



Richmond Valley Regional Job Precinct

Discussion Paper (Explanation of Intended Effect)

January 2024



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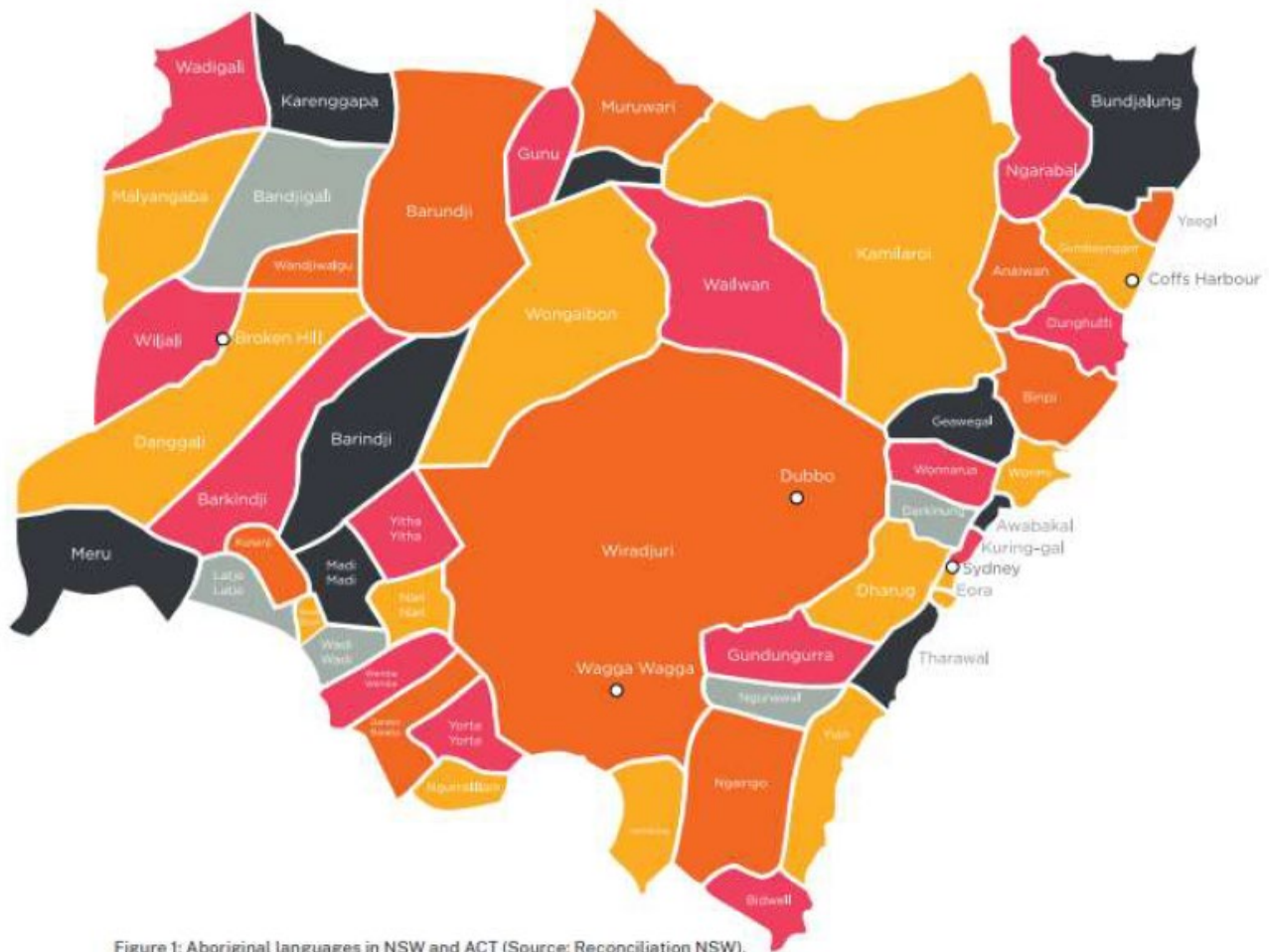
Acknowledgment of Country

We acknowledge Country and pay respects to the Bundjalung People as the Traditional Owners and Custodians of the land and waters on which the Richmond Valley Regional Job Precinct is situated and connected to via a broader landscape.

We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances, storytelling and caring for the natural and cultural landscape of the area.

We acknowledge all the people who have and will contribute their stories of Richmond Valley and their connection to this place. We recognise the importance of telling the First Story, first. All other stories of place come from and are woven into the First Story. We recognise the importance of truth telling, a reckoning and the telling of the whole story.

We acknowledge that the land on which the Richmond Valley Regional Job precinct stands was, is and always will be Aboriginal land.



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Have your say

The Department of Planning, Housing and Infrastructure welcomes your feedback on the proposed amendment to the Richmond Valley Local Environmental Plan 2012.

Your feedback is invited on this *Discussion Paper* for the Richmond Valley Regional Job Precinct draft Master Plan.

The Department will publish all individual submissions and a consultation summary report once it has assessed and analysed the submissions.

You can view the Discussion Paper (Explanation of Intended Effects), the Richmond Valley Regional Job Precinct draft Master Plan and supporting documents at:

www.planningportal.nsw.gov.au/draftplans/richmondvalleyRJP

To make a submission online please follow the steps below:

- 1) Read our Privacy Statement and decide whether to include your personal information in your submission.
- 2) Fill in the online submission form. Your submission can either be typed or uploaded as a PDF and should include:
 - a) The name of the proposal (Richmond Valley LEP Amendments, Richmond Valley Regional Job Precinct draft Master Plan or a combination)
 - b) A brief statement on whether you support or object to the proposal
 - c) The reasons why you support or object to the proposal.
- 3) Ensure you disclose reportable political donations. Anyone lodging submissions must declare reportable political donations (including donations of \$1,000 or more) made in the previous two years.
- 4) Agree to our online statement and lodge your submission.

You may also lodge your submission via post by sending it to:

Executive Director

Key Sites and Regional Assessment

Department of Planning, Housing and Infrastructure, Locked Bag 5022, Parramatta NSW 2124

All submissions will be made public in line with our objective to promote an open and transparent planning system. If you do not want your name or other personal identifying details published, please state this clearly at the top of your submission.

To find out more, please visit: www.planningportal.nsw.gov.au/draftplans/richmondvalleyRJP

1. Regional Job Precincts

1.1 Jobs and economic development in regional NSW

The NSW Government is committed to supporting economic development and job creation in regional NSW. Regional NSW has one of Australia's largest and most diverse regional economies, with an array of industries including agriculture, circular economy, and strong tourism, service and manufacturing sectors. Across NSW, economic or industry specialisations have arisen from locational or competitive advantages, access to a large, skilled workforce, investment, and/or the ability to co-locate supporting or product or value-add industries or activities.

The purpose of the Regional Job Precincts initiative is to deliver faster planning approvals to provide local councils, regional communities, industry and businesses with greater confidence around future investment and development. The creation of Regional Job Precincts aligns with the Department of Planning, Housing and Infrastructure's Regional Plans and the NSW Government's Regional Economic Development Strategies, which set the strategic vision and engine industries for each Functional Economic Region across NSW. The NSW Government will work closely with local councils to build on the long-term strategic planning work already done at a state and local level, to streamline planning processes and make it easier for businesses to set-up or expand.

