



RICHMOND

V A L L E Y

Valley of Surprises!

Richmond Valley Council

**CASINO URBAN LAND
RELEASE STRATEGY**

16 AUGUST 2005

Planning Team: John Hession (Planning Officer).

Louise Neall (GIS Mapping)

Casino Urban Land Release Strategy adopted by Richmond Valley Council on 16 August, 2005

The Director General, Department of Infrastructure, Planning and Natural Resources formally agreed to the Strategy on 18 August, 2005

Casino Urban Land Release Strategy became effective on 22 August, 2005

Council File No. **T 375.02**

CONTENTS

PART 1	PRELIMINARY	1
1.1	INTRODUCTION	1
PART 2	VISION STATEMENT.....	1
PART 3	STRATEGY TIMEFRAME	1
PART 4	STATEMENT OF AIMS AND OBJECTIVES	2
4.1	AIMS	2
4.2	LAND USE OBJECTIVES	2
4.3	ENVIRONMENTAL OBJECTIVES	2
4.4	SOCIAL / CULTURAL OBJECTIVES	3
4.5	ECONOMIC DEVELOPMENT OBJECTIVES	3
PART 5	ANALYSIS OF PAST POLICY.....	4
5.1	EXISTING LAND RELEASE STRATEGY	4
5.2	EXISTING DEVELOPMENT CONTROL PLAN NO.1	5
5.3	EXISTING LOCAL ENVIRONMENTAL PLAN.....	5
PART 6	EXISTING CONDITIONS AND FUTURE TRENDS.....	6
6.1	DEMOGRAPHICS	6
6.2	PHYSICAL AND OTHER CONSTRAINTS.....	10
6.3	WATER SENSITIVE URBAN DESIGN.....	11
PART 7	SUPPLY AND DEMAND ANALYSIS	12
PART 8	PROVISION OF INFRASTRUCTURE AND SERVICES	14
8.1	COMMUNITY FACILITIES	14
8.2	ROAD NETWORK.....	15
8.3	WATER SUPPLY AND SEWERAGE	16
PART 9	REGIONAL CONTEXT	17
9.1	LAND USE	17
9.2	ECONOMIC DEVELOPMENT.....	18

9.3	SOCIAL AND COMMUNITY CULTURE.....	21
PART 10	PUBLIC CONSULTATION.....	22
PART 11	STAGED RELEASE AND IMPLEMENTATION PROGRAM.....	23
11.1	LAND RELEASE PROGRAM.....	23
11.2	HOUSING BALANCE SHEET	24
11.3	FUTURE INVESTIGATION AREAS	25
11.4	FUTURE URBAN EXPANSION.....	26
11.5	ZONED INDUSTRY	26
11.6	ZONED COMMERCIAL.....	27
11.7	DEVELOPMENT CONTROL PLAN No.1.....	27
11.8	RURAL RESIDENTIAL DEVELOPMENT STRATEGY	27
11.9	LOCAL ENVIRONMENTAL PLAN	28
PART 12	MONITORING AND REVIEW PROGRAM	28

LIST OF FIGURES

FIGURE 1	CASINO URBAN LAND RELEASE STRATEGY – STUDY AREA
FIGURE 2	CASINO URBAN LAND RELEASE STRATEGY
FIGURE 3	CONSTRAINTS MAP
FIGURE 4	FLOODPRONE LAND MAP
FIGURE 5	SCHEMATIC ROAD LAYOUT

PART 1 PRELIMINARY

1.1 INTRODUCTION

It is almost nine years since the current Land Release Strategy for the former Casino Council Area was completed. Whilst the take-up of land for various forms of development for a range of urban, including residential purposes, has been intermittent throughout the Study Area over this time, interest and activity in the development sector in and around the Town of Casino has increased over the last two to three years.

Due to this increased level of interest and development activity and such initiatives as the State's Farmland Protection Project which is currently being finalised, it is an appropriate time to prepare an Urban Land Release Strategy for Casino in order to reflect the changes which have taken or will take place on the landscape and to plan for the demographic changes and growth which is projected to occur over the next twenty years to the year 2025.

The North Coast Regional Environmental Plan (REP) requires Council to adopt an Urban Land Release Strategy prior to permitting significant urban growth. The Department of Planning, Infrastructure and Natural Resources' publication entitled "Urban Settlement Strategies – Guidelines for the North Coast" builds on the REP, providing assistance in preparing an Urban Land Release Strategy.

This Strategy has been developed utilising the framework in the above guidelines in addition to the Department's Sustainable Design Toolkit which contains the "Sustainable Urban Settlement – Guidelines for Regional New South Wales".

PART 2 VISION STATEMENT

To provide for the sustainable, planned growth of Casino's built environment whilst maintaining and capitalising on the natural attributes of the area and to provide affordable country living and a robust local economy for present and future generations.

PART 3 STRATEGY TIMEFRAME

It is planned to provide for the projected population growth and subsequent expansion of staged urban development over the next twenty years to 2025. In accordance with the principle of "intergenerational equity", this Strategy will not limit the ability of future generations to be able to have their say in the development of Casino. Whilst a twenty year timeframe is nominated, sufficient flexibility is built into the Strategy to provide for population growth and areas for various land use allocation throughout the Study area beyond 2025.

PART 4 STATEMENT OF AIMS AND OBJECTIVES

4.1 AIMS

The aims of the Casino Urban Land Release Strategy are:-

- i) to set aside sufficient land for a range of residential, commercial, industrial and community land uses which will cater for the projected population growth of the Town over the next twenty years to the year 2025;
- ii) to provide for the planned growth of Casino by identifying both development constraints and development opportunities and to outline a strategic sustainable approach to the future growth of the Town; and
- iii) to regulate development in Casino in order to achieve a desirable built environment for a growing population and economy which protects and enhances existing and future amenity by minimising land use conflict.

In order to convert these broad aims into practical guidelines and to achieve the planned and orderly growth of Casino in a sustainable manner, the following objectives have been derived.

4.2 LAND USE OBJECTIVES

- i) to provide for a range of residential development which will allow for community choice and which compliments the existing character of Casino;
- ii) to define new areas which will be suitable for residential development to cater for the expected population growth over the next twenty years;
- iii) to encourage consolidation of development in the established commercial and industrial areas;
- iv) to provide a new area for the establishment of a range of heavy industry complexes;
- v) to ensure residential areas are protected from commercial intrusion; and
- vi) to encourage re-development where appropriate.

4.3 ENVIRONMENTAL OBJECTIVES

- i) to ensure that the Richmond River, the adjoining riparian environment and key habitat corridors are not compromised by future development;
- ii) to ensure that development in newly appointed areas or established areas and redevelopment in existing areas is undertaken in a sustainable manner, including contemporary design methods such as water sensitive urban design in order to protect the area's River and

other waterways and the land forms downstream of the points of discharge;

- iii) to maintain biodiversity throughout the landscape and within the aquatic environment.

4.4 SOCIAL / CULTURAL OBJECTIVES

- i) to incorporate social and heritage aspects into planning for the future growth of the Town of Casino;
- ii) to incorporate a process which plans for the reduction of crime, increases opportunities for community transport and develops a living environment which is conducive to positive social interaction;
- iii) to facilitate the safety of all community members throughout the Town area in their utilization of and accessibility to community amenities;
- iv) to recognise cultural issues for Goori people.

4.5 ECONOMIC DEVELOPMENT OBJECTIVES

- i) to prepare an Economic Development Strategy for Casino in order to build upon the new opportunities and initiatives of this Strategy and to provide new and increased employment prospects across all work sectors;
- ii) to facilitate the attraction of and to provide opportunities for the establishment of complementary business and industry development, including tourism initiatives;
- iii) To provide a “whole of Local Government Area” coordinated approach to economic development;
- iv) To identify community needs associated with local economic development;
- v) To enthuse the community to take charge of their future;
- vi) To plan for project based local economic development;
- vii) To promote the areas advantages to potential investors;
- viii) To ascertain and develop a local competitive commercial advantage;
- ix) To provide a forum whereby information in relation to mutual advantages to existing and new business people can be disseminated;
- x) To address issues in respect of unemployment;
- xi) To assist in the pursuit of all available avenues in order to promote, facilitate, expand and sustain economic development throughout the Richmond Valley area;
- xii) To link the Richmond Valley with other Local Government Areas in order to gain maximum economic development;

- xiii) To develop an Economic Development Strategy for the township of Casino to ensure the attraction of appropriate new businesses and assist in the sustainability and growth of existing businesses;
- xiv) To investigate the feasibility of and provide for the formation of Industry Clusters via symbiotic business relationships.

PART 5 ANALYSIS OF PAST POLICY

5.1 EXISTING LAND RELEASE STRATEGY

In 1996 a Land Release Strategy incorporating both urban and rural land throughout the Town of Casino, was finalised for the purposes of consolidating the existing urban areas to ensure the optimum utilisation of land, services and support facilities and to promote the orderly and efficient development of land suited for urban uses to provide a high level of residential amenity.

The current Strategy outlines the following Aims for the various land uses and other elements.

Urban Land

1. Consolidate the existing urban areas to ensure optimum utilisation of land, services and support facilities whilst maintaining the existing form, scale and character of Casino;
2. Promote the orderly and efficient development of land which is suitable for urban uses and which will provide a high level of residential amenity.

Rural Land

3. Allocate, in an orderly and efficient manner, the varied resources (agricultural, recreational, mineral, rural residential and natural) available in the rural areas of the Casino Local Government Area to ensure their continued productivity and contribution to rural economy.

Commercial and Industrial Land

4. Ensure that adequate land is available for commercial and industrial purposes which are economically developable and readily accessible; and
5. Foster a diversity of employment opportunities in Casino and broaden its relatively narrow industrial base.

Conservation and Preservation

6. Maintain and enhance the historical, ecological and scenic resources of Casino.

The Image of Casino

7. To develop and provide an individual identity for Casino through the gradual improvement of civic spaces and facilities, particularly with respect to the town's centre and riverbank system.

The content of these aims has been a comprehensive means of defining the location and scale of a range of land uses throughout the former Casino Council area. The current Strategy, along with the Casino Development Control Plan No. 1 stipulates the placement, scale and design elements for the diversity of land uses which is increasing in and surrounding the Town of Casino.

