



RICHMOND

V A L L E Y

*Valley of Surprises!*

***Richmond Valley Council***

***URBAN LAND RELEASE  
STRATEGY***

***TOWN OF EVANS HEAD***

***Effective 1 January 2007***

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Urban Land Release Strategy - Town of Evans Head adopted by Richmond Valley Council on 20 June, 2006

The Director General, Department of Planning formally agreed to the Strategy on 21 December, 2006

Urban Land Release Strategy - Town of Evans Head became effective on 1 January, 2007

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# **PART 1                      PRELIMINARY**

## **1.1                      INTRODUCTION**

The North Coast Regional Environmental Plan (REP)<sup>1</sup> requires Council to adopt an Urban Land Release Strategy prior to permitting significant urban growth. The Department of Planning 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 the built environment within the Town of Evans Head 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 the Town of Evans Head. To allow for this the plan will be reviewed every 5 years. 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 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 Evans Head over the next twenty years to the year 2025;
- ii) to provide for the planned growth of Evans Head 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 Evans Head 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 Evans Head 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 Evans Head;
- 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 ensure residential areas are protected from inappropriate commercial intrusion; and
- v) to encourage re-development where appropriate.

#### **4.3 ENVIRONMENTAL OBJECTIVES**

- i) to ensure that the Evans 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**

Social and cultural objectives at times compete with one another for interest and priority. It is the position of council that, project and plans which meet numerous social/ cultural objectives will be favoured over those that only meet a few and also, should social and cultural objectives compete with one another, that outcomes will be sought to meet the needs of the majority of the population. The social and cultural objectives of this plan are:-

- i) To identify affordable housing stresses in Evans Head and provide affordable housing options for the Evans Head population through

changes to the Local Environmental Plan (LEP)<sup>2</sup> and Development Control Plan (DCP) No. 10.

- ii) to identify and offer age appropriate recreational opportunities for the Evans Head population, in particular for the aging population, children and youth;
- iii) to plan for the reduction of crime, specifically by identifying ways to discourage crime in open space, streets and neighbourhoods through design and by encouraging social mix in each neighbourhood.
- iv) to make Evans Head a place where public sites can be accessed safely. This can be done through the design and provision of appropriate footpaths/ cycle ways, disability parking, and allocation and consolidation of community facilities to allow for proximity to other community facilities;
- v) to increase opportunities for public and community transport through identifying transport needs and allocating space as needed for transit centre, bus stops, taxi ranks and community parking;
- vi) to recognise cultural issues for Aboriginal people, in particular Evans Head is a significant site for the Bundjalung Nation, incorporating land forms associated with their dreaming (particularly the Goanna headland) . Much of the Evans Head area is currently under Land Rights Claims, this also has impacted on what land is available for other uses.
- vii) to encourage good health in the Evans Head population, through making available land for healthy recreation and identifying land use for health facilities
- viii) to incorporate social and heritage aspects into planning for the future growth of Evans Head. Evans Head has special heritage sites associated with the Second World War effort, with sand mining, fishing and prawning. It also has significant Aboriginal Sites. These should be protected;
- ix) to enable personal education and growth of the population through the identification of community land for educational opportunities and the provision of interpretative and educative signage throughout the localities.

#### **4.5**

#### **ECONOMIC OBJECTIVES**

#### **DEVELOPMENT**

- i) To actively raise the profile of Council and the Richmond Valley via the formation of business and industry partnerships, networks and linkages not only throughout the Richmond Valley but also on a state, national and international level;
- ii) To identify then encourage, nurture and support sustainable business and industrial activity in an environment conducive to growth;
- iii) To provide opportunities for business and employment creation through community programs;

- iv) To assist with regular promotions involving the Richmond Valley and surrounds and in the creation of long term, sustainable employment to further develop and progress regional development;
- v) To actively raise the profile of Council and the Richmond Valley area through private and public sector tourism investment and in the promotion of Tourism and Cultural events.

## **PART 5 ANALYSIS OF PAST POLICY**

### **5.1 DEVELOPMENT CONTROL PLAN NO.10**

This Development Control Plan<sup>3</sup> outlines specific Control Plan Areas within which development of certain densities may occur and provides standards relating to such elements as minimum site areas, Design quality of residential flat developments, building setbacks, general controls, height controls, subdivision, landscaping and parking. The DCP also designates areas for Future Development which are a significant element in this Strategy. Whereas the Evans Head Airport was not included in the DCP No. 10 due to Council determining that it would await the outcomes of a Plan of Management incorporating a Heritage Study prior to outlining future land uses for the site, the Plan of Management was completed late 2005 and future uses for the site have been incorporated in this Strategy.

### **5.2 EXISTING LOCAL ENVIRONMENTAL PLAN**

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

- a) to identify land which is to be investigated in respect of its suitability for rezoning for urban expansion at a later date; and
- d) to ensure that development within the zone is compatible with the anticipated future development of the land.

Land within this zone has therefore been included within this Strategy.

## **PART 6 EXISTING CONDITIONS AND FUTURE TRENDS**

Evans Head is a moderate sized Town of 3250 persons (Year 2005) located on a scenic coastal setting on the Evans River adjoining the Broadwater National Park to the north and the Bundjalung National Park to the south. The rate of population growth in the Town of Evans Head has been much greater than that which has occurred throughout the whole of the Richmond Valley local government area over the last nine to ten years, being at a rate per annum of 2.77% compared to a rate per annum of 0.28% for the whole of the Richmond Valley.



## 6.1 LAND USE AUDIT

A Land Use Audit establishing the range, location and scale of existing land uses being conducted within the Town of Evans Head was recently completed by Council's Planning Officers. The information recorded in the audit has assisted in providing background information for this Strategy in addition to the forthcoming revised LEP to be prepared for the whole of the Local Government Area of Richmond Valley.

In summary the audit has indicated:-

- the style, age, condition and scale of the built environment;
- the amount and location of vacant land available;
- the redevelopment potential for various levels of residential densities, commercial and industrial land uses.

Figure 2 outlines the results which were recorded in Council's Land Use Audit, for the Town of Evans Head.

## 6.2 DEMOGRAPHICS

### Enumeration Issues

Figure 8 shows how the Census District Collection Areas (CDs) relate to the Study Area (Figure 1) of this Strategy. These CD's do not directly overlap the Study Area of Council's definition of the Evans Head Locality as defined in the Evans Head Locality Plan <sup>4</sup>(See Figures 9 and 10), as it also incorporates part of the surrounding Collector District 1061205. To compensate for this anomaly, an estimation has been made for the population in the study area, based on the number of dwellings counted in the CD area 1061205.

### Population Profile

Table 1 (Population Profile of Evans Head by CD Area, incorporating estimates for CD area 1061205. Based on Census 2001 Basic Community Profiles)

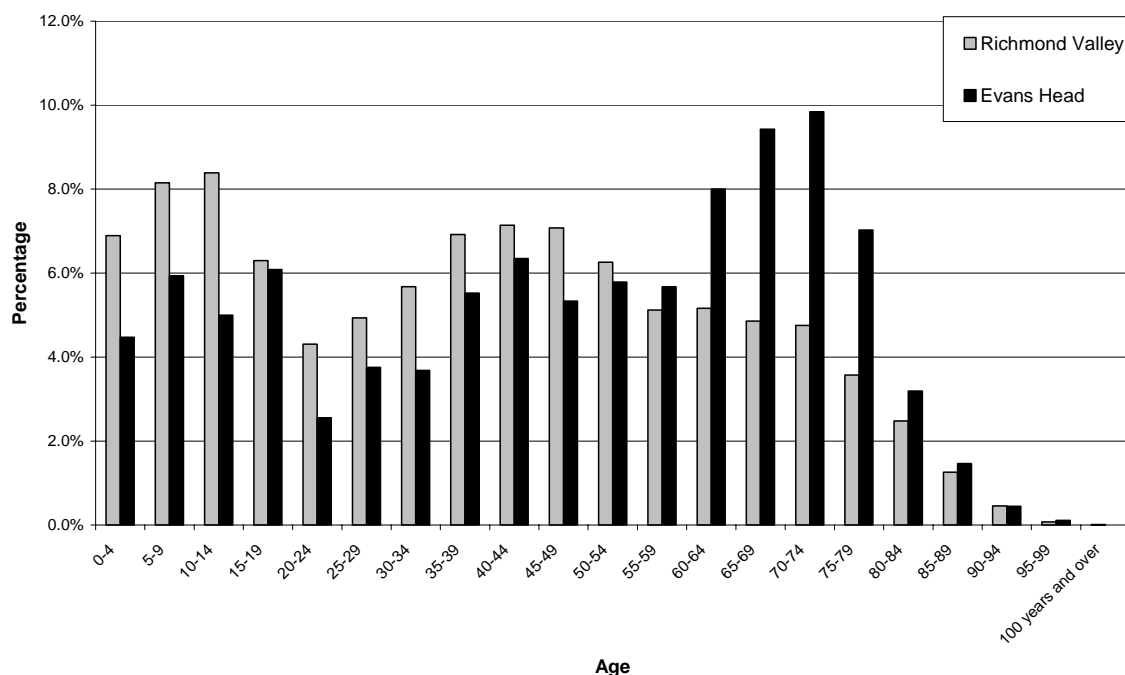
DWELLING DEVELOPMENT TYPE	CD 1061201	CD 1061202	CD 1061206	CD 1061208	CD 1061209	CD 1061212	CD 1061205	Part of CD 1061205 (within Study Area)	TOTALS
Total No. of persons	370	542	355	499	541	307	683	300	2914
No. of dwellings	242	183	232	119	294	181	281	111	1362
No of vacant Dwellings	53	45	50	42	27	29	30	-	276
Median age	54	42	50	60	63	52	37	37	52
% Population ATSI	4.05%	5.2%	0.8%	2%	2%	2.3%	3.7%	3.7%	-
Mean household size	1.9	2.5	1.9	2.4	2	1.9	2.7	2.7	2.6

DWELLING DEVELOPMENT TYPE	CD 1061201	CD 1061202	CD 1061206	CD 1061208	CD 1061209	CD 1061212	CD 1061205	Part of CD 1061205 (within Study Area)	TOTALS
Percentage of the population unemployed	17.9%	10.4%	24.0%	13.7%	24.1%	12.0%	11.7%	11.7%	16.4%
Median monthly housing loan repayments	\$400-\$599	\$800-\$999	\$800-\$999	\$800-\$999	\$800-\$999	\$600-\$799	\$800-\$999	\$800-\$999	\$700-\$799
Median weekly rent	\$100-\$149	\$150-\$199	\$100-\$149	\$150-\$199	\$150-\$199	\$100-\$149	\$150-\$199	\$150-\$199	\$150-\$199
Median weekly individual income	\$200-\$299	\$200-\$299	\$200-\$299	\$200-\$299	\$200-\$299	\$200-\$299	\$200-\$299	\$200-\$299	\$200-\$299
Median weekly family income	\$400-\$499	\$600-\$699	\$500-\$599	\$500-\$599	\$400-\$499	\$500-\$599	\$600-\$699	\$600-\$699	\$500-\$599
Median weekly household income	\$300-\$399	\$500-\$599	\$300-\$399	\$500-\$599	\$300-\$399	\$300-\$399	\$500-\$599	\$500-\$599	\$400-\$499