1.2 The Regional Job Precincts initiative

Regional Job Precincts aim to tailor planning reform to support regional economic development and engine industries to create jobs in regional NSW. Locations cover a diverse range of locations and investment opportunities and were selected based on site suitability and potential to deliver economic benefits to their regions. Regional Job Precincts will follow a flexible six step process, as follows:

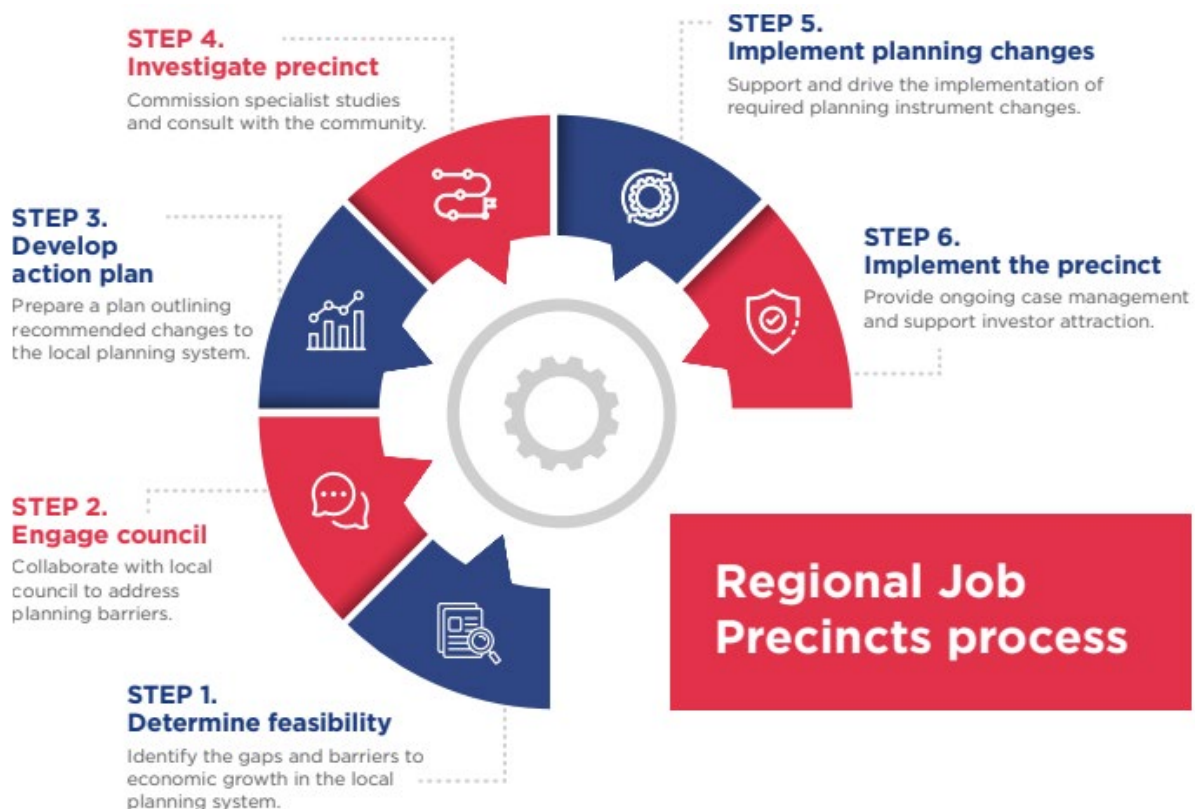


Figure 1 – Regional Job Precincts Process

1.3 Key agencies involved in Regional Job Precincts

The NSW Government is working closely with Richmond Valley Council to remove barriers to business setting-up and scaling-up in the Richmond Valley Regional Job precinct. The NSW Department of Planning, Housing and Infrastructure, Department of Regional NSW and Richmond Valley Council are building on the long-term strategic planning work already completed at a state and local level.

The Regional Job Precincts initiative is a collaboration between the following key agencies:

- **Richmond Valley Council** is a key partner in the development of the draft Richmond Valley Regional Job Precinct Master Plan and will be responsible for the implementation of the vision. Council will retain its regulatory and approval role for development in the Richmond Valley Regional Job Precinct. Council's existing and future infrastructure, as well as advocacy and influence, will play a key role in realising the vision of the Richmond Valley Regional Job Precinct.

The **Department of Regional NSW** is the lead agency for Regional Job Precincts. Overseeing the funding and planning of each precinct, the Department of Regional NSW works closely with the Department of Planning, Housing and Infrastructure and Richmond Valley Council to prepare the technical studies required to develop a master plan and simplified planning framework for each precinct.

- The **NSW Department of Planning, Housing and Infrastructure** is responsible for supporting the development and implementation of any required changes to the planning framework for each precinct.

1.4 Key milestones in the Richmond Valley Regional Job Precinct process



Figure 2 – Key Milestones Regional Job Precincts Process

1.5 Richmond Valley Regional Job Precinct

The Richmond Valley Regional Jobs Precinct (RJP) is clustered across three areas in Casino approximately 717km north of Sydney and 228km south of Brisbane at the convergence of:

- the Bruxner Highway, the state route which links the Northern Rivers coast at Ballina to the Northern Tablelands at Tenterfield
- Summerland Way, the state route which links Grafton through Casino to the Queensland border and continues to Brisbane
- the North Coast railway line, which connects Sydney and Brisbane.

The Richmond Valley RJP covers an area of 510ha and focuses on areas of existing investment including Nammoona Industrial Area, Casino Food Co-op Complex (formerly Northern Co-op Meat Company) and Johnston Street Industrial Area and has identified areas for expansion and new development. The Richmond Valley RJP will attract new and existing businesses to deliver more jobs for the region.

The Richmond Valley RJP will leverage the region's transport corridors and the existing strengths in agricultural, manufacturing, circular economy and niche industries to create a flexible and resilient framework to generate economic growth and business opportunities for the region.

The precinct will offer an improved planning framework, underpinned by appropriate studies and technical information and the implementation of the Richmond Valley Regional Job Precinct Master Plan. Planning will attract investment in a variety of industry sectors, creating jobs for the young, skilled, and growing local workforce.

The Richmond Valley Regional Job Precinct investigations included a range of technical assessments and preparation of a draft Master Plan. The vision for the Richmond Valley Regional Job Precinct includes:

THE RICHMOND VALLEY REGIONAL JOB PRECINCT VISION:

The vision for the Richmond Valley Regional Job Precinct is to become the North Coast region's leader in agribusiness, food manufacturing, niche industries, specialised learning and skills development. It will leverage the strategic location to key road and rail infrastructure to connect with emerging markets.

The Precinct will attract investment and improve the quality of life for the people of Casino and Richmond Valley. It will embrace sustainable and inclusive economic growth.

The RJP will give existing and new businesses confidence to commit to a long-term future in Casino.

The proposed changes to Richmond Valley LEP described in this Discussion Paper will support the vision for the Richmond Valley Regional Job Precinct.

2. Purpose of this Discussion Paper

2.1 Proposed amendments to Richmond Valley Local Environmental Plan 2012

This Discussion Paper should be read in conjunction with the draft Richmond Valley Regional Job Precinct Master Plan and describes proposed amendments to *Richmond Valley Local Environmental Plan 2012* (Richmond Valley LEP). The intent is for the Richmond Valley Regional Job Precinct Master Plan to be adopted by the Minister for Planning and Public Spaces and be enacted through a Ministerial Direction and the Richmond Valley LEP to direct future planning proposals and development applications.

The proposed amendments in this discussion paper seek to ensure that land use zones are consistent with proposed future land uses in the Richmond Valley Regional Job Precinct, and recent conservation and employment reform. Amendments are required to the Richmond Valley LEP to facilitate development of the Richmond Valley Regional Job Precinct in line with the master plan vision. Changes to the Richmond Valley LEP will identify the proposed 'Richmond Valley Regional Job Precinct' within the Richmond Valley LEP and include standards and controls for development of lands within the Precinct.

Figure 3 shows the Richmond Valley Regional Job Precinct. The Richmond Valley Regional Job Precinct is a cluster of three sub-precincts located throughout Casino and covering 510ha. Casino is located within the North Coast region of NSW which is one of the state's most desirable places to live, work and visit and functions as a bridge between the rapidly growing economic hubs of Sydney, Newcastle and South East Queensland.