5.2 EXISTING DEVELOPMENT CONTROL PLAN NO.1

Casino DCP No.1 includes a Control Plan Area identified as P1 – Planned Urban Development, the objectives of which are to encourage the development of comprehensively planned new urban areas and which incorporate a variety of housing forms and other compatible land uses.

This Control Plan Area is therefore not specific in defining, in absolute terms, where urban development will occur and states that development standards will be determined after a full site analysis for the total land area and Council consultation has been undertaken.

5.3 EXISTING LOCAL ENVIRONMENTAL PLAN

The Casino Local Environmental Plan 1992 includes Zone No. 1(d) – Rural (Urban Investigation), the objectives of which are:

- a) to identify land which may be needed in the future and will be thoroughly investigated with respect to its suitability or otherwise for urban land uses and the environmental consequences associated with the land's release and to meet the investigation objectives specified in Schedule 2;
- b) to regulate the subdivision and use of land so as to prohibit development which could prejudice the possible future release of land within this zone;
- c) to ensure that the release of land for urban purposes shall not take place unless:
 - i) urban structure planning has been completed by the Council;
 - ii) the Council reviews suitability investigations for individual planning units and detailed land use allocations for each planning unit have been determined by the Council;
 - iii) sufficient demand exists for the release of urban land; and
 - iv) appropriate public amenities and public services are available to the land or can be provided to the land in a manner which does not create an unreasonable or uneconomic demand, or both, for the provision or extension of such amenities and services; and

- d) to permit development for agriculture and a range of other purposes complementary to the primary zone objectives, particularly tourist facilities, recreation establishments and recreation facilities, subject to that development –
 - i) not creating unreasonable uneconomic demand, or both, for the provision or extension of public amenities or services;
 - ii) maintaining a semi-rural character; and
 - iii) being compatible with the possible urban development, particularly residential uses, of the land in the locality, in the future.

The area of land included in this zone is not extensive being restricted to an area to the north of the Coolibah Estate and an area to the west of Gays Hill. This Strategy confirms the inclusion of these two areas within the 1(d) - Rural (Urban Investigation) Zone.

PART 6 EXISTING CONDITIONS AND FUTURE TRENDS

Casino is a medium sized Town located within a scenic rural setting with the Hogarth Range to the west and Border Ranges to the north. It is the service centre for the Township area in addition to the North Casino rural residential areas which collectively contain a substantial population, the Gays Hill estate to the west of the Town, areas west to Mallanganee and Hogarth Range, Leeville, Rappville, Ellangowan and Whiporie to the south and Coraki to the east.

Casino is known as the Beef Capital of New South Wales, having a substantial Saleyard Complex, operated by Richmond Valley Council, large Meat Processing Plant operated by the Northern Co-operative Meat Company and an extensive grazing area from which it sources cattle from a large number of farming operations of all scales throughout Kyogle to Woodenbong and areas north to the Queensland Border, Bonalbo to the west and beyond and the locations already mentioned above.

With the recent commencement of the first stages of the Campervan and Motorhome Club of Australia, this development has attracted large numbers of tourists to Casino, which in turn has brought additional investment and interest into the Town. The development is the first of its type to be located in Australia, catering for shorter and longer term stays for the larger Camping and Recreational vehicles and providing a home base for those who have no other fixed place of address. Future planned stages include the development of retirement units and ancillary buildings in addition to recreational outdoor sporting areas.

6.1 DEMOGRAPHICS

Although the population of the Town of Casino has actually fallen over the fifteen (15) year period between the Census of 1986 and 2001, due to the resurgence of development activity in the Town over the period since the Census of 2001 it is predicted that over the next five to ten years Casino will

experience a similar percentage rise in its population level to that which is occurring across the whole of the Richmond Valley Local Government Area and also over the North Coast Region.

The past trends in population levels in the Town of Casino and throughout the Region are outlined in Table 1 below.

TABLE 1 POPULATION TRENDS 1986 - 2001

		1986	1991	1996	2001
North Coast Region	Residential Population	361,663	419,818	499,045	535,612
	Av. Annual Growth Rate		3.02%	3.5%	1.46%
Former Casino LGA	Residential Population	10,808	10,856	10,774	10,039
	Av. Annual Growth Rate		0.09%	- 0.15%	- 1.36%
Former Richmond River LGA	Residential Population	7,680	8,988	10,091	10,312
	Av. Annual Growth Rate		3.4%	2.3%	0.44%

(Source ABS Census Data)

As with the whole of the North Coast Region, the fastest growing demographic group in Casino will be the 65 and over age group, which reflects both an ageing population and also an inward migration of retired persons. Throughout the whole of New South Wales, it is expected that the population aged 65 and over will more than double between the Years 2001 and 2031. Similarly, by the Year 2031, it is expected that the population aged 65 and over in the Richmond – Tweed Statistical Division will more than double to 91,000 persons, which will comprise almost one-third of the total population of the Richmond-Tweed Statistical Division. (Ref: New South Wales State and Regional Population Projections, 2001- 2051, 2004 Release – Department of Infrastructure, Planning and Natural Resources).

The Study Area for this Strategy is immensely different to that contained in the previously prepared Strategy in 1996 which included the Town area of Casino only. Since the amalgamation of the Casino and Richmond River Council areas in 2000, the threshold or urban catchment of the Town has expanded to include the immediate adjoining areas to the north, south, east and west as outlined on Fig. 1 incorporating the Collector Districts, 1061302, 1061303, 1061304 and 1061305, within the former Richmond River Shire.

The past trends in population levels in the above areas and collectively with the former Town of Casino area are outlined in Tables 2 and 3 below.

TABLE 2 POPULATION TRENDS 1991 – 2001 FOR OUTER STUDY AREA

AREA		1991	1996	2001
Rich.River Coll. District 1061302	Residential Population Av. Annual Growth Rate	478	495	552
Rich.River Coll. District 1061303	Residential Population Av. Annual Growth Rate	414	513	530
Rich.River Coll. District 1061304	Residential Population Av. Annual Growth Rate	523	557	569
Rich.River Coll. District 1061305	Residential Population Av. Annual Growth Rate	481	537	599
Sub Total	Residential Population Av. Annual Growth Rate	1896	2102 2.18%	2250 1.4%

As indicated in the above Table the area adjoining and surrounding the Town of Casino grew by 18.7% in the ten year period from 1991 to the Year 2001. The Study area incorporating the above Collector Districts in addition to the Town of Casino is reviewed in the following Table 3 below.

TABLE 3 POPULATION TRENDS 1991 – 2001 FOR CASINO STUDY AREA

AREA		1991	1996	2001
Former Rich.River Coll. Districts 1061302 - 1061305	Residential Population	1896	2102	2250
	Av. Annual Growth Rate		2.18%	1.4%
Former Casino LGA	Residential Population	10856	10774	10039
	Av. Annual Growth Rate		-0.15%	-1.36%
Sub Total	Residential Population	11779	12876	12289
	Av. Annual Growth Rate		1.86%	-0.9%

Although a negative trend in population numbers occurred in the five year period from 1996 to the Year 2001, there has been a clearly established growth trend in the four year period since the last Census in the Year 2001, which is supported by the approval of 191 dwellings within the Study Area, between the Year 2000 and 2005 to date. This equates to 429 additional persons plus an additional 300 persons within the Casino Campervan and Motorhome Village. The estimated resident population is therefore 13018, which represents an overall annual growth rate of 1.50% in that four year period over the whole of the Study Area, which is the subject of this current Strategy.

The projected population growth for the Town of Casino over the next ten (10) years to the Year 2015 and next twenty (20) years to the Year 2025 is outlined in the following Table 4.

TABLE 4 POPULATION PROJECTION – CASINO TO YEAR 2025

	2005	2015	2025
CASINO – Resident Population	13018	14523	16203
Average Annual Growth Rate		1.0%	1.0%

The above projections are therefore based on a sustained level of 1.0% annual growth rate to the year 2025. As part of an ongoing Monitoring exercise, these figures are to be reviewed after the next Censuses in 2006, 2011, 2016 and 2021 predominantly in order to analyse any changes in the natural increase/ birth rate within the Town of Casino.+

6.2 PHYSICAL AND OTHER CONSTRAINTS

The Strategy has defined the following constraints when assessing land which may be suitable for a range of land uses within and surrounding the Town of Casino.

AGRICULTURAL LAND

Council recognises that agricultural land is a finite resource and is under increasing development pressure for alternative land uses and that this is having a significant impact on the economic and social value of agriculture throughout the region. Whilst agricultural land is recognised in the Strategy as a valuable resource and a constraint to broad-scale urban expansion, there is a need for parts of this resource to accommodate the future growth of the Town of Casino. Much of the land outlined within the Urban designation of this Strategy adjoins agricultural land with existing and perhaps ongoing production activities. Significant buffers have therefore been identified on the Strategy Map which will be required to be designed and landscaped in accordance with Council's and NSW Agriculture's input at the time of the consideration of future rezoning and subdivision applications.

FLOOD PRONE LAND

Council has recorded details of previous flood heights in addition to undertaking flood studies of the Town and surrounding area. A range of flood constraints including – High Floodway Hazard, High Depth Hazard, High Isolation Hazard, Possible High Depth Hazard and Rare Low Hazard have been utilised in selecting suitable areas above known or projected flood heights. Areas above these defined limits have been selected as being suitable for future urban development, where other constraints do not impinge on the areas' suitability. The absolute limits of the land to be included in the Urban zone will be required to be determined at the time of preparation of future rezoning and subdivision applications for the consideration and approval by Council. Areas to the east of the Town of Casino which have been outlined as Industrial and are known to be floodprone will be required to be designed to provide for earthworks to incorporate filling, drainage/overland flows in such a manner which will not dramatically change or impact on the flooding attributes of the surrounding areas.

TOPOGRAPHY

Extremely steep land and land above the 60 metre AHD contour have in most instances been overlooked as being suitable for urban development. Note that land above the 60 metre AHD height is difficult to service with a pressurised water supply and will generally be retained as an open space area.

ENVIRONMENTAL PROTECTION

Areas with recorded flora or fauna habitat attributes have been suitably zoned for protection as Zone 7(k) Environment Protection (Habitat). These zonings will continue to be protected, including maintaining sufficient buffers from these areas to any limits of urban development.

