

## Recommendation of Kyogle and Richmond Valley Part Lot LGA Boundary Adjustment

### 1. 50 Pine Creek Road, Bentley – Part Lot 3/597761

50 Pine Creek Road, Bentley has a total land area of 69.09 ha, with 10.49 ha located within the Richmond Valley Local Government Area (LGA), and the other 58.6 ha located within the Kyogle LGA creating the Part Lot 3/597761 which is segregated by the Richmond River. The dwellings and outbuildings are located on the Richmond Valley side including the Richmond Valley Council owned and maintained road known as Pine Creek Road, which provides access to the property. The property is rated as farmland with the land zoning of RU1 Primary Production.

The state property number for the Richmond Valley part lot is 3236294, according to the 1 July 2019 the land value for the Richmond Valley part lot is \$80,000. The state property number for the Kyogle part lot is 1743133 with the 1 July 2019 land value for a total of \$361,000.

Taking into account the structures being located within Richmond Valley and the access road being owned and maintained also by Richmond Valley, it is recommended the LGA boundary between Kyogle and Richmond Valley is adjusted so that 50 Pine Creek Road, Bentley

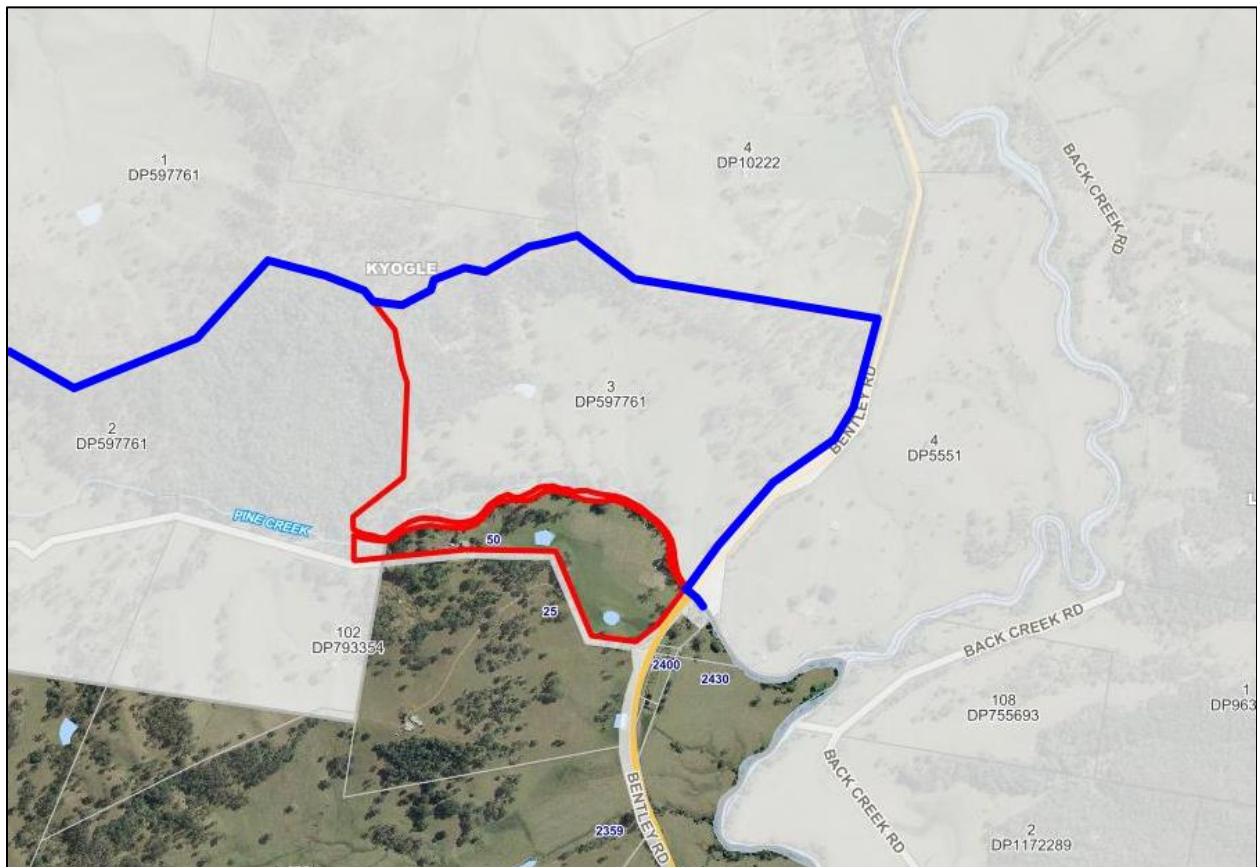


Figure 1 - 50 Pine Creek Road, Bentley

## 2. 25 Pine Creek Road, Bentley – Part Lot 102/793354

25 Pine Creek Road, Bentley has a total land area of 57 ha. Located within the Richmond Valley LGA is 34.23 ha of the property, with another 22.77 ha located within the Kyogle Shire LGA. The main dwelling on this land is located within the Richmond Valley LGA including the dwelling access road which is a Richmond Valley Council owned and maintained road known as Pine Creek Road, Bentley. According to the aerial imagery there appears to be an outbuilding located within the Kyogle LGA part lot. The property is rated as farmland with the land zoning of RU1 Primary Production.