Table 2 Evans Head Locality as compared to the other localities in Richmond Valley LGA

DWELLING DEVELOPMENT TYPE	BROADWATER-RILEYS HILL	CASINO	CORAKI	EVANS HEAD	RURAL (EAST)	RURAL (NORTH)	RURAL (WEST)	WOODBURN	TOTALS
Total No. of persons	470	9522	1159	<b>2614</b>	1697	2233	2336	513	20544
No. of dwellings	205	4144	398	<b>1518</b>	735	840	900	178	7899
No of vacant Dwellings	22	380	37	<b>264</b>	115	60	81	0	958
Median age	41	38	34	<b>51</b>	37	36	37	38	38
% Population ATSI	4.2%	7.3%	15%	<b>2.6%</b>	3.9%	1%	0.26%	3.1%	5.5%
Mean household size	2.4	2.4	2.8	<b>2.1</b>	2.7	2.8	2.6	2.6	2.5
Percentage of the population unemployed	16.9%	12.3%	6.6%	<b>15.6%</b>	16.7%	7.2%	9.85%	14.5%	12.5%
Median monthly housing loan repayments	\$600-\$799	\$600-\$799	\$600-\$799	<b>\$600-\$799</b>	\$600-\$799	\$800-\$999	\$800-\$999	\$600-\$799	\$600-\$799
Median weekly rent	\$100-\$149	\$100-\$149	\$100-\$149	<b>\$100-\$149</b>	\$100-\$149	\$100-\$149	\$150-\$199	\$600-\$799	\$100-\$149
Median weekly individual income	\$200-\$299	\$200-\$299	\$200-\$299	<b>\$200-\$299</b>	\$200-\$299	\$300-\$399	\$300-\$399	\$200-\$299	\$200-\$299
Median weekly family income	\$600-\$699	\$600-\$699	\$500-\$599	<b>\$500-\$599</b>	\$600-\$699	\$700-\$799	\$800-\$999	\$500-\$599	\$600-\$699
Median weekly household income	\$400-\$499	\$500-\$599	\$500-\$599	<b>\$400-\$499</b>	\$500-\$599	\$600-\$699	\$700-\$799	\$400-\$499	\$500-\$599

Graph 2 Age Break Down for Evans Head, as defined in the CD areas 1061201, 1061202, 1061206, 1061208, 1061209, 1061212 (census 2001)



People in Evans Head are on average older than people in Richmond Valley. They also live in smaller households. The average monthly housing loan repayment and rental are similar to that of other localities in the Council, however, the median weekly family and household income is lower. Unemployment rates in Evans Head are higher than in other areas of Council.

The percentage of people living in Evans Head who were Aboriginal or Torres Strait Islanders was 2.6% which is much lower than the average of 5.5% for the whole of Richmond Valley. As can be seen from Graph 2, there are a higher percentage of people over 60 years in Evans Head than in Richmond Valley. This is probably the defining characteristic of this town.

### Estimates of Growth

It is expected that there will be a higher level of growth in the Town of Evans Head than is projected to occur throughout the balance of the Richmond Valley Local Government Area, in accordance with the trend over the last nine years. Whereas a growth rate of 1% has been estimated for the growth in population in the Town of Casino, the Villages and the balance rural areas, it is predicted that in Evans Head an annual population growth rate of 3% will apply to 2015, based on a similar growth rate which the Town has experienced from 1996 to 2005, after which it will reduce to 2.0% per annum as a result of the larger population base with a higher median age at that time.

The past trends in population levels in the Town of Evans Head and throughout the Region are outlined in Table 3 below.

**TABLE 3 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 Richmond River LGA	Residential Population	7,680	8,988	10,091	10,312
	Av. Annual Growth Rate		3.4%	2.3%	0.44%
Evans Head (as defined in the study area – Table 1)	Residential Population	1995	2078	2606	2914
	Av. Annual Growth Rate		0.83%	5.08%	2.36%

(Source ABS Census Data<sup>5</sup>)

(Ref: New South Wales State and Regional Population Projections, 2001- 2051, 2004 Release – Department of Infrastructure, Planning and Natural Resources).

The projected population growth for Evans Head is outlined in Table 4 below.

**TABLE 4 POPULATION PROJECTIONS – Evans Head TO YEAR 2025**

	2005	2015	2025
EVANS HEAD – Resident Population	3279	4407	5372
	Yr2001 - 2005		
Average Annual Growth Rate	3.00%	3.00%	2.00%

The above projections are therefore based on an initial high level annual growth rate of 3.00% from the last Census of 2001 to the year 2015, followed by a medium annual growth rate of 2.00% over the next ten year period to the year 2025. The first ten year high level growth is based on a sustained high level of growth of 2.77% per annum from 1996 to 2005, in accordance with the supply and demand factors for residential flats and dwellings which have remained consistently high in the Town. 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 Evans Head.

### **6.3 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.

#### **FLOOD PRONE LAND**

Council has recorded details of previous flood heights in addition to undertaking flood studies of the Town. The information recorded suggests that the majority of the areas either developed or proposed for future development are above the known or recorded flood heights in the Town.

#### **ENVIRONMENTAL PROTECTION**

Areas with recorded flora or fauna habitat attributes have been suitably zoned for protection as Zone 7(a) Environment Protection (Wetlands) and 7(f) Environmental Protection (Coastal Land). These zonings will continue to be protected and extended where necessary (under the new zones to be utilized in the Standard Local Environmental Plan Model), including maintaining sufficient buffers from these areas to any limits of urban development.

#### **OXLEYANA PYGMY PERCH**

Similarly, prior to any clearing or excavation of land which adjoins or is directly upstream of a recorded known habitat containing Oxleyana Pygmy Perch being undertaken, the likely effects of the development on the habitat of this species and provision of a suitable buffer from the habitat are to be addressed.

#### **COASTAL HAZARDS**

A Coastline Hazard Definition Study was undertaken as part of the Evans Head Coastal Reserves Plan of Management which was completed in May 2004 by Gutteridge Haskins and Davey (GHD) and Patterson Britton and Partners. The Study recognized coastline hazards for the southern 2.4 kilometres of Airforce Beach at Evans Head, from the northern breakwater of the Evans River to about 1 kilometre north of the southern boundary of Broadwater National Park. The coastline hazard zones in the study area that were determined were the Zone of Slope Adjustment and Zone of Reduced Foundation Capacity, for the Year 2004, 50 year (2054) and 100 year (2104) planning timeframes. For each of these planning periods, the position of the Zone of Slope Adjustment was determined based on the cumulative effects of the 100 year ARI coastal storm erosion, long term recession due to net sediment loss and long term recession due to sea level rise. The Coastal hazard lines for the Year 2054 are outlined on Figure 5 – Constraints Map, within this Strategy.

The Study states that it was evident that there was no major development immediately at risk from coastal erosion in the 100 year ARI coastal storm within the study area. However, the Surf Club and some properties at the southern end of Terrace Street, were predicted to be at risk by 2104. Also the Silver Sands Caravan Park was predicted to be the developed area at greatest risk of inundation from elevated water levels and wave runup.

#### **NATIVE TITLE**

Some of the Study Area are, have or will be subject to Land Rights Claims. Some of the Study Area is currently under claim, this has impacted on the identification of the Precincts. Whilst this is a current tenure related constraint,

it may not ultimately be a land use constraint, which has been reflected in the strategy precincts in Figure 1. Reviews of this document will better reflect whether this issue continues to be a constraint.

## **6.4 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 Evans Head 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 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 Graph, since the year 2000 Evans Head has experienced a steady number of development applications and Council approvals for all forms of residential development, including dwellings, units and dual occupancies. The Graph outlines the number of development applications for the respective types of residential buildings from the Financial Year 2001/2002 to 2004/2005.

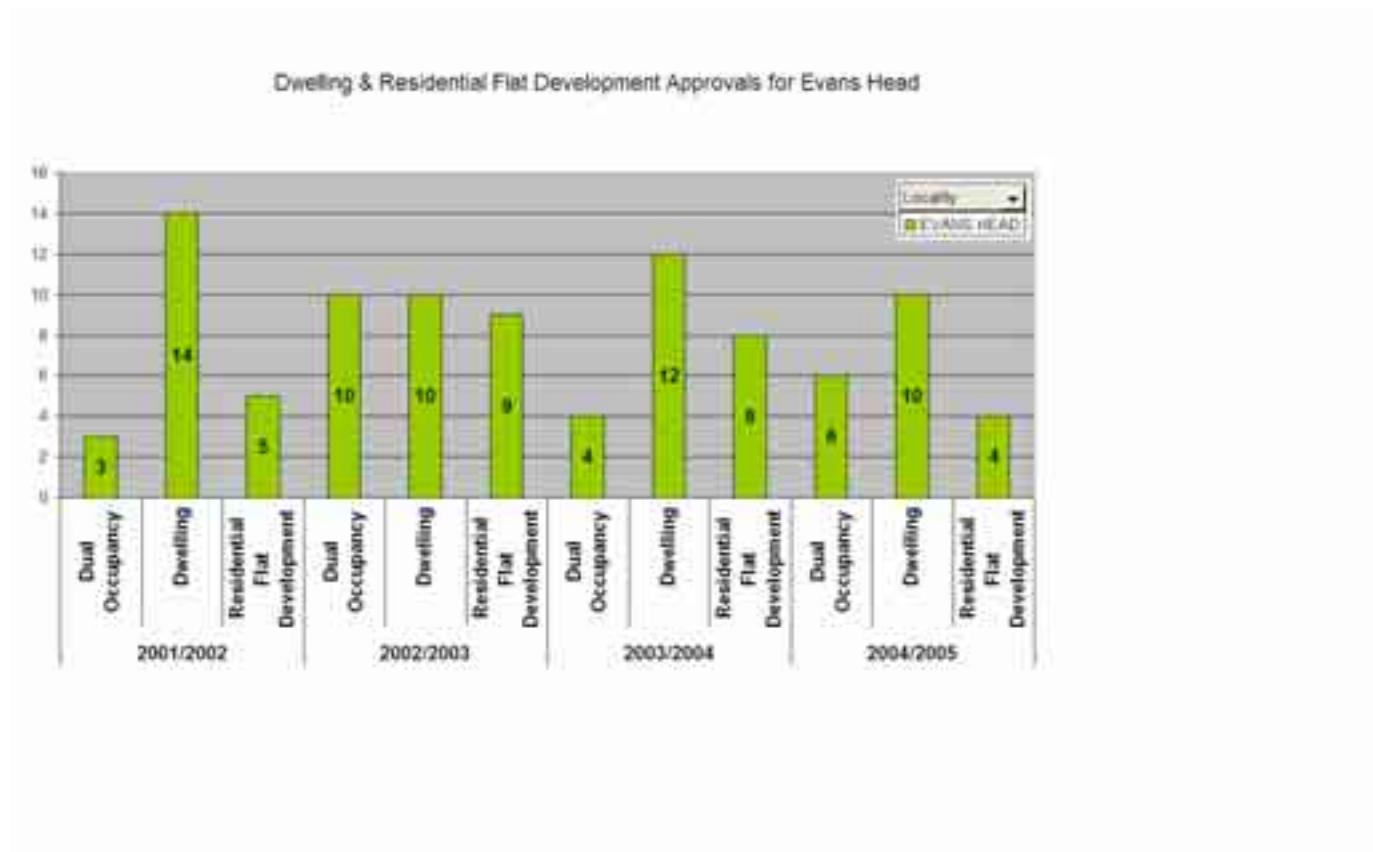
In order to assist in balancing the supply and demand factors, it is therefore necessary to ensure that there will be a surplus of land designated for a range of urban land uses to cater not only for the identified timeframe of the Strategy, being twenty years to the Year 2025, but also beyond this period 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 2005 Council had approved and issued Subdivision Certificates for 187 (05 to be added) allotments within the Study area of the Strategy, of which 94 were for strata titled allotments. The demand for additional land has been established from the steady number of building approvals as indicated in Graph 2. The projected increase in population for Evans Head over the next ten years to 2015, being 1128 persons demonstrates a requirement for 501 additional dwellings, which is consistent with the level of

building approvals for dwellings over the four year period from 2001 to 2005. In addition to this growth it is envisaged that an additional resident population of 250 persons will progressively occur over a 10 year period to the Year 2015 at the proposed retirement village – FRV Precinct.

