



GYDE

 **Richmond
Valley
Council**

Casino Place Plan

Richmond Valley

12 April 2023

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Acknowledgment of Country

We acknowledge the Peoples of the Bundjalung Nation as Custodians and Traditional Owners of Country, and recognise the continuing connection to the land, waters and skies throughout Australia. We pay our respect to Aboriginal cultures, and to Elders past, present, and emerging.



1. INTRODUCTION

The NSW Government's Regional Job Precincts (RJP) Program, administered by the Department of Regional NSW (DRNSW), has identified Casino as having potential for growth in employment uses and is undertaking a series of actions to deliver tailored planning for key employment areas in Casino.

The Regional Job Precinct Program's focus in Casino is on facilitating change across the town's employment lands, aiming to leverage the strategic advantages of Casino, the Richmond Valley, and the wider North Coast Region. The NSW Government is working closely with Richmond Valley Council (RVC) to plan for anticipated growth both within the local area and across the rest of the Local Government Area (LGA). Key long-term planning initiatives currently underway are as follows:

- **Draft Richmond Valley Growth Management Strategy** (prepared by Richmond Valley Council) to guide the growth of local housing and employment within the Richmond Valley LGA.
- **Draft Casino Place Plan** and supporting technical studies (prepared as part of the RJP Program) to guide growth and place outcomes in and around the Casino townsite and its identified growth investigation areas.
- **Draft Richmond Valley Regional Job Precinct Master Plan** (prepared as part of the Regional Job Precinct Program), which guides land use planning and place outcomes in the identified Regional Job Precinct employment lands.

This Place Plan interrelates with the above initiatives. Collectively, these provide in depth consideration of key matters relevant to planning for growth and place outcomes in Casino, identifying the current situation, planning initiatives, challenges and opportunities as a baseline for place planning.

The NSW Government's detailed response to the 2022 Independent Flood Inquiry is still being developed, along with the flood planning work of the NSW Reconstruction Authority. These may impact on the Casino Place Plan and its implementation.

What is a Place Plan?

The Casino Place Plan has been prepared to guide planning for population and employment growth, and place outcomes in Casino. It has been prepared in response to identified planning and urban design issues and opportunities, and aims to coordinate planning and put in place the strategies and enablers necessary to attract and manage employment and population growth at levels above those previously anticipated for Casino.



Mural - Artist Lee Blacker - Noble

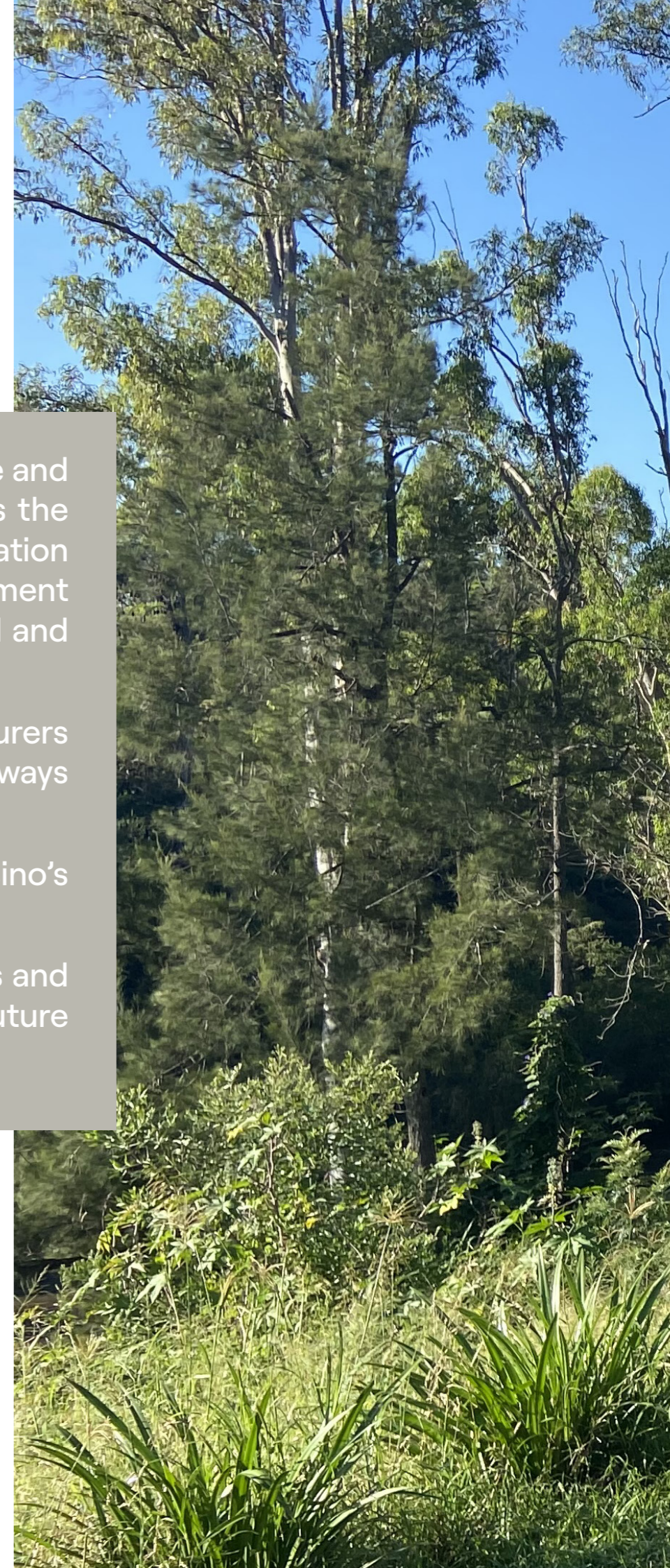
2. VISION FOR CASINO

The Casino Place Plan will build on Casino's scenic and place qualities, and enable us to embrace and celebrate our Indigenous Culture. It will provide a basis for orderly and efficient growth across the town site to create and unlock new, diverse and resilient housing opportunities to support population and employment growth, community development and recreational pursuits. New development will be prioritised to meet the needs of a growing community and facilitate optimal use of land and infrastructure.

Casino will reach out with a more diverse offer to attract and welcome tourists, visitors and adventurers from the North Coast and South East Queensland regions, who will arrive through its many gateways and the Northern Rivers Rail Trail.

Casino's streets will draw people to the town's heart, to intuitively and enjoyably connect with Casino's Richmond River and the many places that exist along it.

Casino's vibrant town centre will be enhanced with a new sense of vigour, with improved places and streetscapes that will provide diverse activities to attract and delight Casino's existing and future community, visitors, and tourists.





Lookout on the banks of the Richmond River

3. STRATEGIC CONTEXT

3.0.1. North Coast Regional Plan 2041

The North Coast Regional Plan 2041 (NCRP) came into effect in December 2022. It will guide the NSW Government's land-use planning priorities and decisions over the next 20 years.

The NCRP provides an overarching framework to inform subsequent and more detailed land-use plans such as Council's Local Strategic Planning Statement.

The NCRP recognises opportunities for Casino to leverage its status as a Regional Job Precinct to continue to expand new employment and housing opportunities.

As the largest settlement in the Richmond Valley and a focal point for the region's beef industry the NCRP identifies Casino as a growing centre for manufacturing and food production industries.

Housing supply, access to jobs integration of land use and transport, active transport, and protection of environmental assets and renewable energy are key themes supported by the NCRP.

This Place Plan responds to and will assist Richmond Council in meeting the objectives of the NCRP and aligning with the Local Government Narratives identified for the Richmond Valley in the context of the wider North Coast Region.

Local Government Narratives - Key Themes	
Regional Priorities 	Expand the local agricultural industries and tourism Leverage the new Regional Job Precinct to continue to expand new employment and housing opportunities
Liveable and Resilient 	Improve water quality and security Support environmentally sustainable development that is responsive to climate change and natural hazards. Retain and protect local biodiversity
Productive and Connected 	Deliver new and diverse employment opportunities Protect the ongoing viability of important farmland Support the RJP with a focus on food production, manufacturing and alternative energy.
Housing and Place 	Deliver new housing in appropriate locations Enhance the variety of housing options available -ensuring adequate supply Retain and support the unique character of local towns and villages
Smart, Connected and Accessible (Infrastructure) 	Foster stronger connections and alignment with the Northern Rivers subregion. Grow agricultural and freight links to South East Queensland. Improve access to reliable broadband and telecommunications services.

