an appealing and competitive tourism region on the North Coast of NSW.

Funding has been received from the Australian Government's Building Better Regions Fund (community stream) for the development of this Plan.

This Destination Management Plan builds on the outcomes of the previous Richmond Valley Tourism Development Plan (2017) and proposes innovative and realistic strategies to assist in developing, managing and marketing the Richmond Valley visitor economy over the next five years.

Richmond Valley comprises the main coastal destination of Evans Head and inland destination Casino as well as the villages of Broadwater, Coraki, New Italy, Rappville and Woodburn.

In line with other North Coast local government areas, the Richmond Valley visitor economy has been growing incrementally over the past five years. Tourism is estimated to contribute \$78 million direct visitor expenditure to the Richmond visitor economy per year*. Domestic daytrips account for 59% of visitors to the region and domestic overnight visitors account for 40% of visitors.

Increasing direct visitor expenditure and overnight visitation is, therefore, important to growing the area's visitor economy.

Council and local stakeholder organisations agree the time is right to kick start new ways to sustainably develop and grow the Richmond Valley visitor economy so it can be better positioned as an appealing tourism destination on the North Coast of NSW.

Two catalyst infrastructure projects will help to drive visitor economy growth to the area – the upgrade of the Pacific Highway which will make Evans Head and nearby villages more accessible, and the recent NSW Government approval for the development of the Casino to Bentley section of the Northern Rivers Rail Trail.

The Richmond Valley Destination Management Plan 2021 to 2025 is an important outcome of comprehensive research, analysis and stakeholder engagement processes, and has been prepared to integrate and leverage with other stakeholder strategic plans across local, regional and State levels.

The destination management planning process involved the following stages:

STAGE ONE Background Research	STAGE TWO Stakeholder Engagement	STAGE THREE DMP Development
Review of research and relevant strategies, plans and policies across state, regional and local levels	Meeting with senior Council staff, destination workshops and survey with local businesses, Council and community representatives; interviews with relevant stakeholder organisations	Consideration of findings of Stages Two and Three

*TRA (2020) visitor regional expenditure data at LGA Profiles





2.0 SUSTAINABLE TOURISM PLANNING APPROACH

The Richmond Valley Destination Management Plan has been designed as a living document to:

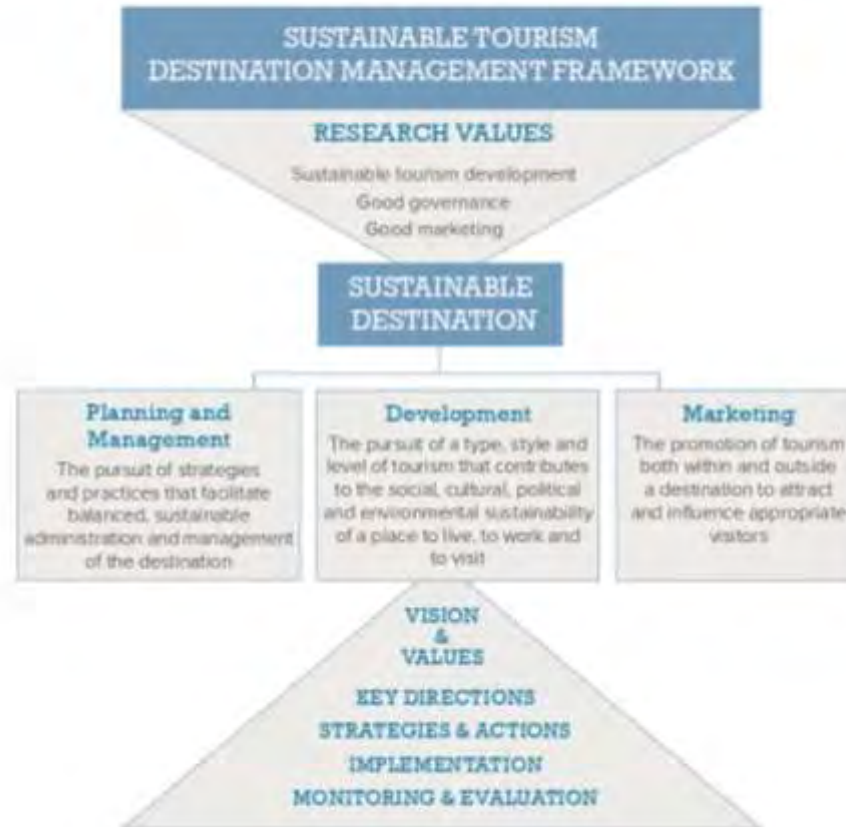
- **Sustainably grow and further develop** the Richmond Valley visitor economy
- **Best position the Richmond Valley** within the North Coast region and broader east coast marketplace
- **Establish a shared vision** with government, business and community stakeholders for the future of visitor economy across the Richmond Valley
- **Identify realistic and catalysts opportunities** to develop, grow and promote the range and quality of tourism product and experiences across the region that appeal to key visitor markets
- **Encourage a productive, and integrated working relationship** between Council and industry stakeholders
- **Further activate local businesses and support them to flourish**
- **Adapt to changes in visitor travel patterns and behaviour** arising from upgrades to the Pacific Highway and the COVID-19 health pandemic
- **Ensure the diverse strategies and benefits of tourism growth are maximised** with a targeted approach for sustainable economic growth for residents and towns of the Richmond Valley
- **Provide planning and suggested implementation and assessment** for a variety of tourism products and experiences and strategies tailored to Broadwater, Casino, Coraki, Evans Head, New Italy, Rappville and Woodburn
- **Have a focus on renewed tourism planning** as part of the rebuilding and renewal of bushfire-affected farmland and towns
- **Adapt to changing conditions, issues and opportunities** as they arise
- **Recognise the role of Richmond Valley Council** as leading the sustainable tourism growth and development of the local visitor economy through the provision of financial and human resources, and as the custodian and manager of key assets, supporting facilities and amenities
- **Identify the roles and responsibilities of tourism stakeholders** in the implementation of the plan to 2025
- **Incorporate an annual monitoring and evaluation process.**





Figure 1: Sustainable Tourism Planning Approach*

The strategic approach used to develop this Plan is depicted below:



*Adapted from Dwyer, D. 2008 Managing Local Tourism Master Class, Eastern Metropolitan Regional Council Workshop Materials, SCU





3.0 GROWING THE RICHMOND VALLEY VISITOR ECONOMY

Enhancing Richmond Valley and its towns and villages as contemporary and appealing year-round destinations is important to increasing visitor expenditure, overnight stays and daytrips to the area.

Richmond Valley Council has an important role in leading and working with local stakeholders to guide the development, management and marketing of tourism and events to create greater awareness of the area and to encourage visitation year round to grow the Richmond Valley visitor economy.

Collaboration and engagement between Council and industry stakeholders is necessary to drive the Richmond Valley visitor economy forward. This includes consideration of how Council can support business development and engage with the various Chambers of Commerce and other key stakeholder groups, such as Destination North Coast, Forestry Commission of NSW and National Parks and Wildlife Service.