The Richmond Valley state property number is 3236295, according to the 1 July 2019 the land value for the Richmond Valley part lot is \$318,000. Kyogle's part lot state property number is 1743135 and according to the 1 July 2019 the land value is a total of \$192,000

It is recommended the LGA boundary between Kyogle and Richmond Valley is adjusted so that 25 Pine Creek Road, Bentley is exclusively located within the Richmond Valley LGA. Taking into account the above recommendation for 50 Pine Creek Road, the LGA boundary will be best suited to follow a reasonable path by adjusting the boundary to allow 25 Pine Creek Road to be solely located within the Richmond Valley LGA. Consideration is also required with factoring in the location of the main dwelling and road access which is a Richmond Valley Council owned and maintained road. Due to the part lot of 25 Pine Creek Road and the neighbouring land, the Richmond Valley controlled road known as Pine Creek Road for approximately 1.14km enters into Kyogle Shire, as Richmond Valley are the controlling authority, the boundary adjustment should also factor in this consideration.

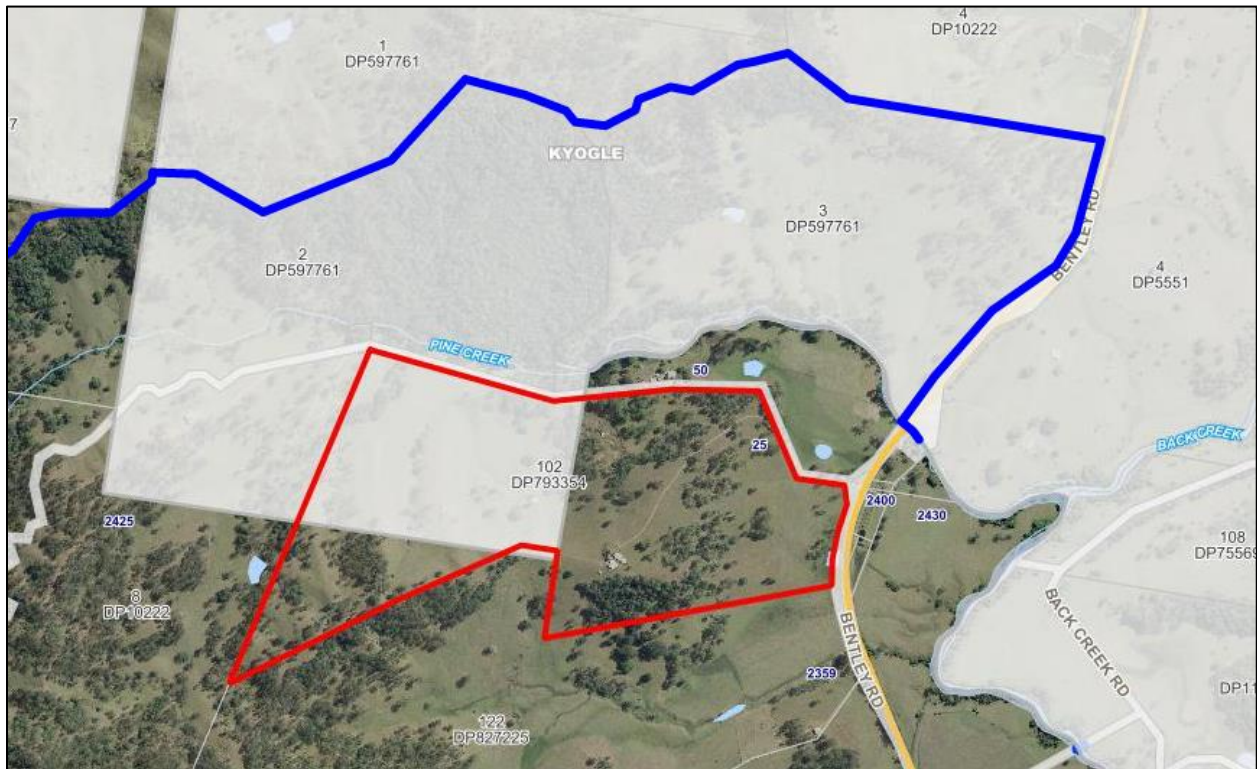


Figure 2 - 25 Pine Creek Road, Bentley



### 3. 2359 Bentley Road, Bentley – Part Lot 122/827225

2359 Bentley Road, Bentley has a total land area of 72.72 ha, with majority of the land area located within the Richmond Valley LGA totalling 72.032 ha, with the last 6880m<sup>2</sup> located within the Kyogle LGA. The access to the property and the structures are located within the Richmond Valley part lot. The access road, known as Bentley Road, is a Richmond Valley Council owned and maintained road. The property is rated as farmland with the land zoning of RU1 Primary Production.

Richmond Valley's state property number is 1687087 and according to the 1 July 2019 land value the part lot within Richmond Valley is valued at \$381,000. Kyogle's part lot property number is 1743134, with a land value of \$4,000 according to the 1 July 2019 land valuation.

Taking into account the land values within each LGA the financial implications on Kyogle Shire with allowing the boundary to be adjusted so that 2359 Bentley Road is located within the Richmond Valley LGA will be minimal. It is recommended 2359 Bentley Road, Bentley be exclusively located within the Richmond Valley LGA, taking into account the considerations of the land values, location of the structures on the land and the land access point which is located within the Richmond Valley LGA, the LGA boundary line would best suit the property being solely located within Richmond Valley.