North Coast Regional Plan 2041 Objectives

- 1: Provide well located homes to meet demand
- 2: Provide for more affordable and low cost housing
- 3: Protect regional biodiversity and areas of high environmental value
- 4: Understand, celebrate and integrate Aboriginal culture
- 5: Manage and improve resilience to shocks and stresses, natural hazards and climate change
- 6: Create a circular economy.
- 7: Promote renewable energy opportunities
- 8: Support the productivity of agricultural land
- 9: Sustainably manage and conserve water resources
- 10: Sustainably manage the productivity of our natural resources
- 11: Support cities and centres and coordinate the supply of well-located employment land
- 12: Create a diverse visitor economy
- 13: Champion Aboriginal self-determination
- 14: Deliver new industries of the future
- 15: Improve state and regional connectivity
- 16: Increase active and public transport usage
- 18: Plan for sustainable communities
- 19: Public spaces and green infrastructure support connected and healthy communities
- 20: Celebrate local character

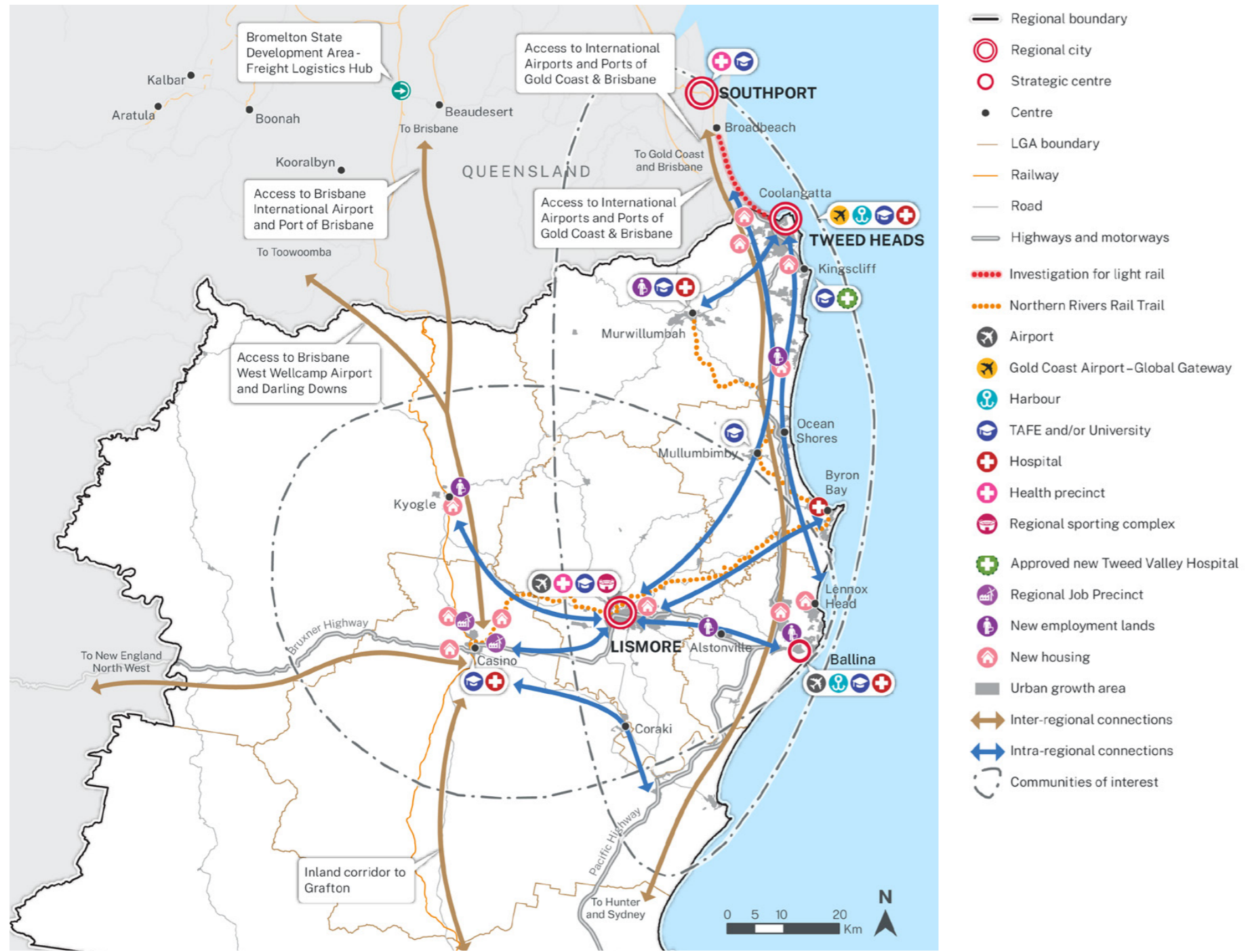


Figure 1. North Coast Regional Plan 2041 - Northern Rivers Subregional Plan



3.0.2. Richmond Valley Growth Management Strategy

The Richmond Valley Growth Management Strategy (GMS) seeks to guide the sustainable management of urban growth within Richmond Valley Local Government Area (LGA). The GMS has been developed in response to the Richmond Valley's emerging role as a strategic centre in the North Coast region. It allows for the delivery of a range of urban land options for residential, large lot residential and employment land that will meet the future demand of population growth and job creation.

The GMS responds to a number of changes that have occurred since that time to reshape the future of the region. These include:

- The Richmond Valley Regional Job Precinct initiative – with plans to create an additional 600+ jobs in Casino and surrounds;
- Increased housing pressure from the tree-change exodus to regional NSW, prompted by the COVID-19 pandemic; and
- The impacts of catastrophic flooding throughout the Northern Rivers in March 2022.

These events have shifted the way the regional economy functions and the way communities in the region inter-connect. The GMS recognises this profound and permanent change and the need for a planning response.

The Place Plan has been developed to align with the Vision and Principles set out under the Richmond Valley Growth Management Strategy (refer Figure 2).

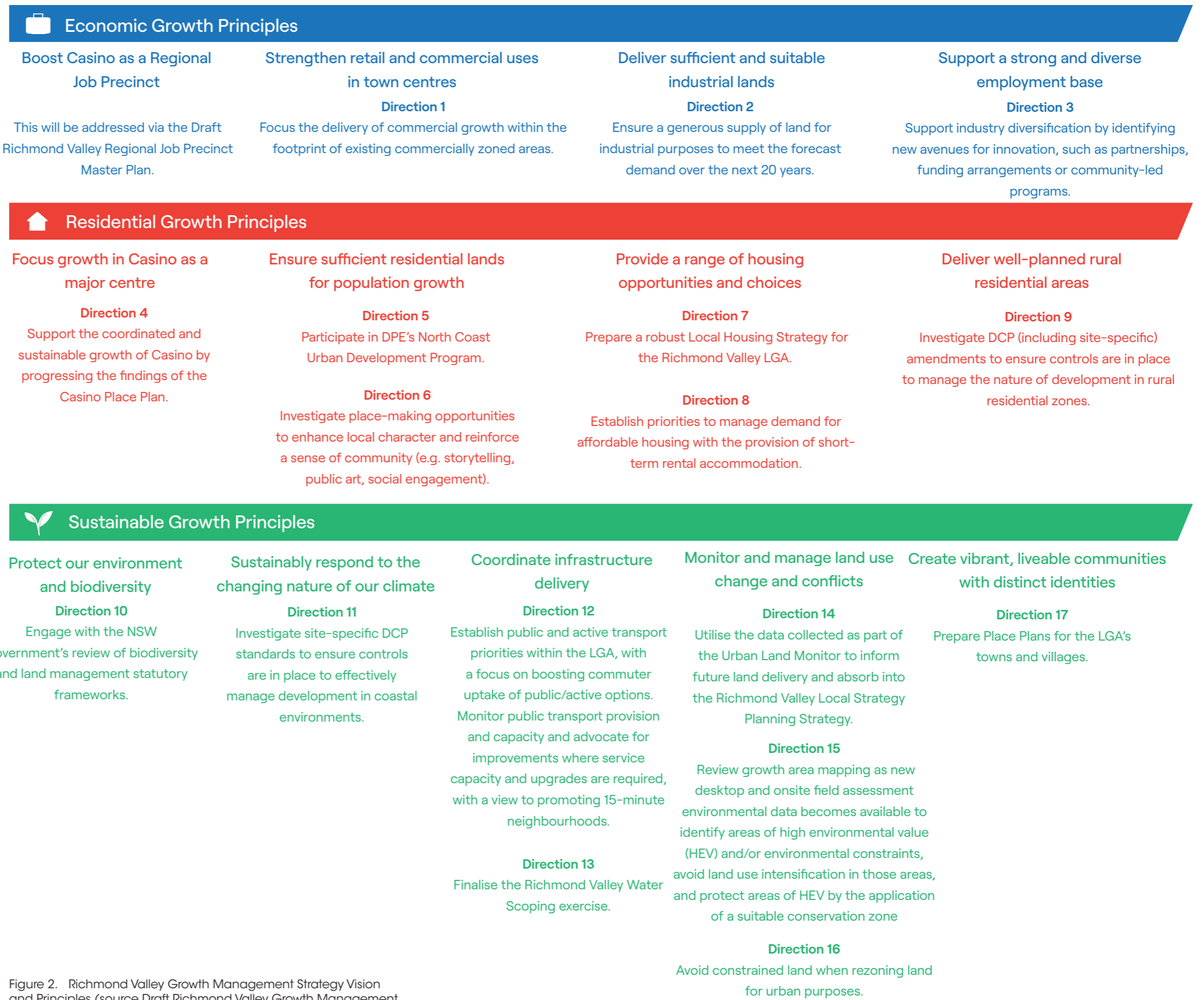


Figure 2. Richmond Valley Growth Management Strategy Vision and Principles (source Draft Richmond Valley Growth Management Strategy 2022- Richmond Valley Council)

3.0.3. Local Strategic Planning Statement: Beyond 20-20 Vision

The Richmond Valley Council Local Strategic Planning Statement: Beyond 20-20 Vision (LSPS) outlines the Richmond Valley Council's planning priorities and strategic directions. It aims to establish a vibrant and sustainable future for the Richmond Valley and investigates the unique attributes of the local area, and its community values. It provides a basis for decision making and shaping of land use patterns over the next 20 years.

The Statement is primarily informed by the North Coast Regional Plan 2041 (NCRP) and Richmond Valley Council's Community Strategic Plan (CSP), as well as having regard to a range of State, regional and local plans, policies and strategies.

A key recommendation of the LSPS is the preparation of Local Growth Management Strategies to sustainably grow the region's population, and investigate new and innovative ways to accommodate projected population growth.

This Place Plan has been prepared in conjunction with the Richmond Valley Growth Management Strategy.