Visitation to the Richmond Valley has increased incrementally over the past five years at an average rate of 7% per year. Although this aligns with the average for regional NSW, direct expenditure from these visitors contributes an estimated \$78 million to the Richmond Valley economy per year.

The Richmond Valley visitor economy can also be considered relatively small compared to other North Coast destinations (Lismore \$153 million and Ballina \$318 million).

In terms of visitation, Richmond Valley attracts mainly daytrips visitors (59%) who spend on average \$97 per day, which is slightly lower than regional NSW average (\$110). Domestic overnight visitors account for 40% of all visitors who spend on average \$102 per night which is also lower than the NSW average (\$159).

The reason for the lower nightly expenditure may be attributed to the mix of accommodation used, with a large percentage of visitors using non-commercial accommodation such as Visiting Friends and Relatives (VFR) (36%) and caravanning (37%). This is much higher than other regional North Coast destinations, such as Greater Port Macquarie (VFR = 31%) and caravanning (16%).

Increasing direct visitor expenditure and overnight visitation is, therefore, imperative to growing the area's visitor economy.

There is a significant and immediate opportunity to grow and develop tourism in a sustainable way to help diversify the Richmond Valley economy given the upgrade of the Pacific Highway, and the associated reduction in travel time, to attract year-round new and repeat visitors from Queensland and regional areas to Evans Head and nearby villages.

The proposed development of the Casino to Bentley section of the Northern Rivers Rail Trail also has significant potential to be a catalyst project for Casino and its surrounds to attract new visitor markets and stimulate new business investment to the area.



3.0 Growing the Richmond Valley Visitor Economy cont.

The background research and stakeholder engagement processes identified the following main opportunities and challenges to growing the Richmond Valley visitor economy.

OPPORTUNITIES

- **The Pacific Highway upgrade has the potential to kick start visitor economy growth for Evans Head** and change the access and appeal of Woodburn, Coraki, New Italy and Broadwater
- **The Casino to Bentley Rail section of the Northern Rivers Rail Trail is a critical catalyst project** which will help to enhance the visitor and investment appeal of Casino. The NSW Government approval for use of the railway lines between Casino and Bentley provides Casino with a distinct advantage over other LGAs to activate this project immediately
- **Developing and positioning the Richmond Valley as a distinct walking, cycling and mountain bike tourism destination** on the North Coast
- **Increasing awareness and further activating nature-based tourism experiences** provided by national parks, State forests, reserves, rivers and waterways
- **Encouraging and supporting private sector investors to enhance existing and develop new tourism products** is essential to attract visitors and to drive economic growth
- **Attracting visitors year round** is important to achieve sustained growth and viable businesses
- **Growing and procuring a vibrant calendar of authentic destinations events** which showcase the area and attract visitors year round
- **Creating and promoting agri and cultural tourism experience trails** to encourage visitor dispersal
- **Establishing clear brand identity and positioning stories for Evans Head (coastal) and Casino (inland)**
- **Sustainable tourism development** is important to continue to protect the Richmond Valley and its towns and villages as good places to live and visit
- **Cooperation between Council and industry stakeholders** is important to drive sustainable visitor economy growth and development.

CHALLENGES

- **Richmond Valley shows relatively low visitation levels** as compared to other North Coast destinations, ranked ahead of Kempsey and Nambucca Valley and behind Lismore in terms of domestic overnight visitation
- **Tourism across the North Coast continues to be competitive** as destinations, implement development and marketing strategies that are aimed at similar visitor markets to the Richmond Valley
- **There is currently little tourism product** creating a real point of difference in the Richmond Valley
- **Improving visitor accommodation quality and capacity** is necessary to attract new and high yield visitors to stay longer and explore the local area. There have been challenges in the past to attracting accommodation investors
- **The area has abundant nature-based assets**, the challenge is how to activate these in a sustainable way to attract new nature based visitors
- **Although agriculture is a main industry for the Richmond Valley**, agri-tourism experiences are still easily under-developed
- **It is important to continue to plan for risks** that may impact the Richmond Valley visitor economy
- **Attracting visitors year round** is needed to achieve sustained growth and viable businesses

4.0 2025 VISITOR ECONOMY VISION & OBJECTIVES

The stakeholder engagement process undertaken with industry and community stakeholders to inform this Plan found that participants across all destinations were keen to see the Richmond Valley visitor economy to grow over the next five years.

The following vision statement was created from this engagement and will be used to guide the implementation of the Richmond Valley Destination Management Plan 2021 to 2025.



This vision aligns with community and economic visions.

Table 1: Richmond Valley Community visions and related visitor economy strategies

STRATEGY	VISION
Richmond Valley Made 2030 Community Strategic Plan ^a	A great community with a relaxed lifestyle, beautiful environment and vibrant economy
Richmond Valley Local Strategic Planning Statement: Beyond 20-20 Vision	A collaborative community working together to advance a resilient and robust economy which reflects a strong sense of community, successful businesses and a healthy environment
A Guide to Economic Development in the Richmond Valley 2019	Richmond Valley Council is committed to providing an environment which fosters economic growth whilst encouraging sustainable living and business practices.

2025 VISITOR ECONOMY OBJECTIVES^a



^aA new Community Strategic Plan is to be prepared in 2021.

^bIt should be noted that the TRA data provides the only consistent measures of visitation and visitor expenditure data. Visitor economy objectives are based on analysis of this data at the time of preparation of this Plan. Achievement of benchmark goals may also be influenced by external factors such as changes to broader economic conditions and other unforeseen conditions/influences.





5.0 VISITATION OVERVIEW

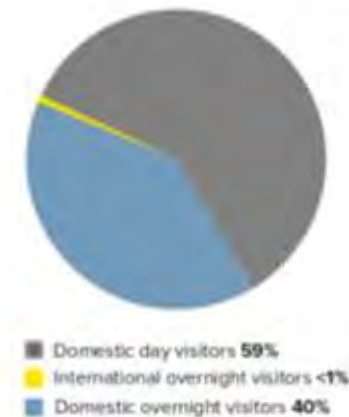
Analysis of the most current Tourism Research Australia (TRA) visitation data for Richmond Valley from 2016 to 2020 shows⁴:

- The area has attracted an average of 400,000 visitors per year (2016 to 2020)
- Total visitation has increased incrementally over the past 5 years at an average rate of 7% per year
- Domestic day visitors account for 59% of all visitors
- Domestic overnight visitors account for 40% of all visitors
- International visitors comprise less than 1% of total visitation
- Visiting Friends and Relatives (VFR) accounts for 36% of visitors
- Expenditure from these visitors contributes an estimated \$78 million to the Richmond Valley economy per year
- *Approximately 466 people are directly employed in the tourism workforce⁵*
- Visitation is mainly focused in Evans Head (47%) and highly seasonal.