LAND USE/OWNERSHIP

There are large tracts of land located to the north of the Town of Casino which are owned by the Northern Co-Op Meat Company which are and will continue to be used for broadcast effluent disposal and grazing purposes. Considerations for future land uses which will adjoin these areas are odour and noise impacts, compatibility of land use types and buffer widths.

CONTAMINATED LAND

There are a number of cattle dip sites located throughout the Strategy Area which, prior to any change of use will be required to be rehabilitated in accordance with State Environmental Planning Policy No. 55 – Contaminated Land. Similarly the former land fill site and current land fill site at Reynolds Road, Nammoona are listed as Contaminated Sites and their future use and impacts of these sites on proposed future adjoining land uses are major considerations in determining appropriate future land uses in the surrounding area.

6.3 WATER SENSITIVE URBAN DESIGN

The traditional approach to urban development and urban water management results in impacts which are potentially unsustainable in the longer term. This includes :-

- Economic and ecological impacts as a result of inefficient water use, wastewater discharge; stormwater discharge and the use of high value, expensively treated potable water supplies for non potable, low grade uses;
- Increased flooding as a result of increased impermeable areas, increased runoff events, increased stormwater volumes, increased peaks, and the removal and alteration of natural drainage features;
- Accelerated sedimentation as a result of construction practices and the channeling and concentrating of overland flow; and
- Declining water quality and aquatic ecosystems as a result of wastewater and stormwater discharges, loss of habitat connectivity, and loss of natural treatment system.

A continuation of the present approach to development and urban water management will result in a situation where costs to communities greatly increase as a result of increased water infrastructure demands and ecological rehabilitation costs. The value of the regions waterways for a range of commercial, ecological, and recreational uses will also be increasingly threatened. Therefore future urban development in and surrounding Casino must incorporate Water Sensitive Urban Design standards. Water Sensitive Urban Design (WSUD) is a multidisciplinary approach for integrating land use and water management (water supply, stormwater and wastewater) planning, with the aim of minimising the impacts of urban development on the natural water cycle.

The aims of WSUD include :

- Minimising life cycle costs of providing, operating and maintaining urban water infrastructure (water supply, wastewater and drainage);

- Optimising urban water cycle management through improved integration of water supply, wastewater, stormwater and groundwater, and optimising the use of rainwater that falls on an urban area where relevant and practical;
- Reducing the volume of water transported between catchments, both in water supply import and wastewater export;
- Decreasing the volumes of pollutants exported to receiving water bodies both from wastewater and urban stormwater;
- Integration of stormwater management into the landscape, creating multiple use corridors that maximise the visual and recreational amenity of urban development;
- Protection of natural water systems within urban developments including maintaining critical habitat connectivity and riparian areas;
- Matching the post-development water (stormwater) runoff regime, both in quality and quantity, as closely as possible (where appropriate) to the pre- development scenario.

By implementing Water Sensitive Urban Design measures in the design and planning of homes, streets and suburbs, it is possible to:

- reduce flood risk in urban areas;
- make more efficient use of water resources;
- prevent erosion of slopes and banks around our waterways;
- improve water quality in streams and groundwater;
- reduce the cost of providing and maintaining water infrastructure;
- protect and restore aquatic and riparian ecosystems and habitats;
- protect the scenic, landscape and recreational values of streams;
- reduce water usage; and
- encourage individual responsibility to take active management in protecting water resources.

Council has a Development Control Plan No.9 which addresses Water Sensitive Urban Design, which along with the State's planned implementation of the BASIX Program in July 2005 in the Regional areas of New South Wales will assist in achieving the above aims.

PART 7 SUPPLY AND DEMAND ANALYSIS

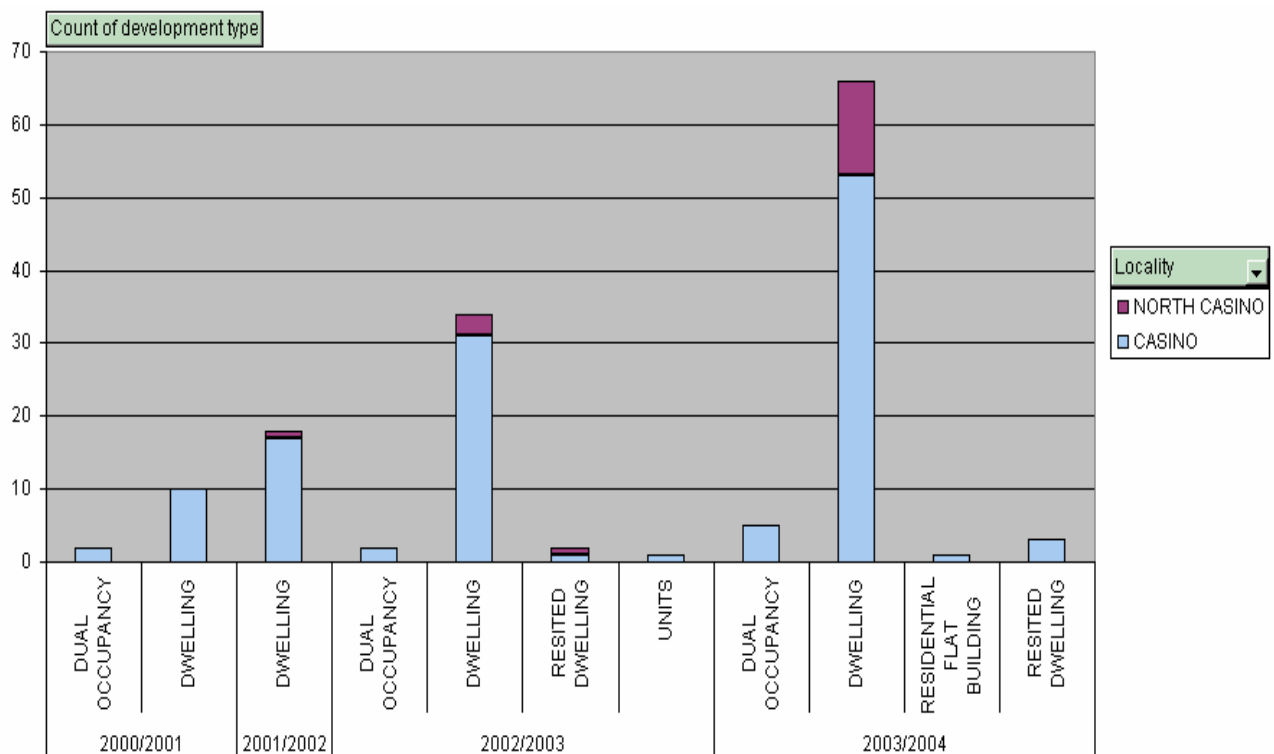
As outlined in the following Table, since the year 2000 Casino has experienced an acceleration in the number of development applications and Council approvals for all forms of residential development, including dwellings, units and dual occupancies, to the point where the number of applications in the year 2002 represented an increase of almost 300% over the number received in 2001, a subsequent increase of 210% in the year 2003 over those received in

2002 and a similar increase of 200% again in the following financial year 2003-2004. The following Graph outlines the steady increase in residential building activity from the Financial Year 2000/2001 to 2003/2004.

In order to assist in balancing the supply and demand factors, it is therefore necessary to ensure that there will be a surplus of land designated for a range of urban land uses to cater not only for the identified timeframe of the Strategy, being twenty years to the Year 2025, but also beyond this period so that the urban nodes can be extended and consolidated, providing long term certainty for the community.

From the Year 2001 to the end of Year 2004 Council had approved and issued Subdivision Certificates for 120 allotments within the Study area of the Strategy, of which 36 were for rural residential allotments. The demand for additional land has been established from the increase in building approvals as indicated in Graph 1. In addition, during this period Council approved the Campervan and Motor Home Club of Australia – Casino Village Development, the first stage of which has been completed and currently accommodates over 300 persons and will eventually accommodate over 1000 persons. The projected increase in population for Casino over the next five years to 2010, being 656 persons demonstrates a requirement for 291 additional allotments, which at an increase of 250% of land take-up over the previous four years, is consistent with the level of increase in the residential building approvals over the same period. (Refer Part 11 – Housing Balance Sheet).

GRAPH 1 – APPROVALS BY RESIDENTIAL TYPE



PART 8 PROVISION OF INFRASTRUCTURE AND SERVICES

8.1 COMMUNITY FACILITIES

Completion of the review of the Section 94 Plan is integral in the process of achieving equitable provision of infrastructure and services not only throughout the Town of Casino but over the whole of the Richmond Valley Shire. It is particularly evident from the number of Community Services and Facilities that have been terminated recently, that there are deficiencies in the following areas, some of which require to be addressed urgently. Note that not all of these needs are the responsibility of Council to establish and maintain. However, it is beneficial for the whole community to be aware of these deficiencies:-

1. Casino currently has no Police Citizens Youth Centre or equivalent;
2. Nursing Mothers Facility;
3. Recreation Centres for the Youth and Elderly.

In addition to the above, the following range of elements have been stated by members of the Casino community as being important considerations for implementation within the Town of Casino.

- i) Provision of street furniture such as bench seating for the elderly throughout the Central Business District;
- ii) Provision of contemporary playground facilities in the existing park and recreation areas of Casino;
- iii) Safe provision for the passage of motorised scooters throughout Casino, particularly over the railway bridge connecting to the Casino Base Hospital;
- iv) Establishment of a Cinema complex.

8.2 ROAD NETWORK

EXTERNAL

Each of the major locations to the north and west of the Town of Casino are serviced by significant regional roads being the Summerland Way and the Bruxner Highway respectively. In accordance with the requirements of the Roads and Traffic Authority and the Department of Infrastructure, Planning and Natural Resources Schematic Layouts have been prepared for each location which outline:

- Rationalisation of existing and future intersection points including the proposed closure of some existing intersections;
- Lane widening of the Highway, including refuge lanes for turning purposes to cater for the mix of local and regional or passing traffic (in the case of the Bruxner Highway);
- Conceptual intersection design including tapers, grade separation and east-west connection (in the case of the Summerland Way);
- The incorporation of substantial buffers (nominally eighty (80) metres) along each of the Highways from the edge of the Highway to the nearest habitable building envelope. These buffers will be required to be designed in accordance with the EP&A guidelines current at the time of preparing and assessing any formal rezoning or development applications.

