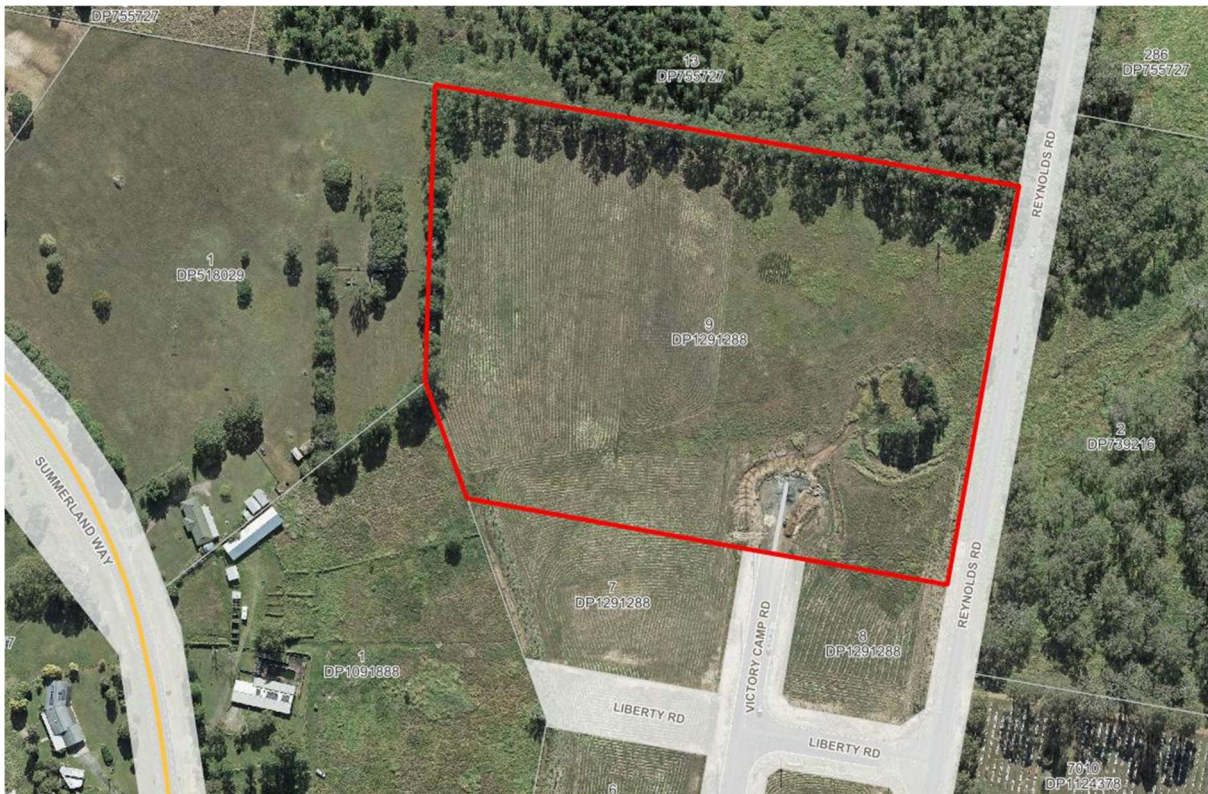


Proposed Two Lot Subdivision

Lot 9 in DP1291288

Reynolds Road Casino



Prepared For: Richmond Valley Council

Prepared By: Mike Perkins

Dated: May 2023

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Attachment A – Site analysis Plan

Attachment B – Proposed Subdivision

1. PROJECT DESCRIPTION

1.1 Introduction

This statement of environmental effects has been prepared for Richmond Valley Council in relation to a development application for a two lot industrial subdivision at Victory Camp Road, Casino.

1.2 Site Description

The subject property is Lot 9 in DP1291288, located upon Victory Camp Road & Reynolds Road, 4.5km north west of the Casino CBD. The property has an area of 5.101ha with frontages of 192m to Reynolds Road and 30m at the termination of Victory Camp Rd. The land is gently undulating, cleared grazing land with an existing dam located along the eastern boundary of the property. The land is currently zoned IN1 – General Industrial and has no further mapped constraints within the Richmond Valley Local Environmental Plan 2012. Adjoining lands are zoned IN1 with current land uses including residential and grazing with the land on the opposing side of Reynolds Road being zoned RU1 – primary production, used for grazing, and SP1 – Infrastructure, being the Casino Lawn Cemetery.