Analysis of visitor length of stay and expenditure shows:

- Domestic overnight visitors stay for an average of 3.8 nights – higher than the average for regional NSW of 3.2 nights. They spend an average of \$102 per night⁶ – which is somewhat lower than regional NSW (\$159⁶)
- Daytrip visitors spend an average of \$76 per day – which is slightly lower than regional NSW (\$110)
- International visitors spend an average stay for an average of 16 nights – almost equal to the average for regional NSW of 17 nights. They spend an average of \$25 per night – which is somewhat lower than regional NSW (\$70)
- Low visitation levels compared to other North Coast destinations, ranked ahead of Kempsey and Nambucca Valley and behind Lismore for domestic overnight visitation.

Figure 2: Richmond Valley Main Visitor Markets



⁴5-year averages are used to allow for yearly variations often caused by weather or other events.

⁵TRA Online (2020) <https://www.tra.gov.au/services/Year-End-Market-2020-data> (VFR and NVS)

⁶ONSW (2018) [travel-to-regional-nsw-snapshot](#)





Analysis of geographic source markets shows:

- **80% of overnight visitors** come from regions north of the Richmond Valley
- **70% of day visitors** come from local areas north-east of the Richmond Valley
- **The Brisbane market provides 50% of the overnight visitors and 10% of day trip visitors.**

Table 2: Main Geographic Source Markets for the Richmond Valley⁴

Key Markets	5-year average (2016-2020)	Overnight	Day
Brisbane	Brisbane	50%	10%
Gold Coast	Gold Coast Southern QLD Regional	14% 12%	9% 1%
North Coast NSW	North Coast NSW	10%	80%
	Sydney	4%	
	Sunshine Coast	3%	
	VIC, ACT, SA	3%	
Regional NSW	New England North West	2%	
	Hunter	2%	

Analysis of the age and lifecycle highlights the following main visitor markets:



See Appendix 1 for further analysis of visitation and trends over the past 5 years.



6.0 KEY VISITOR MARKETS

Based on visitation research findings, and recommendations of the Tourism Research Australia 'The Beach, Bush and Beyond' report on the regional dispersal for Australian tourists*, the focus for Richmond Valley marketing initiatives should be concentrated on the following key visitor markets with the intention of attracting repeat and new visitors and encouraging them to stay and explore the region:

PRIMARY



- Domestic overnight visitors
from Queensland and regional NSW targeting road trippers - families and Australians 45+ years

SECONDARY



- Domestic daytrip visitors
from the Northern Rivers and South East Queensland targeting families and Australians 45+ years
- Visiting friends and relatives

As further explained in Strategic Priority 5, future brand and marketing should confirm which visitor markets (geographic, demographic and psychographic) are best targeted to achieve sustainable growth over the next five years.

See Appendix 2 for a description of personas most likely and least likely to visit Australia's region identified in the TRA report.



*Tourism Research Australia (2018) The Beach, Bush and Beyond: Understanding Regional Dispersal of Australian Tourists, October



6.0 Key Visitor Markets cont.

DOMESTIC TRAVEL POST-COVID-19

From March 2020, the Australian visitor economy was then severely impacted by the COVID-19 global pandemic which stopped international and domestic travel. A survey undertaken with 1200 Australians at this time found that aspiration to travel remained strong among Australians with 43% of Australians looking to travel. Older (55+), more affluent, educated and socially engaged Australians are most likely to be open to travelling. Domestic travel was identified as the most likely to recover first - driven by this group with local being king*

This was confirmed by research undertaken by the University of Queensland in April 2020 with 528 Australians which found participants were keen to travel close to home when COVID-19 restrictions are lifted with coastal destinations the most popular, followed by country and regional destinations. Cities were the least appealing destination for future travel, and half of the travellers stated they would prefer to drive to their destination*

Recent research undertaken in Australia indicates the following trends:

- Restricted travel to overseas destinations in the next two years
- Desire to travel to 'safe' destinations that are less likely to have an outbreak
- Increased travel to visit friends and relatives
- Desire to get back to nature and spend time in nature-based destinations
- Record sales of caravans and motorhomes in the past 6 months**.

This may be an advantage for the Richmond Valley in the future with people seeking safe, risk-free, authentic and affordable breaks from their urban lifestyle.

*MyTravel Research.com (2020) Australia responses to bushfires and Covid-19, April.
 **<http://www.uq.edu.au/news/article/2020/04/sunny-outlook-domestic-tourism-post-covid-19-restrictions>
 ***www.entrepreneur.com/2020/04/02/how-covid-19-and-sustainable-tourism

7.0 STRATEGIC PRIORITIES

Five strategic priorities and associated actions have been established to guide work of Council and industry stakeholders to grow the Richmond Valley visitor economy over the next five years.



The following Destination Action Plan provides detail against each priority and associated actions for Council, industry and community stakeholders to implement cooperatively over the next five years to 2025.

The actions in this Plan have been assigned a priority time frame:

HIGH = commencing Year One

MEDIUM = commencing Years Two-Three

LOW = commencing Years Four-Five





PRIORITY 1

Destination Management

Strengthen Council destination management arrangements for tourism, events and business development to drive a strategic and collaborative approach to grow and develop the Richmond Valley visitor economy.

Richmond Valley Council continues to have an important leadership role in strategic destination management across the Richmond Valley area. This includes funding support and coordination of destination marketing initiatives, events and visitor information services as well as strategic planning, and infrastructure development to support sustainable tourism development.

7.0 Strategic Priorities cont.

To drive further growth of the local visitor economy Council will need to adopt a proactive approach to support and encourage tourism business investment to the area.

Council and local industry leaders also have a significant role in motivating and inspiring local operators across Richmond Valley to work cooperatively and build a whole-of-destination approach to drive visitor economy growth and development.

With this in mind, it is recommended that a Tourism Advisory Group be established to facilitate better engagement between Council and leading local tourism stakeholders and relevant stakeholder organisations (NPWS, FCNSW). Representatives should be skills based and selected on a basis of their knowledge and expertise in tourism for a two-year tenure. Clear terms of reference for membership selection and tenure should be developed for the group.

The role of the group would be to:

- Provide strategic advice on the implementation of the Richmond Valley Destination Action Plan 2021 to 2025.
- Advocate the benefits to local industry operators of working together to grow and develop the local visitor economy.

The success of this Plan also requires improved engagement with local business stakeholder organisations and groups representing the interests of its main destinations Evans Head and Casino, as well as villages seeking to grow and develop their visitor economies – Coraki, New Italy, Rappville and Woodburn. This includes working with these stakeholder organisations to align their strategic plans and initiatives with the recommendations of the Richmond Valley Destination Management Plan to achieve a whole of destination approach to grow and develop the visitor economy.

Encouraging and supporting operator participation in relevant industry development initiatives provided by other key tourism stakeholders is also important (Destination North Coast, and Destination New South Wales).