These have been conceptually designed by maximizing the effective sight distances for both through traffic in addition to local traffic waiting to turn from inside the urban estates, widening of the Highway to include passing lanes where required and closure of surplus or unsuitable existing intersections.

In order to achieve the above outcomes, Council will prepare a Section 94 Plan which will ensure that contributions for the roadworks are appropriately and equitably proportioned for each development proposal.

INTERNAL

In the interests of public safety, efficiency and also to prevent the need in future to design for the provision of bypass routes, it has been determined necessary to design the internal road networks of the urban estates to ensure that the number of intersection access points with the major Highways is rationalized. This is to be done on the basis that the new satellite villages/estates are to be master-planned (or at least structure-planned) in accordance with the current

standards of the Department of Infrastructure, Planning and Natural Resources, including its Sustainable Urban Settlement Guidelines. Such planning will need to ensure that these villages are cohesive by:-

- In the instance of the larger conurbation area to the north of the Town, adjoining the Summerland Way, providing a connection from east to west which will cater for cycleway/pedestrian traffic and all forms of vehicular traffic including public transport;
- In the instance of the smaller urban area to the west of Casino, the provision of a grade separated cycleway/pedestrian linkage from north to south of the Bruxner Highway in the form of an overpass or underpass so that any Community facilities or other land use activities identified as appropriate in the master or structure plan are accessible to all residents;
- The internal traffic flows are channeled in order to most efficiently utilise the existing road network – in the case of Sextonville Road to the west of Casino;
- The internal traffic flows are channeled in order to most efficiently utilise the proposed internal road network elsewhere throughout the defined Urban areas.

8.3 WATER SUPPLY AND SEWERAGE

Similarly there is a need to review the current Section 64 charges applicable for development so that timely provision of water supply and sewerage infrastructure is implemented in an equitable manner across the Study Area.

WATER TREATMENT

Casino draws its water supply from the Jabour Weir on the Richmond River, just upstream of the Town. In 2002 the Department of Land and Water Conservation allocated 3,427 MI of water per annum for the Casino water supply. It is estimated that approximately 2,500 MI is actually used per annum so that there is spare capacity to draw from for the projected population and development growth.

Due to the recent extended drought period, Casino and the adjoining Kyogle Shire are considering the merit in Casino providing treated water to Kyogle under the necessary formal agreement required for such infrastructure provision. Additional consideration may also be given to the transportation of water from Toonumbar Dam, which is located in Kyogle Shire, to Casino for storage prior to treatment and supply for town water use for both the Towns of Casino and Kyogle.

There is sufficient land located adjoining the existing Reservoir site on the Summerland Way to install a more modern reservoir with sufficient capacity to cater for the projected population growth of Casino. It is likely that these initiatives will be further discussed and considered over the next four to five years prior to formalising any detailed Studies for their implementation.

The ongoing education of the community to encourage water conservation and reduction in both household and business/industry consumption is also a

priority, so that pressure to augment major infrastructure which contains and transports water is decreased due to greater emphasis on self sufficiency and reduction in water use.

SEWAGE TREATMENT

Council currently has a Draft Report entitled Casino Sewage Treatment Plant Augmentation – Concept Design, which has been prepared by the NSW Department of Commerce. The design period of 25 years is consistent with the 20 year period allowed for in the Casino Urban Land Release Strategy.

The Sewage Treatment Plant was last augmented in 1989 and due to ongoing development growth and the predicted population projection for Casino, in addition to the requirement to meet more stringent removal of nutrients prior to discharging effluent into adjoining wetland, there is a need for upgrading and augmentation works to be undertaken. The above study has been commissioned by Council as current and future development will progressively utilise any spare capacity within the existing Sewage Treatment Plant.

PART 9 REGIONAL CONTEXT

This component of the Strategy is to be addressed in the following categories.

Land Use; Economic Development; Social and Community Culture.

9.1 LAND USE

One of the major Projects which is currently being undertaken in unison by the Department of Infrastructure, Planning and Natural Resources and the NSW Department of Primary Industries is the Northern Rivers Farmland Protection Project. This initiative has the potential to sterilise farmland within the categories of State Significant Farmland Protection and Regionally Significant Farmland Protection Areas so that any change in land use or rezoning of these lands for urban or rural residential purposes would be considered in a future settlement strategy only under restricted circumstances. Under the provisions of the Northern Rivers Farmland Protection Project and its associated Mapping, the Richmond Valley Area, incorporating Casino contains rural land only within the Regionally Significant Farmland Protection Area, for which the proposed Planning Rule is:

- rural residential rezoning within land situated in this classification would only be considered if the land is already identified in Council's existing settlement strategies;
- land for urban development within land situated within this classification could only be outlined in a future settlement strategy under restricted circumstances.

Council recognises that agricultural land is a finite resource and is under increasing development pressure for alternative land uses and that this is having a significant impact on the economic and social value of agriculture throughout the region.

However, Council has the responsibility of planning for the whole spectrum of land uses for which expansion throughout the Shire is inevitable, as is the loss of some areas of productive agricultural land.

In order to provide sufficient land areas to accommodate a range of land uses over the next twenty years to 2025, there is firstly a need to define the desires and aspirations of the community and then to combine those elements with the projected statistical trends of the population, including their workforce types, transportation and access needs, fostering community building and provision of community services. In order to assist families to attain more affordable housing there must be sufficient provision for areas within the established Town of Casino to allow for Medium Density housing, in addition to greater choice in location and allotment areas for housing developments.

9.2 ECONOMIC DEVELOPMENT

The Richmond Valley Council is located on the Far North Coast of NSW in an area of high unemployment and economic recession. The Richmond Valley LGA has been targeted under the NSW Government's Country Centres Growth Strategy to formulate and undertake initiatives proposed in relation to economic development within this area.

The Richmond Valley Council through partnerships with the State Government, Chambers of Commerce and Industry, Progress Associations and via consultations with communities in the valley have established a "whole of Local Government Area" community economic development program. This program was established to encourage local communities to tackle the issue of the area's declining economic base.

The Richmond Valley area has also experienced an economic recession due to the down turn in a number of industries particularly those covering dairying, beef, sugar cane, tea tree, fishing and forest industries. Combined with the long term effects of the ongoing drought and bushfires has lead to the loss of many employment opportunities throughout the area.

The Richmond Valley Council is committed to placing its community in the best position to sustain greater economic development opportunities for the Richmond Valley area and the Northern Rivers Region.

Council has undertaken a number of initiatives assisted by government and its local community. These include community consultation workshops to establish a Community Economic Development Program for Casino and subsequent Casino Strategic Community Economic Development Plan of September 2001, along with the Casino Business Retention and Expansion Survey of February 2002, which complements the Strategic Plan.

Results of the Business survey found that:

- Casino is considered by many to be a stable, friendly community with many businesses (50%) having been in business for 10 years or more.

However, both of these documents show that:

- There is a need to maintain existing businesses via such initiatives as value adding and export opportunities.

- There is a need to assist in the establishment of new industries/businesses/technologies in the area.
- There is a need to enhance the image of Casino via carefully planned physical design initiatives.
- There is a need to acknowledge and preserve significant items relating to Casino's heritage.

The development of an Urban Land Release Strategy for the township of Casino can be seen as assisting in addressing the above mentioned issues and ensuring Casino's continued growth and future prosperity in an appropriately planned manner.

Richmond Valley Council, through its Community Development Co-ordinator, participates as a member of the Whole of Local Government Area Community Economic Development Program. Each of the Local Government Areas within the Northern Rivers works in association with other Local Governments, in addition to preparing their own Economic Development Strategies.

Lismore City Council, for instance has its own Economic Development Unit which provides incentives for investment and assists in developing sustainable enterprises and industries, whilst aiming to increase employment and investment in the Lismore Region.

Kyogle Council is currently working on a "Sense of Place" initiative which aims to identify opportunities for existing industries and businesses to grow and to identify potential areas of growth. This is a regional project which is aimed at encouraging economic stability as well as seeking new opportunities for economic growth in light manufacturing, timber processing, tourism, home-based businesses and retailing.

Richmond Valley Council has also undertaken a number of initiatives assisted by the Department of State and Regional Development and its Central Business Community. These include the Casino Business Retention and Expansion Survey of February 2002 and the Community Economic Development Plan of September 2001.

At the Regional level, in 2003 a Report entitled "Working Paper for the Regional Industry and Economic Plan" was prepared by a number of Consultants for the Northern Rivers Regional Development Board.

The report included an analysis of workforce and employment sectors by Region and Local Government Areas. The percentage share in the major industry sectors, as reproduced from the 2001 Census data indicated that Richmond Valley was reasonably consistent with that of the Northern Rivers Region, as outlined in the following Table.

TABLE 5 EMPLOYMENT BY INDUSTRY SECTOR

Industry Sector	Health/ Community Services	Government/ Admin. and Defence	Property and Business Services	Accom. Cafes and Rest.	Retail Trade	Agric. Forestry and Fishing
North Coast Region	11.8%	3.9%	7.7%	7.1%	17.5%	7.9%
Richmond Valley LGA	12.2%	3.9%	7.8%	6.2%	17.0%	8.4%

A number of areas in which there is a need for the preparation of Specific Action Plans to be undertaken were identified, as was a list of implications for Planning in the Region.

The Report identified the Region's first order priority industry sectors as:-

- tourism;
- education;
- media and creative industries;
- horticulture; and
- herbs and botanical products and services.

The second order priority sectors identified were:

- residential development and construction;
- forestry;
- meat and dairy; and
- aquaculture.

Land Use Planning Implications

The directions and priorities for these sectors have some implications for land use planning and development control frameworks. The Working Paper for the Regional Industry and Economic Plan outlines a number of pertinent principles for planning, which this Strategy supports. They are outlined below:-

- prepare plans for infrastructure and services provision that are integrated with desired land use planning outcomes and meet objectives in relation to the reasonable and equitable access expectations of communities;
- protect opportunities associated with regionally and locally significant extractive resources and associated operating practices, where this is consistent with the identified community value set and economic realities;
- develop controls for protecting agricultural land and associated operating requirements, with appropriate acknowledgement of or partnerships to manage owners' existing use rights;
- develop planning policies for river frontage and riparian corridors, covering access and use issues;

- review planning controls for their impact on housing supply with a view to minimizing their impact on the cost of development, to encourage more affordable housing outcomes;
- preserve and extend the reserve or open space system through planning and land management controls (incorporating remnant vegetation protection as a priority) recognizing and addressing implications from any curtailment of existing legitimate uses.