Table 1 outlines how this Place Plan will align with the LSPS's Themes, Priorities and Actions.

Table 1. LSPS Themes, Priorities and Actions

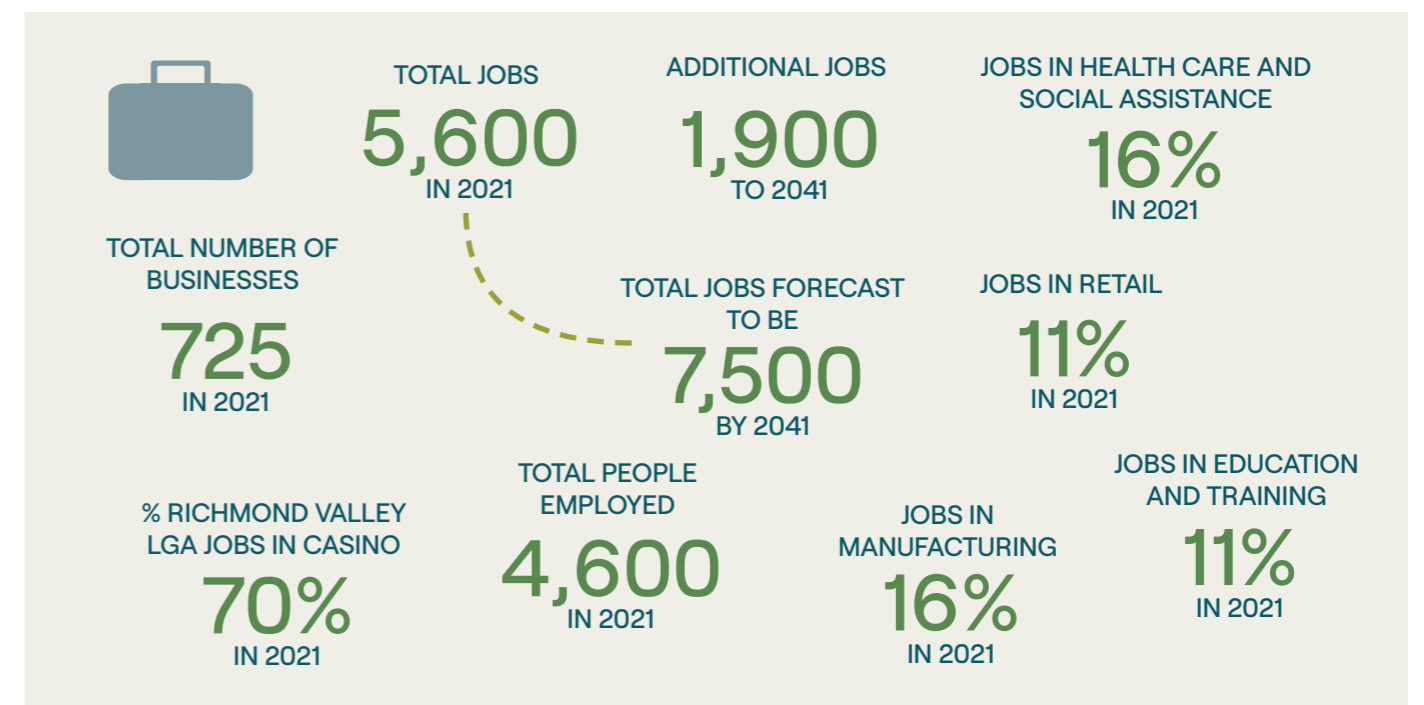
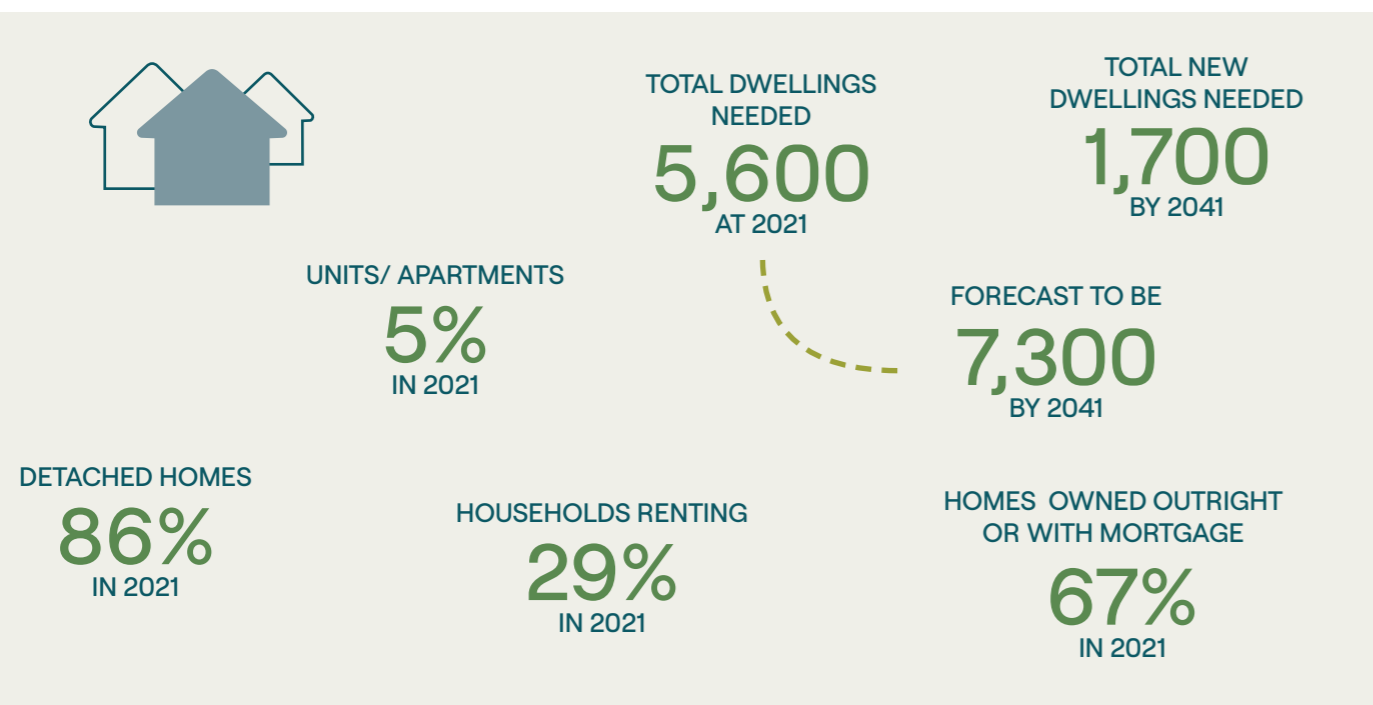
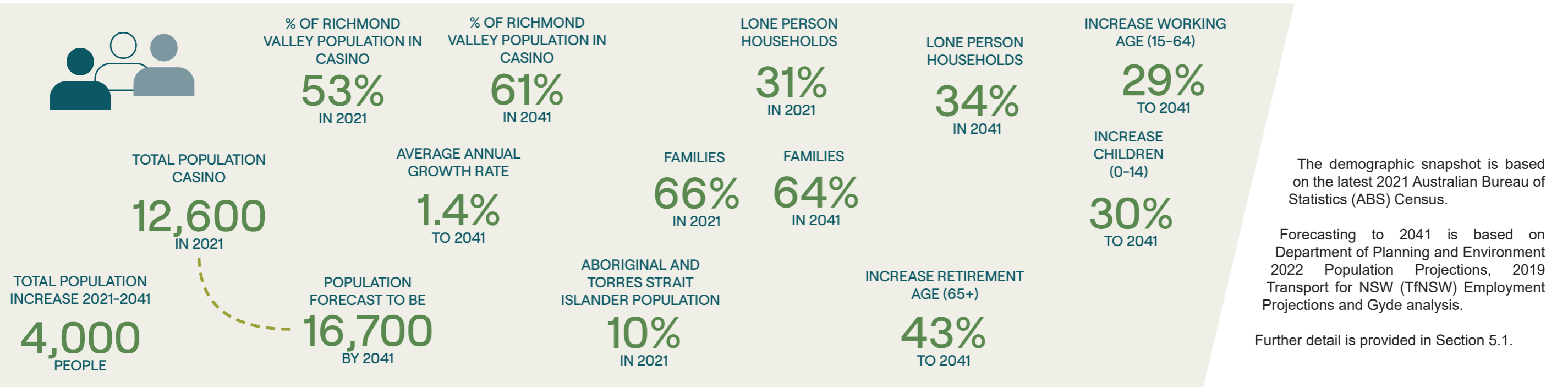
LOCAL STRATEGIC PLANNING STATEMENT: BEYOND 20-20 VISION PLANNING THEMES AND PRIORITIES	
LSPS Themes, Priorities and Actions	Place Plan Response
Theme 1—Our Community - Connecting People and Places	
Planning Priority 1: Have well planned and designed space to grow	
1.1 Prepare Local Growth Management Strategies to sustainably grow the region's population, and investigate new and innovative ways to accommodate projected population growth	This Place Plan will directly deliver on the principles and vision set out in the Richmond Valley Growth Management Strategy
1.2 Deliver sustainable, well planned, safe, healthy and efficient housing and settlement areas through healthy urban design and hazard avoidance/management	This Place Plan provides guidance on the location and prioritisation of new housing areas across the Casino townsite to facilitate these outcomes
1.3 Monitor the supply and demand for housing and zoned urban land to gauge how Council is tracking against projected future demand	This Place Plan provides a basis for monitoring ongoing supply and demand of future housing in Casino, taking into consideration expected acceleration of population growth as a result of the Richmond Valley Regional Job Precinct
1.4 Review Council's planning scheme to encourage delivery of a diverse range of housing options (including low-medium density housing, affordable housing and Seniors Living), and improve the functionality and quality of housing delivered	This Place Plan supports increased housing supply and the delivery of diverse housing in Casino
1.5 Deliver robust and accessible towns and communities with well planned, maintained and functional public spaces	This Place Plan supports active transport, connectivity and the implementation of Council's Pedestrian Access and Mobility Plan
Planning Priority 2: Align development, growth and infrastructure	
2.1 Partner with the State government and developers to deliver local infrastructure in a timely manner to meet the demands of future projected growth	Consideration for infrastructure delivery has been given in the prioritisation of residential areas and housing delivery
2.3 Implement the Facilities Needs Review including the reclassification of identified surplus and underutilised public lands from 'Community Land' to 'Operational Land'	This Place Plan provides recommendations in relation to place outcomes and supports the diversification of public open space to assist Council in considering future needs
2.4 Update Council's Integrated Water Cycle Management Strategy (IWCM) to ensure the community is serviced with a reliable long term drinking water supply	Ensuring long term supply of drinking water has been a key consideration in the preparation of this Place Plan
2.5 Develop and implement strategies to reduce Land Use Conflict with essential infrastructure, significant extractive resources, agricultural lands, and road and rail networks	The future of Casino's employment lands has been considered in conjunction with detailed analysis of impacts and buffers relating to existing and potential sensitive receivers such as residential lands and dwellings and other sensitive uses
2.7 Further the design and construction of the Northern Rivers Rail Trail including integrating it with the cycleway/pedestrian network	This Place Plan supports integration of the Northern Rivers Rail Trail and the delivery of initiatives outlined in Council's Pedestrian Access and Mobility Plan
2.8 Provide a safe integrated traffic, cycle and pedestrian network	This Place Plan supports safe and integrated movement. It supports active transport, connectivity and the implementation of Council's Pedestrian Access and Mobility Plan
2.9 Provide clean and well-maintained public recreational and sporting facilities, and outdoor spaces which are accessible and safe, as well as encouraging a healthy and active lifestyle	This Place Plan provides recommendations in relation to place outcomes and supports the diversification of public open space to assist Council in considering future needs