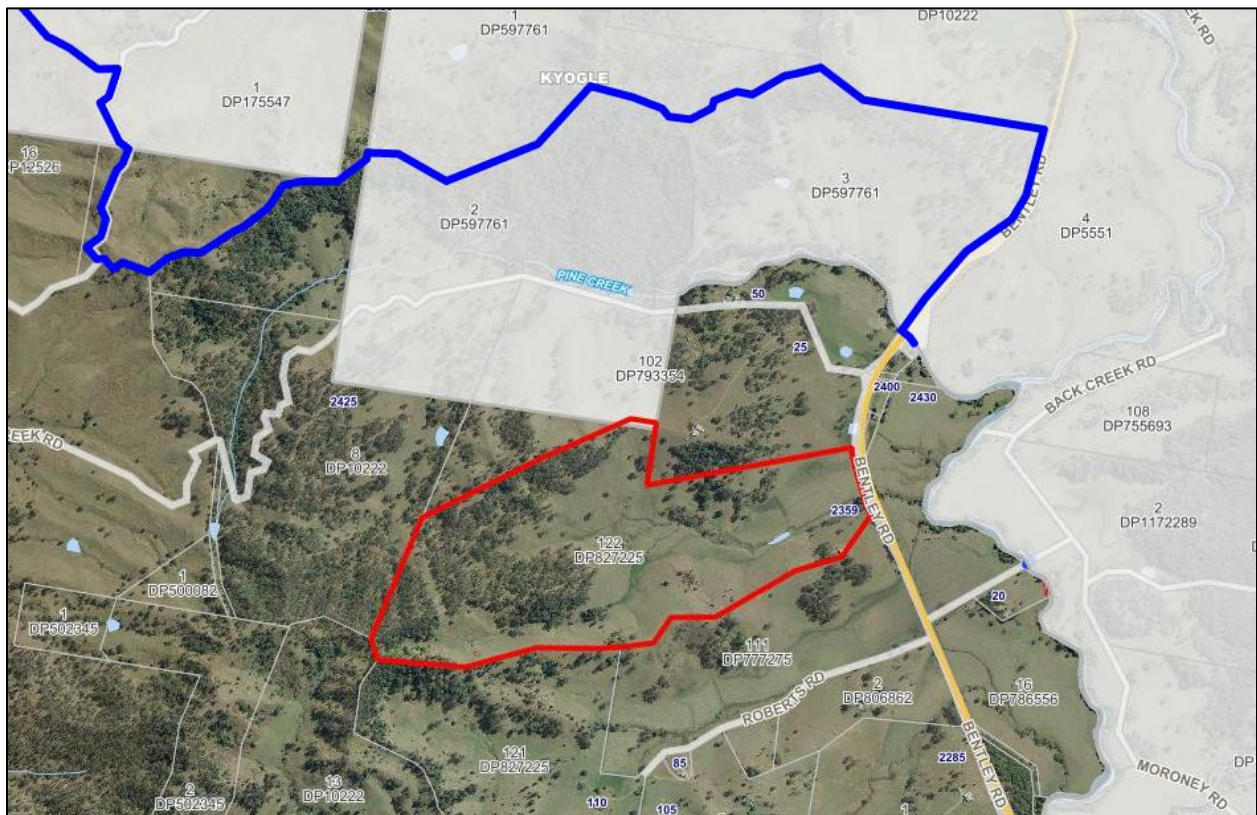


Figure 3 - 2359 Bentley Road, Bentley

#### 4. 2425 Pine Creek Road, Bentley – Part Lot 8/10222 and 2/597761

2425 Pine Creek Road, Bentley has a total land area of 144.23 ha, with 77.93 ha located within the Richmond Valley LGA, and another 66.3 ha of the part lot is located within the Kyogle Shire LGA. According to the aerial imagery there appears to be 2 dwellings located within the Kyogle part lot. The access road known as Pine Creek Road is a Richmond Valley Council owned and maintained road. The property is rated as farmland with the land zoning of RU1 Primary Production.

Richmond Valley's state property number is 1687082, according to the 1 July 2019 land value the part lot within Richmond Valley is valued at \$259,000. Kyogle's part lot property number is 1743132 with the total land value according the 1 July 2019 land valuation is \$270,000.

It is recommended that the LGA boundary be adjusted so that 2425 Pine Creek Road, Bentley is exclusively located within the Richmond Valley LGA, this recommendation is based off the recommendation for 50 Pine Creek Road, to follow a reasonable boundary line between Kyogle and Richmond Valley LGA's would be achieved with following the property boundary from 50 Pine Creek to 2425 Pine Creek Road, Bentley. Another consideration to factor into the boundary adjustment is the larger land area located within the Richmond Valley LGA included the Richmond Valley Council controlled road known as Pine Creek Road which crosses into Kyogle Shire LGA.