9.3 SOCIAL AND COMMUNITY CULTURE

Within the region, Kyogle Council is also currently preparing a Social Plan which is to cover a wide range of elements such as employment, transport, health, housing, community safety, recreation, education, culture, community facilities and the environment.

In contrast Lismore City Council has had a comprehensive Community and Social Plan in place since August 1999 and this has recently been updated with a new Plan. In addition to this Lismore has prepared a Community Directions Strategic Plan, which continues to not only monitor community satisfaction but also provide community services for its population.

Richmond Valley Council has recently completed its Social Plan, the preparation of which has involved comprehensive consultation with community representatives from a range of social groups and interests in addition to individuals of all ages and backgrounds. In addition to the Social Plan, Council conducted a Ratepayer/Resident Survey in 2004 in order to gain feedback on a number of issues and services conducted by Council.

The Richmond Valley Council Social Plan is a living document which will continually be enacted upon and improved with ongoing community input.

A summary of the issues and objectives raised by the residents of Casino in their consultation process during the formation of the Social Plan is listed below.

- Better signage is required to promote community groups and organizations -in Casino;
- Council needs to improve the approaches to the Town by keeping the roadsides slashed to look more respectable;
- Council should place a cycle way from Kalinda Place across to the existing cycle way;
- Council should look at developing accommodation options for people at risk of being homeless in Casino;
- Council should provide a comprehensive park along the style of Heritage Park in Lismore;
- Richmond Valley needs to do an access audit to assist the mobility of elderly and disabled people throughout the Town of Casino;
- Council needs to provide more equipment in their parks, especially shade, seating and drinking water.

In addition to the above some of the matters raised in Casino from the Ratepayers/Residents Survey included:-

- More assistance is required to create investment growth, employment growth and new industries;
- More initiatives to assist affordable housing projects;
- Promotion of area to entice businesses to fill empty shops within the Town of Casino;
- Improve Library facilities;
- Better provision for bus parking at the Post Office is required;
- More security controls are required to stop vandalism;
- River areas such as McAuliffe Park are to be kept tidier-removal of broken Provide more parking for larger/longer vehicles;
- More seating and provision of shade facilities at Sporting Fields;
- More Street Lighting is required throughout the Town of Casino;
- Clean up the Industrial Estate;
- Roundabout required at Centre/ Canterbury Streets;
- Greater Tourism promotion of the area is required;
- More facilities and activities are required for teenagers;
- Light up the River at Irving Bridge.

The range of issues raised is quite diverse and Council will be determining strategies for addressing those elements which are considered to have a priority for implementation as the content of the Social Plan is reviewed.

PART 10 PUBLIC CONSULTATION

The Draft Casino Urban Land Release Strategy was placed on public display for a period of sixty days from 22 November 2004 to 21 January 2005 in order to provide sufficient opportunity for the population to provide input into the Project. A total of ten (10) submissions were received, the content of which has been utilized in preparing the final format and content of the adopted Casino Urban Land Release Strategy.

PART 11 STAGED RELEASE AND IMPLEMENTATION PROGRAM

This Strategy will be implemented by incorporating it into the Casino LEP, at the same time replacing the existing Land Release Strategy. Ultimately the Casino Urban Land Release Strategy will become part of a new Local Environmental Plan which is to be prepared for the whole of the Richmond Valley Council area, to supercede both the existing Casino Local Environmental Plan 1992 and Richmond River Local Environmental Plan 1992.

11.1 LAND RELEASE PROGRAM

Currently it is estimated that the Town of Casino has only a one to two year supply of suitably zoned land available for the growth of residential development expected which is in accordance with existing demand. Note that this period is extended to seven years when the areas zoned Rural 1(d) (Urban Investigation) are included. The rezoning of these areas to a 2 – Township or similar zone would however require an additional two years to complete prior to any subdivision occurring. It is therefore expected that once this Urban Land Release Strategy is finalised, sufficient land will be designated as either suitable for urban development or suitable for further investigation as to its suitability for urban development to supply the demand which will be generated from the projected population growth as forecast in this Strategy over the next twenty years to the Year 2025. With the increase in the population of Casino projected to be an additional 3185 persons over the next twenty years to the Year 2025, this represents a likely demand for an additional 1416 dwellings, calculated on the basis of 2.25 persons per household. To translate this demand into raw land area, an allotment yield of eight per hectare has been utilised which includes parcel area, additional road, open space and community land areas, a minimum of 77 hectares additional land is required to be allocated within the Strategy for residential land purposes, in addition to the 100 hectares which is already zoned Rural 1(d) Urban Investigation. It is also expected that between 10% and 15% of the additional demand will be met by rural residential development, predominantly in the North Casino, Piora and Dyraaba areas, which will reduce the pressure on releasing urban land by a similar margin, resulting in a requirement for an additional 70 hectares.

The Casino Urban Land Release Strategy designates approximately 178 additional hectares for future Urban land use, comprising two separate locations as follows:-

- North of Casino, east and west of Summerland Way –124 hectares;
- West of Casino, north and south of the Bruxner Highway –54 hectares.

However, the above areas are gross which will be severely reduced in area once the limits of various parcels are defined in terms of land above flood inundation and the inclusion of buffers along main roads and higher relief areas which are not suitable for development. It is therefore established that there will be more than sufficient areas of land available for urban expansion in the above

two locations in addition to the 100 or so hectares which is already zoned Rural 1(d) (Urban Investigation).

In terms of planning for the release of land within the above locations for urban purposes, it is proposed that this will occur as follows:

- i) Rezoning of land currently zoned Rural 1(d) (Urban Investigation) and subsequent subdivision for residential allotments – 2005 to 2008;
- ii) Preparation of rezoning application for subsequent staged subdivision of land for residential allotments at the location west of Gays Hill – 2008 to 2012;
- iii) Note that the above sites are closer and more readily connected to all of the service infrastructure required for urban development and able to be extended for future urban expansion beyond 2025;
- iv) Preparation of rezoning application for subsequent staged subdivision of land for residential allotments at the location to the north of Casino along Summerland Way – 2015 to 2025 and beyond;

It must be noted that these timeframes are able to be revised if the demand accelerates and additional areas are required to be developed prior to the proposed dates.

11.2 HOUSING BALANCE SHEET

This component of the Strategy is based on the projected population growth, number of additional dwellings which will be required to house the additional population and the additional land area which will be required to develop the estates for the dwellings.

The projected occupancy rate of 2.25 persons per dwelling has been utilised on the basis of the Occupancy rate defined in the 2001 Census Data. The calculated density within the areas designated as Urban is 8 allotments per hectare, which includes land for road, open space and community land areas.

The following Housing Balance Sheet defines a surplus of 80.5 hectares of land available in the Urban designation at the Year 2025. However, with the incorporation of more accurate flooding information and defined buffers from adjoining and surrounding land uses, it is likely that this overall surplus will be reduced by up to 30%, leaving a more realistic total of 55 hectares, which will accommodate a further 990 persons, utilising the above densities.

TABLE 6 – HOUSING BALANCE SHEET

	Infill Development Year 2005-2007	Stage 1 Year 2008-2012	Stage 2 Year 2010-2015	Stage 3 Year 2015-2025	Beyond Year 2025
Zoned Land Area	Infill/Approved development at Gays Hill and Coolibah Estate	100 ha.	58 ha. (from Stage 1 balance)		
Designated Land Area – (Urban)	-----	-----	54 ha.	124ha.	
Population Increase		939 persons	567 persons	1679 persons	
Land Area Required for Lot Yield – 8 per hectare	Available land 10 ha.	42 ha. in addition to 10 ha. from Stage 1	31.5 ha. (Note- additional 80.5 ha. available)	124 ha.	80.5 ha. available for future growth

11.3 FUTURE INVESTIGATION AREAS

Two areas within the Town of Casino have been designated as Future Investigation Areas for development. The first area is located on Spring Grove Road, consisting of a number of parcels having an approximate total area of 35 hectares. It has been determined that this area has potential for future Industrial development. Elements requiring further assessment in determining the suitability of the sites for this purpose are:-

- Impacts of localised flooding constraints;
- Impacts of any filling of the land and consequences on surrounding land.

However, due to the areas of land already available and planned for designation for Industrial development purposes, it is estimated that this area will not be required for Industrial development purposes until the latter term of this Strategy, i.e. circa 2020 or beyond.

The second area is to the south of Casino and currently contains the Showground and Racecourse. It is conceivable that the Showground could be relocated elsewhere in or on the outskirts of Casino, whereas the future of the Casino Racecourse has been under scrutiny for some time, with the current number of fixtures now limited to six race meetings per year. The attributes of this site include:-

- proximity to infrastructure and services;
- land not subject to flooding.

The site is considered to be suitable for residential development and with about 45 hectares of available land would yield up to 300 or so additional allotments. Such an investigation for residential development would only occur after the future of the current land uses on the site have been determined.

11.4 FUTURE URBAN EXPANSION

The land areas immediately adjoining Stages 1 and 2 have been identified as being suitable for the logical future expansion of the urban area once the land outlined in this Strategy is close to being fully developed for urban development. In excess of 250 additional hectares would be suited to residential development which would yield over 1500 additional allotments. It is considered appropriate to outline this future urban expansion area at this time in order to provide continuity and systematic planning for ultimate connectivity to these areas during the planning and construction phases of the areas within Stages 1 and 2 of the Strategy.

11.5 ZONED INDUSTRY

There is additional land available for the expansion of General Industry of a light nature within the Zone 2 – Township, which is also designated as I1 – General Industry within the Casino DCP No. 1. However, apart from the Primex site, which has an overall area of some 25 hectares the majority of the sites designated for General Industry are on average only 1000 square metres in area which, unless a number of sites are able to be amalgamated, in most instances renders them as unsuitable for Industries of a larger scale. It is therefore established that a number of broad hectare sites are required to be designated for future Industrial development of a heavier type and larger scale. This will require amendments to be initially made to the Casino DCP No. 1 in order to facilitate follow up rezoning of these sites as the demand for and establishment of a range of Industries increases.