A site analysis plan showing the site features, contours and existing lot is included as Attachment A

1.3 Proposed Development

The proposal is to subdivide the existing lot into two parcels with approximate areas of 3ha and 2.101ha with both lots to be provided with frontage to Victory Camp Road and 1 lot also having frontage to Reynolds Rd though it is anticipated that vehicle access from Reynolds Road will be restricted via placement of restrictions on title. The development will require the construction and dedication of an extension of Victory Camp Road. It is proposed to construct and dedicate a turning circle at the existing termination of Victory Camp Road. A copy of the proposed lot layout is included as Attachment B.

The proposed lots will be utilised for industrial development and are within the declared Richmond Valley Jobs Precinct. The future uses of the proposed lots is currently unknown.

2. PLANNING PROVISIONS

2.1 Richmond Valley Local Environment Plan 2012

The site is subject to the provisions of the Richmond Valley Local Environment Plan 2012 (LEP). The following is an assessment of the proposed development against the relevant criteria contained within the LEP.

2.1.1 Zoning

In accordance with clause 2.1 of the LEP the land is zoned IN1 – General Industrial.

2.1.2 Zone Objectives

Zone IN1 General Industrial

1 Objectives of 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.*

The proposed development meets the objectives of the zone by increasing the opportunity for industrial development of land identified for this purpose. Via the subdivision of the land into suitable sized parcels the potential for establishing industrial use of the site will be increased by ensuring that the sites are appropriately sized for expected industrial developments.

2.1.3 Permitted or Prohibited Development

Clause 2.6 of the LEP:

2.6 Subdivision—consent requirements

(1) Land to which this Plan applies may be subdivided, but only with development consent.

Allows for the subdivision of land to which the plan applies but only with the consent of Council therefore the proposal is permissible.

2.1.4 Principle Development Standards

Part 4 of the LEP sets out Principle Development Standards. The clauses relevant to this application are:

4.1 Minimum subdivision lot sizes – The lot size map within the LEP identifies a minimum lot size for subdivision of the land of 750m². The proposed lot sizes comply with this requirement.

2.1.5 Miscellaneous Provisions and Additional Local Provisions

Part 5 of the LEP sets out miscellaneous provisions. There are no additional provisions relevant to the proposed development.

Part 6 of the LEP sets out additional local provisions. Clause 6.2 of Part 6 specifies:

6.2 Essential services

Development consent must not be granted for development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

(a) the supply of water,

The land is currently serviced by a 150mm water main terminating at the Victory Camp Rd Frontage. The proposed lots can be adequately serviced via connection to this existing water main.

(b) the supply of electricity,

Power is currently available to the land at the Victory Camp Rd frontage. The existing electricity network services the existing lot and can be extended to service the additional proposed lot.

(c) the disposal and management of sewage,

Neither the existing nor proposed lots can be adequately serviced by gravity sewer to the existing sewer reticulation network. The connection of the proposed lots to the existing sewer network will require the construction of a pressurised sewer service. The design of this will be undertaken in accordance with Councils adopted specifications and standards in consultation with Councils technical staff.

(d) stormwater drainage or on-site conservation,

Stormwater from the proposed lots will be directed to the existing culverts in Reynolds Road. With the incorporation of appropriate on site detention within

any industrial development proposed upon the site the existing drainage will have sufficient capacity to accommodate the expected stormwater flows.

(e) suitable road access.

Access to both lots will be from Victory Camp Road. Victory Camp Road is a recently constructed road that has been designed and built in accordance with Councils current adopted standards for road design and construction. On this basis the road is considered suitable for the proposed development.

Proposed lot 11 will also have frontage to Reynolds Rd. It is anticipated that a restriction on use of the land will be placed on the title of the lot created to prohibit vehicle access from Reynolds Rd.