LOCAL STRATEGIC PLANNING STATEMENT: BEYOND 20-20 VISION PLANNING THEMES AND PRIORITIES	
LSPS Themes, Priorities and Actions	Place Plan Response
Planning Priority 3: Improve the delivery of planning services	
3.2 Continuously improve the efficiency and effective delivery of Council planning services, especially through its Development Concierge Service and delivery of fact sheets	This Place Plan aims to provide greater certainty in relation to planning outcomes to support greater efficiency and effective delivery of outcomes
3.3 Develop engagement protocols in collaboration with the Aboriginal community to ensure appropriate engagement is done with knowledge holders during planning processes	This Place Plan supports Reconciliation, collaboration with Aboriginal communities and protection of Aboriginal objects and places
Theme 2—Our Environment – Looking After our Environment	
Planning Priority 4: Look after our environment	
4.1 Work collaboratively in partnership with the community, State and local governments to improve the health of the Richmond Valley environment	This Place Plan has utilised a collaborative and consultative approach between State and local governments to enhance environmental outcomes
Planning Priority 5: Create resilient communities	
5.1 Reduce risks to development and the environment from natural hazards, including projected effects of climate change, by identifying, avoiding and managing vulnerable areas and known hazards	This Place Plan has been prepared with consideration of available data in relation to risks associated with bushfire and with high level consideration for flooding (refer below under item 5.4)
5.2 Incorporate Climate Change considerations into Council's plans and strategies	Directions and actions of the Place Plan support Richmond Valley Council's response to climate change.
5.4 Review and expand on flood studies to ensure modelling is current, fit for purpose, and incorporate climate change, AR&R (2019), and significant changes to the floodplain such as construction of the Pacific Motorway	Flood mapping for Casino is the subject of an ongoing investigation being carried out for Richmond Valley Council in its preparation of Draft Richmond Valley Flood Study. Mapping is anticipated to be updated once flood studies have been finalised and adopted. When mapping has been approved by Council, the Place Plan's land use recommendations for flood impacted land may be reviewed.
Planning Priority 6: Celebrate our heritage	
6.1 Ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of Aboriginal communities	This Place Plan supports Reconciliation, collaboration with Aboriginal communities and protection of Aboriginal objects and places
6.2 Collaborate with local Aboriginal communities to undertake a Local Aboriginal Heritage Study, and adopt appropriate measures from the study into planning strategies and local plans to protect Aboriginal heritage	

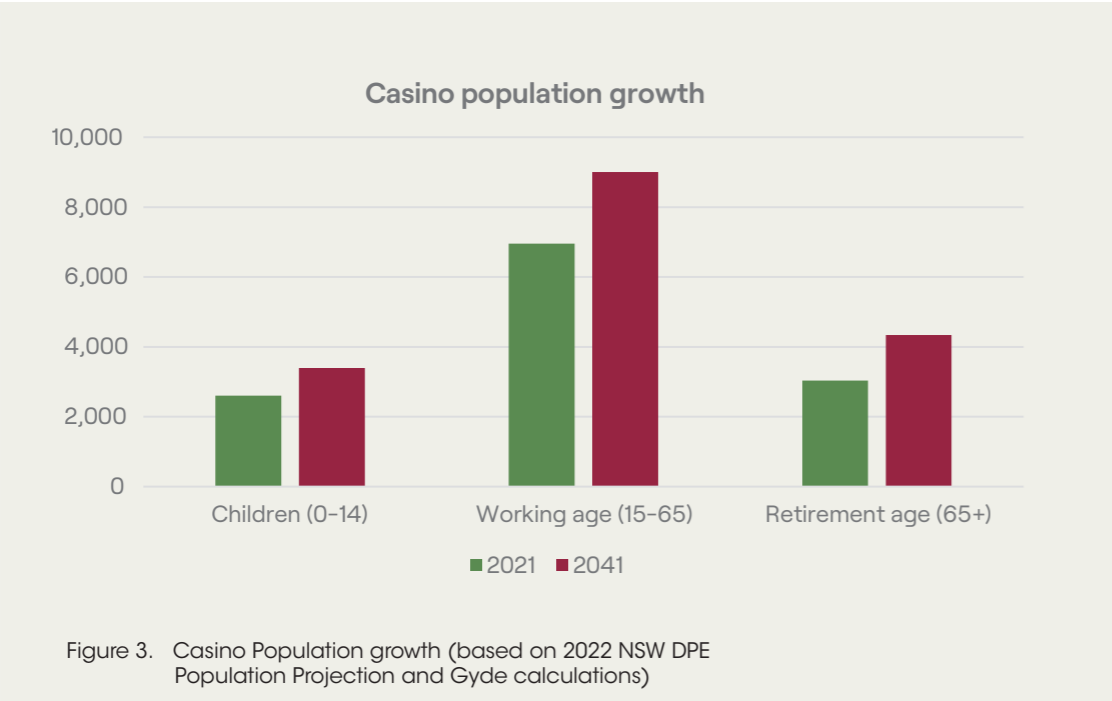
LOCAL STRATEGIC PLANNING STATEMENT: BEYOND 20-20 VISION PLANNING THEMES AND PRIORITIES

LSPS Themes, Priorities and Actions	Place Plan Response
6.3 Promote heritage through a range of educational and incentives schemes – including Heritage Advisory services, Local Heritage Grants, Main Street Studies, promotion of Casino’s Art Deco architecture	Through recommended town centre master planning, the Place Plan furthers opportunities to showcase Casino’s rich Art Deco heritage and adaptively reuse Casino’s heritage buildings
6.4 Prepare a study of Casino’s CBD Heritage Conservation Area, and promote the town’s Art Deco architecture	
6.6 Encourage the active use of heritage items and support compatible adaptive reuse	
Theme 3—Our Economy – Growing our Economy	
Planning Priority 7: Protect productive agriculture land and significant resources	
7.1 Ensure Council’s planning provisions accommodate the changing needs for agriculture, manufacturing and emerging agribusiness and agritourism opportunities	This Place Plan will work in conjunction with the Draft Richmond Valley Regional Job Precinct Master Plan to establish a planning framework that will support agriculture, manufacturing and emerging agribusiness and agritourism sectors
7.2 Work with DPIE-Agriculture to map and protect significant agricultural farmland from inappropriate and conflicting land uses, and fragmentation	The Place Plan provides clarity in relation to the urban and rural boundary to facilitate protection of important farmland
7.3 Avoid creating land use conflict which could impact upon the future viability of productive rural lands, including significant farmland, and significant mineral and extractive resources	Land use compatibility has been a key consideration in the preparation of this Place Plan
7.4 Partner with the State government to support the local agricultural sector and associated value-adding food processing/production industries	This Place Plan is an example of local and state government collaboration which integrates with the Draft Richmond Valley Regional Job Precinct Master Plan to support the local agricultural sector and associated value-adding food processing/production industries
Planning Priority 8: Diversify the range of services and employment options	
8.1 Undertake an LEP Health Check, including a review of Land Use permissibility, to support the growth of a diverse regional economy and to facilitate new economic activity	A primary aim of this Place Plan is to provide guidance regarding priorities for land use change across Casino town site to support population and economic growth associated with the Regional Job Precinct
8.2 Prepare a Local Growth Management Strategy for future commercial and industrial areas, including opportunities to capitalise on freight and logistics transport routes in the area	This Place Plan aligns with and will assist in implementing the outcomes of the Draft Richmond Valley Growth Management Strategy
8.3 Investigate options for mixed land uses (including residential accommodation) in the Business Zones	This Place Plan investigates opportunities for mixed land uses in and adjacent to the Casino town centre
8.4 Investigate opportunities to expand nature-based, adventure and cultural tourism places and enhanced visitor experiences	This Place Plan investigates opportunities to augment and better integrate Casino’s tourism offer
8.5 Encourage the establishment of new manufacturing and rural industries to support local processing of primary products and to diversify the employment market	This Place Plan supports the expansion and diversification of employment lands as proposed by the Draft Richmond Valley Regional Job Precinct Master Plan
8.8 Partner with key stakeholders to deliver new and diversified employment opportunities, and employment lands	This Place Plan is the result of local and state government collaboration to support the expansion and diversification of employment lands as proposed by the Draft Richmond Valley Regional Job Precinct Master Plan

4. DEMOGRAPHIC SNAPSHOT



4.1 Key Statistics



Casino’s population is projected to increase from 12,600 people in 2021 to 16,700 by 2041, an increase of approximately 4,000 people. To support the projected population growth Casino will need:

- 1,900 new jobs created.
- 1,700 new homes built.