An additional location has been designated for the future establishment of Industry on the eastern approach to the Town of Casino, on both sides of the Bruxner Highway. The existing allotment configuration contains a number of larger parcels which are suitable for larger scale industries. Whilst the area to the south of the Highway is designated P1 – Planned Urban Development and therefore is ready for rezoning to 2 – Township Zone and the subsequent establishment of Industrial land uses, the area to the north of the Highway is designated R1 – Rural Development in the DCP No.1. This area will require an amendment to DCP No. 1 from R1 to P1 after which rezoning to the 2 – Township Zone can be undertaken to facilitate the establishment of Industries at this location.

Similarly, a substantial area on the northern approach to the Town of Casino has been determined as being suitable for the establishment of larger scale and heavy industries. This location which is bound by Reynolds Road, the Summerland Way and the northern rail line capitalises on the already established industries including the Boral Pole Plant site, Riverina Stockfeeds

site, the Cattle Sale Yards Complex and the Council Bridge Building site and Northern Co-Operative Meat Company's Abattoir on the Summerland Way. There is an existing rail spur line which is suited to the larger freight based industries in addition to larger manufacturing and heavy industries requiring efficient access to containers for storage and freight purposes.

This site is currently designated R1 – Rural Development in DCP No. 1, which will require an amendment to P1 – Planned Urban Development for subsequent rezoning to 2 – Township Zone to facilitate the future development of Industry in this location. It is expected that once the locational, access and establishment advantages of the site are suitably marketed, the take-up of land in this Industrial node will progress from the Year 2007 and be steady from that point until the land resource is fully utilised.

11.6 ZONED COMMERCIAL

There is also sufficient land available for the development and expansion of Commercial land uses within the Zone 2 – Township and the Casino DCP No. 1 designation, C1- Central Business District. Whilst there are a number of Heritage listed buildings within the Casino Commercial area, which is an element needing consideration in any redevelopment proposal, there are sufficient numbers of sites throughout the Central Business District which are suitable candidates for amalgamation and/or redevelopment for commercial land use purposes.

11.7 DEVELOPMENT CONTROL PLAN No.1

There will be a need to update the Casino DCP No. 1 provisions where appropriate in order to support the outcomes of this Strategy. There may be a requirement to review some of the existing objectives within the DCP to ensure consistency with those of the Strategy. However, it is proposed that the amendments required to be made to the DCP will be predominantly mapping related, where additional areas of P1 – Planned Urban Development, I1 – General Industry and M1 – Medium Density will be outlined. It is planned to extend the M1 – Medium Density Control Plan Area on the eastern side of the Town of Casino to incorporate land bound by Convent Parade, Wheat Street, North Street, East Street, Johnston Street and the C1 – Central Business District Control Plan Area.

11.8 RURAL RESIDENTIAL DEVELOPMENT STRATEGY

There will also be some amendments required to be made to the Richmond River Shire Council – Rural Residential Development Strategy so that it incorporates the areas designated for this type of development within the former Municipality of Casino. This will ensure a consistent approach to the processing of development applications for rural residential development throughout the whole of the Local Government Area of Richmond Valley, which has not been possible due to the variations within the two existing Local Environmental Plans covering the two former Local Government Areas of Casino and Richmond River.

11.9 LOCAL ENVIRONMENTAL PLAN

The Strategy and other amendments required to be made to the planning controls and provisions within the existing documents outlined above will also necessitate a review of the Casino Local Environmental Plan 1992 and Richmond River Local Environmental Plan 1992. Such a review will provide additional impetus for the necessity to amalgamate the two LEP's into one combined Local Environmental Plan which will further facilitate the desired outcomes of the Casino Urban Land Release Strategy and the Rural Residential Development Strategy.

PART 12 MONITORING AND REVIEW PROGRAM

The provisions of the Casino Urban Land Release Strategy will be monitored annually in terms of the release of land for new urban and industrial developments in addition to areas of redevelopment. Such a review will indicate whether the outcomes are being delivered in the planned ecologically sustainable development format.

The Strategy must also be reviewed in accordance with the provisions of the State of the Environment Report in order to ensure that development pressures are not compromising any livability or environmental issues.

The following list of assumptions are provided in order to facilitate a means of evaluating the results that are occurring on the ground throughout the Study Area so that increases in the extent of land releases are able to be achieved, if appropriate or warranted.

- i) It is envisaged that infill development of subdivisions already approved within the Study Area will be taken up by the end of the Year 2007;
- ii) It is assumed that whilst the average age of residents is increasing in the Study Area, this will be likely to result in increased densities, lower occupancy rates and additional increases in the number of dwellings required by residents;
- iii) It is assumed that the wider range of choice of location for and density type of housing to be made available in this Strategy, coupled with a commitment by Council to prepare an Economic Development Strategy for Casino will provide increased demand for the development of land for urban and industrial purposes within the Study Area.

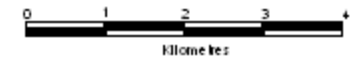
It is planned that a more comprehensive review of the Strategy will be undertaken every five years in order to assess its progress and to align planned development with any changes in community desires and thinking as the Strategy progresses.

CASINO URBAN
LAND RELEASE
STRATEGY

CENSUS DISTRICTS

August 2005

NORTH



LEGEND

 STUDY AREA

NORTH

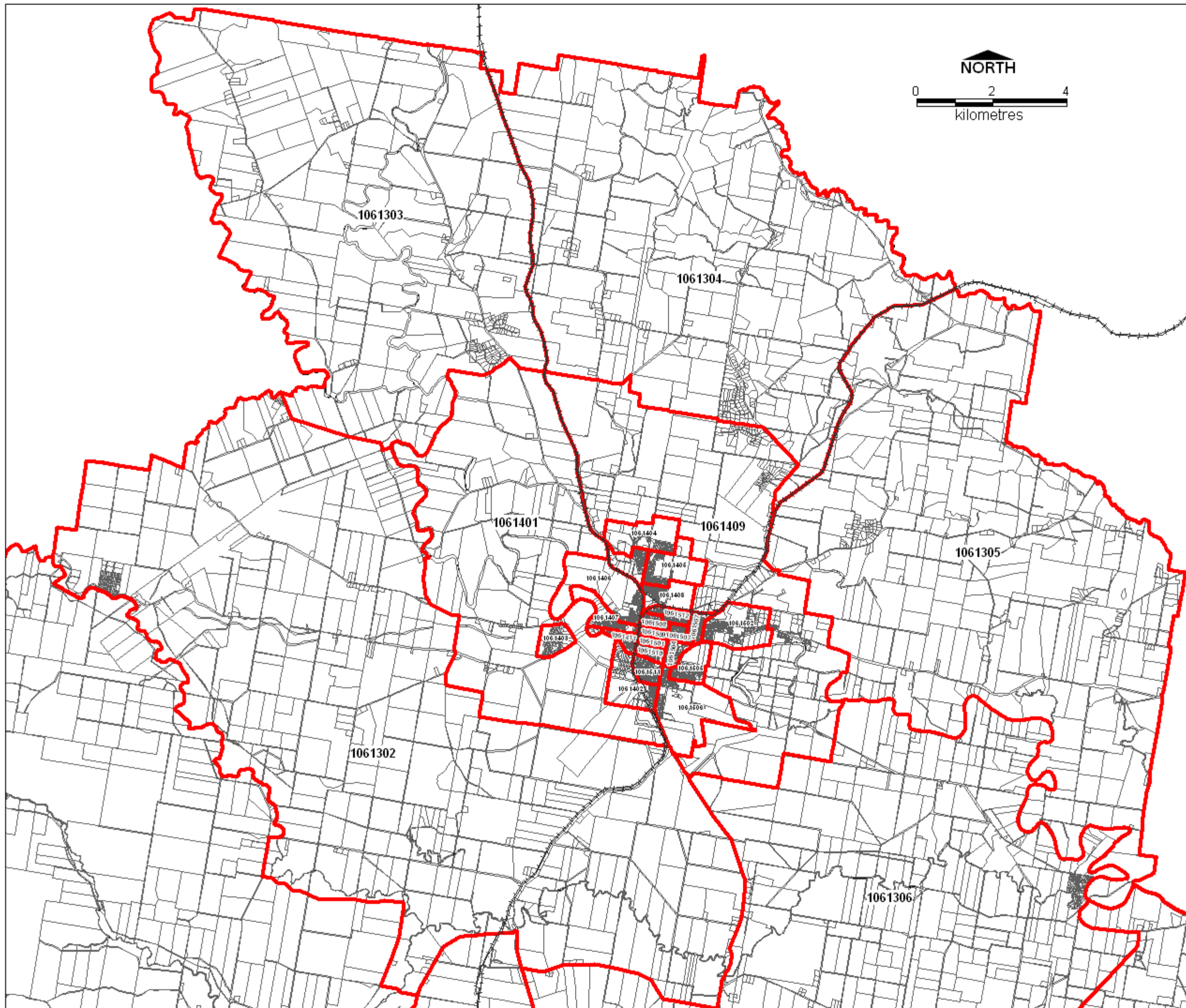
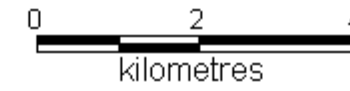
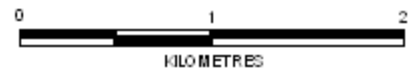









FIGURE 1

CASINO URBAN LAND RELEASE STRATEGY

August 2005



LEGEND

-  FUTURE INVESTIGATION AREA
-  URBAN
-  MEDIUM DENSITY
-  INDUSTRIAL
-  OPEN SPACE/
BUFFER
-  STAGES -
URBAN RELEASE
-  FUTURE URBAN
EXPANSION