(Refer Part 10.2 – Housing Balance Sheet).

## GRAPH 2 – APPROVALS BY RESIDENTIAL TYPE



The total number of new dwellings of all types approved over the four year period outlined was 221, or an average of 55 per year. Of this number a sub-total of 129 dwellings (58%) were residential flats. The number of residential flats contained within the development applications were:-

YEAR	NUMBER OF FLATS
2001/2002	19
2002/2003	59
2003/2004	36
2004/2005	15

With the areas of land within the 2(v) Village and Rural 1(d) – Urban Investigation zones in the Iron Gates and Future Development Area in the western part of the Town respectively and the expected additional redevelopment activity associated with medium density dwellings, there is greater than sufficient land to cater for the demand beyond the twenty year timeframe of this Strategy.



# **PART 8                      PROVISION                      OF INFRASTRUCTURE AND SERVICES**

## **8.1                      COMMUNITY FACILITIES**

Completion of the review of the Section 94 Plan<sup>1</sup>[i] is integral in the process of achieving equitable provision of infrastructure and services throughout the whole of the Richmond Valley Local Government Area. Section 94 contributions will be identified and prioritised as per section 4.4 in this document. Note that not all of these needs are the sole responsibility of Council to identify, establish and/or maintain. Therefore it is imperative that Council maintain good relationships with other levels of government and community groups in the Evans Head district .

### LOCALITY PLAN – SUMMARY OF COMMUNITY CONSULTATION (2004)

Consultation with the Evans Community Network Groups in relation to the Evans Head Locality Plan has resulted in a significant amount of and a diverse range of comments being given to Council. Some of the most common and reoccurring issues that have been raised relate to:

- Lack of public transport in the area
- The need for youth recreation facilities in the Town
- The cost of rates
- Concern about development planning
- Need for Subsidised Housing
- Requests to upgrade the sewerage system
- Wishes to improve water supply

Within the Study Area there are a number of community facilities that receive different levels of support from Council including an Evans Head CTC, Neighbourhood Centre, Community Health Centre, Centrelink Office, Senior Citizens Centre, Library, Council Chambers, Stan Payne Oval, Community Halls, other sporting and recreational facilities. Council needs to better map these resources and plan for connectivity between and additional facilities based on the map of existing resources.

## **8.2                      ROAD NETWORK**

Apart from the established areas of the Town whereby the existing road network will be retained, 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 providing connectivity and circulation of road networks. The Woodburn to Ballina Pacific Highway Bypass may well mean that, like Byron, Evans Head may be facing increased tourist traffic and local traffic strain on the single road in and out of Evans Head, particularly at peak

tourist times and peak work hours. This inter-regional element will need to be considered in terms of local road network and engineering design solutions.

### **8.3 WATER SUPPLY AND SEWERAGE**

Similarly the Section 64 charges applicable for development have been reviewed and increases implemented so that timely provision of water supply and sewerage infrastructure is implemented in an equitable manner across the Study Area.

#### **WATER TREATMENT**

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. The replacement and upgrading of water mains is progressing and will be ongoing over the next five years to the year 2010.

#### **SEWAGE TREATMENT**

The Town of Evans Head is serviced by a reticulated sewer, from which waste is transported by rising mains and pump stations which direct the flow to the Evans Head Sewage Treatment Plant. A program of works has been designed and provided for the staged upgrading and/or replacement of pump stations and rising mains in addition to the augmentation of the Sewage Treatment Plant over the timeframe of this Strategy. The augmentation of the Sewage Treatment Plant, upgrading and replacement of pump stations and rising mains is planned to be undertaken from the current year 2006 up to 2010.

Stage 1 of the augmentation process for the Evans Head Sewage Treatment Plant is planned for construction in 2006/2007. Stage 1 will cater for 5500 equivalent population. Included in this provision are the following projected populations for the Year 2010 by area, being:-

- Evans Head – 3801 persons
- Woodburn – 590 persons
- Broadwater – 440 persons

Stage 2, which will cater for an additional 5500 equivalent population, will be built as population growth dictates, however it is likely that the Stage 1 population threshold will be reached by the Year 2015.

A Sewerage Reticulation & Pumping Station report has been completed for Evans Head and Woodburn. The report addresses current and future upgrades of the sewerage system within Evans Head and Woodburn, in particular pump stations and rising mains.

Upgrades will be required to be undertaken on certain pump stations, rising mains and gravity mains within the Village of Woodburn and Town of Evans Head over the next few years and will be ongoing dependant on growth. The two urban expansion areas as defined on the Strategy Map have been factored

into the augmentation program for the Evans Head Sewage Treatment Plant and associated infrastructure works.

## **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**

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. In addition the Town of Evans Head is bound by the Broadwater National Park to the north and the Bundjalung National Park to the south. The outcome of this Strategy however will indicate that there is no conflict with the Farmland Protection Project outcomes or the National Park Estate.

### **9.2 ECONOMIC DEVELOPMENT**

#### **STUDY AREA**

Traditionally Evans Head has relied primarily on the Fishing Industry. However, the population profile of Evans Head is now changing as is the local economy. The establishment of Evans River K – 12 School, along with the development of residential subdivisions, the “Sea-Change” effect and an industrial estate has lead to the creation of greater year round economic activity in what was once a sleepy fishing village.

Estimated population growth since the 2001 ABS Census based on Development Application approvals equates to 3.6%. This constitutes the largest population growth within the LGA and is evidence that strategic planning initiatives need to be a priority for the village of Evans Head in order to provide for future appropriate residential and industrial growth.

Along with these changes comes the need to identify opportunities for new business development and ensuring the sustainability of existing businesses whilst maintaining the “Triple Bottom Line” a balance between social, economic and environmental factors.

To this end, Richmond Valley Council is committed to placing its community in the best position to sustain greater economic development opportunities at both a local and regional level.

As economic development stretches across a diverse range of disciplines many of the issues identified throughout this document will have either a direct or indirect impact on the economic sustainability and growth of Evans Head.

With the impending upgrade of the Pacific Highway Evans Head’s accessibility will increase further as travel times from major destinations such as Brisbane

decrease along with travel times from transportation hubs such as the Lismore, Ballina and Gold Coast Airports and Casino Railway Station. Coach travel will also benefit from the highway upgrade.

2001 ABS Census statistics show that Evans Head has an aging population with the median age equivalent to 51 years, the LGA median equals 38 years. Hence, it would be reasonable to state that there is a growing need to expand existing and develop new business opportunities in the areas of service and recreational industries based around the needs and wants of this population sector. This will also have an economic effect on Evans Head's infrastructure. For example, when planning future developments the allocated size of car parking spaces may need to be bigger than standard to allow for a less mobile population. This in turn may lead to a decrease in the number of parking spaces within a given area or a need to allow for a greater area to be set aside for parking. Also the cost of providing for access to public transport (bus zones), greater numbers of disabled parking spaces and increasing ramp access to buildings and road crossings may be required to be factored into budgetary allocations in order to plan for the future.

For many years Evans Head has been a popular holiday destination for many Richmond Valley families and has now also become a popular holiday destination for many families from larger metropolitan areas to the north and south with a great deal of accommodation within the village being holiday/investment properties.

Once a major fishing port Evans Head's professional fishing fleet has decreased in size from over 80 vessels based in the harbour in the 1960s to a current professional fishing fleet of approximately 18. The effects of rising fuel costs, depleting fish stocks and deteriorating bar conditions due to silting, coupled with competition from cheaper overseas imports has almost crippled the village's main industry and led to the loss of jobs. Whilst some may question what the Fishing Industry has to do in regard to this Urban Land Release Strategy, one must look at the long term economic effects this has on Evans Head and the increased pressure it places on other industries and their associated land use needs as the need to diversify grows.

In October 2005 Council, via an Economic Development Program (Strengthening Community Identity Program), supported by both NSW Government and NSW Local Government and Shires Association undertook a "whole of Local Government Area (LGA) Business Survey". The survey provided a 10% sample of businesses within the LGA. Survey results support the notion that tourism and tourism related industries are important to the local economy with many of the businesses that replied to the survey indicating that they had experienced a 10% increase in full-time employment and an increase of 22.8% in part-time employment, with several businesses stating that they are interested in expanding over the next three years. Whilst the Evans Head sample constituted a small percentage of the overall survey results it is of interest to note that the increase in the casual labour sector is in line with national figures.

It is also significant that in a small community (population of 2914 in the Study Area as per 2001 ABS Census Data), six businesses are considering the employment of apprentices or trainees over the next twelve months covering the areas of retail, hospitality and the construction industry.

## LOCAL GOVERNMENT AREA

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.

## NORTHERN RIVERS REGION

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**

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

The Town of Evans Head has a range of opportunities for growth and expansion in the Economic Development sector. These are predominantly in the Tourist and Holiday Accommodation market, the various Services, Professionals and support workers which will be required to operate the potential expanding elements within the Aged Care and Nursing Facilities, the construction industry and flow on from the above to the Industrial and Commercial activities within the Town.

### **9.3 SOCIAL AND COMMUNITY CULTURE**

Within the region, all Councils Prepare 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. Social Plans are required by the Department of Local Government to address the needs of Aboriginal People, Aged People, Children, people with a disability, Youth, Women and people from Culturally and Linguistically Diverse Backgrounds (CALD).

Richmond Valley Council has recently completed its Social Plan<sup>6</sup>, the preparation of which has involved consultation with community representatives from a range of social groups and interests in addition to individuals of all ages and backgrounds. The Richmond Valley Council Social Plan is a living document which will continually be enacted upon and improved with ongoing community input.

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.