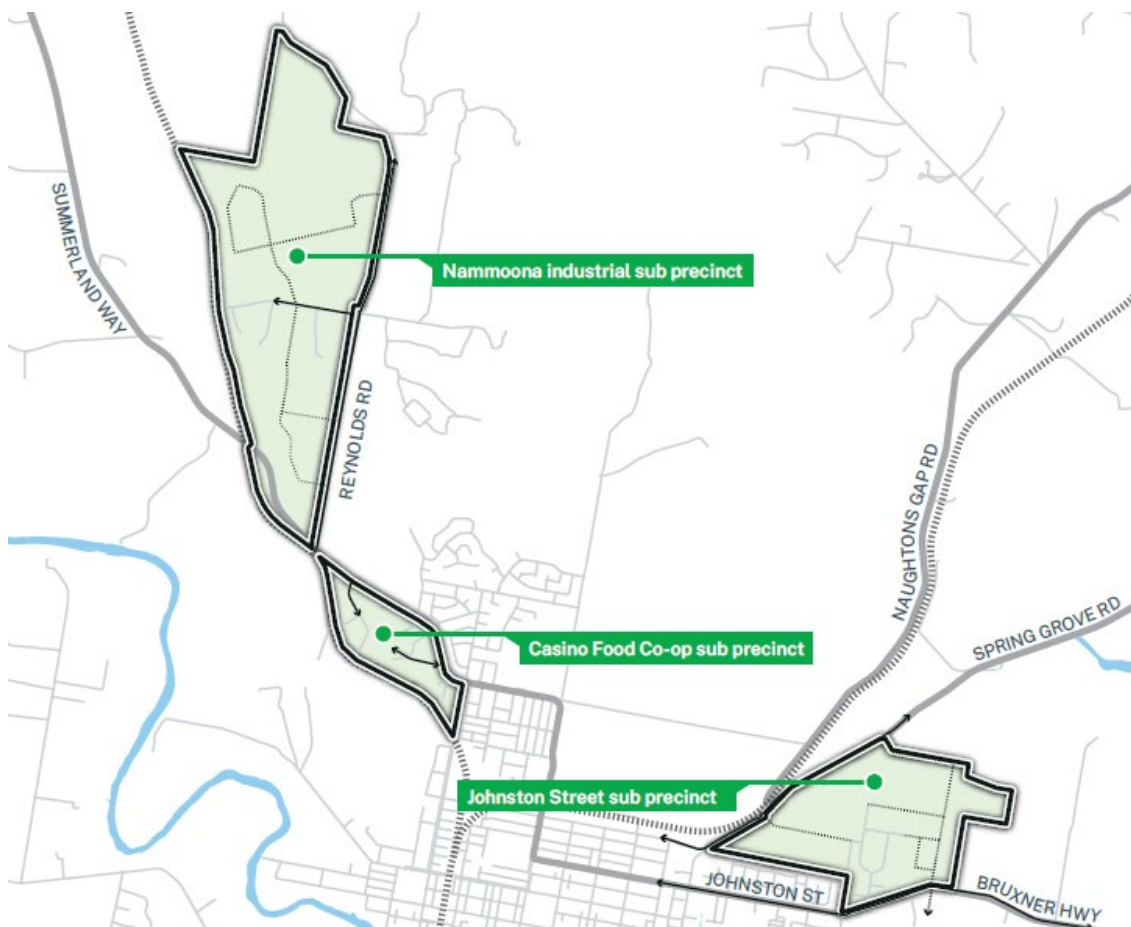


Figure 3 - Richmond Valley Regional Job Precinct investigation area

The Richmond Valley Regional Job Precinct Master Plan and supporting technical studies have been carried out to support strategic planning and create jobs, and provide the justification for a planning framework for the Richmond Valley Regional Job Precinct to:

- Attract and encourage investment and orderly business growth by appropriately planning for a diverse range of land use types throughout the Richmond Valley Regional Job Precinct by providing a planning framework that offers flexibility.
- Target key catalyst opportunities to:
 - support future growth and investment in agricultural and manufacturing industries
 - leverage access to key rail and road corridors, and approved rural intermodal terminal
 - advance specialist education and skills development
 - create an intensive agriculture hub.
- Develop a tailored plan across all 3 sub-precincts:
 - Sub Precinct 1, at Nammoona, will provide opportunities for a wide range of industry types, including larger footprint and heavier industry types
 - Sub Precinct 2, which contains the Casino Co-op, will reinforce and enhance the role of the Co-op as Casino's largest employer
 - Sub Precinct 3, will build on the established Cassino Drive estate, to deliver a mix of manufacturing, light industry, and supporting uses such as take way food and service industry.
- Deliver clear and consistent direction to proponents and provide the community with confidence that provisions are in place to manage potential environmental and land use conflicts impacts and mitigate risks.

This Discussion Paper details the intent of proposed amendments to Richmond Valley LEP for comment during the public exhibition period. Section 3 outlines the proposed amendments, which include land zone changes and the introduction of new provisions to drive development that is consistent with the Richmond Valley Regional Job Precinct Master Plan.

2.1.1 Richmond Valley Regional Job Precinct planning framework

There are two key elements to the Richmond Valley Regional Job Precinct planning framework, the Richmond Valley LEP and the Richmond Valley Regional Job Precinct Development Control Plan. These are described in **Table 1** below. The proposed amendments have been designed to support the vision for the Richmond Valley Regional Job Precinct described in the Richmond Valley Regional Job Precinct Master Plan and to implement the relevant findings of supporting technical studies.

Under the Regional Job Precincts initiative (see Section 1), the NSW Government works directly with local councils and communities to improve local planning processes to unlock development and growth opportunities for regional economies, delivering stability and creating jobs. Discussion with Richmond Valley Council is required regarding responsibilities for preparation and endorsement of the plans described in Table 1.

Table 1 – Richmond Valley Regional Job Precinct Planning Framework

Richmond Valley Regional Job Precinct master plan	Richmond Valley Local Environmental Plan (2012)	Richmond Valley Development Control Plan 2021
<ul style="list-style-type: none"> • Identifies the vision, aspirations, and principles for the Richmond Valley Regional Job 	<ul style="list-style-type: none"> • Provides a local framework for the way land can be developed and used. • Key planning tool to shape the future of communities by 	<ul style="list-style-type: none"> • Identifies development controls. • Provides detailed strategies and plans for: <ul style="list-style-type: none"> - Aboriginal cultural

<p>Precinct.</p> <ul style="list-style-type: none"> • Provides detailed land use controls where required. • The draft master plan also identifies matters that should be addressed in more detail as part of the development control plan. 	<p>ensuring local development is carried out appropriately.</p> <ul style="list-style-type: none"> • Provisions for reducing land use conflict in the vicinity of the precinct and to protect the operational integrity of the precinct. 	<p>heritage</p> <ul style="list-style-type: none"> - European heritage - Environmental protection and management - Natural resources and hazards. <ul style="list-style-type: none"> • Provides procedures for ongoing monitoring and reporting by Richmond Valley Council.
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Development within the Richmond Valley Regional Job Precinct will be assessed and determined through approval pathways under the *Environmental Planning and Assessment Act 1979*. **Table 2** describes the planning approval pathways proposed for the Richmond Valley Regional Job Precinct under the Richmond Valley LEP.

Table 2 – Planning approval pathways

Applicable Planning instrument and planning provisions	Applicable DCP	Site is identified as environmentally sensitive land	Development complies with complying development standards in the relevant planning instrument
Richmond Valley LEP 2012	Richmond Valley Regional Job Precinct Development Control Plan	Land zoned Environmental Conservation	<p>YES: Complying Development</p> <p>NO: Development Application as required under the Richmond Valley LEP 2012</p>

3. Explanation of Intended Effects

3.1 Area to which the Richmond Valley Regional Job Precinct applies

It is proposed to amend the *Richmond Valley Local Environmental Plan 2012* (Richmond Valley LEP) to introduce new controls for the development of land within the Richmond Valley Regional Job Precinct. This will allow implementation of the proposed land use strategy.

The land identified as the Richmond Valley Regional Job Precinct investigation area is shown in **Figure 4**. This boundary is currently on the land zoning maps as an 'additional control' as 'land subject to Richmond Valley Job Precinct Process' and will be revoked.

The Richmond Valley Job Precinct boundary was refined during preparation of the Master Plan to remove the area south of the Bruxner Highway. The revised Richmond Valley Regional Job Precinct boundary is illustrated in **Figure 5 over page** and will be added as a Key Sites Map.