7.0 Strategic Priorities cont.

ACTIONS	PRIORITY
1.1 Integrate the RVDMP into Council delivery programs and annual operational plans	High
1.2 Review Council budget and staffing arrangements for tourism, events and business development to provide strategic leadership to effectively implement the RVDMP	High
1.3 Work cooperatively with relevant Council departments to ensure the priorities and actions of the RVDMP are communicated and the visitor economy is an important consideration of Council's strategies and plans	High
1.4 Present the RVDMP to Richmond Valley chambers of commerce and other key stakeholder organisations and provide support to link their local plans and strategies to the priorities of the RVDMP	High
1.5 Establish a Tourism Advisory Group to advise on the implementation of the RVDMP. Representatives should be skills based and selected on a basis of their knowledge and expertise in tourism for a two-year tenure.	High
1.6 Facilitate quarterly meetings with the Tourism Advisory Group to cooperatively advise on the implementation of the RVDMP	On-going
1.7 Regularly participate in Destination North Coast tourism manager forums.	On-going
1.8 Continue to participate in Northern Rivers Tourism Managers Group meetings.	On-going
1.9 Present briefings on the implementation progress of the RVDMP to Council at least twice annually.	On-going
1.10 Work with the key visitor economy stakeholders to prepare an annual Richmond Valley Industry Engagement and Development Program to improve engagement with local tourism operators and businesses, identify industry development needs and opportunities, and encourage cooperation to grow the Richmond Valley visitor economy.	High
1.11 Encourage and support tourism operator participation in relevant industry development initiatives provided by Council and key tourism stakeholders (Destination North Coast, and Destination New South Wales).	On-going
1.12 Provide professional development opportunities for Council staff involved in tourism, events and business development to advance their strategic tourism knowledge and leadership capacity, such as tourism and strategic land-use planning, destination research, event planning and evaluation, strategic marketing, digital marketing, industry development, crisis management planning and recovery.	On-going
1.13 Evaluate annual implementation of RVDMP action across all Council divisions.	On-going



PRIORITY 2
Destination Planning & Development

Adopt a strategic and whole-of-destination approach to continue to plan and develop infrastructure and facilities to enhance the appeal and amenity of Richmond Valley destinations as places to live, visit and do business.

Council has planned and initiated major infrastructure development in recent years to establish the Richmond Valley and its towns and villages as attractive places to live and visit (Casino Drill Hall Precinct, Coraki riverfront precinct, Razorback Lookout upgrade, Casino Showground and Racecourse upgrade).

The recent upgrade of the Pacific Highway and the proposed development of the Northern Rivers Rail Trail are significant catalyst infrastructure development projects which will help to drive visitor economy growth.

To take advantage of these opportunities, there is a need to adopt a strategic and whole-of-destination approach to continue to enhance Evans Head as an appealing year-round coastal destination and to activate Casino as an appealing inland destination.

7.0 Strategic Priorities cont.

Key considerations to inform future strategic planning and infrastructure development for these destinations are outlined below: Evans Head

- The upgrade of the Pacific Highway, and the associated reduction in travel time, presents an immediate opportunity for Evans Head to attract year-round new and repeat overnight and day-trip visitors from Queensland, North Coast and regional areas.
- If anticipated growth will progressively occur, however, it will be important to consider how much visitor growth and development Evans Head can sustain in the longer term.
- The township is relatively land-locked so it will be important to adopt a whole-of-destination approach in strategic plan and consider the type and scale of development which is appropriate for the area, and clearly identify sites for future sustainable tourism development.
- Consideration of NSW Government short-term holiday letting policy outcomes (when finalised) to ensure Evans Head continues to enjoy the benefits of short-term holiday letting while managing potential adverse impacts as the destination becomes more popular.

Casino

- The Northern Rivers Rail Trail from Casino to Bertley has been approved for construction. Casino will be the 'Rail Trail Head' of the trail. Consultants have developed a master plan to guide the development of the 13.5 km section of the rail trail from Casino to Bertley, which has received \$7.5 million funding for construction, and is due to start in 2021. \$400,000 has also been approved for the development of the Old Casino Railway Station.
- To take full advantage of this opportunity a whole-of-destination approach is required to strategically plan for the whole of Casino CBD as a significant start/end point of the rail trail, not just the upgrade of the Old Casino Railway Station and development of the rail trail. This will help to provide opportunities for visitors to spend locally rather than just using the rail trail.
- There is a need for a coordinated approach to consider the supporting infrastructure and facilities needed to present Casino as a bike-riding friendly town, to identify new tourism product opportunities, to attract and support itinerant travellers, as well as working with industry to adopt an open-for-business attitude.
- Advocate for the development of the project with other LGAs with an interest in the rail trail. It is also important to fast-track its development.
- Integrate with other destination development initiatives – such as such as Recreation Village (RV) friendly town and Drill Hall Precinct.





The Pacific Highway upgrade will also change visitor travel patterns to Broadwater, Woodburn, New Italy and Coraki. Bushfire recovery grants are designed to fast track the recovery process and create new opportunities, which will alleviate pressure for New Italy and Rappville.

The following outline key considerations in future strategic planning and infrastructure development for these villages:

Woodburn, Coraki and Broadwater

- Although the Pacific Highway upgrade will impact businesses in Woodburn and Broadwater in the short term, it is expected that new businesses will emerge as these towns evolve as appealing places to live.
- The Woodburn master plan and Council's recent work to upgrade the Woodburn Riverside Precinct will help to enhance the recreational and leisure appeal of Woodburn.
- Woodburn is geographically well situated as a gateway to access national parks, State forests and reserves in the area.
- The recent upgrade to the Coraki riverfront precinct will help to boost visitor and investor interest in Coraki.
- It is anticipated that growth for Broadwater will come from new residents moving to the area.

New Italy

- It is expected that New Italy will experience a significant increase in stopover visitation from visitors traveling north as a result of the highway upgrade.
- This will help to position New Italy as the southern gateway to the Richmond Valley.
- The New Italy community was allocated \$100,000 through bushfire recovery grants to upgrade facilities which will significantly improve the visitor experience.
- \$30,000 bushfire recovery funding has been allocated for the reinstatement of mountain bike trail infrastructure at New Italy and there is an opportunity to further develop mountain bike tourism (see more in Priority 3).
- The New Italy Museum Committee has prepared its own strategic plan (2019 to 2024) and has invested in the development of the museum, café, glass art gallery and facilities.

Rappville

- Council has been looking at ways to grow the tourism pie for some time now, and offering a range of camping options to attract visitors to Rappville has been a key focus, which will boost economic activity in the village.
- \$1.4million has been allocated to rebuild the Rappville Hall. The new building and surrounds will provide a much-improved space for the community to use, as well as ensure the growth and prosperity of the village.
- There may be opportunities to develop Rappville as a hub for mountain bike tourism in the Binnemar Forest (see more in Priority 3).