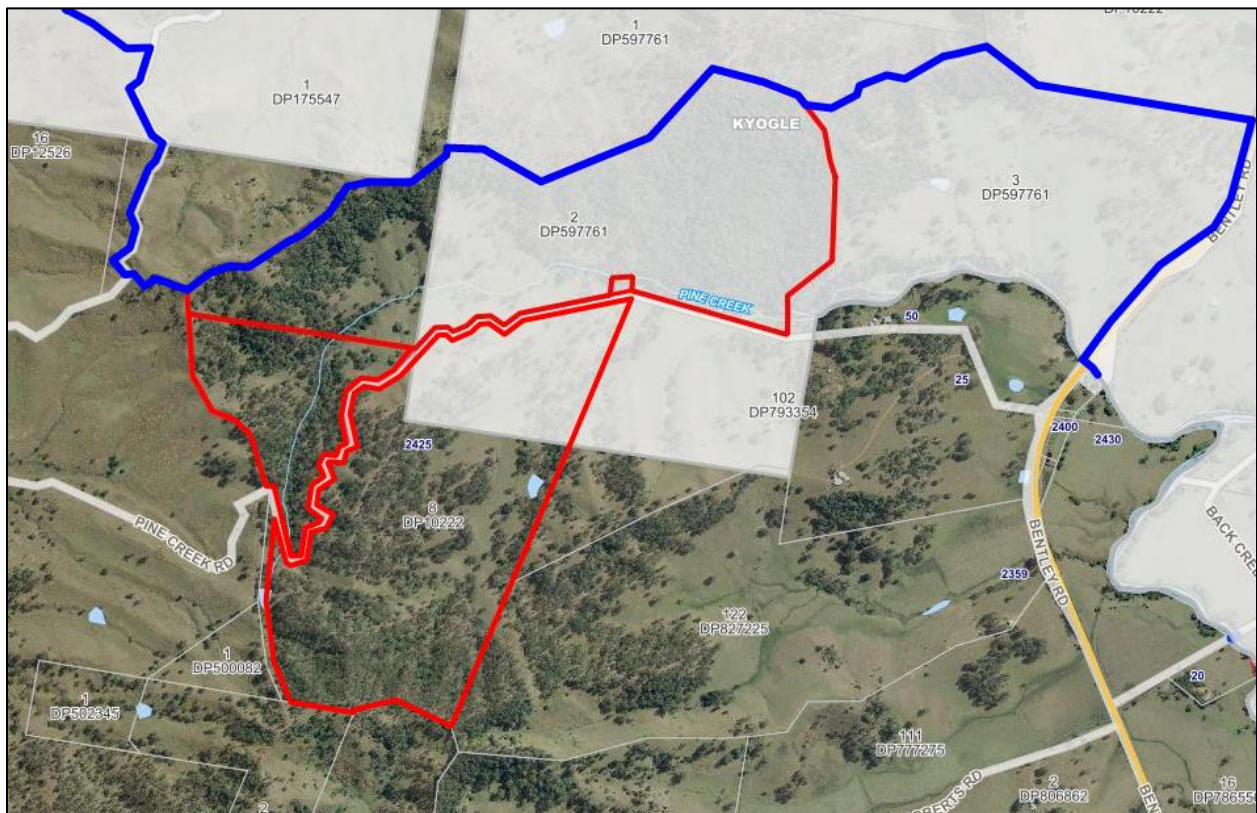


Figure 4 - 2425 Pine Creek Road, Bentley



## 5. 2885 Bentley Road Bentley – Part Lot 1/175547

Majority of 2885 Bentley Road, Bentley has a total land area of 63.35 ha. Located within the Kyogle LGA is 44.03 ha, the part lot located within the Richmond Valley LGA is a total area of 19.32 ha. According to the aerial imagery between Council’s mapping system and SixMaps, there appears to be no dwellings or structures located on the land. The property is rated as farmland with the land zoning of RU1 Primary Production.

Kyogle’s state property number is 1743034, as stated in the 1 July 2019 land valuation the Kyogle part lot is valued at a total of \$208,000. Richmond Valley’s land valuation on the part lot from 1 July 2019 is the total of \$95,000, with the state property number of 1687048.

It is recommended the LGA boundary between Kyogle and Richmond Valley be adjusted in order for 2885 Bentley Road, Bentley to be exclusively located within the Kyogle LGA. Taking into consideration the financial implications, Kyogle Shire would suffer a greater lose than Richmond Valley if the LGA boundary were to be adjusted that the land was exclusively located within the Richmond Valley LGA. The recommended boundary adjustment would follow a reasonable boundary line between the two Local Government Areas.