Socially, Evans Head is particularly impacted upon because of its isolation from the rest of the North Coast. This means that it is excluded from direct access to important community services, including housing, health, child protection and education. This makes transport, outreach space and telecommunications a particularly urgent issue.

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

- There is a need in the community for affordable/subsidised housing;
- Increased access to the recreational facilities at the K-12 School is required;
- Increased accessibility for youth to educational and training options;
- Improved public transport to and from Regional Centres;
- Investigate before and after school care programs;
- Fenced playground equipment for smaller children;
- Complete skate park facilities.
- Need to plan for an aging community

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

- Lack of transport in the area
- The need for youth recreation in the town
- The cost of rates
- Concern about development planning
- Request for cycleways
- Requests to upgrade the sewerage system
- Wishes to improve water supply

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            STAGED RELEASE AND IMPLEMENTATION PROGRAM**

This Strategy will be implemented by incorporating it into the LEP. Ultimately the Evans Head -Urban Land Release Strategy will become part of a new Local Environmental Plan which is being 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.

### **10.1            STRATEGY PRECINCTS**

The majority of the Precincts as outlined on Figure 1 – URBAN LAND RELEASE STRATEGY define the extent and scale of land use which has been adopted in Development Control Plan No. 10 – EVANS HEAD. These include :-

- CR, Coastal Reserves
- R1, Residential Low Density
- R2, Residential Low to Medium Density
- R3, Residential Medium Density
- R4, Professional Residential



- R5, Iron Gates
- I1, Industrial Estate (Airfield)
- I2, Blue Pools Industrial Area
- I3, Boat Harbour
- RC, Retail Commercial
- FDA, Future Development Area

The following additional precincts have been incorporated in this Strategy.

- S1, Special Purposes - Aerodrome
- S2, Special Purposes - Cemetery
- S3, Special Purposes K-12 School
- S4, Special Purposes – Emergency Services
- AP, Air Park
- R6, Future Urban, i.e. Industrial, Residential and/or Recreational uses
- FRV, Future Retirement Village
- OS, Open Space

Of the above precincts, S1 to S4 and OS are existing uses for which no changes are proposed in this Strategy. The intent of the remaining precincts is explained as follows:-

#### AIR PARK – AP

As outlined in the Evans Head Memorial Aerodrome Plan of Management, this precinct incorporates the Northern Hangar Area within which the Bellman Hangar is located.

The Plan of Management provides that an Air Park may include allotments ranging from 1000 square metres to 1500 square metres to accommodate a separate dwelling and hangar or an Air Park Chalet from 400 to 700 square metres for a dwelling integrated into the hangar. This precinct could also include a Warbird Museum, Aerodrome Accommodation, related Airport Industrial support activities and a Flight Training Centre.

#### FUTURE URBAN – R6

The existing 2(v) Village zoning of this precinct, which is located to the north of the existing Industrial Estate adjoining the Evans Head Aerodrome is acknowledged within the Plan of Management. Whilst no definite land uses have been identified for this precinct, depending on the take-up of Air Park land for associated Air Industry activities, part of the R6 precinct may be required for future light industry, in order to compensate for the loss of industrial land elsewhere in the locality. Alternatively, or in addition, part of the precinct may be utilized for residential development. Each would be undertaken in accordance with the preparation of a Heritage Impact Statement, which along with any Development Application will require approval from the NSW State Heritage Office.

## FUTURE RETIREMENT VILLAGE – FRV

The Plan of Management recognizes the residential development opportunities for this site, which is located between Memorial Airport Drive and Currajong Street. Any proposed development for this site will be subject to appropriate development controls which protect the continued use of the aerodrome for aviation purposes. A development proposal would need to be accompanied by a Heritage Impact Statement and a development application will require approval from the NSW State Heritage Office.

## **10.2 RESIDENTIAL AND INDUSTRIAL LAND BALANCE SHEET**

Due to a review of the extent of constraints within the Study Area and following the incorporation of the planning elements outlined in the Evans Head Aerodrome Plan of Management 2005, there has been a need to exclude specific areas which had been either zoned and/or designated for residential or industrial land uses. Similarly, in order to regularize future land uses as defined in the adopted Control Plan Areas of Development Control Plan No. 10 – Evans Head and to allow for changes of land use as provided in the Evans Head Aerodrome Plan of Management 2005, appropriate elements have been incorporated in this Strategy to facilitate these land use amendments and/or proposals.

### RESIDENTIAL LAND BALANCE SHEET

As outlined in Figure 6 of this Strategy the Strategy defines an overall net loss of 95.27 hectares of land as currently zoned for residential development, which will not be developed for this purpose due to a range of reasons including:-

- currently utilized for recreational purposes;
- Crown land Reserves, some of which may have unresolved Native Title issues;
- Significant Vegetation contained on site which should not be removed;
- SEPP No. 71 – Coastal Protection Buffer which is not suitable for residential development.

### INDUSTRIAL LAND BALANCE SHEET

Outlined in Figure 7 of this Strategy, an overall net loss of 39.34 hectares of land is defined due to:-

- Regularising the land which was excluded from the Marine Industry area at South Evans as outlined in Council's adopted DCP No. 10 – Evans Head;
- Excluding the expansive area of Crown Land located on Iron Gates Road which is heavily constrained by vegetation types, tenure issues and Oxleyana Pygmy Perch habitat;

- The proposed exclusion of 4(a) – Industrial zoned land located at Memorial Airport Drive which is planned to be included in the 2(v) Village zone.

### 10.3 LAND RELEASE PROGRAM

The majority of the population growth of the Town of Evans Head will be accommodated within existing urban areas which are planned for redevelopment under a range of densities. There are also two separate areas being R5 – Iron Gates and an FDA - Future Development Area located at the western end of the Town which are planned for Low Density residential development. Due to the extent and range of constraints within both of these precincts, as outlined on Figures 11 and 12 respectively, it has been estimated that an allotment yield of 275 is achievable within the Iron Gates precinct and an allotment yield of 104 is achievable within the Future Development Area precinct. With the increase in the population of the Town of Evans Head projected to be an additional 2093 persons over the next twenty years to the Year 2025, this represents a likely demand for an additional 930 dwellings, calculated on the basis of 2.25 persons per household. To translate this demand into supply and placement of the additional population, Table 6 outlines this element of the Strategy.

**TABLE 6 - EXPECTED LOCATIONS OF ADDITIONAL POPULATION**

AREA/DENSITY	Number of Lots	Persons
Iron Gates	275 x 2.25 persons	618
Future Development Area	104 x 2.25 persons	234
Low – Medium Density (incl. Prof. Res.) 37 ha.	Additional Persons X 30	1110
Medium Density – 6 ha.	Additional Persons X 90	540
Future Retirement Village	Additional 250 Persons	250
	<b>TOTAL</b>	<b>2752</b>

With a capability of housing an additional 650 persons over the projected estimated growth it is therefore established that there will be additional, although limited capacity for growth beyond the Strategy timeframe.

### 10.4 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 utilized on the basis of the Occupancy rate defined in the 2001 Census Data. The calculated density within the areas designated as Urban, allowing for additional population achieved from both urban expansion and infill redevelopment is outlined as follows:

Low Density – R1, i.e. generally single detached dwellings – 8 dwellings per hectare, equating to 18 persons per hectare. Note that the Iron Gates and Future Development Area will not be developed to the full extent of their areas due to such constraints as:-

- Environmental Protection areas to maintain biodiversity;
- SEPP No. 71 – Coastal Protection, 100 metre buffer at Iron Gates;
- Outer and Inner Protection Areas (Fuel Reduced Buffer);
- Runway and Safety Area at FDA ;
- Potential impacts on Oxleyana Pygmy Perch Habitat.

Low to Medium Density – R2. There is about 35 hectares of land within this Control Plan Area defined in Development Control Plan No. 10 – Evans Head available for redevelopment for dual occupancy and residential flat buildings. The additional number of persons per hectare over and above that which would occur or reside in a Low Density area is calculated at 30, resulting in a capability of an additional 1050 persons being accommodated in this category at a dwelling density of 13 per hectare. It is predicted that not all of this precinct will be required to be redeveloped during the 20 year timeframe of this Strategy, which will result in some 13 hectares being available for redevelopment beyond the Year 2025. It is also likely, due to continued demand and limited areas available for expansion and/or redevelopment at that time, a higher population density of 50 persons per hectare over and above the number of persons which would reside in a Low Density area would be utilized at that time.

Professional Residential – R4. This Control Plan Area defined in Development Control Plan No. 10 comprises about 2 hectares, which would equate to an additional 60 persons at a rate of 30 additional persons per hectare over and above the Low Density category or an additional 13 dwellings per hectare.

Medium Density – R3. There is about 6 hectares of land outlined for development in the medium density category within DCP No. 10. This translates to an additional 90 persons (40 dwellings) per hectare, or 540 additional persons to be accommodated in this form of development at Evans Head.

Future Retirement Village - FRV. As stated earlier in this Strategy, it is envisaged that the residential living component, as distinct from the nursing bed component of the proposed retirement village, will house 250 persons, which is likely to be achieved in the first ten years of this Strategy.

The following Housing Balance Sheet, Table 7 outlines the mix of densities which will cater for the population growth of Evans Head over the next twenty years to the Year 2025. Note that the precincts R6 and AP which are located within the Evans Head Memorial Aerodrome Plan of Management are not

included within the Housing Balance Sheet at this time, but it is anticipated that under the next review of this Strategy in the Year 2010, greater knowledge of the land use extent and likely yields of these precincts will provide for their inclusion in the Housing Balance Sheet.

**TABLE 7 – HOUSING BALANCE SHEET**

	Stage 1 Year 2005-2015	Stage 2 Year 2015- 2025	Beyond Year 2025
Zoned Land Area	Infill development within Town	Infill development within Town	
Population Increase	1378 = 626 dwellings	965 = 429 dwellings	400
Land Area Required for Lot Yield – 8 per hectare Iron Gates and FDA	28.5 x 8 = 228 dwellings	19.0 x 8 = 152 dwellings	
Land Area Required for Low to Medium Density (Re-development)	10.0 x 30 = 300 persons / 2.25 = 133 dwellings	14.0 x 30 = 420 persons / 2.25 = 187 dwellings	13 x 50 = 650 persons (Increased population density from 30 to 50 per hectare)
Land Area Required for Medium Density (Re-development)	3.6 x 90 = 324 persons / 2.25 = 144 dwellings	2.4 x 90 = 216 persons / 2.25 = 96 dwellings	Increased population density from 90 to 120 per hectare
Future Retirement Village	125 Units x 2 persons per Unit = 250 persons		
TOTAL	630 dwellings (1386 persons)	435 dwellings (978 persons)	

## 10.5 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, Richmond River Local Environmental Plan 1992 and Copmanhurst Local Environment Plan 1990, which is currently being undertaken. Such a review will provide additional impetus for the necessity to amalgamate the three LEP's into one

combined Local Environmental Plan which will further facilitate the desired outcomes of this Strategy.