The average annual growth rate is around 1.4%. In comparison, the Department of Planning and Environment projects an average annual growth rate of 0.5% for the Northern Rivers Region.

By 2041, Casino’s projected growth will result in the area accommodating over 60% of Richmond Valley’s total population, in 2021 it was 53%.

10% of Casino’s population identify as being of Australian Aboriginal and/or Torres Strait Islander origin, compared to 6.6% in regional NSW.

Detached houses make up 86% of dwellings in Casino, in regional NSW it is 82%. 5% are in 1-2 storey apartments compared to 6.3% in regional NSW.

Two thirds of dwellings are owned outright or with a mortgage.

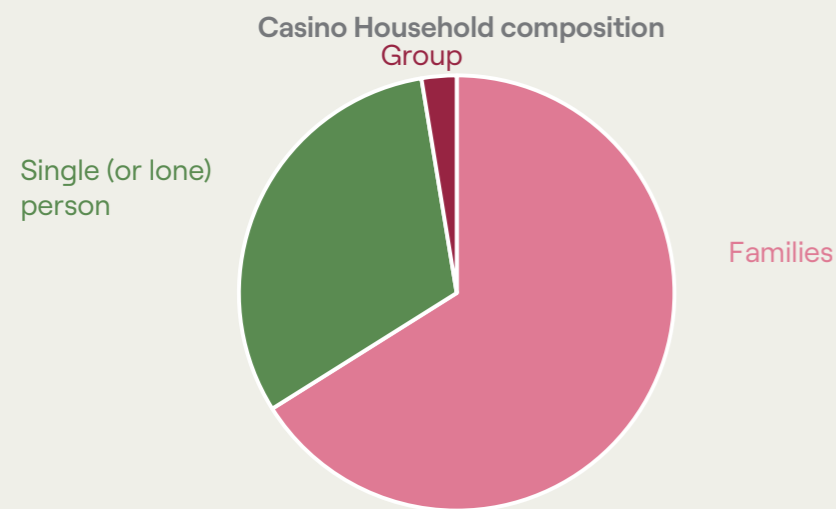


Figure 5. Casino household composition (Source ABS 2021)

66% of households in Casino are families, compared with 69% in NSW. 31% are single person households, compared with 28% in regional NSW.

In 20 years:

Children and the working age population will increase by around 30%. The retirement age population will increase by 43%.

By 2041 there will be an increase of:

- 800 children.
- 2,000 people of working age.
- 1,300 people of retirement age.

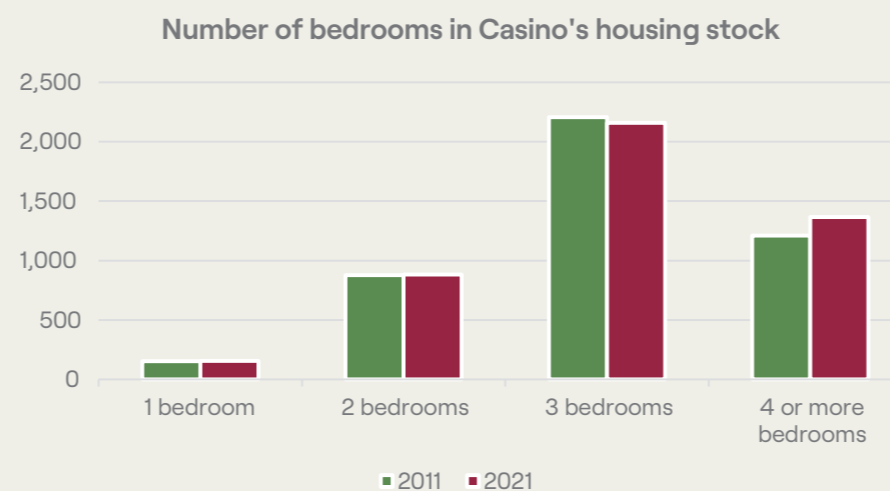


Figure 6. Number of bedrooms (Source ABS 2021)

77% of Casino's existing housing stock has 3 or more bedrooms, on par with statistics for regional NSW, which is also 77%.

5. EVOLVING CASINO AS A REGIONAL EMPLOYMENT HUB

5.1 Casino Projections

The current State-wide growth projections (published by the NSW Government in 2022) provided a projection for the town of Casino (based on the Casino Statistical Area 2 - Refer Figure 7).

The projection suggests a modest increase of 1,300 people over 20 years, at an annual average growth rate of 0.4%. Under those projections, most of the growth (around 700 people) is coming from people over 75 years of age.

Projections are provided to model a potential future outcome rather than a specific target. While based on a robust methodology, the current State-wide projections are likely to underestimate the levels of potential growth in Casino based on the following key factors:

- Change in population movements as a result of COVID-19, which has seen higher-than-predicted growth in regional areas across Australia.
- Impact of the Richmond Valley Regional Job Precinct and other major investments in the region.
- Historic housing market constraints and a lack of new housing supply.
- Impact of natural disasters including flooding in the region.

This Place Plan has been initiated by the Regional Job Precinct program and could result in Casino growing significantly above what was previously predicted. The expected catalytic effects of the RJP and its aim to increase business and new jobs place greater need to plan for and guide anticipated growth. Housing supply will need to meet the needs of the future workforce and employment and cater for a growing population within the Casino town site.

Using the updated population projections which underpin the Draft Richmond Valley Growth Management

Strategy, a higher growth scenario has been modelled as a basis for projecting growth and factoring the anticipated effects of the Regional Job Precinct and the need for greater housing supply (especially outside of flood affected areas). These correspond to projected growth analysis provided in Figure 8, 9 and 10.

The higher growth scenario is not intended to form a set of targets. Rather, it is designed as planning benchmarks to support the development of Casino's strategic framework in accommodating anticipated future growth.

Given current trends, the Regional Job Precinct-led interventions and, acknowledging the need to unlock housing supply constraints in Casino, it is anticipated that the most likely outcome for population, housing and jobs growth in Casino will be closer to the higher growth scenario than the existing NSW population projections.

Scenario 1 – DPE current 2022 population projections

Business as usual: Casino's future based on past trends. This scenario is based on available data from State Government projections and forecasts.

Scenario 2 – Higher growth scenario

Increased investment: Builds on Scenario 1, with additional growth reflected for newly announced programs, increased investment in jobs and housing resulting in the retention of the working age population, with more people from other parts of Richmond Valley and the region moving to Casino in response to housing and employment opportunities.