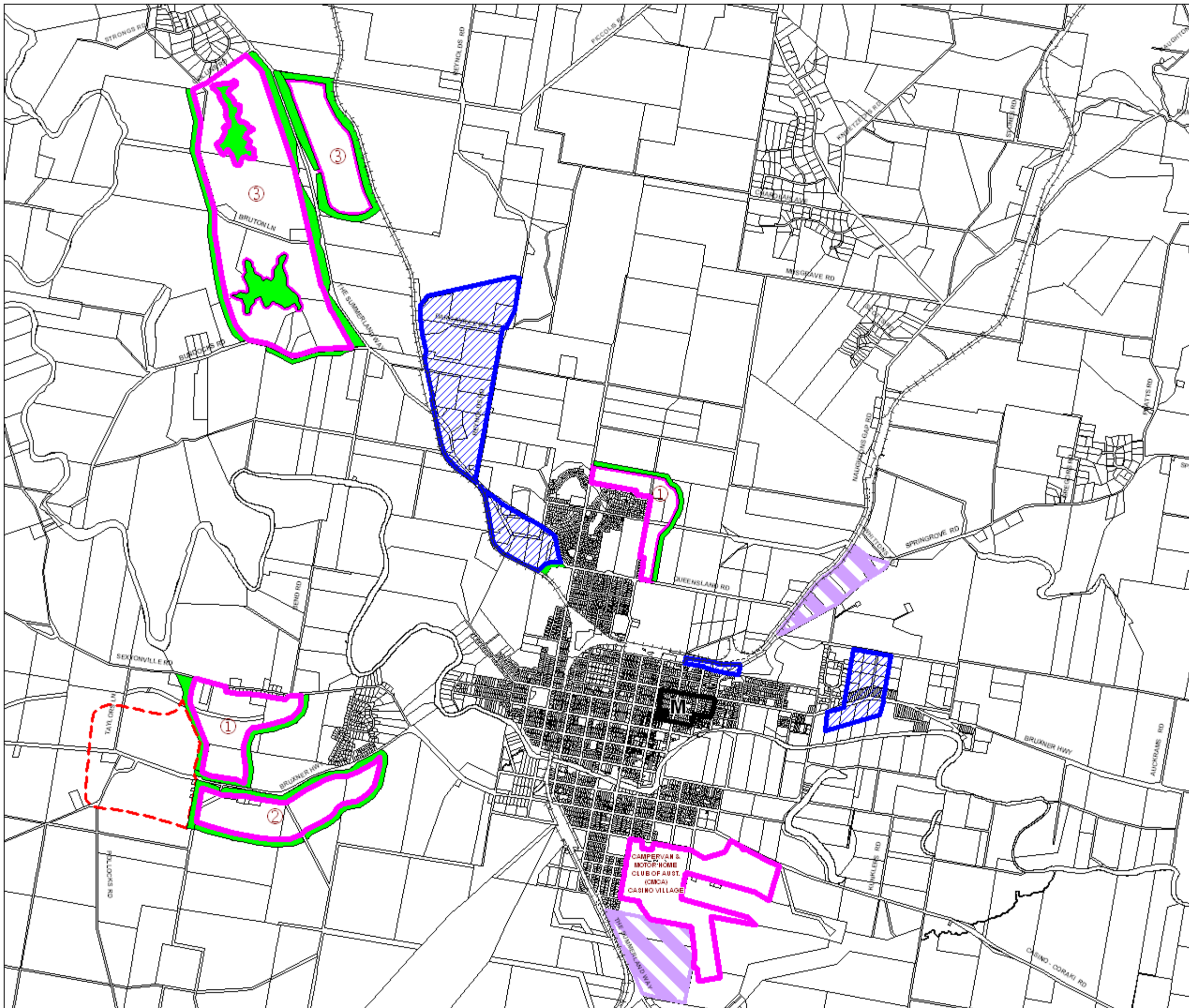
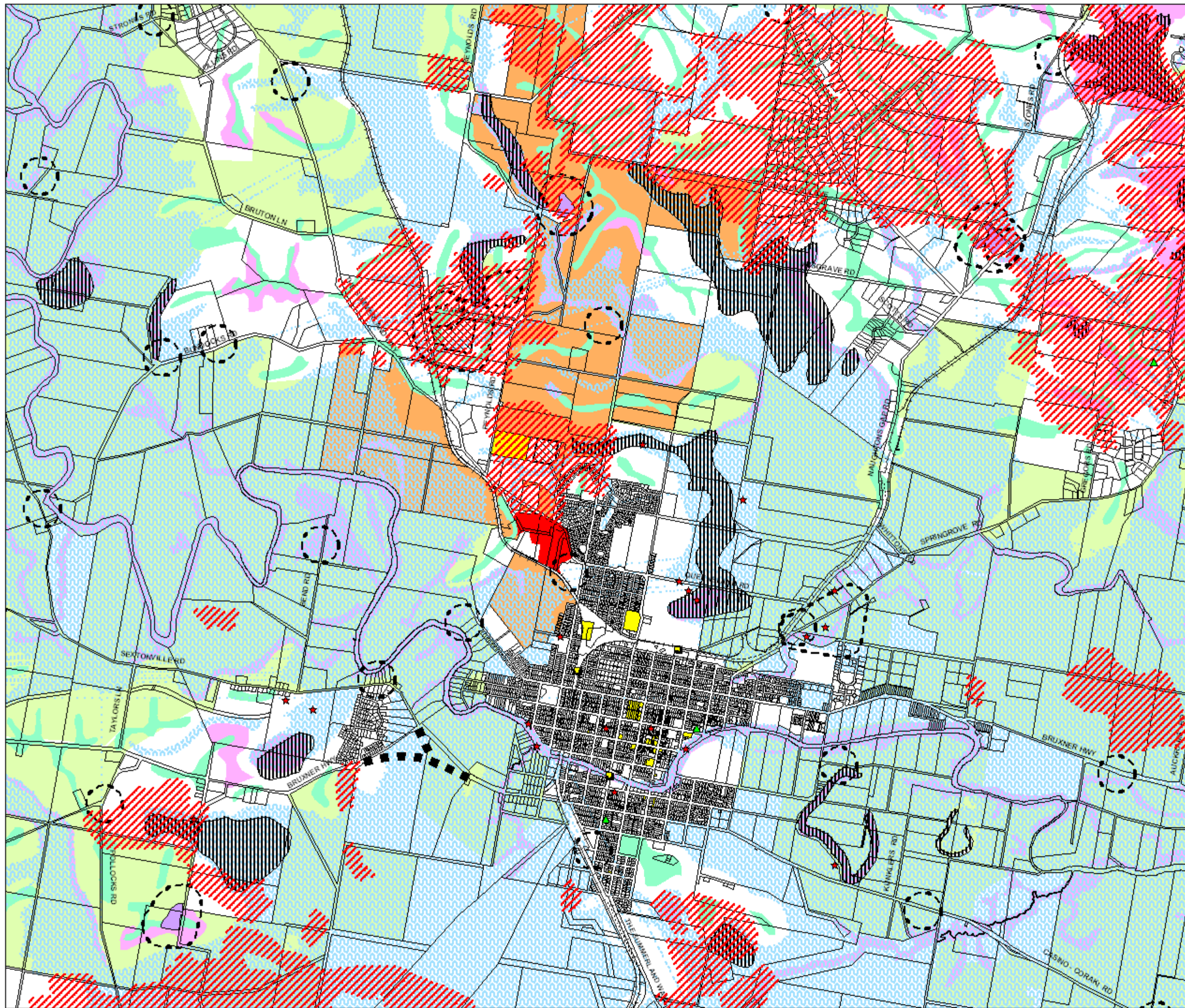


FIGURE 2

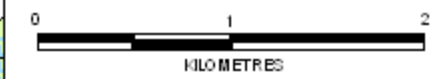


RICHMOND VALLEY COUNCIL

**CASINO URBAN
LAND RELEASE
STRATEGY**

CONSTRAINTS MAP

August 2005



LEGEND

- UNHEALTHY BUILDING LAND
- CONTAMINATED LAND
- HERITAGE ITEM
- EFFLUENT DISPOSAL
- AGRICULTURAL LAND
- TOPOGRAPHY
- QUARRYING
- FLOODPRONE LAND
- INTENSIVE ANIMAL PRODUCTION
- NORTHERN CO-OP MEAT COMPANY
- ENVIRONMENTAL PROTECTION ZONES
- BUSHFIRE PRONE LAND
- PROPOSED ROAD REALIGNMENT
- THREATENED FAUNA
- THREATENED FLORA

FIGURE 3

RICHMOND VALLEY
COUNCIL

CASINO URBAN
LAND RELEASE
STRATEGY








FLOODPRONE LAND MAP

August 2005


NORTH



LEGEND

-  High Floodway Hazard (HFH)
-  High Isolation Hazard (HIH)
-  High Depth Hazard (HDH)
-  Possible High Depth Hazard or Low Hazard (HDH or LH)
-  Low Hazard (LH)
-  Rare Low Hazard - Extreme Flood Fringe (RLH)
-  Rare High Floodway Hazard (RHFH)