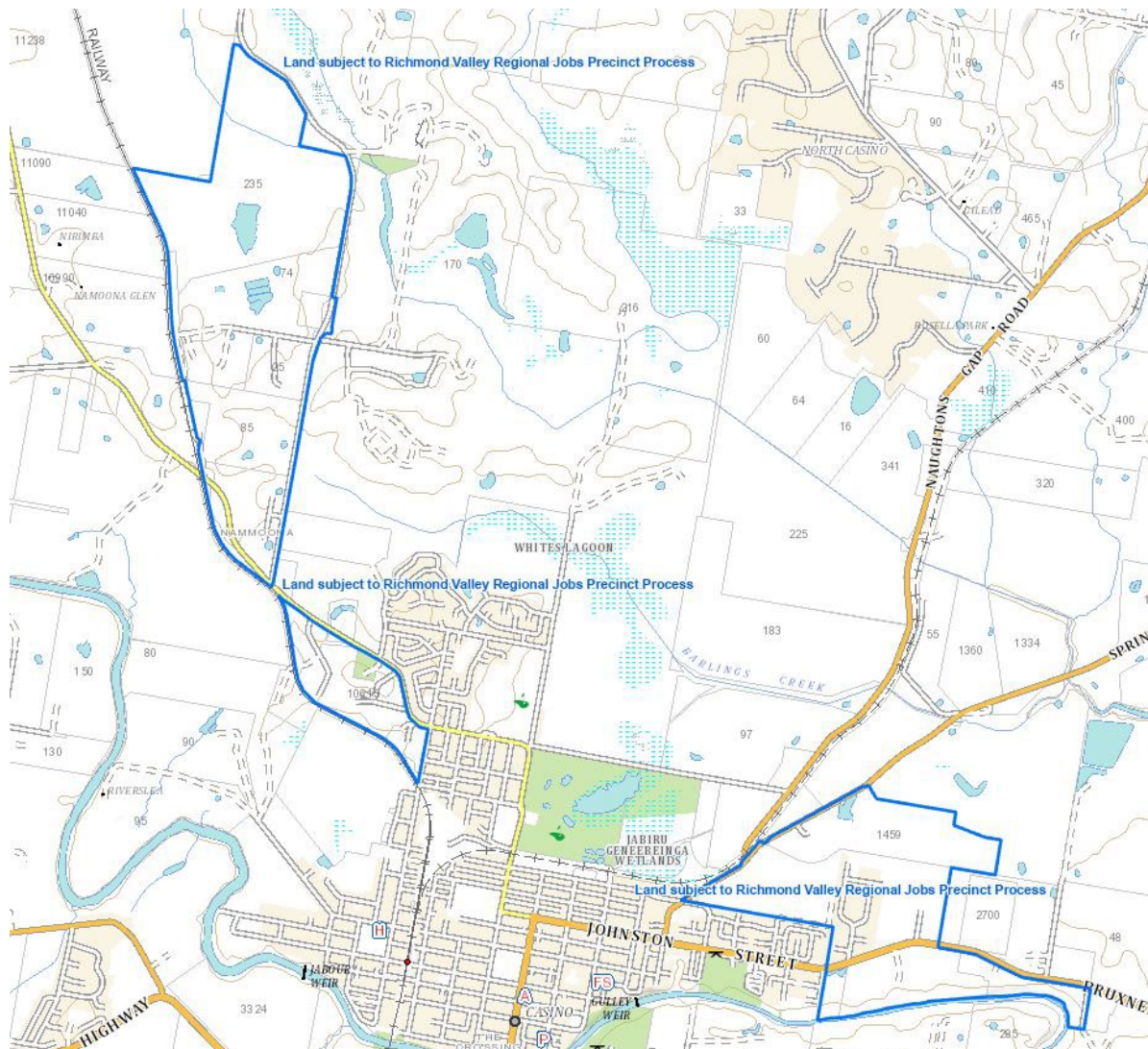


Figure 4 – Richmond Valley Regional Job Precinct investigation area

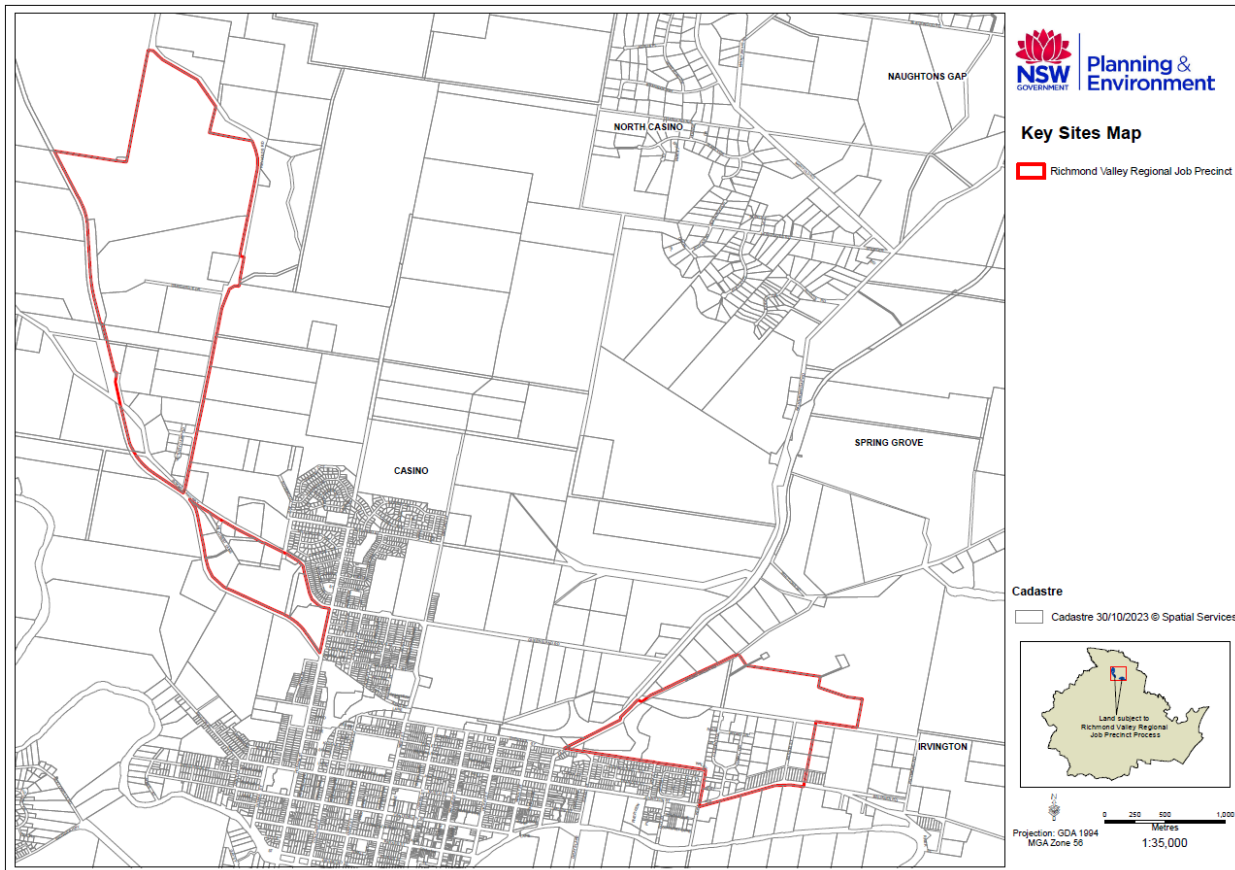


Figure 5 – Richmond Valley Regional Job Precinct

3.2 Land use and zoning

3.2.1 Land use strategy

Current land use zoning

Land within the Richmond Valley Regional Job Precinct is primarily used for industrial, business and rural purposes. The land is zoned for a mix of IN1 General Industrial, RU1 Primary Production, R1 General Residential, and C2 Environmental Conservation.

The current land zone is illustrated in **Figure 6 over page**.