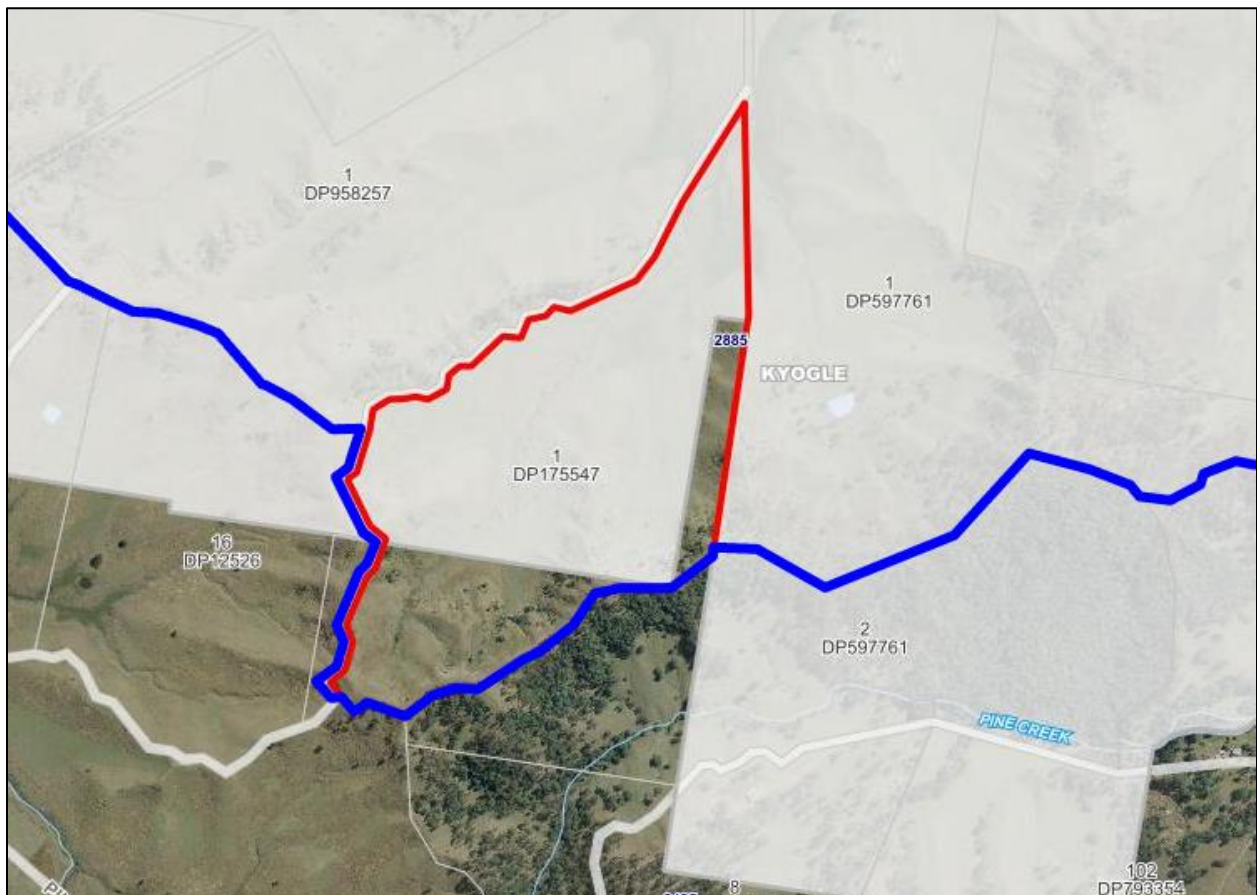


Figure 5 - 2885 Bentley Road, Bentley

## 6. Backmede Road, Backmede – Part Lot 16/12526

Backmede Road, Backmede has a total land area of 107.92, with 87.18 ha located within the Richmond Valley LGA, while the part lot located in Kyogle LGA has a land area of 20.74 ha. Based on the aerial imagery between Council's mapping system and SixMaps, there appears to be no dwellings or structures located on the land. The property is rated as farmland with the land zoning of RU1 Primary Production.

Richmond Valley's state property number is 4315922, according to the 1 July 2019 land valuation the Richmond Valley part lot is valued at a total of \$431,000. The Kyogle Shire part lot has the state property number of 4315933, with the land valuation from the 1 July 2019 as \$82,000.

The recommendation regarding Part lot 16/12526, Backmede Road Backmede, is that the LGA boundary is adjusted so that the entire lot is solely located within the Richmond Valley LGA, the boundary adjustment would follow a reasonable boundary line, majority of the lot is located within Richmond Valley resulting in a greater lose to Richmond Valley if the boundary was adjusted so that the lot was located within Kyogle Shire LGA. The owner of the part lot owes multiple lots located within the Richmond Valley LGA, this should also be an additional consideration.