## **10.6 DEVELOPMENT CONTROL PLAN No.10**

There will be a need to update the DCP No. 10 provisions where appropriate in order to support the outcomes of this Strategy, particularly as the Plan of Management for the Evans Head Aerodrome has been finalized, the details of which are to be incorporated into the DCP No.10. The Aerodrome had been purposely excluded from DCP No. 10 pending the outcomes from the Plan of Management for the subject area.

## **PART 11 MONITORING AND REVIEW PROGRAM**

The provisions of the Evans Head 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.

It is planned that a 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.

FIGURE 1 - URBAN LAND RELEASE STRATEGY

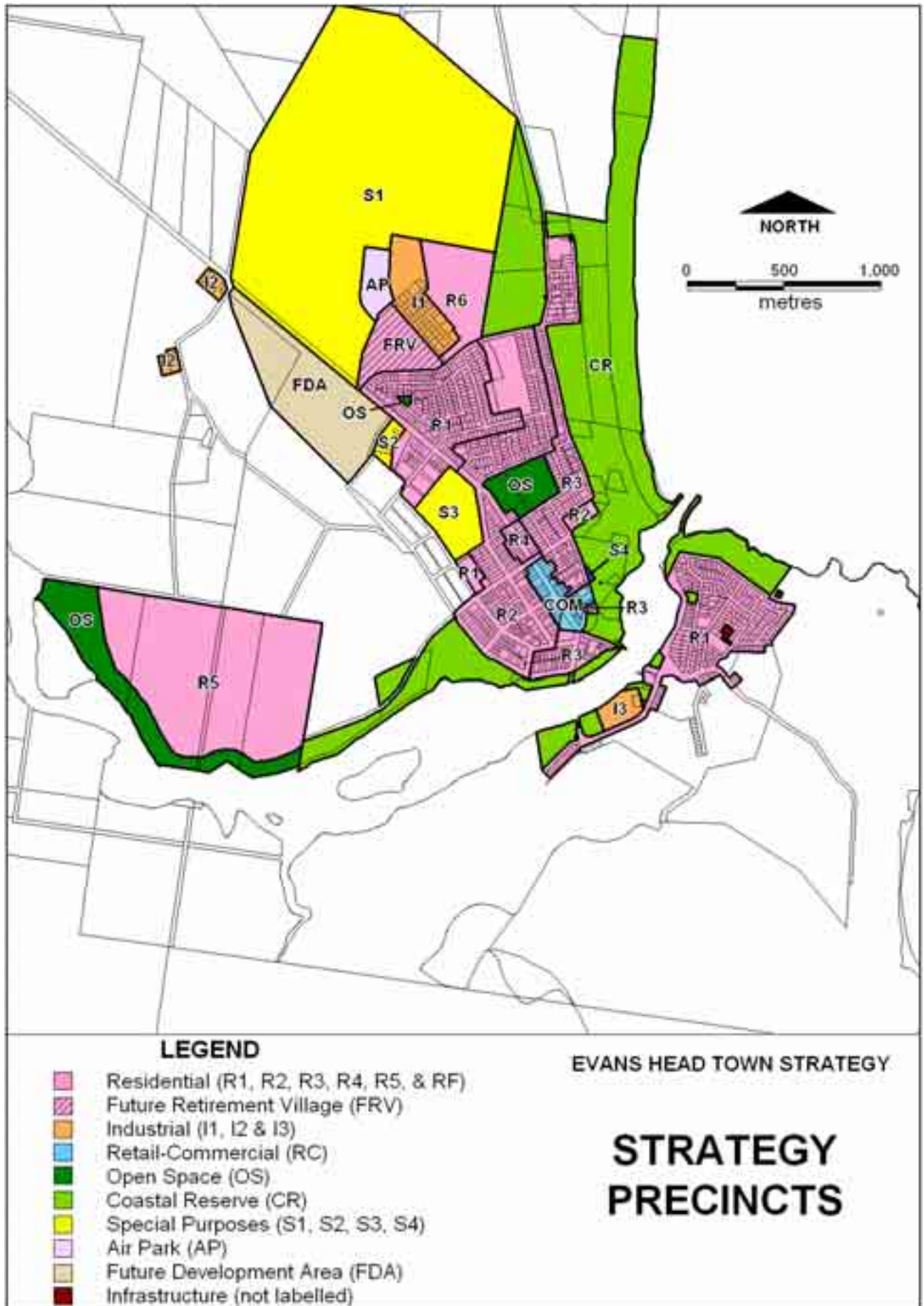


FIGURE 2 - LAND USE AUDIT

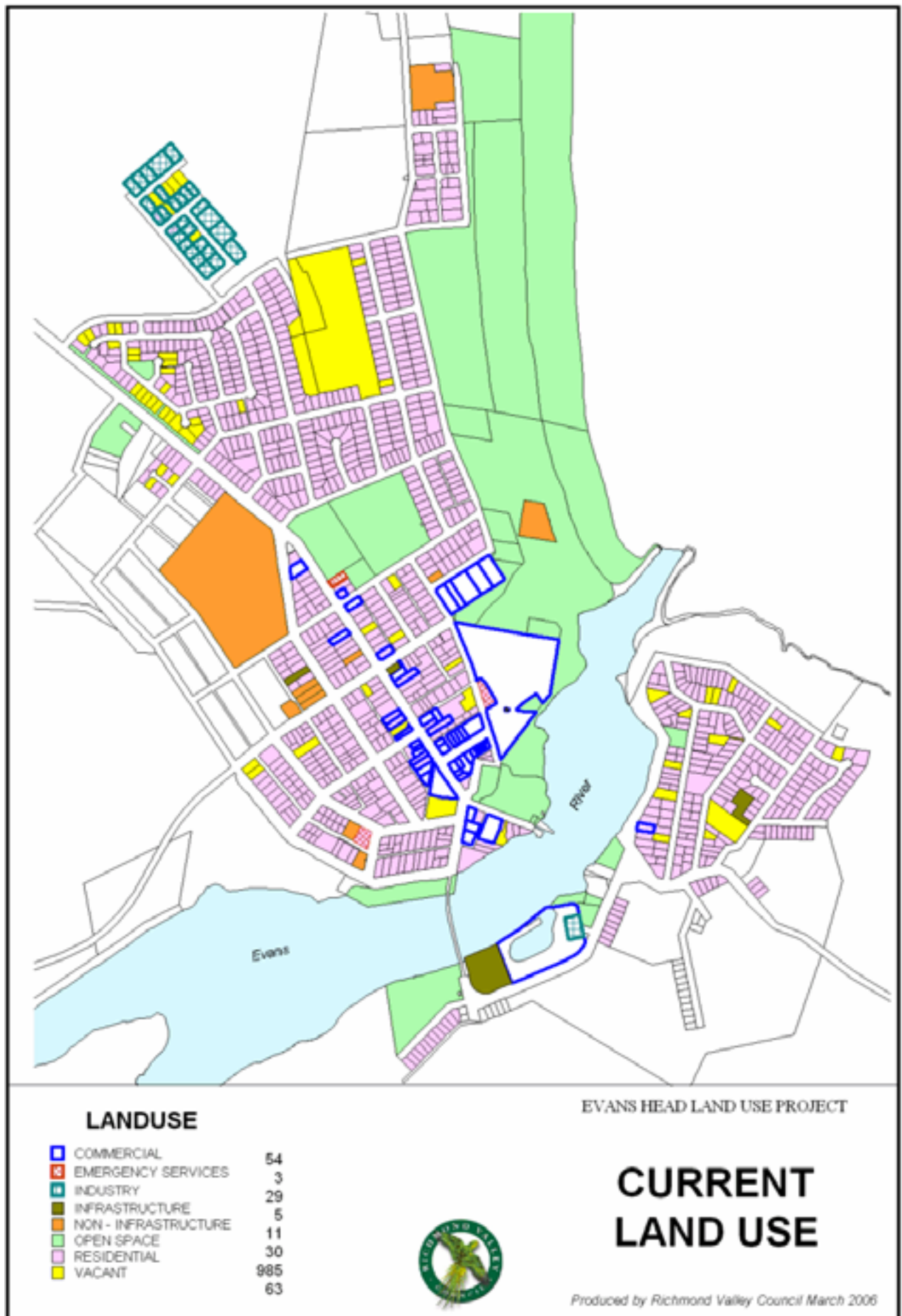




FIGURE 3 - LAND USE AUDIT

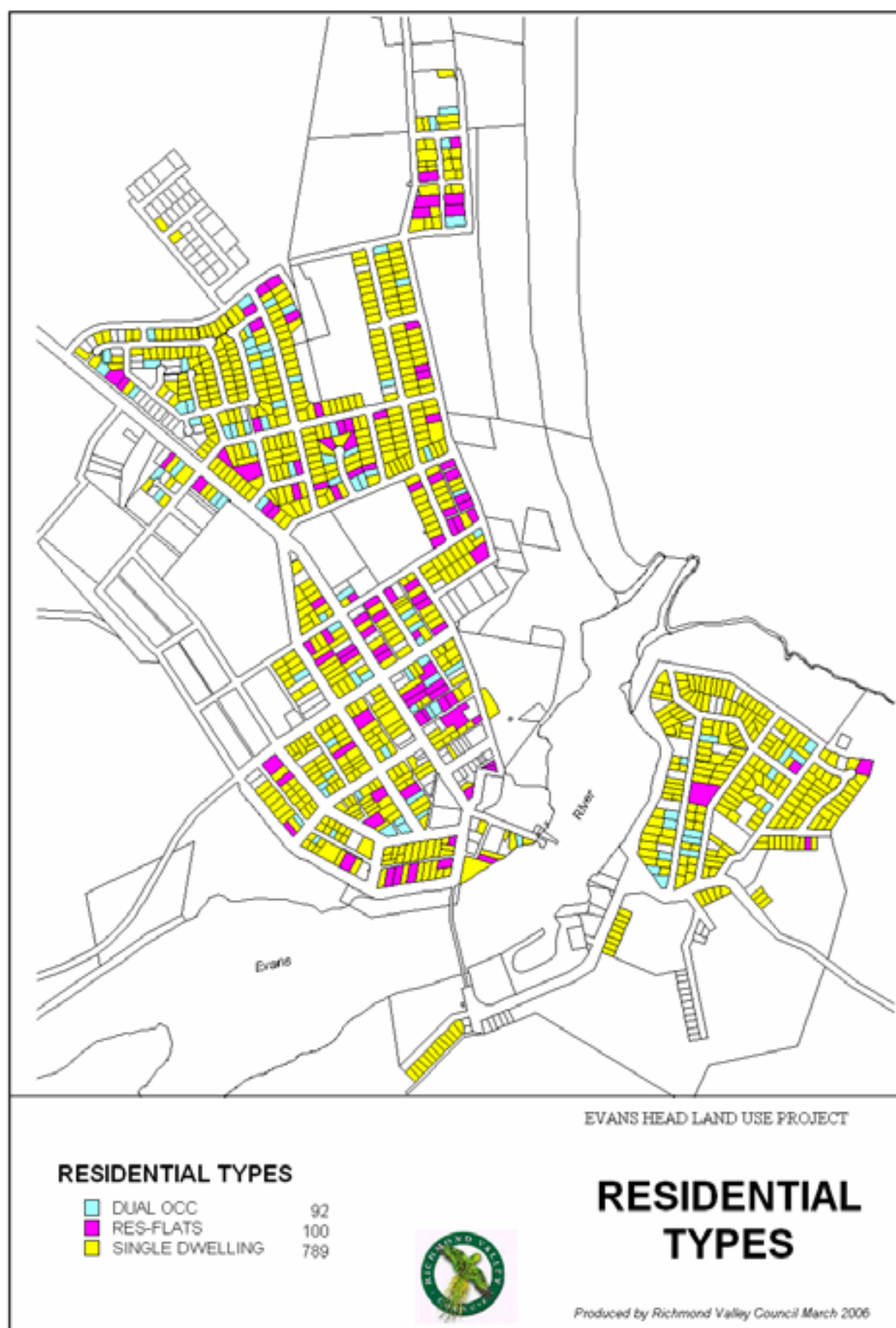


FIGURE 4 - LAND USE AUDIT - VACANT LAND

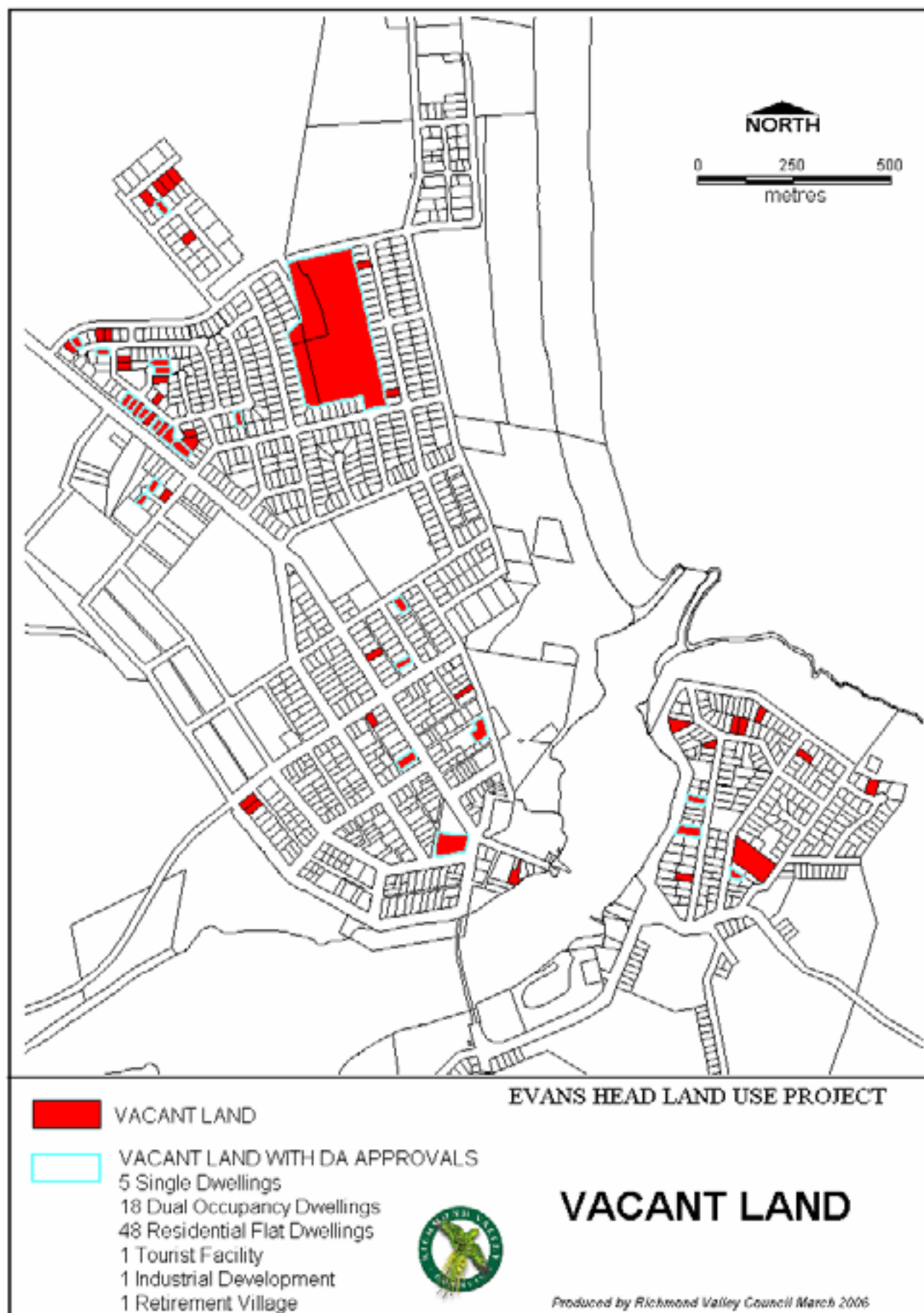




FIGURE 5 - CONSTRAINTS MAP

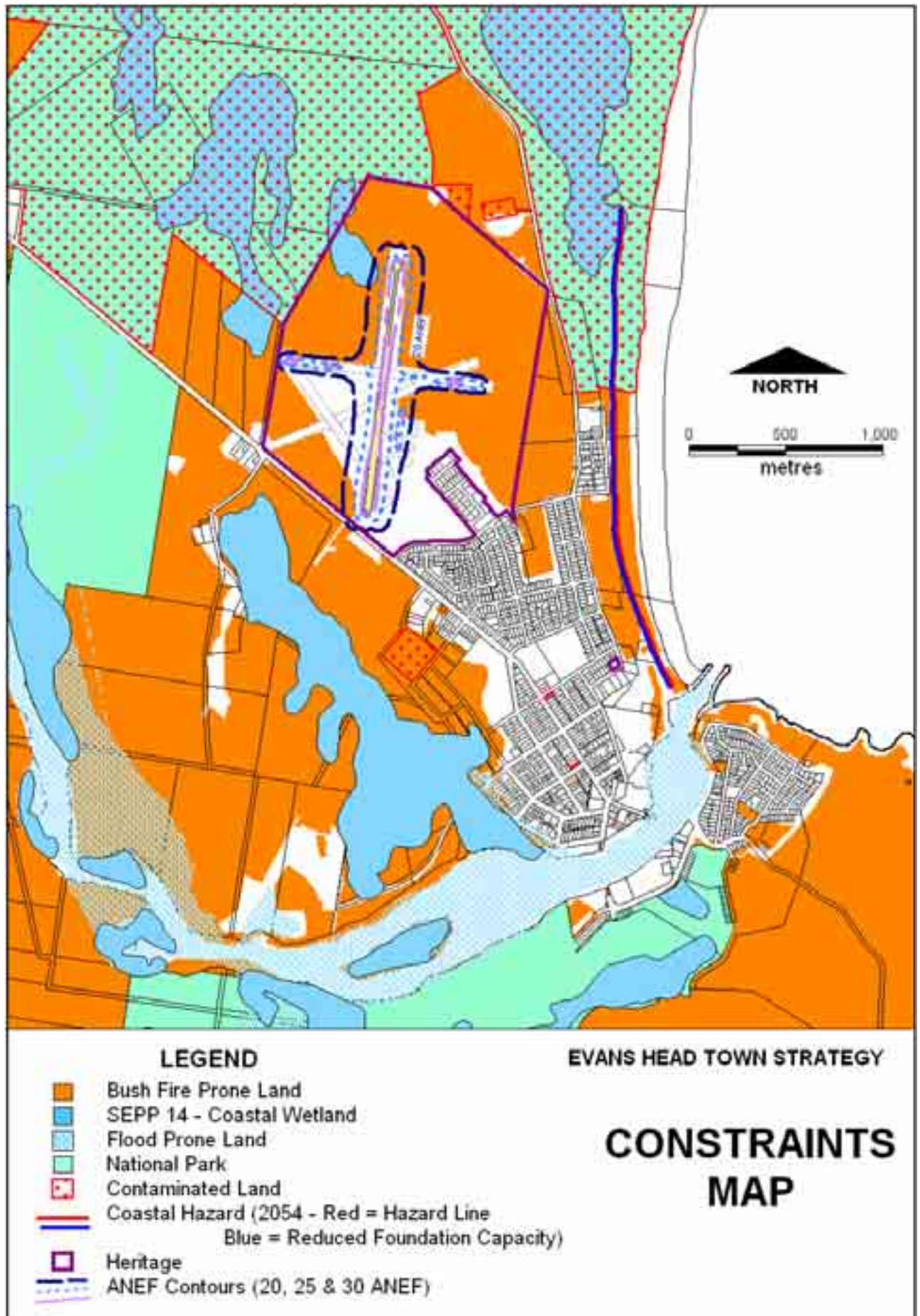


FIGURE 6 - RESIDENTIAL LAND BALANCE SHEET

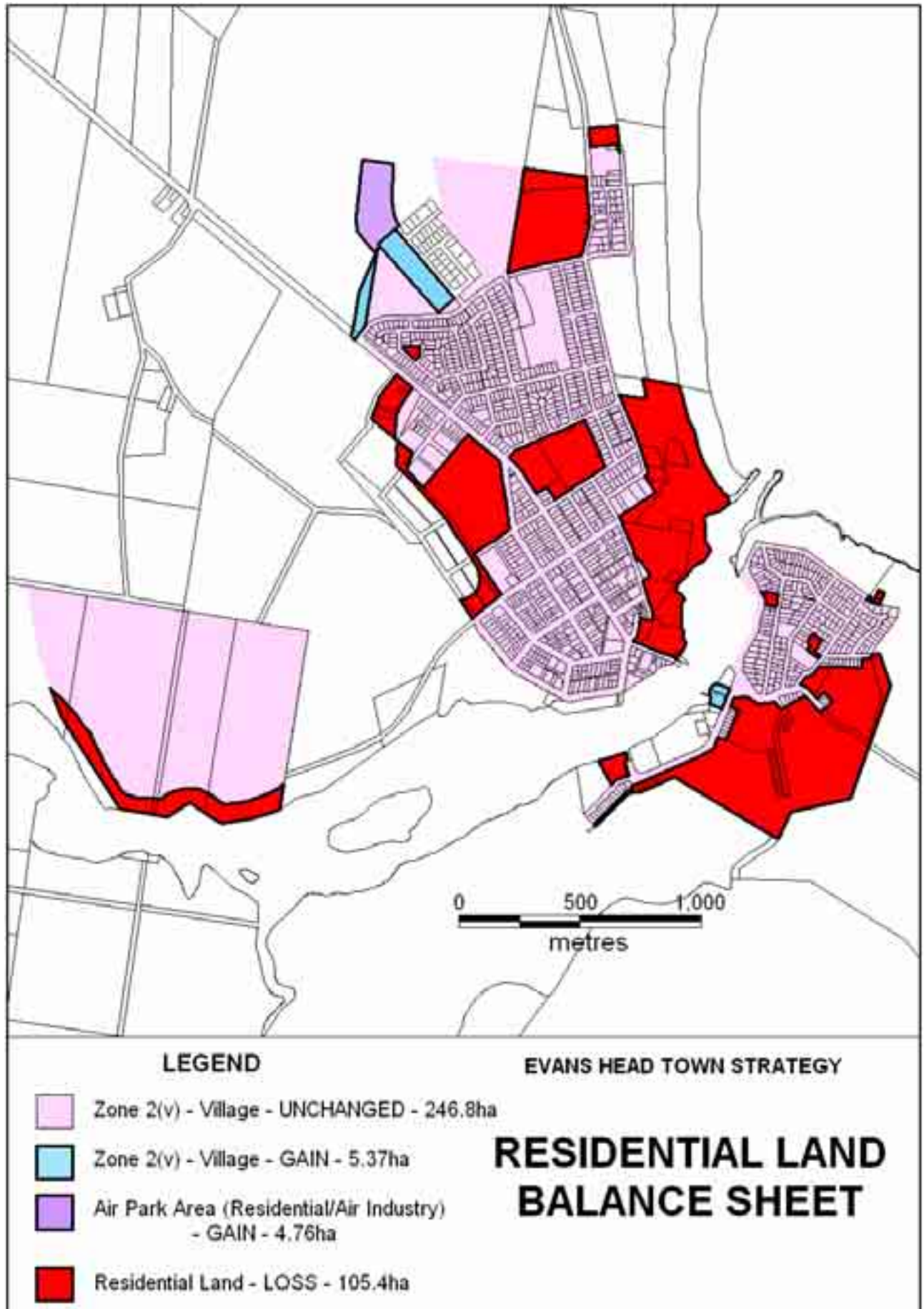




FIGURE 7 - INDUSTRIAL LAND BALANCE SHEET

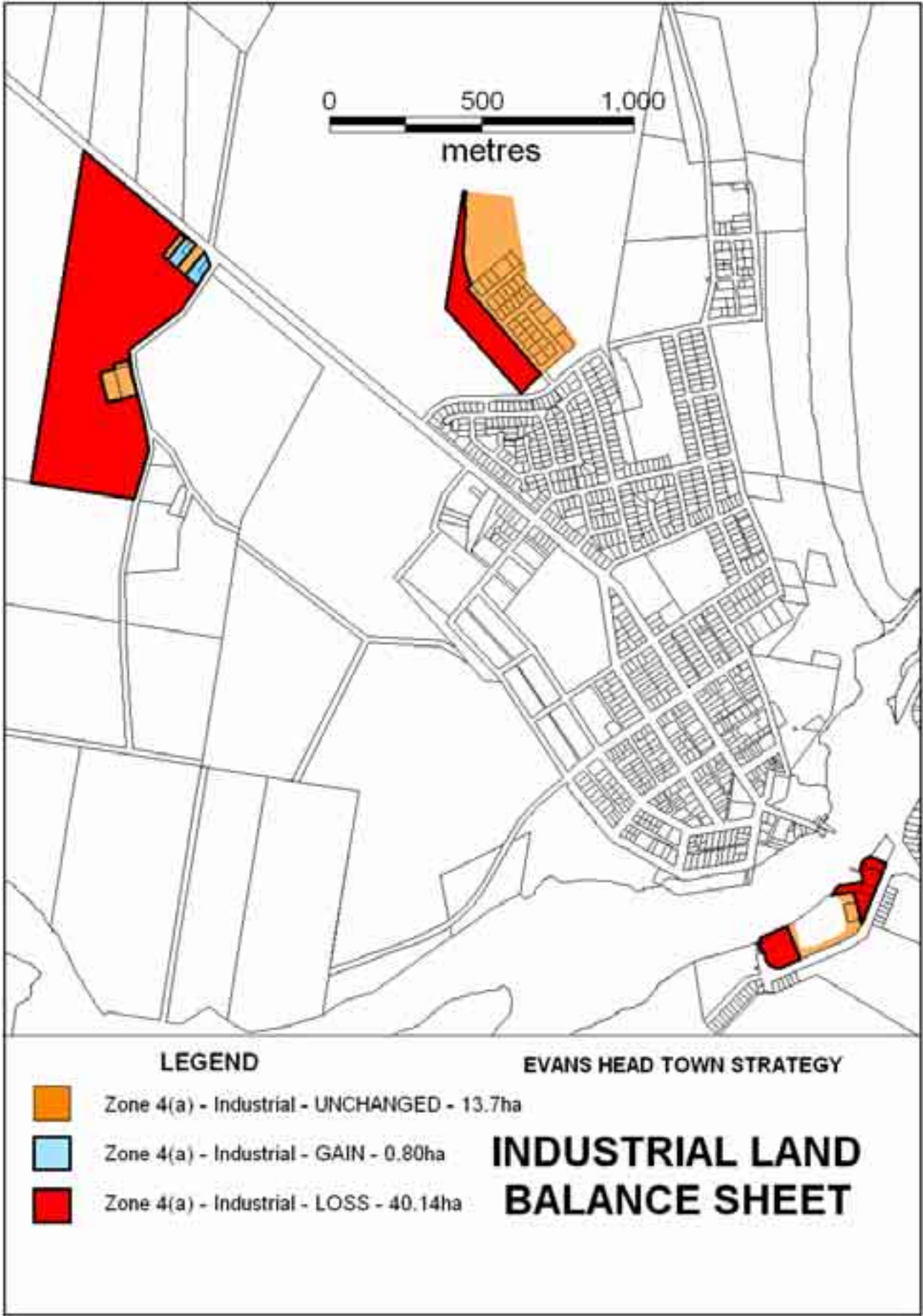


FIGURE 8 – CENSUS DISTRICT COLLECTION AREAS