The background research and stakeholder engagement processes undertaken to inform this Plan recognise Council's role in strategic place-based planning and the development of facilities to enhance Richmond Valley's towns and villages as good places to live and visit. Key projects identified include:

- Continuing to implement the Woodburn master plan to enhance the Woodburn main street
- Crossing a distinct walking trail along the Evans River to the Razorback Lookout, including improving the amenity of the Fishing Co-op area on the Evans River, would help to enhance the appeal of Evans Head as a nature-based tourism destination
- Enhancing recreation facilities, including family-friendly walking and cycle tourist offerings, more boat ramps and supporting riverside infrastructure, to better activate the rivers and waterways to attract recreation visitors
- Fast tracking plans to make destinations within Richmond Valley RV friendly
- Improving the Woodburn to Casino Road to allow improved access for residents and visitors between the coast and inland

THE RICHMOND VALLEY COUNCIL LOCAL STRATEGIC PLANNING STATEMENT: BEYOND 20-20 VISION (LSPS)

Sustainable tourism development is important to continue to protect the significant environmental, heritage and community values. The preparation of the Richmond Valley Council 2040 Local Strategic Planning Statement (LSPS) is timely and has the potential to address opportunities and challenges to drive the growth and development of the sustainable development of tourism of the Richmond Valley. Proposed objectives are important to enhancing its towns and villages as appealing places to visit and to encourage private sector investment.

The LSPS outlines the Richmond Valley local government area's town planning priorities and strategic direction to address planning and development issues of importance to a vibrant and sustainable future. The following actions are specifically relevant to the growth and development of the visitor economy:

- Investigate opportunities to expand nature-based, adventure and cultural tourism places and enhanced visitor experiences (Action 8.4)
- Implement Council's Imagine-2020 and beyond-Supporting progress in the Mid Richmond Plan as a Pacific Highway bypass management strategy aimed at stimulating tourism and business interests in Mid Richmond localities (Action 8.6)
- Partner with key stakeholders to deliver new and diversified employment opportunities, and employment lands (Action 8.8)
- Ensure Council's planning provisions accommodate the changing needs for agriculture, manufacturing and emerging agribusiness and agri-tourism opportunities (Action 7.1)



ACTIONS	PRIORITY
2.1 Work with Council's Department of Planning and Environment to ensure the visitor economy is considered as part of Council strategic plans to drive a strategic and coordinated approach to the growth and development of the visitor economy (Local Strategic Planning Statements, Local Environment Plan, Development Control Plans, and Community Participation Plan).	On-going
2.2 Continue to advocate and support the enhancement and development of key infrastructure projects which will help drive visitor economy growth to the area, such as upgrade of the Woodburn to Casino Road, walking and cycle tracks, camping ground amenities.	On-going
2.3 Advocate the development of the Casino to Murwillumbah Rail Trail as a priority infrastructure development project to State and local government stakeholders.	On-going
2.4 Adopt a whole-of-destination approach to prepare a place-making plan for Casino which identifies supporting infrastructure and facilities needed to develop and activate Casino as a significant rail trail destination (walking and cycling routes, identification of sites for new tourism product opportunities to attract and support interested investors).	High
2.5 Work with local tourism and hospitality operators to create Casino as an appealing, visitor-friendly town in preparation for the completion of the Casino to Bentley section of the Northern Rivers Rail Trail including adopting an open-for-business attitude.	High
2.6 Engage with the NSW Department of Industry to identify ways to improve the access (walking and cycling) and appeal of the riverside between the Evans Head township and Razorback Lookout.	Medium/low
2.7 Continue to improve the visual appeal, character and amenity of Richmond Valley towns and villages through the implementation of the Council plans, beautification and streetscape works, and enhancement of gateway entrances.	On-going
2.8 Identify suitable sites for free camping, develop RV parking facilities near towns and villages, and continue to work with the CMCA to gain accreditation for Casino and Woodburn as RV friendly destinations.	High
2.9 Consider NSW Government short-term holiday letting policy outcomes when they are finalised to ensure Evans Head continues to enjoy the benefits of STRA while managing potential adverse impacts as the destination becomes more popular.	Medium
2.10 Identify and leverage government grant funding for infrastructure and tourism product, experience and event development.	On-going



PRIORITY 3

Destination Product and Experience Development

Attract and support private sector investment to create and deliver a range of contemporary and authentic tourism products and experiences to encourage new and repeat visitors to stopover, stay and explore the area.

To attract visitors to stay longer and explore the area will require taking a strategic and proactive approach to support current businesses to grow, and to draw and support potential investors to the area to develop new products including: accommodation; nature-based tourism operations, agri-tourism experiences; coastal and country hospitality experiences - restaurants, cafes, and pubs.

Four experience platforms and associated actions are proposed to drive and coordinate tourism product and experience development across the Richmond Valley over the next five years¹⁴.



Richmond Valley Experience Platforms

NATURE-BASED TOURISM	WALKING AND CYCLING	EVENTS	AGRI & CULTURAL TOURISM
Increase awareness and further activate nature-based tourism experiences provided by national parks, State forests, reserves, rivers and waterways.	Develop and position the Richmond Valley as a distinct walking, cycling and mountain bike tourism destination on the North Coast.	Grow and procure a vibrant calendar of authentic destinations events which showcase the area and attract visitors year round.	Create and promote agri and cultural tourism experience trails to encourage visitor dispersal.

¹⁴These platforms align with the Destination North Coast Destination Management Plan 2018 to 2021 - Nature: Caravan and Camping; Events: Food and Local Produce, Arts, Heritage and Aboriginal Tourism.



7.0 Strategic Priorities cont.

The background research and stakeholder engagement processes undertaken to inform this Plan identified:

- The proposed development of the Casino to Murwillumbah Rail trail will create new opportunities for cycling and walking visitors and may attract new tourism and hospitality investors/entrepreneurs to the Casino area.
- There is an immediate opportunity to further develop mountain bike tourism at New Italy. The Dirty Wheels Mountain Bike Club has identified four new trails, including a gravity-ride trail. Funding is required to activate the trails and NSW Forestry has highlighted the need for the Club to prepare a five-year strategic plan to guide future mountain bike activity and projects. There are also opportunities for Richmond Valley Council and Dirty Wheels Club to work with Ballina, Lismore and Kyogle LGAs to promote mountain bike experiences to attract overnight visitation to the region. Consideration of opportunities in the Braemar State Forest would help to support the Rappville economy.
- Nature-based tourism is a strength of the area. The challenge is how to further activate nature and outdoor experience drawcards for the Richmond Valley in a competitive North Coast marketplace, and attract operators to create more bookable products. Caravan and camping has also been a traditional accommodation/experience strength for the Richmond Valley with caravan parks and camping grounds located in key nature-based locations around the area. Given the Pacific Highway upgrade is complete in the RVC area, NPWS is interested in working with Council and other stakeholders to undertake research to inform future planning and decision making for sustainable tourism/recreational infrastructure in the RVC footprint, including how to best support the development of Aboriginal tourism product and experiences.
- Improving the coordination of events, and having more destination events through the year, was identified as a way to attract visitors and create greater awareness of what the Richmond Valley has to offer linking to its rivers, strong agricultural history and diverse range of produce. Events currently contribute an estimated \$8million (32%) to the Richmond Valley visitor economy. Casino's major events, Pomex Field Days and the Casino Beef Week Festival are currently planning for the growth and further development of their events post-COVID-19. There are, however, opportunities for these events to work more cooperatively. Creating another signature event for Evans Head was identified as important and currently being planned by the Evans Head Chamber of Commerce Marketing and Events Sub-Committee, but was affected by COVID-19 restrictions.
- Although agriculture is a main industry for the Richmond Valley, agri-tourism experiences are still mainly under-developed. There is an opportunity to position and develop the area as an agri-tourism destination, particularly for beef and sugar. Regional food or hospitality offerings are not currently a significant strength for the area as compared to other North Coast destinations (the Tweed). The previous Tourism Development Plan proposed the need for an agri-tourism strategy, but this work is still to be done. Council is currently working on developing a paddock-to-plate trail initiative to showcase local produce to visitors. In addition, Sunshine Sugar has identified an opportunity for a rum distillery at Broadwater, but does not have funding to develop this in the shorter term. It is, therefore, important that future work on an agri-tourism strategy considers agri-tourism product development as well as strategic land use planning initiatives to support the development of this sector into the future.
- Heritage and cultural experiences have potential to be further developed and could be linked to agri-tourism. The challenge for further cultural tourism development is how to further develop engaging, contemporary cultural tourism experiences. Local historical groups continue to struggle to offer consistent opportunities for visitors to engage with their offerings given they are reliant on volunteers. Participants representing historical and cultural groups agree that a coordinated project which identifies how cultural tourism could be best packaged, presented and promoted to visitors would be beneficial.
- Accommodation development is important to growing overnight visitation and the visitor economy. The need for more quality accommodation was identified as critical for the growth of the visitor economies across the Richmond Valley. Destination North Coast will soon be releasing findings of its Accommodation Reinvestment Project. It is anticipated this project will provide recommendations to inform future accommodation investment in the region. Holiday houses in Evans Head are increasingly available for booking on visitor accommodation rental platforms indicating a shift to a mix booking options for visitors – real estate agencies, properties which are self-managed and both. This may have implications for future short-term holiday letting regulations.

7.0 Strategic Priorities cont.

ACTIONS	PRIORITY
3.1 Provide support to the Northern Rivers Dirty Wheels Club Incorporated to prepare a five-year strategic plan to guide the Club's development of mountain bike trails in Richmond Valley State forests.	High
3.2 Work cooperatively with the NSW Forestry Commission and Northern Rivers Dirty Wheels Club and other interested stakeholders to develop a strategic approach to mountain bike tourism for the area, including auditing existing and proposed trails at New Italy Mountain Bike Forest, feasibility of trail development at Braemar Forest, creation of interpretive signage and supporting hub facilities.	High
3.3 Consider findings of the Destination North Coast Accommodation Reinvestment Project to inform Council support for new accommodation investors and the upgrade of existing accommodation facilities (motels, hotels, serviced apartments, caravan and camping parks) to provide quality facilities for visitors to stay and explore the area, including farm-stays, eco-accommodation, short-term holiday letting and accessible accommodation.	High
3.4 Create engaging material about business development opportunities in the Richmond Valley and include case studies of local private sector investors which have developed successful tourism enterprises and promote these as part of 'doing business with Council' website to help attract new tourism entrepreneurs to the area.	High
3.5 Provide business development support to local operators to grow and enhance their businesses and deliver high-level support to new investors seeking opportunities to establish tourism operations in the area, including support to create bookable product and ADTW listings.	On-going
3.6 Work cooperatively with National Parks and Wildlife Service and other key stakeholders, such as Southern Cross University, Forestry Commission of NSW, local Aboriginal tourism stakeholders, to undertake research and prepare a Richmond Valley Nature-Based Tourism Plan for the sustainable provision of tourism/recreational infrastructure, tourism product development opportunities, including the feasibility of positioning Woodburn as the gateway to nature-based tourism experiences.	High
3.7 Review the Richmond Valley draft Events Strategy to determine strategies to strengthen procurement and support for the growth of destination events which align with the four experience platforms. The strategy should aim to increase visitation expenditure across the year through development of current events and creation/attraction of new events, attract event funding support, to leverage public and private sector investment for new event infrastructure and facilities relevant to the local area.	High
3.8 Ensure the paddock-to-plate initiative includes research which could inform the development of a Richmond Valley Agri-tourism Strategy	High
3.9 Based on findings and outcomes of Action 3.7, prepare a Richmond Valley Agri-tourism Strategy which includes consideration of Development Control Plans for rural lands to support development of agri-tourism, farm gates, farm stays, eco-development, on-farm experiences, and country weddings and events.	Medium
3.10 Prepare a Casino to Bentley Rail Trail Investment Prospectus to promote tourism product development opportunities associated with the Casino to Bentley Rail Trail development to potential investors and existing operators and promote this on Council's website and to other stakeholders (DNC, RDA) (see Action 2.3)	Medium
3.11 Work with historical associations, tourism operators and other interested cultural and heritage groups to create a bookable Richmond Valley Cultural Tourism Trail experience which provides opportunities for visitors to engage and experience the rich cultural heritage story of Richmond Valley in an appealing and contemporary way. The experience should be more than museum openings and self-guided walking tours (a virtual reality trail experience)	Medium/low



PRIORITY 4
Destination Crisis & Risk Management

Continue to assess and plan for potential environmental and economic risks that may impact the Richmond Valley visitor economy.

Richmond Valley destinations are highly dependent on domestic visitation and any socio or macro-economic effect on the domestic tourism market may affect visitor economy growth potential. Regional tourism destinations in NSW and other Australian states were in drought and then suffered severe bushfires over the summer period 2019-2020, including areas of Richmond Valley.

From March 2020, the Australian visitor economy was then severely impacted by the COVID-19 global pandemic which stopped international and domestic travel.

As a consequence, there is a need for Richmond Valley to continue to assess and plan for risks to the visitor economy and be prepared to implement recovery initiatives for any unexpected crises or risk which may affect business viability, community and visitor wellbeing, as well as the environment. This includes working with other government departments and agencies involved in crisis management planning and recovery. This will be particularly critical for recovery from the COVID-19 health pandemic.

At a local level, there is a need for consideration of strategies for shark mitigation and beach safety to ensure Richmond Valley's beaches are, and perceived to be, safe for residents and visitors. An immediate issue is limited beach patrols at Evans Head for the 2020-2021 summer period.



7.0 Strategic Priorities cont.

The Richmond Valley was severely impacted by bushfire events which started in August 2019 and resulted in 48.6% of the local government area and more than 350 homes and outbuildings. The Rebuilding the Richmond Valley: Community Revitalisation Plan was developed to analyse the impact of the bushfire disaster, understand which recovery actions have been initiated and identify the ways in which a well planned and coordinated approach can be used to help impacted communities recover, rebuild, grow and thrive.