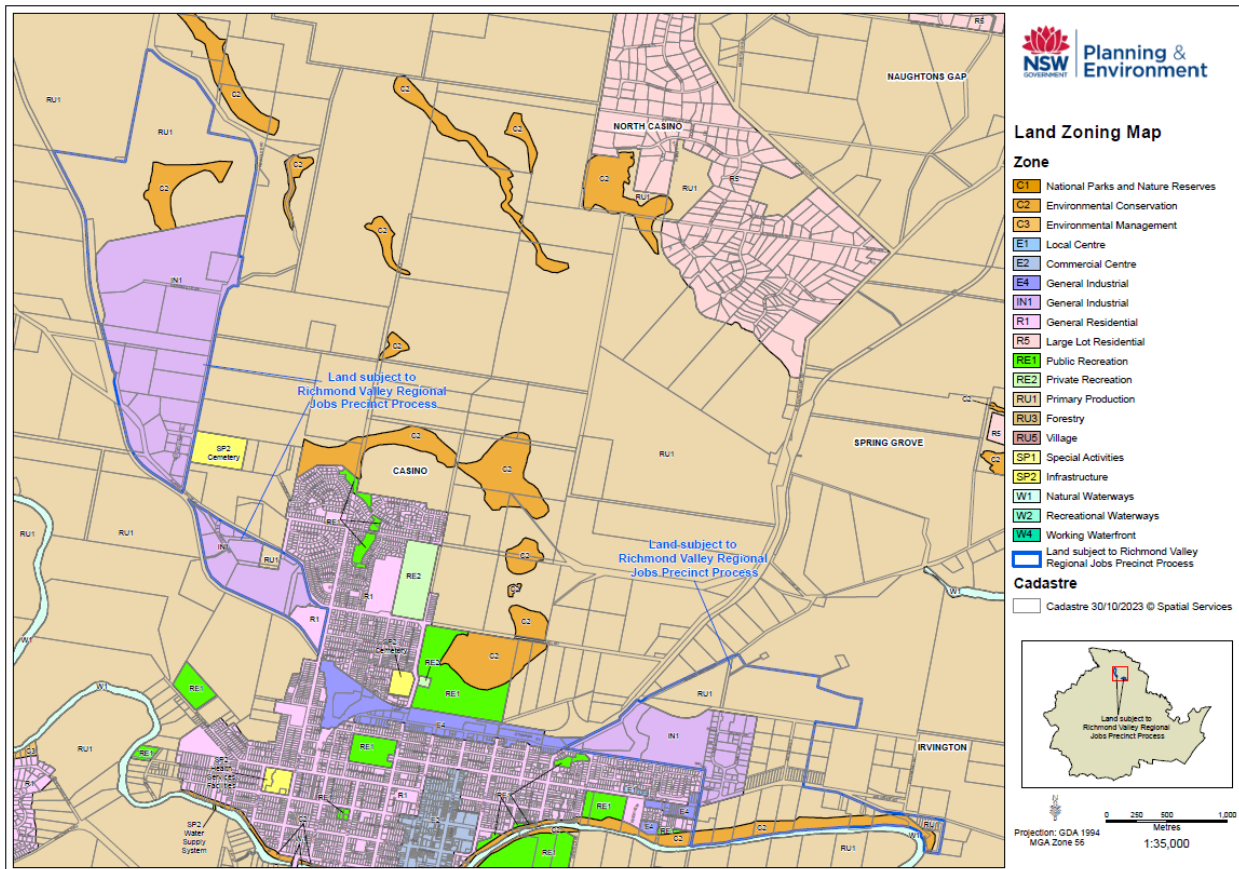


Figure 6 – Current land use zoning map

Intended Land Use Strategy

The intended land use strategy for the Richmond Valley Regional Job Precinct is to provide for a range of industries (see Table 3) that leverage the opportunities associated with agribusiness, manufacturing, circular economy.

The land use strategy importantly seeks to complement other industrial precincts in North Coast region to avoid competition and maintain flexibility on a regional scale.

Upfront technical assessments have been carried out to inform the Richmond Valley Regional Job Precinct Master Plan which outline the vision for the precinct over the next 20 years. This Discussion Paper seeks to provide the basis for the proposed land use strategy and implementation through the Richmond Valley LEP.

Sub Precinct 1 Nammoona seeks to leverage from rail freight and provides for the availability of large format and heavier industrial uses with separation from existing and future residential areas.

Sub Precinct 2 Casino Food Co Op seeks to supporting the ongoing needs of the Casino Food Co-op complex, and opportunities for other complementary and catalytic uses such as specialised adult learning and skills development on state owned land.

Sub Precinct 3 Johnston Street seeks to provide opportunities for a range of general and light industry types and related uses to allow uses that complement the area and Casino Town Centre. Potential to leverage availability of infrastructure and treated water for intensive plant agriculture and introduce planning controls to mitigate a floodway and allow for industrial development that does not exacerbate flood impacts.

The land use strategy for the Richmond Valley Regional Job Precinct comprises the following zones:

E4 General Industry.

This zone will apply to the developable land within the Richmond Valley Regional Job Precinct identified in the master plan as suitable for industrial development. This zone amends the existing industrial IN1 zone land to align with recent employment zone reforms. This zone will support and facilitate opportunities to generate circular economy through co-location and fostering collaboration with heavier industries where they can be separated from sensitive land uses and impacts can be attenuated.

E3 Productivity Support.

This zone will act as an interface or transition zone for sensitive receivers (both residential and environmental) and provide a supply of light industrial land uses to service the essential day-to-day needs of the Casino community and surrounding region.

RU1 Primary Production.

This zone encourages sustainable and diverse primary industry and agricultural production.

SP2 Infrastructure.

This will apply to land used for existing education and training purposes, owned by the Department of Education.

RE1 Public Recreation.

This will apply to land owned by council used for existing public open space and recreation purposes.

C2 Environmental Conservation.

This zone will protect high ecological, scientific, cultural or aesthetic value areas, by preventing development that could destroy, damage or otherwise have an adverse effect on those values.

C3 Environmental management.

This zone will protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values, and allow development that does not have an adverse effect on those values.

The proposed land zones are illustrated in **Figure 7 over page**.

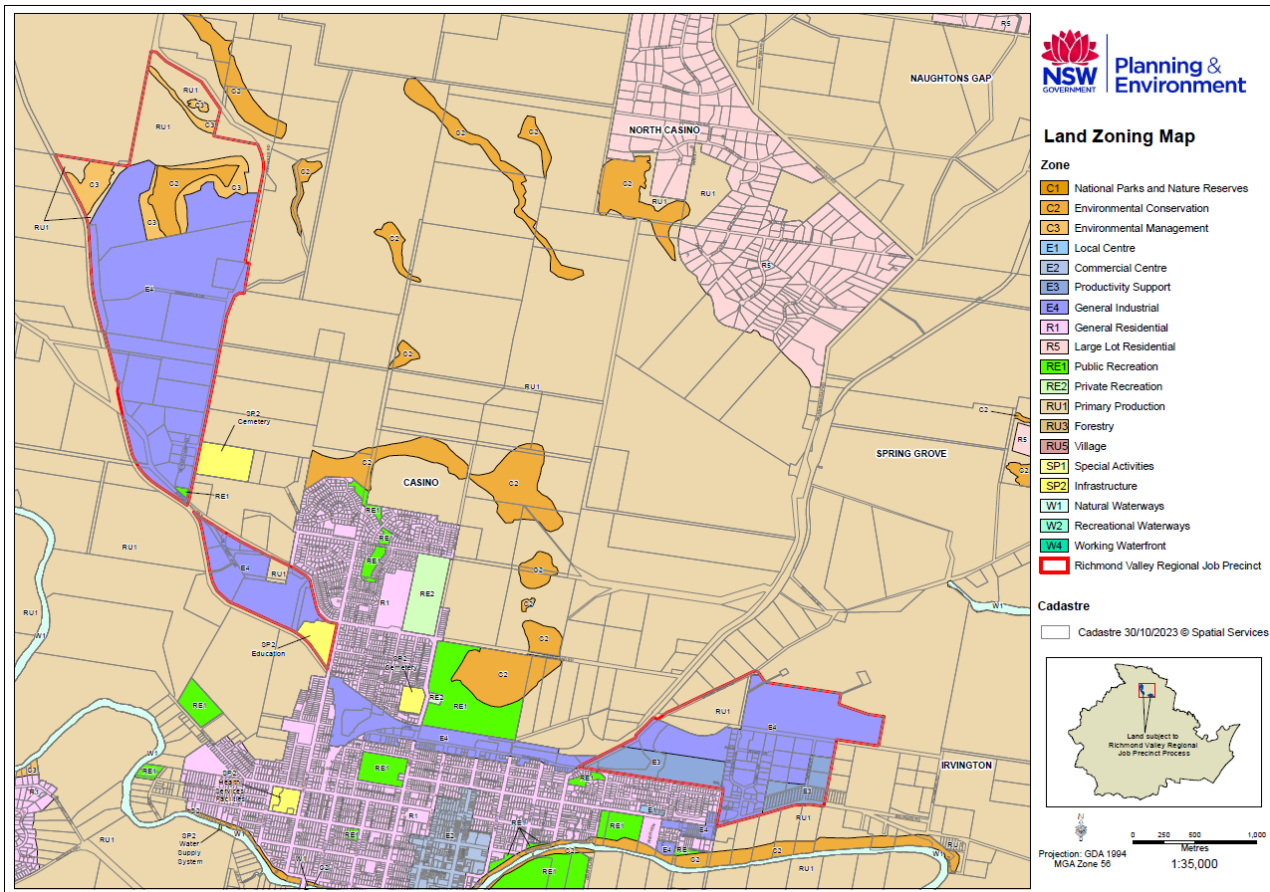


Figure 7 – Proposed Land use zoning – Richmond Valley Regional Job Precinct

3.2.2 Land use tables

The following are proposed objectives and permitted and prohibited uses for each of the land use zones within the Richmond Valley Regional Job Precinct. Noting that the below E4 General Industrial, RU1 Primary Production, SP2 Infrastructure, RE1 Public Recreation, C2 Environmental Conservation, C3 Environmental Management align with the current Richmond Valley LEP. It is proposed to introduce new land zone E3 Productivity Support into the Richmond Valley LEP.