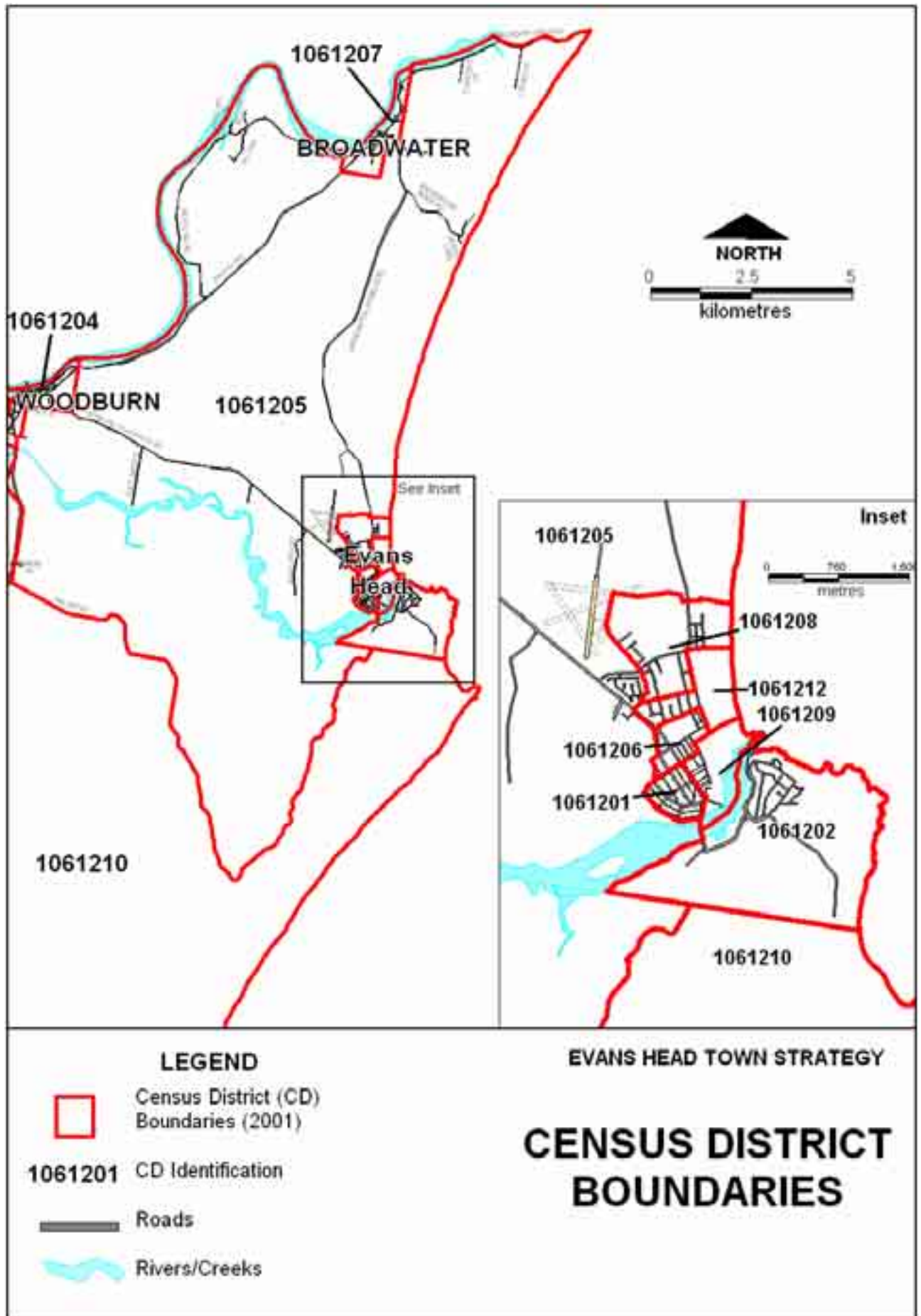


FIGURE 9 –IDENTIFIED LOCALITY PLAN AREAS

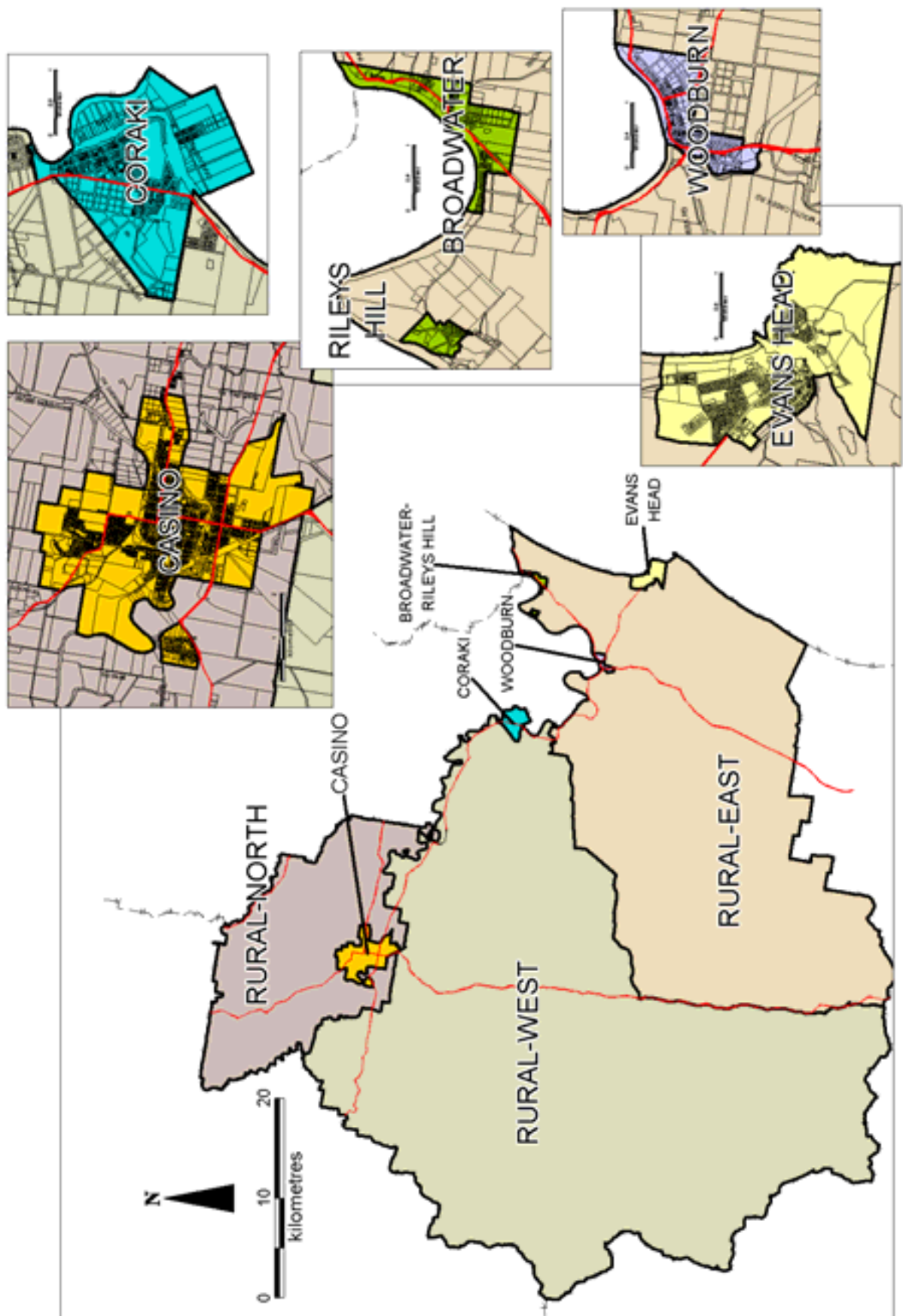




FIGURE 10 – EVANS HEAD LOCALITY PLAN AREA

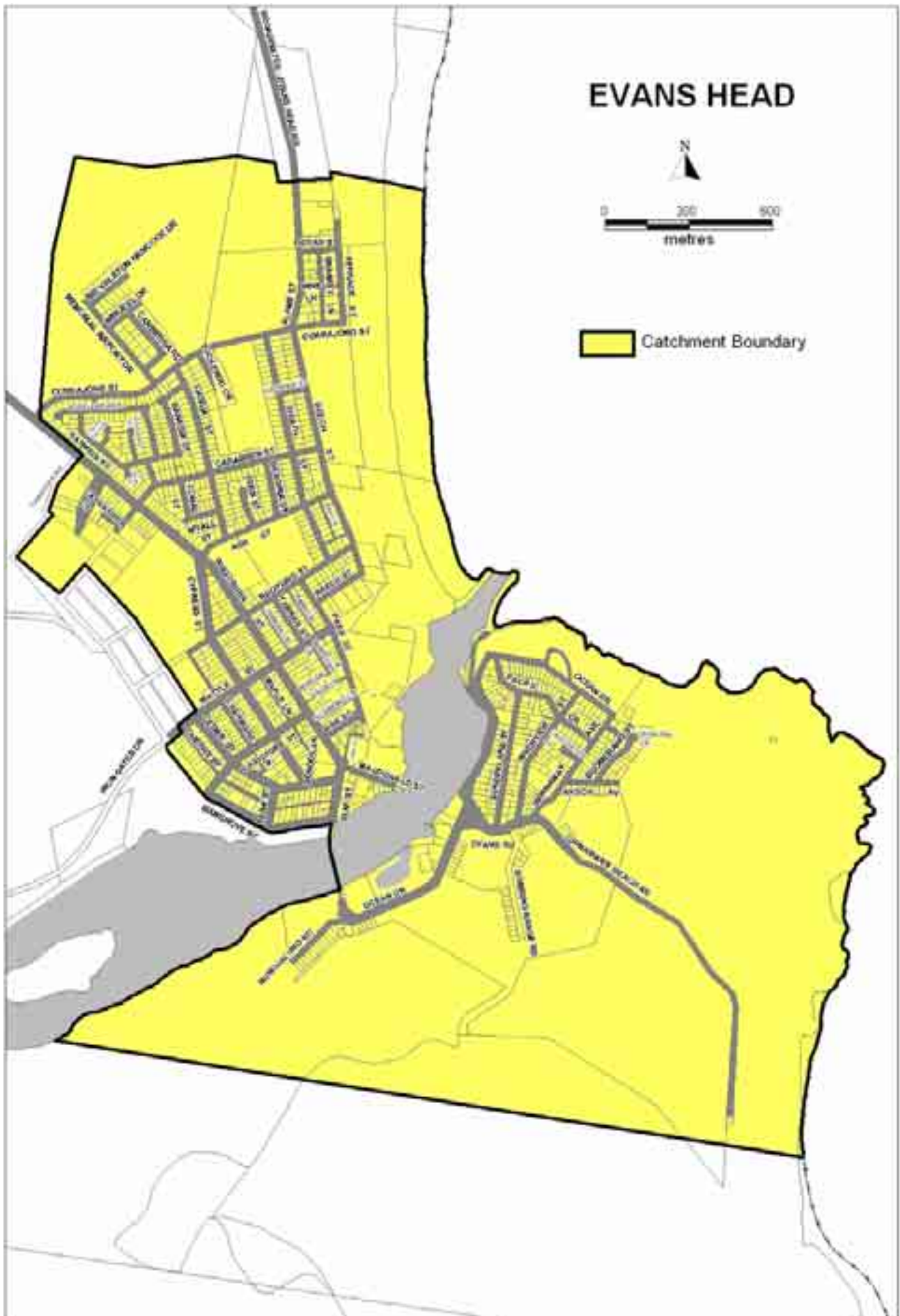




FIGURE 11 – CONSTRAINTS MAP – IRON GATES

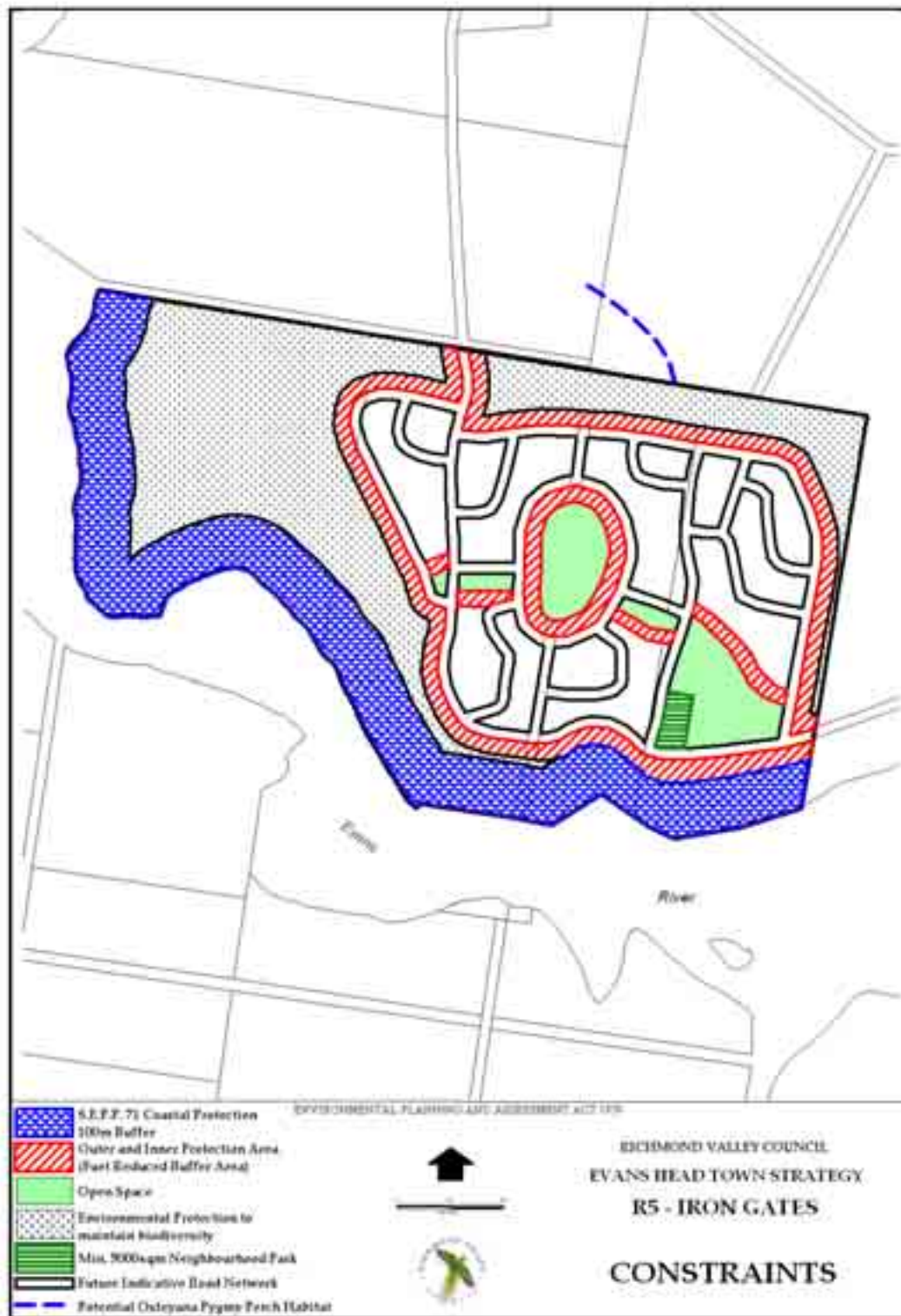


FIGURE 12 – CONSTRAINTS MAP – FUTURE DEVELOPMENT AREA



## REFERENCES

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<sup>1</sup> North Coast Regional Environmental Plan (REP)

[http://www.austlii.edu.au/au/legis/nsw/consol\\_reg/ncrep384/](http://www.austlii.edu.au/au/legis/nsw/consol_reg/ncrep384/)

<sup>2</sup> Local Environmental Plan – Richmond River 1992

<http://www.richmondvalley.nsw.gov.au/content/uploads/LEP>

<sup>3</sup> Development Control Plan No. 10

[http://www.richmondvalley.nsw.gov.au/content/uploads/DCP\\_10\\_2004-06-15.pdf](http://www.richmondvalley.nsw.gov.au/content/uploads/DCP_10_2004-06-15.pdf)

<sup>4</sup> Evans Head Locality Plan

<http://www.richmondvalley.nsw.gov.au/content/uploads/EvansHeadLocalityPlan-draftFeb2006.pdf>

<sup>5</sup> Australian Bureau of Statistics, 1986 – 2001 (Basic Community Profiles)

<sup>6</sup> Richmond Valley Social Plan

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