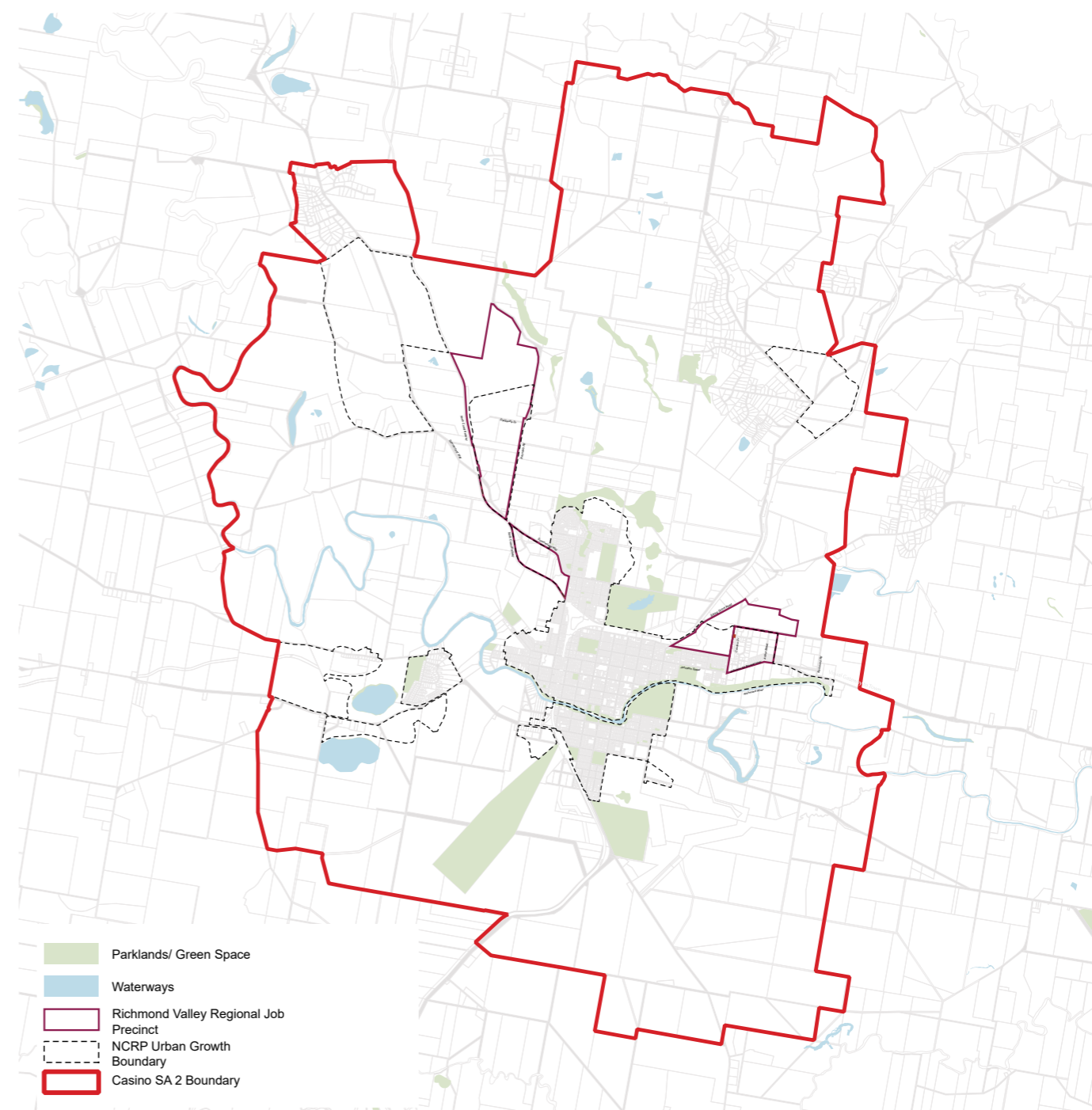


Figure 7. Casino Statistical Area 2 Boundary

Population



In the absence of economic intervention on new employment and housing opportunities under Scenario 1, Casino's population is projected to increase by 1,300 people between 2021 and 2041. 62% of the growth will be in people aged over 75 years with the existing population aging in place. The working age population and children are projected to grow by only 530 people.

Under the higher growth scenario, the impact of the Regional Job Precinct and growth in supporting infrastructure will see Casino retain and increase its working age population and attract new residences from the region. The population over 75 will still grow significantly, by around 850 people. There will also be significant growth in the working aged population and children. Working age population will increase by around 2,450 and children will increase by 800.

By 2041, under the higher growth scenario the total population could increase to 16,700 people.

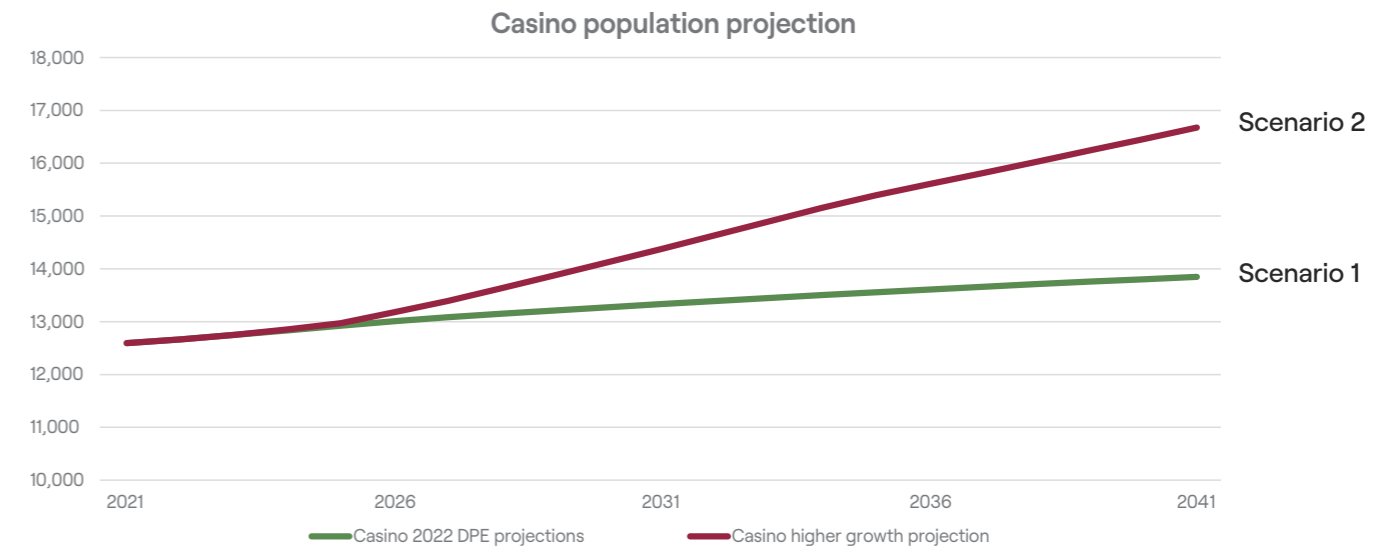


Figure 8. Population growth scenarios (based on 2022 NSW DPE Population Projection and Gyde calculations)

Employment



Based on the 2019 TfNSW employment projections, the number of jobs located in Casino is projected to grow by 11% between 2021 and 2041. These projections are based on the 2019 population projections that account for the loss of working age people moving out of Casino due to stagnant employment and housing opportunities.

The higher growth is based on the higher population growth scenario, the jobs created in the Regional Job Precinct and the flow on business growth in Casino. Under this scenario, the job growth between 2021 and 2041 is 33%, with the number of jobs increasing from 5,600 to 7,500.

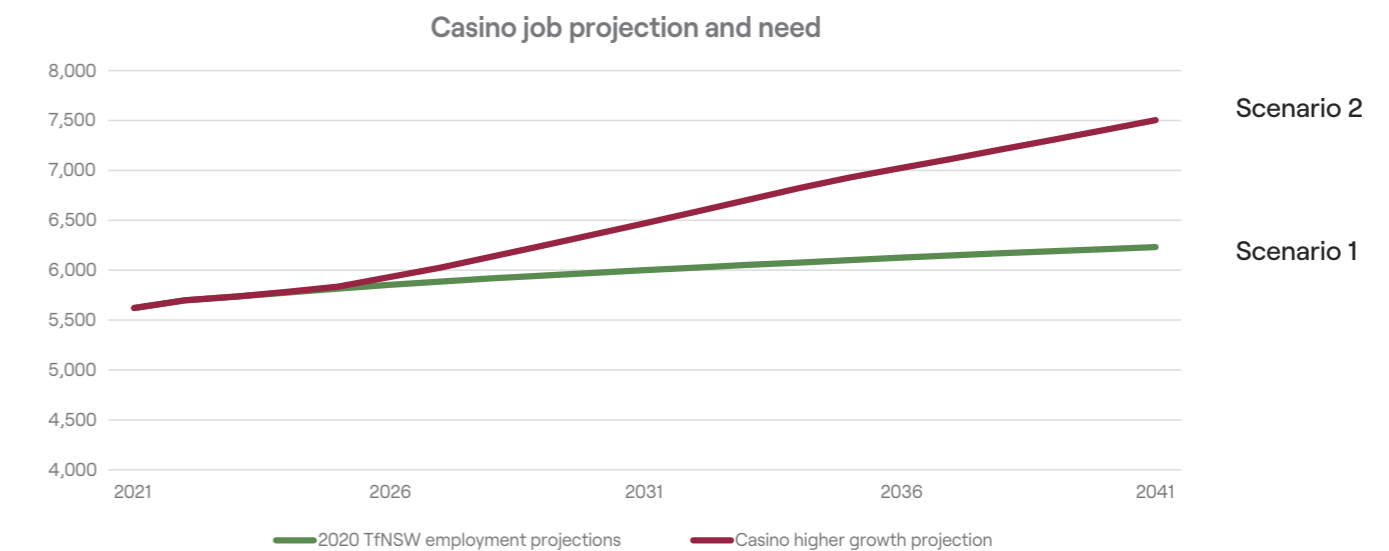


Figure 9. Employment growth scenarios (based on 2022 NSW DPE Population Projection and Gyde calculations)

Housing



New housing will need to be built in Casino to support the potential growth in population and new businesses. Even with the relatively flat population growth predicted under Scenario 1, the changing needs of the population, particularly as it ages, already requires an additional 700 homes by 2041.

New housing will be needed to support the projected population growth. An additional 1,700 new homes are expected to be needed between 2021 and 2041, bringing the total number of homes to approximately 7,300. This will support the additional growth in the working age population, and families arriving to take up greater and more diverse employment opportunities under the higher growth scenario.