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Nil.

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Horticulture; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Neighbourhood shops; Office premises; Oyster aquaculture; Plant nurseries; Rural supplies; Specialised retail premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Airstrips; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Early education and care facilities; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Forestry; Function centres; Health services facilities; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Schools; Tourist and visitor accommodation.

E3 Productivity Support

1 Objectives of zone

- To provide for a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of works, to sell goods of a larger size, weight or quantity to sell goods manufactured onsite.

2 Permitted without consent

Nil.

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business premises; Business identification signs; Centre-based child care facilities; Community facilities; Depots; Function centres; Garden centres; Hardware and building supplies; Home industries; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Roads; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies.

4 Prohibited

Any other development not specified in item 2 or 3.

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that development does not unreasonably increase the demand for public services or public facilities.

2 Permitted without consent

Extensive agriculture; Forestry; Home occupations; Horticulture; Viticulture.

3 Permitted with consent

Agritourism; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Funeral homes; Group homes; Helipads; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hospitals; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Kiosks; Landscaping material supplies; Moorings; Open cut mining; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Signage; Turf farming; Veterinary hospitals; Water recreation structures; Water supply systems.

4 Prohibited

Advertising structures; Any other development not specified in item 2 or 3.

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads.

3 Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any development not specified in item 2 or 3.

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Nil.

3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Caravan parks; Charter and tourism boating facilities; Community facilities; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Water recreation structures; Water reticulation systems; Water storage facilities.

4 Prohibited

Bee keeping; Dairies (pasture-based); Any other development not specified in item 2 or 3.

Zone C2 Environmental Conservation

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Nil.

3 Permitted with consent

Environmental facilities; Environmental protection works; Information and education facilities; Jetties; Oyster aquaculture Roads.

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Local distribution premises; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Zone C3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on

those values.

2 Permitted without consent

Home occupations.

3 Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Cellar door premises; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Electricity generating works; Emergency services facilities; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Home occupations (sex services); Hostels; Information and education facilities; Jetties; Kiosks; Marinas; Mooring pens; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Recreation facilities (outdoor); Research stations; Respite day care centres; Roads; Roadside stalls; Rural industries; Rural workers' dwellings; Signage; Tank-based aquaculture; Water recreation structures; Water reticulation systems; Water storage facilities.

4 Prohibited

Advertising structures; Agricultural produce industries; Industries; Intensive livestock agriculture; Livestock processing industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Sawmill or log processing works; Seniors housing; Service stations; Stock and sale yards; Turf farming; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

3.2.3 Height of building and minimum lot size controls

To align with the intended land use strategy in the Richmond Valley Regional Job Precinct Master Plan, and to reduce the existing high number of 4.6 variations received by Council, the current height of building can be seen in **Figure 8 over page** and minimum lot size maps can be seen in **Figure 10 over page** in the Richmond Valley LEP will be amended to:

- remove the Height of Building and Minimum Lot Size controls for land proposed to be zoned E4 General Industry, E3 Productivity Support, SP2 Infrastructure and RE1 Public Recreation.

The proposed height of building map can be seen in **Figure 9 over page** and proposed minimum lot size map in **Figure 11 over page**.

It is noted that through the planning approval pathways, development will need to satisfy the consent authority that the development impacts have been considered and will not significantly impact adjoining areas. The Richmond Valley DCP will continue to apply built form provisions to ensure development protects, complements, and enhances the visual quality of the rural environment.