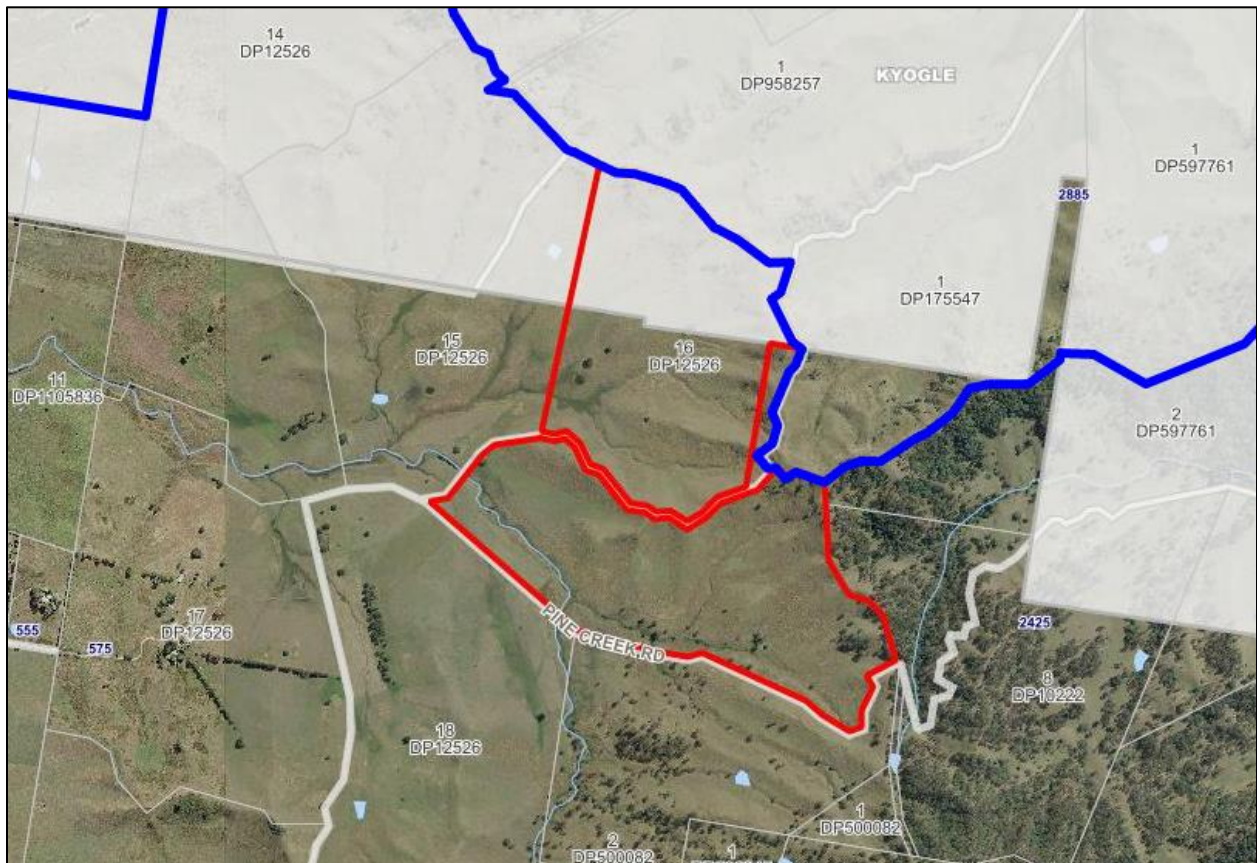


Figure 6 - Backmede Road, Backmede









## 9. Baraimal Lane Backmede – Part Lot 1/1192320

Majority of Baraimal Lane, Backmede has a total area of 68.12 ha, located within the Kyogle Shire LGA is 67.89 ha of the part lot. 2300m<sup>2</sup> of Baraimal Lane, Backmede is located within the Richmond Valley LGA. Based on Council's mapping system and SixMaps, there appears to be no dwellings or structures located on the land. The property is rated as Farmland with the land zone of RU1 Primary Production.

Kyogle Shire's state property number is 3795413, in line with the 1 July 2019 land valuation, the part lot and lot 6/12526 (Kyogle Shire) is \$605,000. Richmond Valley's state property number is 3795409, with the part lot being of and value of \$3,000.

Recommending the LGA boundary is adjusted for part lot 1/112320 to be entirely located within the Kyogle Shire LGA, taking into account the possibly financial implications, Kyogle Shire would receive a greater loss than Richmond Valley, as part lot 1/112320 relates also to lot 6/12526 which is located solely within the Kyogle Shire LGA it would be acceptable to adjust the boundary to allow the part lot to be located within Kyogle LGA. Another consideration for the boundary adjustment is the LGA boundary would follow a reasonable line with the new adjustment while also considering the recommendation for 495 Backmede Road, Backmede.