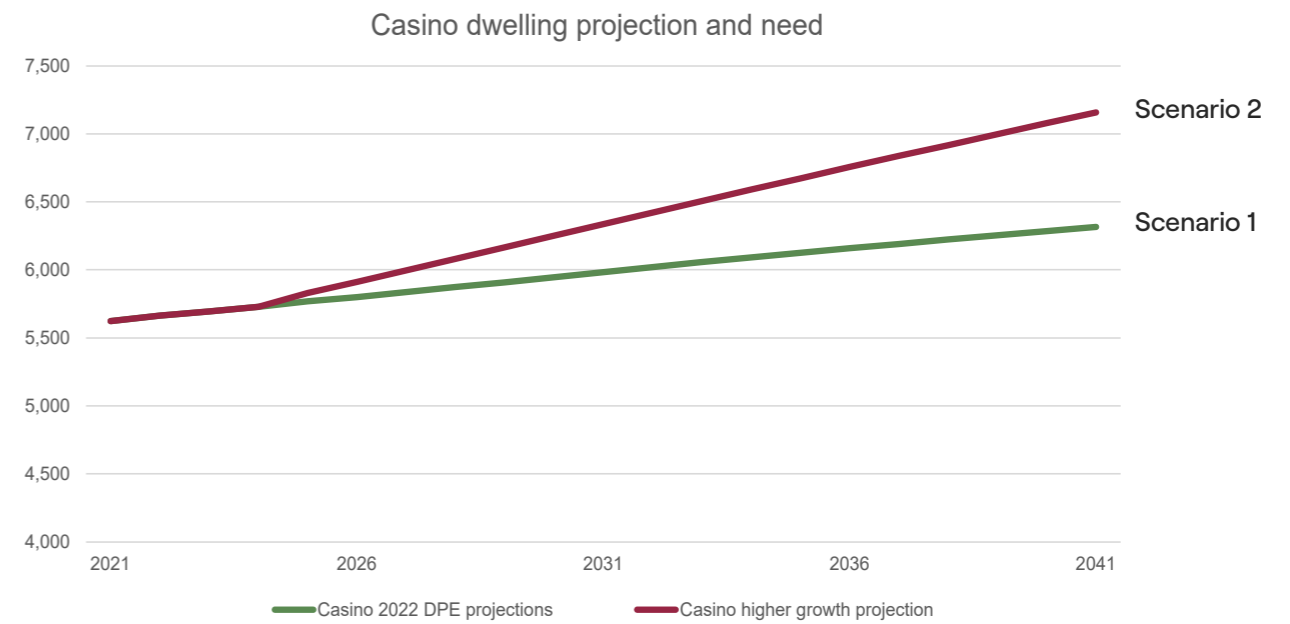


Figure 10. Housing needs scenarios (based on 2022 NSW DPE Population Projection and Gyde calculations)

Impact of the Northern Rivers floods

The recent Northern Rivers floods, and particularly the impact on the community of Lismore, has changed settlement patterns around the region.

Lack of temporary housing in Lismore has seen flood-affected residents dispersed throughout the region, seeking available rentals and employment opportunities and establishing new community connections.

Prior to the flood, there were strong ties between the Richmond Valley and Lismore for employment, with more than 2,300 workers travelling between the two centres each day for work. Availability of flood-safe lands in Casino and surrounds is expected to attract increasing demand for residential and commercial development in the coming years. While it is too early to predict the final impacts of resettlement, it is important to consider these factors when planning for growth in the Richmond Valley.

6. SUPPLY AND DEMAND FOR EMPLOYMENT LAND IN CASINO

The following summary provides an overview of expected supply and demand for employment land in the Richmond Valley Regional Job Precinct. The Draft Richmond Valley Regional Job Precinct Master Plan provides a more detailed outline of the expected total quantum of industrial land requirements for Casino.

6.1 Local Demand for Employment Land

In Casino, the total available industrial land supply can be broken down as follows¹:

- Approximately 275 Ha of total industrial land potential.
- Approximately 120 Ha of total vacant land potential when encumbrances (154.9 Ha) are removed.
- Approximately 52 Ha of vacant land within zoned area
- Approximately 0.2 Ha of market available land.

Within the existing zoned employment land, there are a number of active and possible encumbrances which could further reduce demand.

This includes the approved Casino Rail Freight Terminal site and option for sale for an intensive agricultural facility.

Within the Regional Job Precinct at present, there is a general discrepancy between vacant serviced land and commercially available land.

In December 2021 there were only two properties for sale/lease with a combined floor area of 660sqm and one property for sale with a floor area of 585sqm.²

Applying a 50% site buffer to incorporate land area, a approximate land area of 1,868sqm is currently on the commercial market. This effectively means a derived market (commercially available) vacancy is less than 0.1% of the total zoned employment area.

6.2 Supply Requirements

To generate a baseline quantum of future possible need, we have extrapolated the five year change in business count in the 'manufacturing' and 'transport, postal and warehousing' industries.

Given the very strong macro-economic conditions for industrial uses, the strongest regional economy in decades and the ongoing decentralisation and depopulation growth in the Northern Rivers, it is reasonable to assume that the same growth could be achieved over the next 20 years to 2041.

Based on a rate of 15 new businesses over each 5 year period in these sectors to 2041, this would lead to a total of 60 new businesses over a 20 year time period (3 per annum on average).

There are different floorspace and lot requirements to provide balance of industrial growth which reflects current industrial patterns and future attraction.

As such we have assumed that 75% of new industrial businesses (45 in total) would be small scale on a land area of approximately 4,000sqm. This is derived from the average current lot size of small scale industrial (Cassino Drive Industrial Precinct) as well as the proportion of current small businesses of the approximate total of 67%. Given the proliferation of smaller scale businesses the likely proportion has been increased from 67% to 75%.

The same benchmarks have been considered for larger industrial uses which are estimated to comprise up to 25% of businesses (15 in total or 0.75 per annum). The derived land area has been drawn from an average of current in use businesses and is in the order of 5.95 Ha.

Applying these rates and benchmarking 40% for infrastructure (external to the sites), the total derived land areas are 24.8 Ha for small scale and 119.1 Ha for large scale. This is a total of 143 Ha industrial land.

An applied 30% buffer to account for market elasticity or a major large single industry land deal generates a total of 187 Ha of total considered demand. This figure represents a benchmark and aspirational projection, and it should be considered as such and not as a definite projection of derived demand.

Against the total potential industrial area, this is 68% of the gross total of 274.8 possible Ha.

If constraints and probable encumbrances are removed, it drives a shortfall of 67.1 hectares.

It is further worth noting that this is being relatively conservative on projections and is assuming business growth in industrial sectors will be consistent with 2016-2021 trends.

If any major industrial use or significant land holding for a purpose was to absorb a large land holding this could further reduce available demand.

It should be noted however that there could be withdrawals from the market and any significant land holding withdrawal could increase vacancy.

As such, there is benefit in ensuring an elastic supply to adapt to yet unknown future circumstances and noting that growth is likely to continue beyond 2041.

¹ Information sourced from multiple datasets, including RVC land audit

² Realestate.com.au & realcommercial.com.au – available industrial leasing's and sales (December 2021)

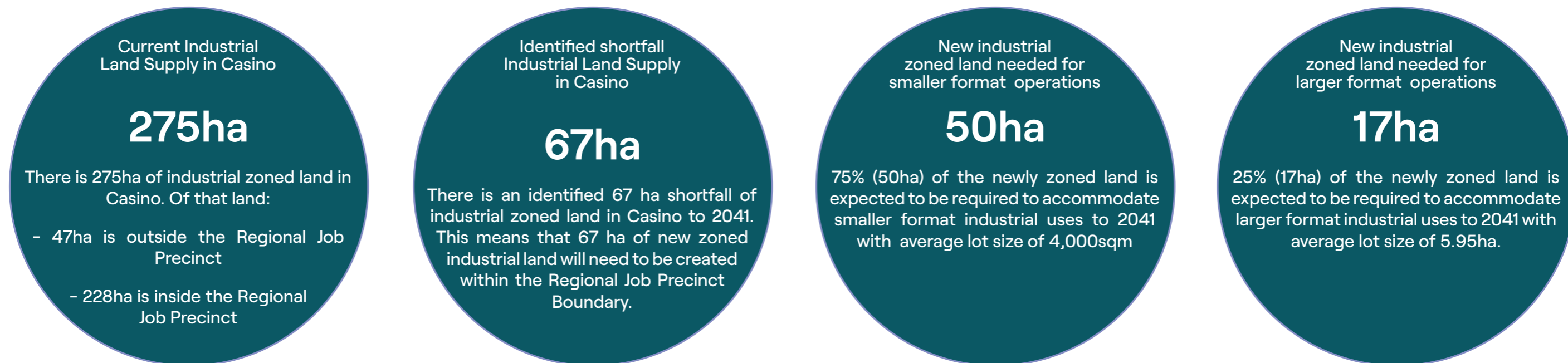


Figure 11. Summary of key supply and demand figures for employment land in Casino

7. HOUSING SUPPLY AND DEMAND IN CASINO

7.1 Key Market Indicators

The housing market in Casino is showing considerable strength, with strong house price growth.

The median sale price in Casino rose by 25.5% across 66 sales in the 2020-21 financial year. Highlighting the change within the year, the median sale price of the first quarter was \$365,000, increasing to a median of \$528,000 by the third quarter. This highlights the median sale price in the third quarter (Jan to March 2021) was 44% greater than the first quarter (June to September 2020).

Houses in Casino have shown a five-year compounded annual growth rate (CAGR) to June 2021 of 10.6% indicating the market strength existed before the recent regional spike since the start of 2020.

As the primary housing market in the Richmond Valley Local Government Area, strong market indicators suggest that Casino is in a favourable market position, even performing well above the State-wide housing boom. This combined with an increasing dwelling completion rate and strong sales, suggests that demand is likely to continue.

7.2 Dwelling Capacity

There is estimated capacity for 13,350 dwellings in Casino's greenfield and infill areas alone. This excludes any potential for rural residential outside of the Urban Growth Area boundary.

There is significant greenfield and infill potential for Casino as can be seen in Figure 13. This allows flexibility for other greenfield typologies including rural residential uses to be considered in the future housing mix where it does not directly compete with standard greenfield housing.

Much of the greenfield potential in Casino is long term and requires direction about sequencing. Infrastructure servicing and other planning considerations will influence prioritisation of identified residential investigation areas.