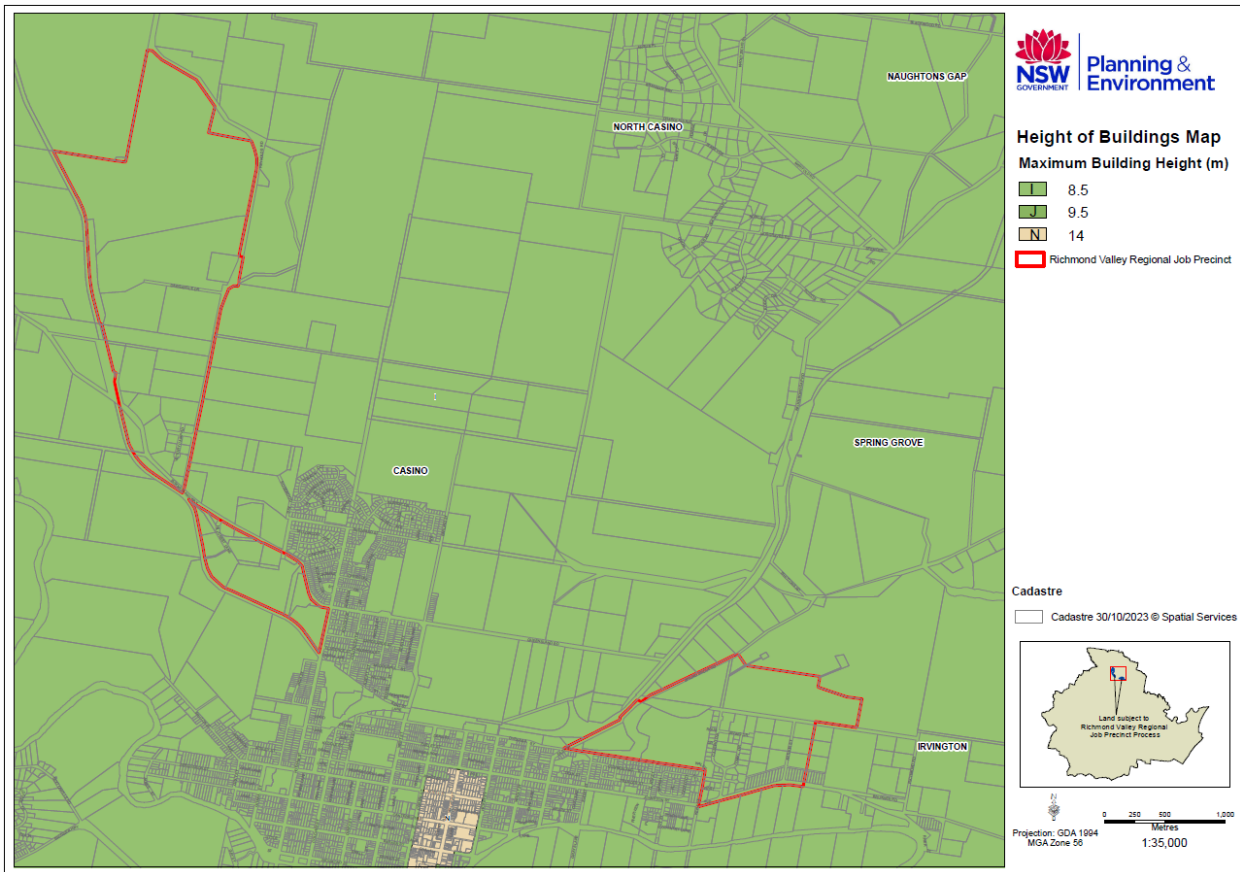


Figure 8 – Current Height of Building map

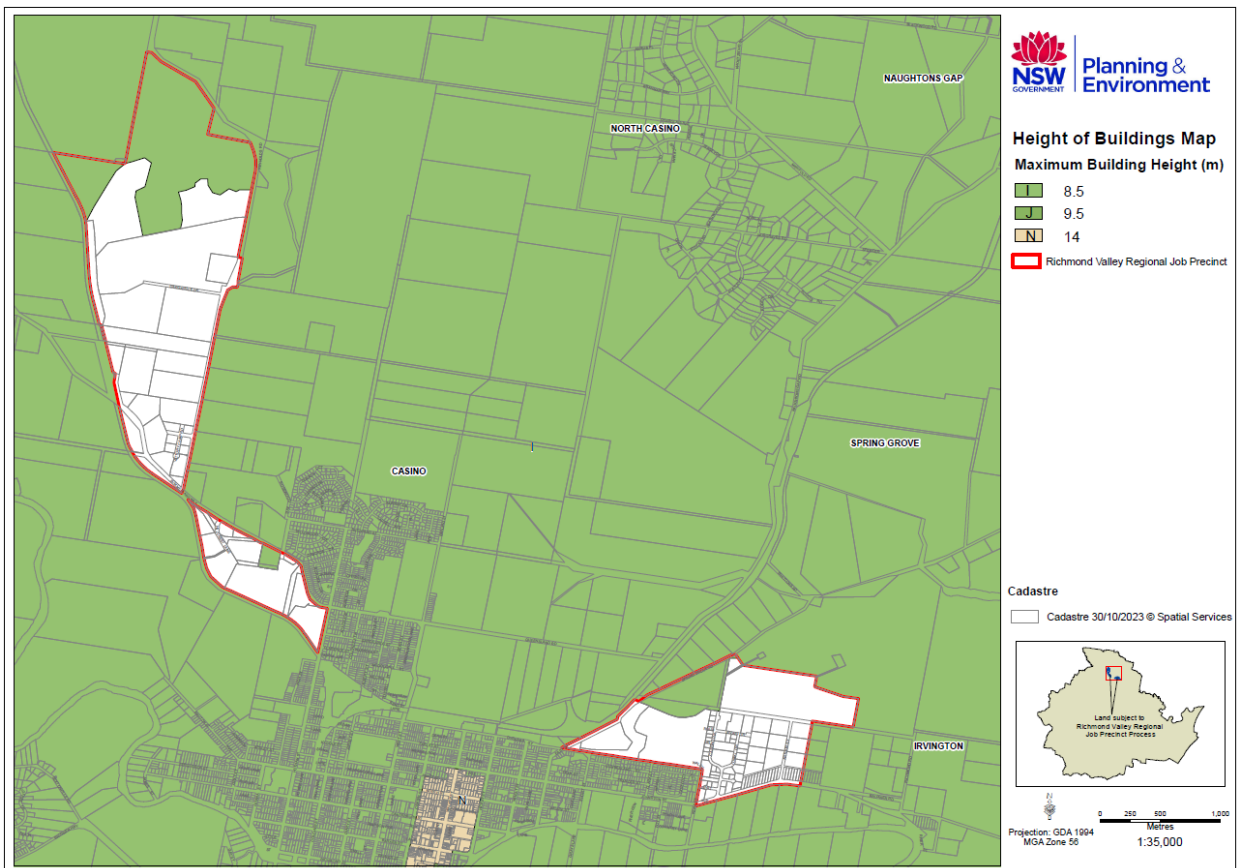


Figure 9 – Proposed Height of Building map

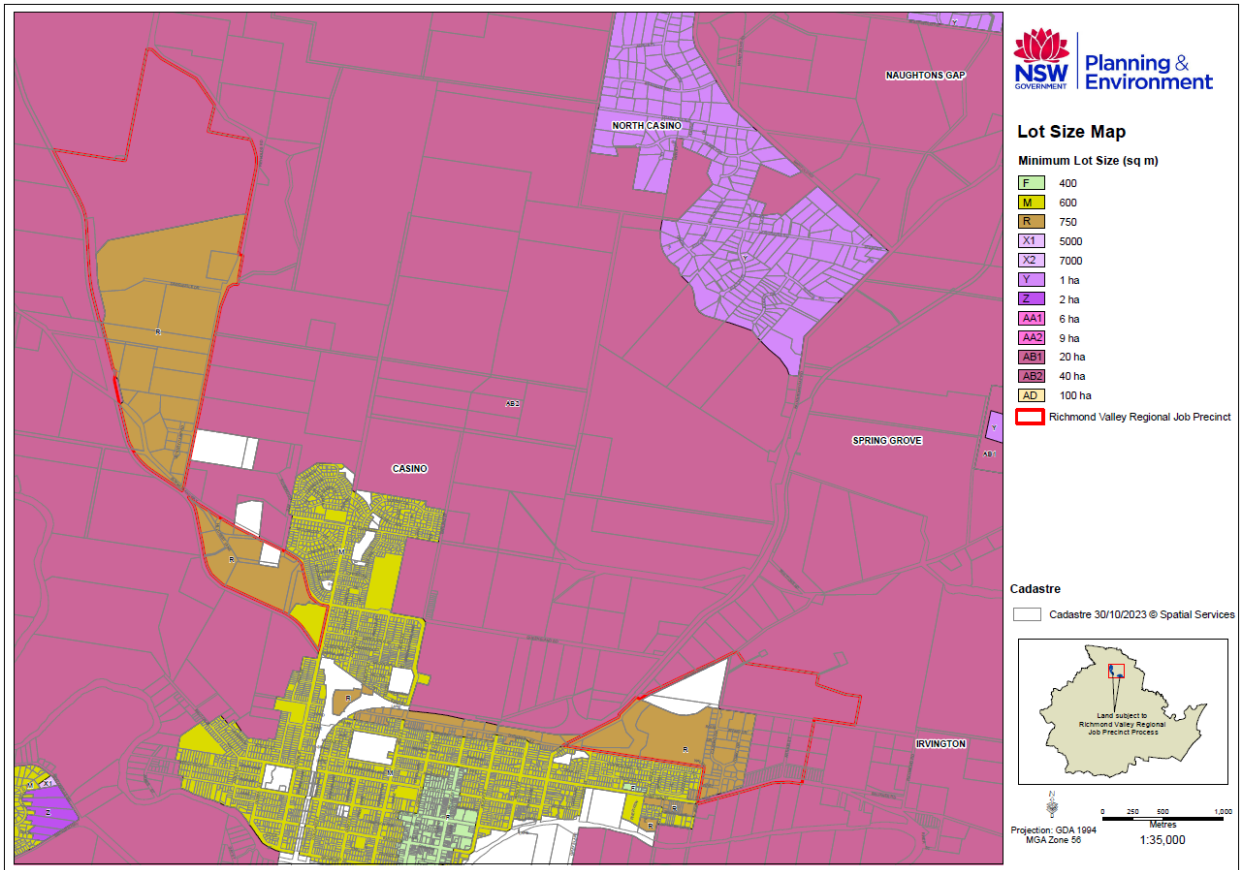


Figure 10 – Current Minimum Lot Size map

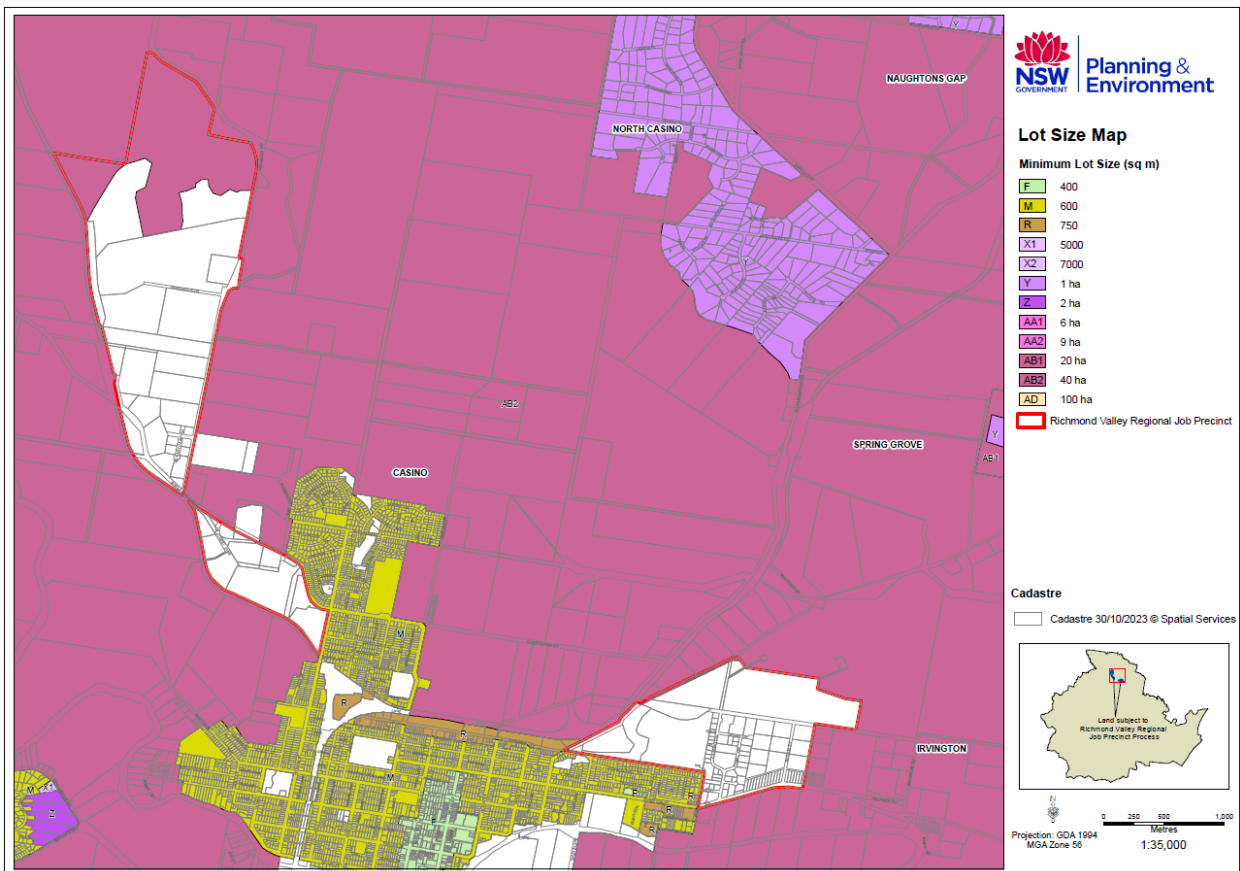


Figure 11 – Proposed Minimum Lot Size map

3.2.4 Encroachment on industrial operations

To protect the Richmond Valley RJP and its purpose to drive growth and development opportunities, and support the viability of expanding industrial uses, whilst minimising amenity impacts on surrounding land uses. It is proposed to insert a clause in the Richmond Valley LEP to reduce land use conflict within and surrounding the Richmond Valley RJP for both residential and industrial land uses.

The intent of the clause would provide matters for consideration for development applications on adjoining or surrounding land, to consider the likely adverse impacts from the existing and continued operations on the proposed development, including the impact of noise, odour, and hours of operation.

It is recommended that the Development Control Plan (DCP) is reviewed and updated to ensure new residential development adjacent to the precinct considers satisfactory mitigation from predicted industrial intensification as directed by the Richmond Valley Regional Job Precinct Master Plan.

3.2.5 Protection of Aboriginal cultural heritage

Aboriginal Cultural Heritage sites within the Richmond Valley Regional Job Precinct will be managed in consultation with local Aboriginal representatives. They will be protected, maintained and enhanced to preserve the significance of sites, culturally significant vegetation and artefacts. Existing protections under the *National Parks and Wildlife Act 1974* will continue to apply. The Richmond Valley Regional Job Precinct Development Control Plan will incorporate a plan of management describing Aboriginal management, planning and design considerations to establish the Precinct with a sense of place, history, and spirit when passed onto the next generation.

3.2.6 Bushfire

Richmond Valley Council maintains a map identifying areas of bushfire prone land in the local government area. The bushfire prone land map is the trigger for the consideration of bush fire protection measures for new development, consistent with *Planning for Bush Fire Protection 2019* (NSW Rural Fire Service) and *Australian Standard 3959-2009 – Construction of buildings in bush fire prone areas*. A bushfire safety authority is to be issued for development specified under section 100B(1) of the *Rural Fires Act 1997*.

It is proposed to continue to rely on the prevailing Bushfire Prone Land mapping for the identification of bushfire risk and application of relevant policies, and not replicate this work in the Richmond Valley Regional Job Precinct.

3.2.7 Biodiversity and vegetation

The approach to the protection of biodiversity and vegetation in the Richmond Valley Regional Job Precinct has been to survey and map the high value vegetation, and then tailor development in these areas. Land identified by the Richmond Valley Regional Job Precinct Master Plan as containing high value vegetation will be subject to either a C3 Environmental Management zone or C2 Environmental Conservation zones or other appropriate mechanism in the LEP. The Terrestrial Biodiversity and Wetlands, Riparian Land and Waterways maps for the precinct will need to be reviewed and updated as required.

In addition to the proposed zones, the Richmond Valley Regional Job Precinct Development Control Plan will support protection of biodiversity across the Precinct through inclusion of development principles, design guidance and development controls.

3.2.8 Flooding

Richmond Valley Council maintains a map identifying areas of flood prone land in the local government area and is the trigger for the consideration of flood protection measures.