The subject land is not constrained by any other additional local provisions

2.2 Richmond Valley Development Control Plan 2021

Richmond Valley Local Development Control Plan 2021 (DCP) applies to the land. Part G of the DCP deals with the subdivision of land. The following is an assessment of the proposed development against the relevant criteria contained within Part G of the DCP. (The criteria as contained in the DCP are shown in italics with the response shown in standard script):

G.1 General Objectives

The general objectives of this Part are to:

- (a) provide guidelines to assist with the design and construction of subdivisions so that they are compatible with the natural and built environments within which they are sited,*
- (b) provide development standards and requirements for the subdivision of land,*
- (c) provide criteria for consideration during the preparation of a development application and its subsequent assessment, and*

By addressing the individual criteria as contained within Part G of the DCP it will be demonstrated that the development proposal aligns with the above general objectives.

G.2 Subdivision Design Standards

G.2.1 Objectives

- (a) to identify design considerations for the layout of subdivisions.*
- (b) to achieve the most effective and efficient use of land having regard to topographic, climatic, ecological, and agricultural features, along with land uses patterns, zoning and infrastructure/servicing.*

The proposed layout has regard for the topography of the site and available infrastructure.

G.2.2 Design Criteria

(1) Applicants are to comply with the following Design Criteria unless it can be demonstrated that an alternative solution to all or any of the design criteria will achieve an improved development outcome.

The relevant design criteria have been complied with. The following summarises how each of the criteria have been addressed.

(2) Site Analysis

(a) A site analysis plan is required to identify opportunities and constraints relating to the subdivision pattern and potential end use of the land.

A site analysis plan is included as Attachment A

(3) Subdivision and Road Design

It is proposed to extend the existing road pavement of Victory Camp Rd to terminate the road in a turning circle. Victory camp Rd was designed to be constructed as a cul-de-sac. This proposal will finalise the road as previously planned for.

(4) Energy Efficiency – Lot Orientation

Given the existing road layout and lot shape the design of lots is limited by these factors. Though the layout has been dictated by the limited road frontage it will provide for orientation of future buildings to maximise solar orientation.

(5) Density (Minimum Lot Size) and dimensions

Subdivisions are not to produce lots which have areas less than that set out in the Lot Size Map in the Richmond Valley LEP 2012

The adopted minimum lot size for the subject land is 750m². Both proposed lots have areas in excess of this.

(6) Services

(a) Urban Areas

i. Subdivisions in urban areas are generally required to provide infrastructure to all lots including:

- *road;*
- *footpath;*
- *kerb and gutter;*
- *drainage (including interallotment drainage);*
- *reticulated sewer and water;*
- *telecommunications;*
- *street lighting; and*
- *electricity.*

All the above services, except for sewer, are available at the existing frontage to Victory Camp Rd. These services have been designed to be extend to service

additional lots which will occur prior to subdivision certification. The land is currently not serviced by sewer. Pressurised sewer will be provided as part of the development to service these lots.

(7) Stormwater Drainage

Stormwater from the proposed lots will be directed to the existing culvert in Reynolds Road. With the incorporation of appropriate on site detention within any industrial development proposed upon the site the existing drainage will have sufficient capacity to accommodate the expected stormwater flows.

(8) Utility Services

Utility services are available to the lots at the Victory Camo Road frontage. These services have been recently designed and constructed with existing capacity to service the subject land

(9) Erosion and Sediment Control

All proposed works shall be designed and constructed in such a manner to minimise potential for erosion and sedimentation.

(10) Street Tree Masterplan

The previous stage of construction provided street tree plantings in the Victory Camp Rd reserve. The existing plantings will be extended for the proposed cul-de-sac to ensure consistency with the existing street tree plantings.

(11) Developer Contributions

Developer contributions in accordance with Councils adopted plans will be applied to the consent as applicable.

(12) Adoption of Northern Rivers Local Government Development Design and Construction Manual

All works will be designed and constructed in accordance with the above referenced standards.

2.3 State Environmental Planning Policies

There are three relevant State Environmental Planning Policies applicable to the land/proposed development. An assessment of the proposal against the requirements of the relevant SEPP's has been undertaken.

2.3.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposed subdivision is not a traffic generating development or a use that requires further consideration of the SEPP. Therefore, it is considered that the requirements of the SEPP have been satisfied and consent could be granted for the proposed subdivision.

2.3.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Richmond Valley Council area is identified in Schedule 2 of the SEPP as a local government area that is subject to this policy.