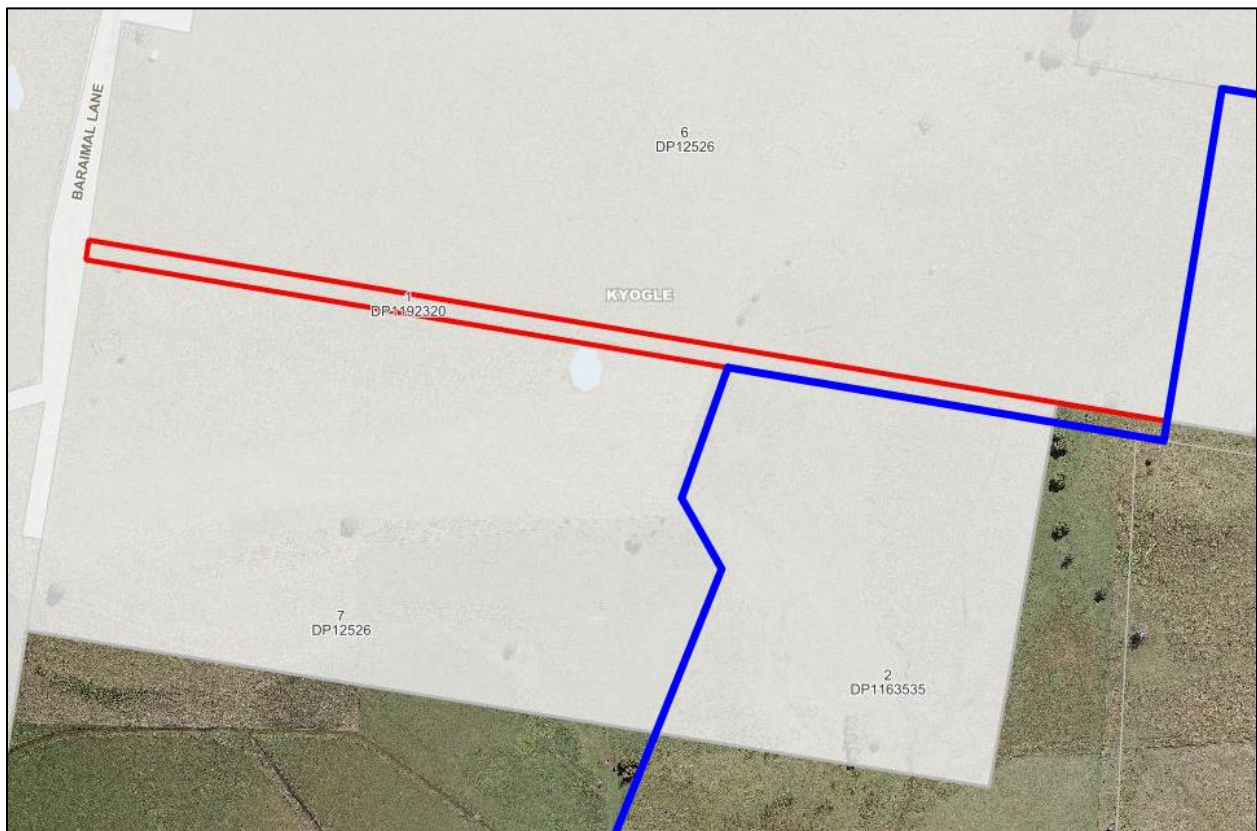


Figure 9 - Baraimal Lane, Backmede





## 11. 214 Baraimal Lane, Backmede – Part Lot 7/12526

214 Baraimal Lane, Backmede has a total area of 72.34 ha, with 45.51 ha located within the Richmond Valley LGA, and the other 26.83 ha located within the Kyogle Shire LGA. According to Council's mapping system and SixMaps, there appears to be a dwelling and other structures located within the Kyogle Shire LGA, the access road to the property is along Baraimal Lane which is a Kyogle Shire owned and maintained road. The land is rated as Farmland with the land zoning of RU1 Primary Production.

Kyogle Shire's state property number is 1743152, according to the 1 July 2019 land valuation the part lot located within Kyogle Shire is valued for the amount of \$201,000. Richmond Valley's state property number for the part lot is 1686732, as stated in the 1 July 2019 land valuation the part lot is valued for the amount of \$318,000.

Taking into consideration the location of the dwelling and access road being a Kyogle Shire Council owned and maintained road, the LGA boundary between Richmond Valley and Kyogle for 214 Baraimal Lane, Backmede should be adjusted to allow the land to be located exclusively within the Kyogle LGA. The financial implications on Richmond Valley for this part lot will be greater with this recommendation, though taking into account the above recommendations Richmond Valley would recover the loss from this part lot.