A comprehensive flood study for the Richmond Valley Local Government Area was completed in September 2023 which included specific flood modelling for the Richmond Valley Regional Jobs Precinct and has informed the proposed controls.

Land in Sub Precinct 3 Johnston Street is impacted by flooding where clause 5.21 Flood Planning of the Richmond Valley LEP applies. It is proposed to enhance the LEP to ensure the following matters are considered by a consent authority when assessing a development application for development on land in Sub Precinct 3 proposed to be zoned E4 General Industry and E3 Productivity:

- filling may not be undertaken within the flood planning area, except where it can be demonstrated that it will not adversely change flood behaviour or environmental impacts associated with changes to flood behaviour impacts on existing residential and industrial development.
- building floor levels for general commercial/industrial uses should be above the Flood Planning Area plus consideration of Climate Change.

It is recommended that a new chapter be inserted into the Development Control Plan (DCP) directing where fill may occur within Sub Precinct 3 as per the comprehensive flood study (2023) and provided a list of land uses permitted with council consent below the flood planning level that will have no negative adverse impacts to flood or floodway on surrounding land. This may include roads, parking, storage of agricultural machinery, permeable fencing, etc.

The *State Environmental Planning Policy (Resilience and Hazards) 2021* will apply to any proposed industrial development within a flood area classified as potentially hazardous, noting development should not increase the potential for hazardous material to pollute the environment or be a risk to people or property during flood events.

3.2.9 Infrastructure contributions

Infrastructure will be funded through a combination of section 7.11 and section 7.12 charges under the EP&A Act, section 64 charges under the *Local Government Act 1993* (water and sewer), and through other potential funding mechanisms such as Voluntary Planning Agreements (VPA). The funding mechanism options to be adopted for the Richmond Valley RJP are subject to further review by Richmond Valley Council.

3.2.10 Savings and transitions provisions

A savings and transitions provision is proposed for development where a development application has been lodged but not yet determined. This allows for those developments to be determined as per the controls that were in force at the time the development application was lodged.

3.2.11 Other licences and approvals

Processes, approvals, and licenses required under other legislation, such as the *Protection of the Environment Operations Act 1997*, *Biodiversity Conservation Act 2016*, the *Roads Act 1993* and the *Environment Protection and Biodiversity Conservation Act 1999* will continue to be required. Provisions under Chapter 3 *Hazardous and offensive development* and Chapter 4 *Remediation of land* of *State Environmental Planning Policy (Resilience and Hazards) 2021* will continue to apply.

4. Other Legislation and Policies

4.1 Legislation that will continue to apply

The intent is that the following key legislation and environmental planning instruments will continue to apply to the Richmond Valley Regional Job Precinct, amongst others:

- *Biodiversity Conservation Act 2016 (NSW)*
- *Heritage Act 1977 (NSW)*
- *Local Land Services Act 2013 (NSW)*
- *Protection of the Environment Operations Act 1997 (NSW)*
- *Water Act 1912 (NSW)*
- *Development State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Exempt and Complying Development) 2008*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resources and Energy) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Primary Production) 2021*
- *Local Government Act*
- *National Parks and Wildlife Act*
- *Roads Act*
- *Water Management Act.*