The property does not contain listed koala feed trees or is known koala habitat and the subdivision does not involve the clearing of vegetation. Therefore, the development will have low or no impact on Koalas or Koala habitat.

2.3.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The SEPP requires consideration to be given to the potential for contamination of a site as part of the development application process and consideration of whether the land is suitable for the intended purpose.

The property has a history of use as grazing land with no record of the land having contained farm sheds or cattle yards. The below aerial photo from 1967 shows the subject land as cleared grazing land with an absence of any improvements.



It is therefore considered that there is minimal risk of potential contamination of the site and accordingly no further assessment under the SEPP was considered warranted.

3. ENVIRONMENTAL PLANNING ASSESSMENT

3.1 Section 4.15 Evaluation Considerations

An assessment of the proposal against the matters for consideration as contained within the Environmental Planning & Assessment Act 1979 has been undertaken. The assessment is outlined below along with the relevant section of the legislation.

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

The proposal conforms to the relevant objectives and provisions of the Richmond Valley Council Local Environmental Plan. An assessment of the proposal against the requirements of the LEP is included in Section 2.1

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

There are no such proposed instruments.

(iiia) any development control plan, and

The proposal conforms to the relevant objectives and provisions of the Richmond Valley Council Development Control Plan 2021. An assessment of the proposal against the requirements of the LEP is included in Section 2.2.

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

There are no relevant planning agreements affecting the land.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

The matters prescribed under the regulations (demolition of buildings and fire safety requirements) are not relevant to this application.

(v) Repealed.

(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,

Access – Access to both lots will be from Victory Camp Rd. Victory Camp Rd has been designed and constructed to accommodate the expected traffic generation from the development of the subject land. It is proposed that direct vehicle

access to Reynolds Rd from proposed lot 11 will be prohibited via restriction on use of the land.

Services & Utilities – The provision of services and utilities to the proposed lots has been detailed in section 2.2 of this report. It is considered that the existing services in the vicinity of the development have sufficient capacity to be extended to service the proposed development.

Fauna & Flora - The land has previously been cleared for cattle grazing and has been heavily grazed for some time. As such there is no significant native vegetation present and other than the existing dam limited fauna habitat exists on the site. The proposed subdivision will have no impact on existing fauna or flora as the proposal will entail minimal on-site works.

Hazards - The site is not constrained by any known or mapped hazards.

Heritage – Searches of the AHIMS database and Councils heritage register did not reveal any relevant Aboriginal or European heritage considerations for the site.

Social Impacts – The proposed subdivision will have limited social impact. The future use of the land could create additional employment opportunities within the region with an associated positive social impact.

Economic Impacts - The proposed subdivision will facilitate the use of the land to its full potential as industrial land. The existing lot size is excessive for the development currently proposed upon it. The subdivision of the land into two titles will allow for more intensive use of the land by enabling additional industrial development through the creation of an additional lot.

Cumulative Impacts – The proposed subdivision will facilitate the use of the land for industrial purposes as per its current zoning. Similar applications for surrounding industrial zoned land will have a cumulative effect of transforming the locality from rural land use to industrial land uses. This is a positive cumulative effect as it aligns with Councils and Regional Growth Strategies.

(c) the suitability of the site for the development,

The subdivision of the existing 5.101ha lot into two lots of 3ha and 2.101ha will maximise the use of the land for industrial purposes. It will generate lots with areas that are suitable for industrial. This will maximise the use of the land for the zoned purpose.

(d) any submissions made in accordance with this Act or the regulations,

No submissions were required to be made in conjunction with this application.

(e) the public interest.

The proposal is in the public interest as it will facilitate the future use of the land for industrial development as per its current zoning.

4. CONCLUSION

This application has demonstrated the proposals compliance with the requirements of relevant planning legislation and instruments, being the EPA & Act, The Richmond Valley Local Environment Plan and Richmond Valley Council Development Control Plan. An assessment of the proposal against the matters for consideration as contained within the EP&A Act has shown that the proposal will not create adverse environmental impacts and is permissible development within the current planning scheme as contained in the Local Environment Plan and Development Control Plan. Therefore, subject to relevant conditions of approval there is no known impediment to the approval of the current proposal.

Mike Perkins

Attachment A

Site Analysis Plan

Attachment B

Proposed Subdivision