The plan determined a number of actions to fast track the recovery process, create new opportunities which will alleviate pressure in the impacted areas and ensure communities are given the opportunity not only to restore, but to grow following such a devastating event for Rappville and New Italy.

ACTIONS	PRIORITY
4.1 Continue to provide support to the Evans Heads Surf Lifesaving Club to ensure Evans Heads beach is patrolled at peak times.	High
4.2 Continue to collaborate with relevant North Coast stakeholders to plan strategies for shark mitigation.	High
4.3 Continue to work with key stakeholders to consider and plan for potential risks that may impact the local visitor including recovery from the COVID-19 health pandemic, natural disasters, threats to natural and economic environments, and ensure visitor safety and security is assessed and integrated into current and future Council plans and policies.	On-going



PRIORITY 5

Destination Marketing

Determine a strong brand identity and positioning story for the Richmond Valley and its main destinations (Evans Head and Casino) and review destination marketing and visitor information services strategies to ensure a coordinated approach to the promotion of the area.

BRAND AND MARKETING

Richmond Valley Council has engaged a local agency, Wild Honey Creative, to create and implement the Richmond Valley Council tourism brand, Discover Richmond Valley. The scope of work involves development of:

- A logo and style guide which aligns both with Richmond Valley Council existing branding, and with the Richmond Valley Made place brand
- A marketing strategy, including a creative concept and marketing campaign that will keep the Richmond Valley in the front of mind and choice for travellers
- A social media strategy including visual storytelling through promotional videos
- Design of a new Richmond Valley Visitor Guide
- Professional review of the existing Discover Richmond Valley website so that it aligns with the new campaign.

The results of this work are finalised in October 2020 with a marketing campaign 'Explore Next Door' to be implemented from November 2020 to February 2021. The campaign is designed to reach overnight and day trip visitor markets within a three-hour radius of the Richmond Valley.

It is also important to recognise that visitors don't travel to local government areas. With this in mind, new destination marketing must dive deeper to consider the brand architecture for the area that clearly articulates the brand identities and positioning stories for the main destinations of Evans Head and Casino, as well as its villages – Coraki, Woodburn, New Italy and Rappville.



The background research and stakeholder engagement processes undertaken to inform the development of this Plan identified:

- The Richmond Valley is not widely recognised as a distinct tourism destination in its own right. For example, it is grouped with Lismore on the Visit NSW website.
- There is also more work to do increase Richmond Valley tourism product listings on the Australian Tourism Data Warehouse to elevate the Richmond Valley profile.
- Evans Head stakeholders are keen to establish a clear brand identity and positioning of the destination within the coastal marketplace that considers:
 - Taking advantage of the new Pacific Highway to attract new and repeat visitors from Queensland
 - The natural and under-developed appeal of Evans Head offers nature-based tourism experiences which are different from more urbanised destinations, such as Ballina and Coffs Harbour
 - The authenticity and friendliness of Evans Head was also identified as being different to the experience in Byron Bay.
- Casino stakeholders highlighted:
 - The potential for Casino to better capitalise and really tell the story of its beef and agricultural heritage and status as 'Beef Capital'
 - The need to attract visitors from the coast to inland areas - the challenge is at the moment there is not much product to really 'pull' visitors to explore inland.





VISITOR INFORMATION SERVICES

Council has traditionally coordinated delivery of visitor information services through centres at Casino, Evans Head and Woodburn. Information is also delivered through digital sources – Discover Richmond Valley website and social media platforms which deliver curated and non-curated visitor information and reviews, as well as printed collateral like maps, brochures and a Richmond Valley Visitors Guide.

Visitation to Richmond Valley visitor information centres has, however, been declining in line with trends across regional Australia. A new VIC at Woodburn opened in February 2020 and it is anticipated that New Italy will become more of a key hub for stopover visitors travelling north and an important source of local and regional information at a key gateway point to the area. It is, therefore, timely to review the delivery of visitor information services at Woodburn, New Italy and at highway stop over points, including highway service centres.

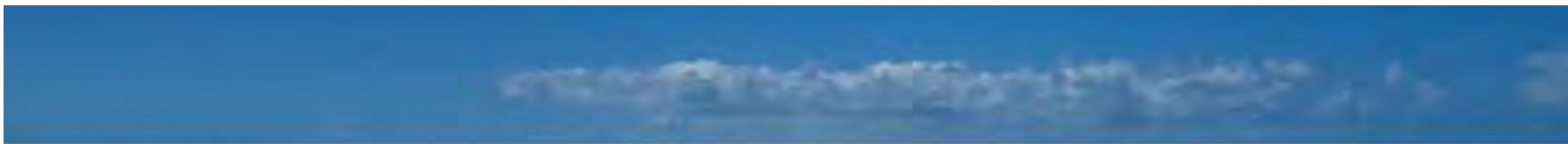
Visitor information collateral should also be reviewed as part of new brand and marketing initiatives to ensure a coordinated and contemporary approach to visitor information design and delivery.

EVALUATION

Evaluation of marketing campaign performance is also required to inform future planning and decision making as well as regular monitoring of visitation, visitor profiles, competitive situation. Visitor satisfaction and perceptions research would also be helpful to understand consumer views about the appeal of Richmond Valley and what it has to offer.

ACTIONS	PRIORITY
5.1 Implement the Richmond Valley Explore Next Door campaign for 2020-2021.	High
5.2 Review the Discover Richmond Valley brand to establish a clear brand architecture which articulates brand identities and positioning stories for its main destinations, Evans Head and Casino, and its villages.	High
5.3 Review visitor information services delivery at Richmond Valley VICs to take advantage of changed travel patterns from Pacific Highway upgrade.	High
5.4 Based on recommendations of Action 5.2, prepare a three-year cooperative marketing campaign (commencing 2022) to reach key visitor markets and promote Richmond Valley destinations to relevant visitor markets.	Medium
5.5 Review visitor information collateral (print and digital) to align with the Richmond Valley brand identity and positioning (Action 5.2).	Medium
5.6 Create bookable experience clusters/trails to package accommodation, food, drink, produce, heritage attractions and nature and outdoor products and experiences to attract visitors to stay longer and explore the area.	Medium
5.7 Evaluate marketing campaign effectiveness annually.	On-going
5.8 Engage tourism research consultants to provide analysis of TRA visitation data on an annual basis to track growth, visitor profiles and trends.	On-going
5.9 Establish a visitor satisfaction survey to be administered in key Richmond Valley destinations to track visitor profiles and satisfaction of destination products and experiences.	Low





8.0 IMPLEMENTATION

Monitoring of the implementation of this Plan is important to ensure its vision and priorities are achieved and to provide new information which can be used to inform planning and decision making for the Richmond Valley visitor economy over the next five years.

Stakeholder Roles and Responsibilities – Richmond Valley Destination Management Plan 2021 to 2025

To ensure the effective implementation of this Plan, it is important the roles and responsibilities of Richmond Valley Council and other key tourism stakeholder organisations are clearly understood and communicated.