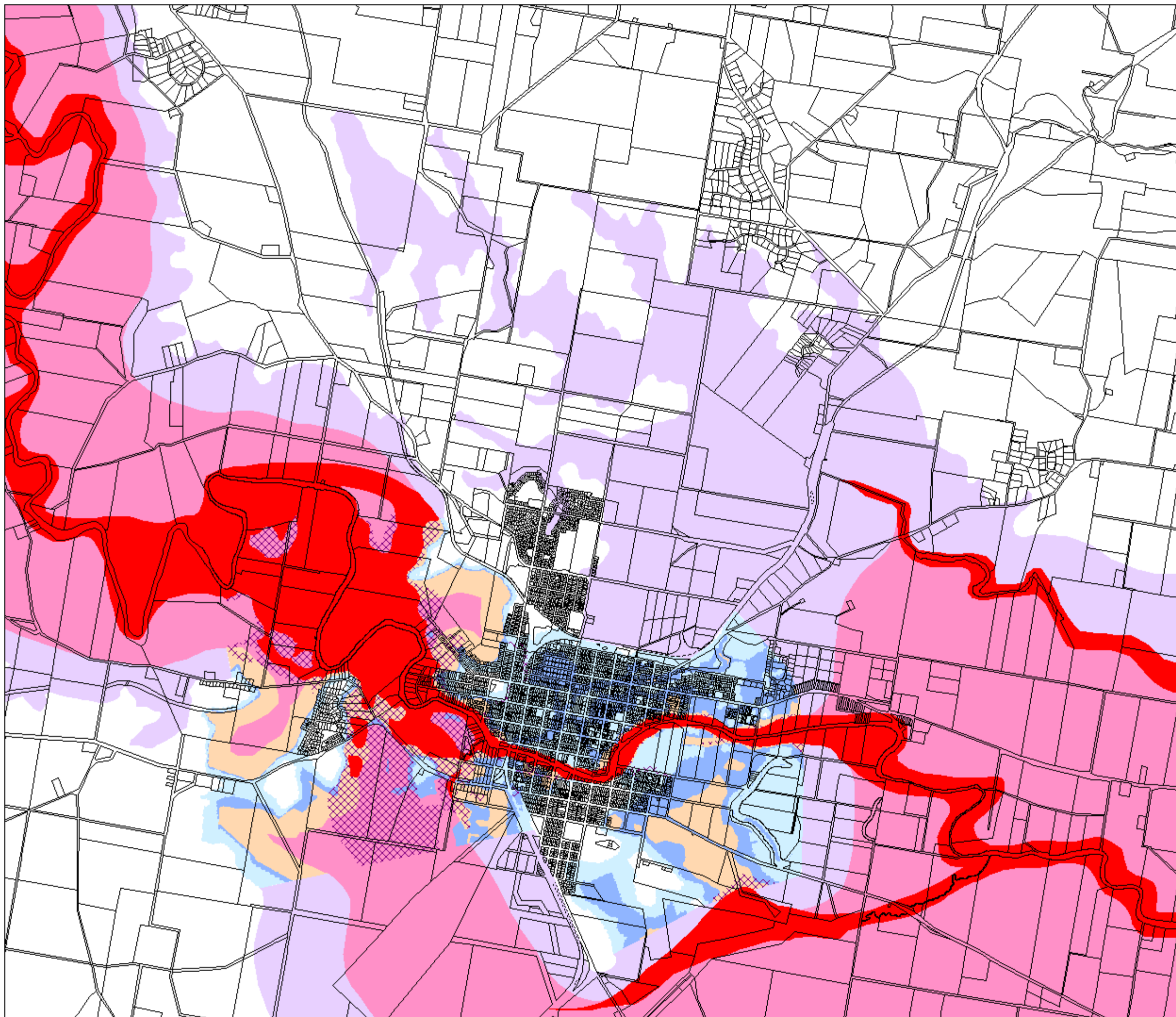
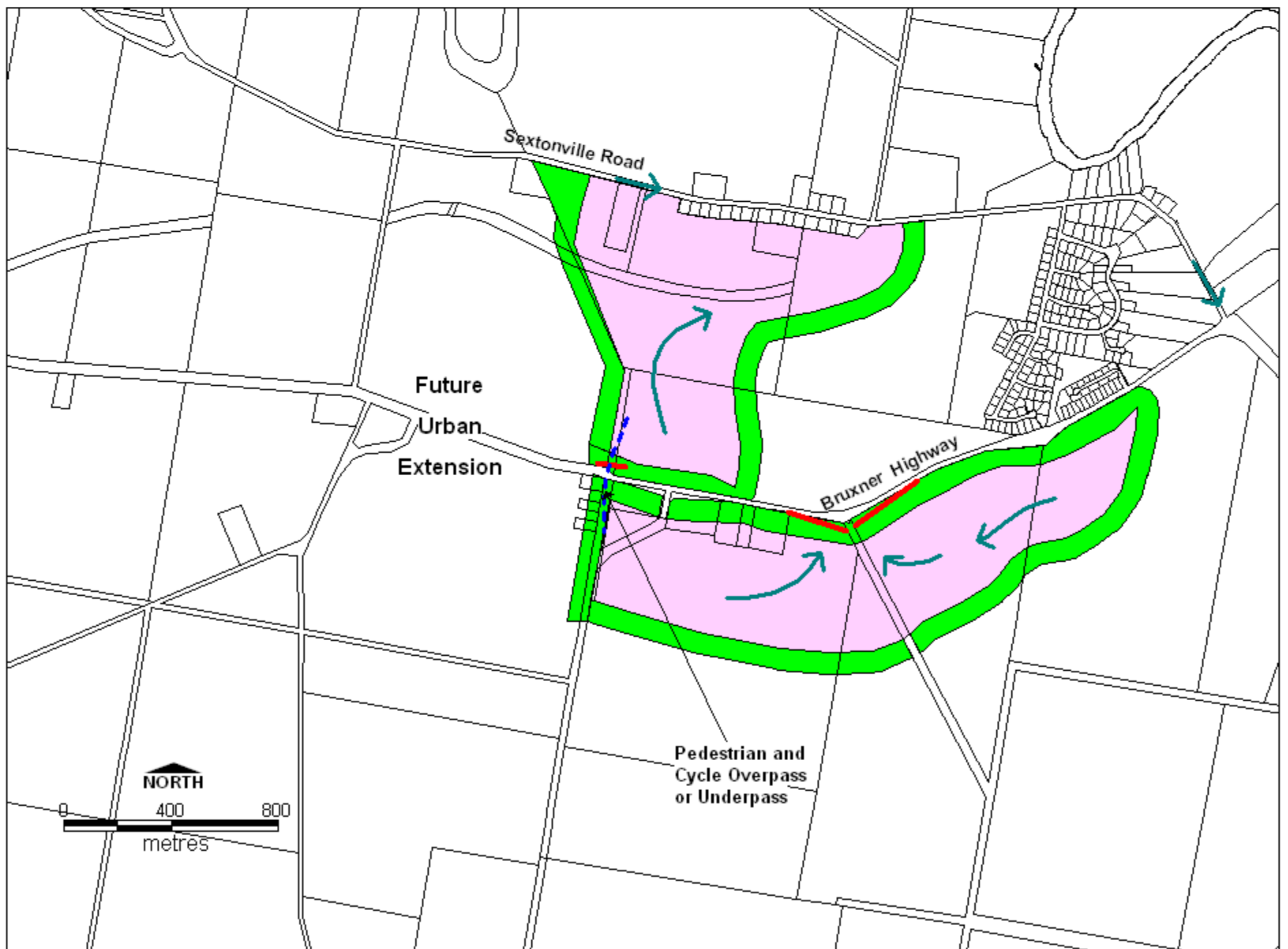
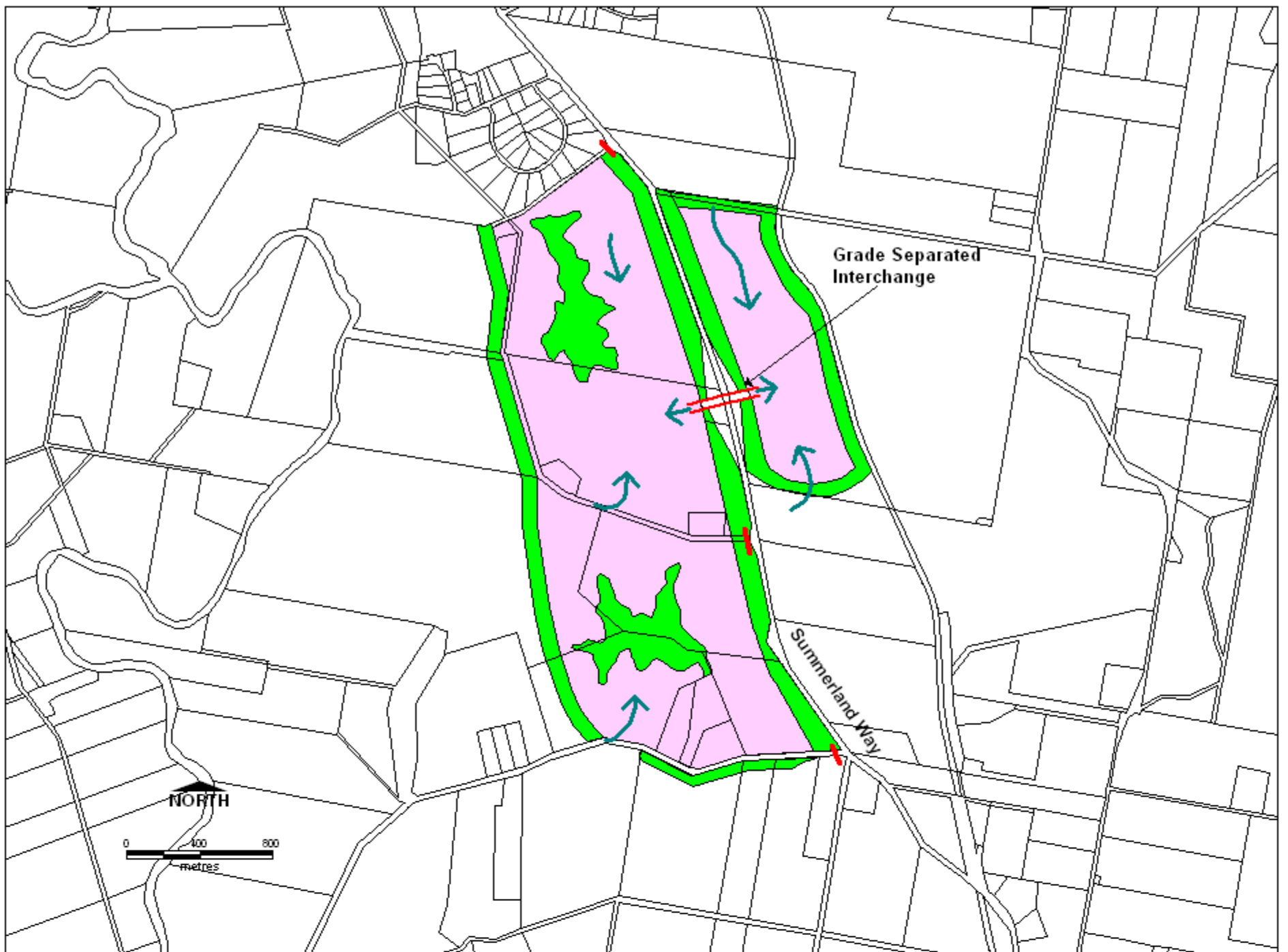

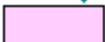




FIGURE 4



Casino Urban Land Release Strategy

-  Direction of future traffic flows
-  Urban
-  Buffers - 80m
-  Future Intersection Closure

SCHEMATIC ROAD LAYOUT

August 2005

FIGURE 5