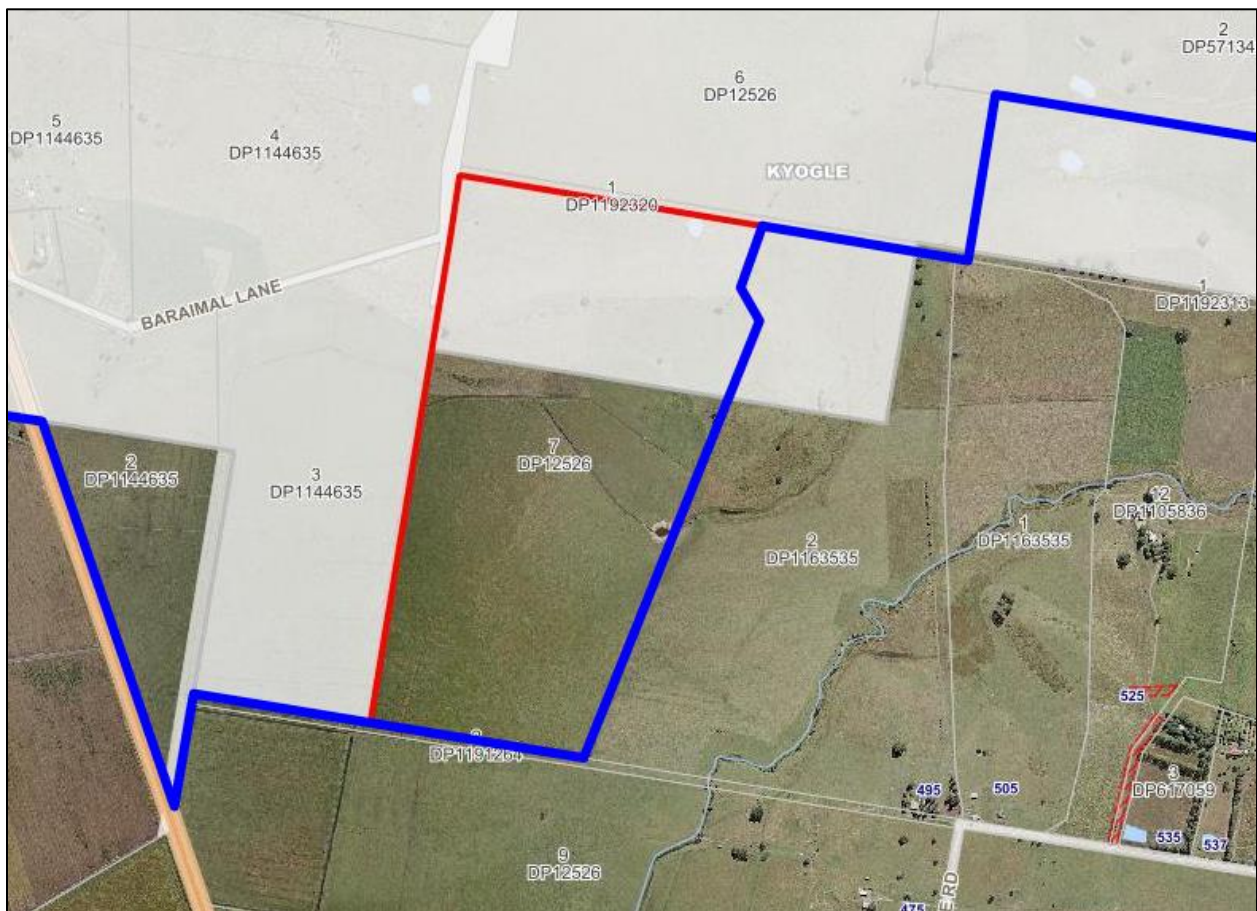


Figure 11 - 214 Baraimal Lane Backmede

## 12. Backmede Road, Backmede (130 Baraimal Lane, Cedar Point) – Part Lot 2/1144635

Backmede Road Backmede (also known as 130 Baraimal Lane Cedar Point on the State Land Valuation) is made up of a total of 64.37ha, with 13.47 ha part lot located within the Richmond Valley LGA, and the other 50.9 ha located within the Kyogle Shire LGA. The entire property is made up of the part lot located between Richmond Valley and Kyogle Shire, the Enclosure Permit 22379 and Lot 3/1144635 known as 194 Baraimal Lane Cedar Point which is located solely within the Kyogle LGA. The property is rated as Farmland with the land zoning of RU1 Primary Production.

Kyogle Shire's part lot property number is 4159767, as stated in the 1 July 2019 land valuation the part lot within Kyogle LGA is valued at \$454,000. Richmond Valley's part lot state property number is 1686735, and as stated within the 1 July 2019 land valuation the part lot is valued at \$151,000.

It is recommended the LGA boundary line between Richmond Valley and Kyogle LGA's are adjusted so Backmede Road Backmede, also known as 130 Baraimal Lane, Cedar Point is exclusively located within the Kyogle Shire LGA, this recommendation is based off the location of the structures found though investigation on Council's mapping system, factoring in the access point to the property being via a Kyogle Council owned and maintained road. As stated within the Kyogle Land valuation, Lot 3/1144635 (located solely within Kyogle LGA) is included within the total valuation. The total land area located in Kyogle LGA between the part lot and lot 3 is substantially larger than the land area located within Richmond Valley LGA.

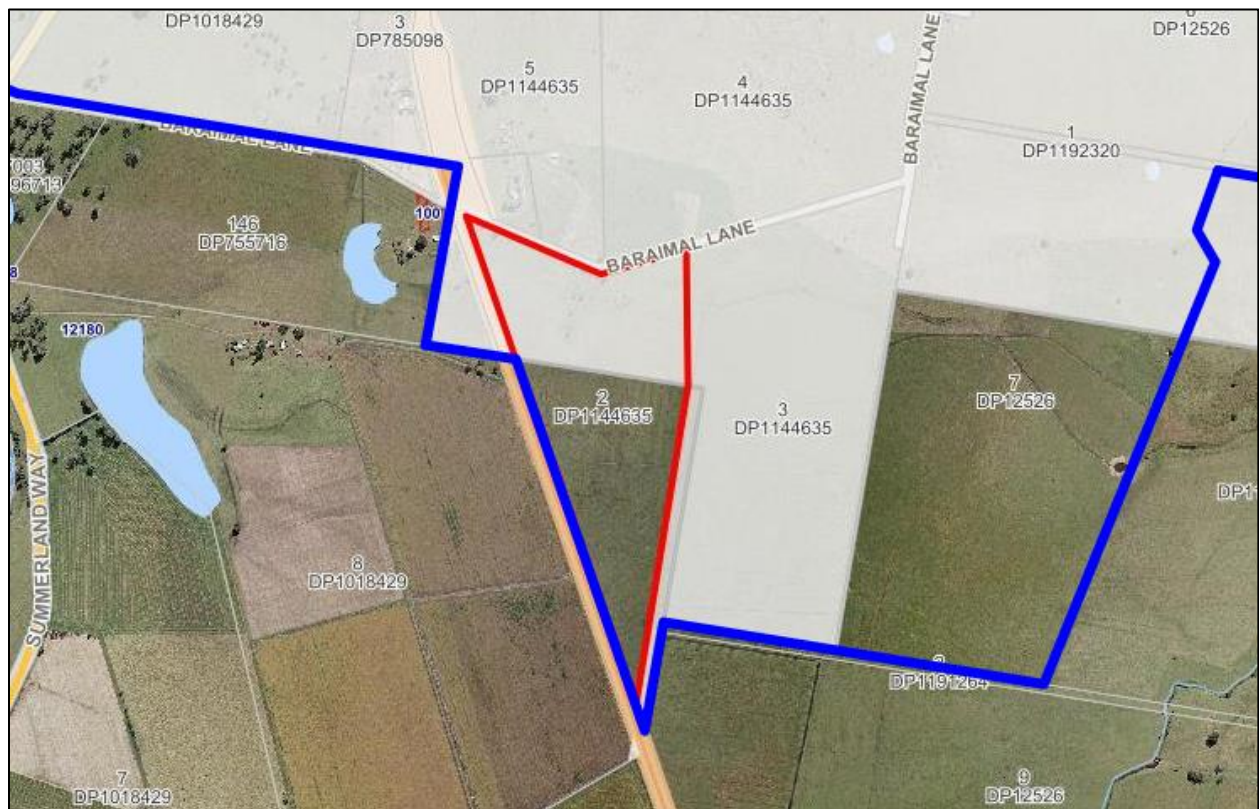


Figure 12 - Backmede Road, Backmede