It is recommended that:

- **Richmond Valley Council** is positioned as the umbrella authority to coordinate the implementation of this Plan, and provides support to implement the strategies and actions in the Richmond Valley Destination Development Plan over the next five years.
- **A Richmond Valley Tourism Advisory Group is established** comprising industry leaders with considerable knowledge of tourism to provide regular strategic advice to assist Council to implement the strategies and actions in this Plan, and assists Council to encourage industry engagement to grow and develop the Richmond Valley visitor economy.
- **Other key stakeholder organisations and agencies identified in this Plan** are encouraged to provide on-going support to assist with the implementation of this Plan.

Monitoring of the implementation of the plan's strategies is important to ensure the vision and objectives are achieved and to provide valuable information which can be used to inform decision making over the next five years.





9.0 APPENDICES

APPENDIX 1

Table 3: Richmond Valley Visitation Analysis 2016 to 2020 (Year End March)

Year end March '000	2016	2017	2018	2019	2020	5 year average
Domestic overnight visitors	138	156	152	153	214	161
% Change		19%	-2%	1%	39%	14%
Domestic nights	617	591	585	495	729	603
% Change		-4%	-1%	-15%	47%	7%
Average night stay	4.7	3.8	3.8	3.2	3.4	3.8
Sample size	44	71	62	59	78	63
Domestic day visitors	269	220	189	221	292	238
% Change		-18%	-15%	16%	32%	4%
Sample size	27	18	26	25	30	24
International overnight visitors	3	3	5	2	3	3
% Change		0%	67%	-60%	50%	14%
International Nights	50	36	55	31	77	50
Average night stay	17	12	11	16	26	16
Sample size	19	16	21	17	16	18
Total Visitors	403	379	345	376	509	402
% Change		-6%	-9%	9%	35%	7%
Total Visitor nights	667	627	640	526	806	653

Source: TRA domestic and International Visitor Surveys 2016 to 2020¹²

¹² Visitation data are based on the relatively low sample sizes and therefore provide an indication of visitor trends rather than actual visitor numbers.





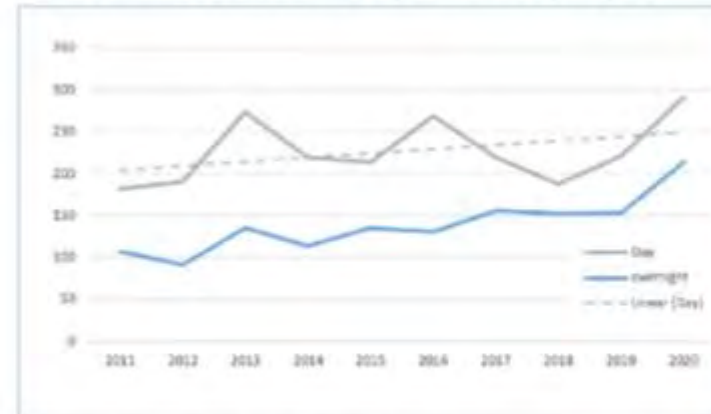
9.0 Appendices cont.

Table 4: North Coast NSW: Competitor Analysis

Y/E March 2020	Domestic '000			International '000		
	Visitors	Visitor Nights	Day Trips	Visitors	Visitor Nights	Total visitors
Kempsey	201	700	161	6	18	368
Nambucca Valley	198	624	192	6	142	396
Richmond Valley	214	729	292	3	76	509
Ballina	382	1112	463	14	140	859
Lismore	234	782	666	10	108	910
Clarence Valley	658	2223	661	24	98	1343
Port Macquarie-Hastings	858	2689	989	64	305	1911
Tweed Valley	803	2450	1268	23	273	2094
Coffs Coast	999	3465	1128	91	1086	2218
Byron Shire	905	3737	1225	198	1344	2328

Source: TRA domestic and international visitor surveys YE March 2020

Figure 3: Richmond Valley Overnight Visitation Trends 2011 to 2020



Source: TRA NVS Survey data 10-year average 2011-2020





APPENDIX 2 RA Persona Descriptions⁹⁹

THE PERSONAS MOST LIKELY AND LEAST LIKELY TO VISIT AUSTRALIA'S REGIONS

<p>1ST (MOST LIKELY)</p> <p>FAMILY ROAD TRIPPERS (30% of domestic leisure visitors)</p> <ul style="list-style-type: none"> 62% visited a regional area on their last trip repeat customers – 32% had been before 28% use word of mouth as a key information source <p><i>For this group, taking a holiday means spending quality time with the family – and regional Australia offers an affordable, easy to access option</i></p>	<p>1ST (LEAST LIKELY)</p> <p>ASIAN VISITING FRIENDS AND RELATIVES (VFR) MARKET (4% of international leisure visitors)</p> <ul style="list-style-type: none"> 19% visited a regional area on their last trip gaining knowledge, natural attractions and iconic wildlife are important choose destinations with direct flights <p><i>Among those who did not visit regional Australia, more than seven-in-ten agreed that regional Australia would be a good place to visit if time permitted. However, they require more information on what is on offer</i></p>
<p>2ND</p> <p>TRADITIONAL MARKET GEN Y/Z (4% of international leisure visitors) on their last trip</p> <ul style="list-style-type: none"> 59% visited a regional area on their last trip use the internet to decide where to travel and what to do when they get there <p><i>Regional Australia is part of their 'bucket list' and a chance to learn something new, but they are more price-sensitive than other travellers</i></p>	<p>2ND</p> <p>FESTIVAL AND EVENT GOERS</p> <ul style="list-style-type: none"> 34% visited a regional area on their last trip those who did visit had a preference for regional areas, and are strongly motivated by the opportunity to relax <p><i>Those preferring capital cities identified ease of travel and greater shopping and dining experiences as ways to convince them to travel to regional Australia</i></p>
<p>3RD</p> <p>AFFLUENT 55+ AUSTRALIANS (10% of domestic leisure visitors)</p> <ul style="list-style-type: none"> 56% visited a regional destination on their last trip enjoy rolling out at restaurants and shopping and stay longer at regional destinations (5.9 nights on average) than capital cities (5.8 nights) repeat customers – 44% had been before <p><i>For these older Australians, travel offers the chance to escape day-to-day life and gain knowledge</i></p>	<p>3RD</p> <p>ASIAN GEN Y AND Z MARKET (7% of international leisure visitors)</p> <ul style="list-style-type: none"> 47% visited a regional area on their last trip Once there, they typically stay 9.6 nights – less than the 15 night average for international leisure visitors use social media for both inspiration and planning travel <p><i>Drawn to natural wonders and food and wine experiences, those who have not travelled to regional Australia could be induced to visit with a better range of shopping, dining and experiences</i></p>

⁹⁹You can Research Australia (2018) The Basics, Bush and Beyond: Understanding Regional Dispersal of Australian Tourists, October

