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HPC Ref: 23057  
Council Ref: DA2024/0127 – Prop 183360

23 April 2024

Sent via: online lodgement form

**Richmond Valley Council**  
Locked Bag 10  
Casino, NSW 2470  
[Council@richmondvalley.nsw.gov.au](mailto:Council@richmondvalley.nsw.gov.au)

**Development Application for Development Consent for Transport Depot, Warehouse (cold storage) and Distribution Centre and Signage on land at 35 Cassino Drive, Casino NSW 2470 and described as Lot 50 on DP1281364.**

Dear Sir/Madam,

This letter has been prepared to address the letter received by Richmond Valley Council on 13 March 2024 in relation to the returned development application (reference: DA2024/0127). This letter sets out the further details and clarification requested by Richmond Valley Council, with the following additional information provided with this revised application submission:

**1. Site Plans**

Site Plan of each stage and a final stage to show all setbacks from boundary to building and any other relevant structures to boundary.

**Response:**

Refer to amended architectural plans (Appendix A).

**2. Signage Details**

Dimensions of any proposed signage and how the signage is being affixed to the building.

**Response:**

Refer to amended architectural plans (Appendix A).

**3. Elevations**

Elevations to include:

- A note on elevation plan detailing materials proposed
- Shown on plans the maximum height of buildings, height measured from natural ground level to max height (shown on plans)
- Show AHD
- Depth of excavation in relation to the sunken loading area/ramp and detention tanks

**Response:**

Refer to amended architectural plans (Appendix A).

**4. Details on Plans**

Regarding the sprinkler tank, pump shed and substation, this should also include how/when this infrastructure will be constructed (stages) and for what purposes.

**Response:**

As per the architectural plans, the sprinkler tank, pump shed and substation will be constructed as part of Stage 2. Refer to architectural plans (Appendix A).

**5. Access Report**

Detailing provisions for people with a disability i.e. will a lift be provided within the administration building.

**Response:**

All required PWD facilities are located on the ground floor. As per NCC Clause D4D4(f), a lift is not required if the upper level is less than 200m<sup>2</sup>. The upper level Office is the only storey and is less than 200m<sup>2</sup>. As such, no lift is required.

**6. Clause 4.6 of the LEP 2012**

Address clause 4.6 of the LEP 2012, and include a clause 4.6 variation inline with the new cl. 4.6 guidelines, see Variations review | Planning (nsw.gov.au) & Guide to Varying Development Standards (amazonaws.com);

**Response:**

Refer to the attached Clause 4.6 Variation Request (Appendix D).

**7. Chapter 3 of the State Environmental Planning Policy (Resilience and Hazards)**

Address Chapter 3 of the State Environmental Planning Policy (Resilience and Hazards) 2021, including hazardous materials to be address and identified (including approx. mass or product to be stored)

**Response:**

The proposed facility does not involve the storing of hazardous chemicals. However, the facility does require ammonia gas for the refrigeration plan. Refer to section 4.2.2 of the SEE for further details.

**8. Operation Details**

Operation details including:

- traffic movement / coming and goings, proposed hours of movements
- Parking of trucks on site
- Total number of staff
- Hours of operations, including staffed hours, and depot hours
- Approx. amount of product to be stored on site
- Identify any waste storage, generation, production on site
- Any chemical storage, generation, production on site
- Identify if any processing operations are to be undertaken on site in terms of food handling and the like or any packing of products on site
- Details around dry storage.

**Response:**

Refer to section 3.3 of the SEE for operation details.

**9. Additional Reports / Plans**

Please provide additional information as listed below:

- Noise Impact Assessment Report

- Quantity Surveyors Report and Cost of Works
- NABERS
- Fire Safety Schedule
- Site Waste Minimisation Plan

**Response:**

The following additional information has been provided as requested:

- Noise Impact Assessment Report (C)
- Refer to Quantity Surveyors Report (Appendix E)
- NABERS (Appendix F)
- Site Waste Minimisation Plan (Appendix H)

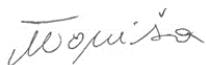
In relation to the Fire Safety Schedule (Appendix G), the Building Surveyors (BSGM) have advised that they are unable to issue a Fire Safety Schedule as the building design is not yet finalised. The Building Surveyors are unable to determine the Fire Safety Measures until the Construction Certificate phase, which is reliant upon the outcome of the Development Application. The commentary by the Building Surveyors reflects what is stated on Richmond Valley Council's website, whereby it confirms that a Fire Safety Schedule is only required for Construction Certificates:

*"A Fire Safety Schedule will be issued with the Construction Certificate."* and *"Upon approval of a development for Class 2-9 buildings (as defined under the Building Code of Australia, which are essentially any building other than a single residence or residential outbuilding such as a pool or carport) a Fire Safety Schedule is issued (generally with the Construction Certificate)"*. (Link to website: [Essential Fire Safety Measures](#)).

Per section 147 of the *Environmental Planning and Assessment Regulation 2021*, a Fire Safety Schedule can be conditioned to be issued prior to commencement of building work.

If you have any questions please do not hesitate to contact the office on (07) 3217 5800 or 0457 472 576.

Yours sincerely,  
**HPC Planning**  
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