7.3 Prioritisation of Greenfield Residential Investigation Areas

Given the significant surplus of greenfield land in relation to the projected future housing demand to 2041 of 1,700 dwellings, there is a need to carefully consider the prioritisation of housing delivery. This will need to ensure housing is provided in the best location and adequately considers infrastructure servicing costs and land use synergies.

The SWOT analysis in Section 7.4 considers the key attributes of each of the residential investigation areas. This confirms Barlings Lane and South Fairy Hill as the most suitable short term priorities for greenfield housing delivery. A summary of prioritisation based on the SWOT analyses is provided opposite.

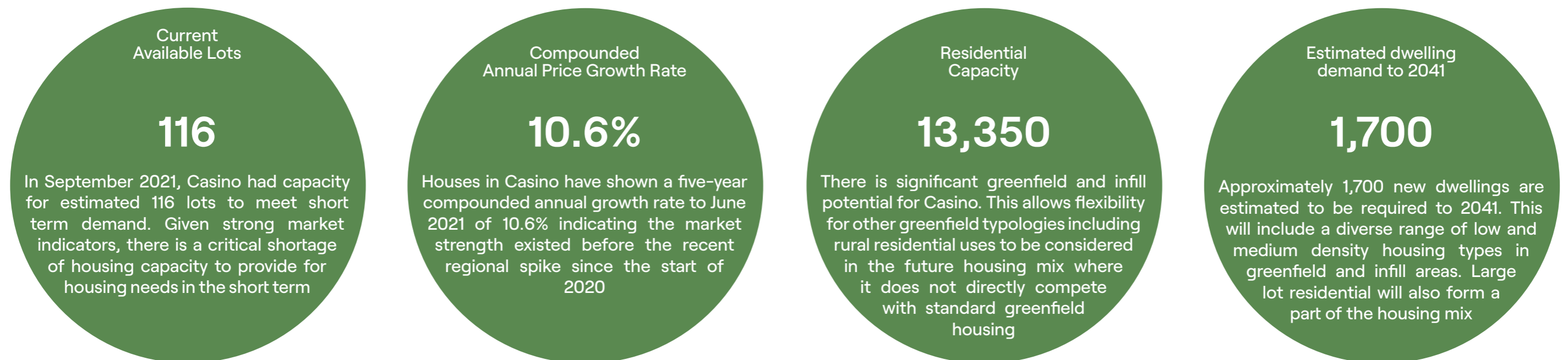


Figure 12. Summary of key supply and demand figures for residential land in Casino

Priorities for Residential Investigation Areas

Barlings Lane - Short Term Priority

Barlings Lane provides a short term opportunity to maintain and extend the housing supply pipeline in a locality that is readily accessible to existing services, amenities and infrastructure. Supported by infill development in suitable locations within the existing town site, this is conducive to extending housing supply to overcome short term supply constraints.

South Fairy Hill - Short - Medium Term Priority

Recognising its strategic advantages, prioritising planning of South Fairy Hill in the short term will assist in resolving its more complex planning and servicing requirements to support housing delivery in the short, medium and long term.

West Casino - Long Term Priority

Given the lack of landowner motivation and its limited capacity to deliver housing beyond 2041, West Casino should be considered as a medium to long term priority, and retained as a residential investigation area. This will provide a suitable location for residential uses in the medium to long term.

North Casino - Rural/ Large Lot residential

Capacity limitations in North Casino, its rural residential context, costly servicing and the significant excess in potential greenfield land confirm that this residential investigation area is not required for urban residential uses.

However, rural residential is a popular lifestyle choice in Casino as evident and provides an important part of the housing mix. As such, North Casino is recommended for large lot rural residential uses and to be removed from the Urban Growth Area boundary.

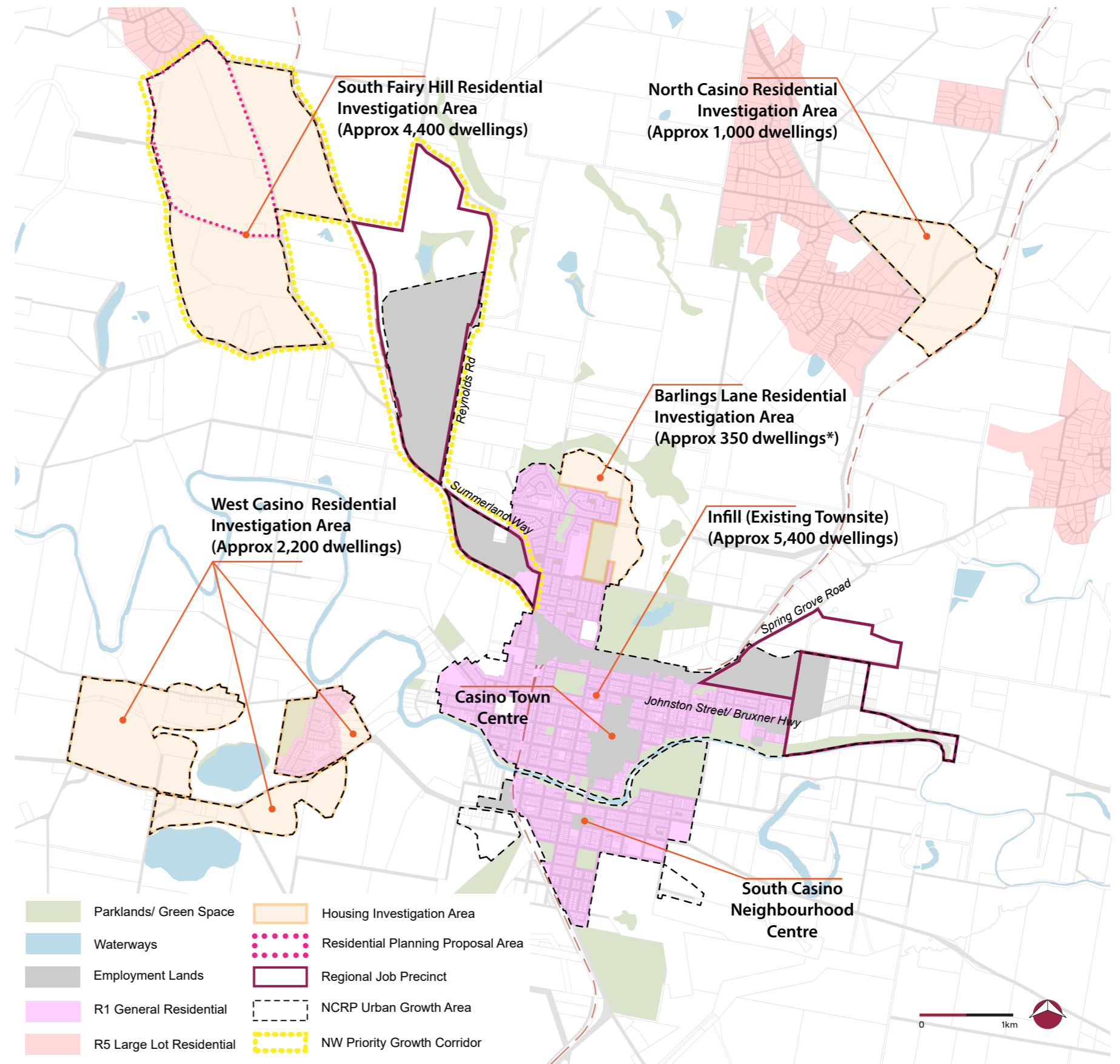


Figure 13. Estimated residential capacity of Casino's residential investigation areas identified under the North Coast Regional Plan

* Development of the Barlings Lane investigation area will require the determination of a long-term strategy for the existing Golf Links infrastructure

7.4 SWOT Analysis

Prioritisation of Residential Investigation Areas has taken into consideration the following analysis of Strengths, Weaknesses, Opportunities and Constraints (SWOT).

West Casino Residential Investigation Area	
<ul style="list-style-type: none"> Capacity to provide for projected 1,700 dwellings to 2041 with some capacity beyond. Accessible to existing schools and local employment opportunities in the Casino town centre and at the Casino Food Co-op. Cost effective to provide servicing infrastructure on a per dwelling basis. Compatible with the surrounding land use context. 	<ul style="list-style-type: none"> Not located in walking distance to jobs and amenities. Located within Casino's drinking water catchment area requiring careful consideration for drainage solutions. Partly impacted by flooding. Likely a longer lead in time frame to undertake the necessary planning prior to development outcomes being realised.
Strength	Weakness
Opportunity	Threat
<ul style="list-style-type: none"> Potential to engage with natural environment and local wetlands. Potential for a single consolidated development front to meet demand to 2041 and beyond to support community building. 	<ul style="list-style-type: none"> Land consolidation issues and lack of interest by landowners to drive change.

South Fairy Hill Residential Investigation Area	
<ul style="list-style-type: none"> Motivated landowners driving change from rural to residential uses noting preliminary submission of a residential planning proposal. Capacity to provide for projected 1,700 dwellings to 2041 with significant capacity beyond. Accessible to existing schools and local employment opportunities in Nammoona and at the Casino Food Co-op. Cost effective to provide servicing infrastructure on a per dwelling basis. Compatible with the surrounding land use context Not impacted by flooding. 	<ul style="list-style-type: none"> Not located in walking distance to jobs and amenities. Partly located within Casino's drinking water catchment area requiring careful consideration for drainage solutions. Likely a 5 or more year time frame to undertaken the necessary planning prior to development outcomes being realised.
Strength	Weakness
Opportunity	Threat
<ul style="list-style-type: none"> Located adjacent to Summerland Way, which is a high quality regional connection that provides direct access to the existing Casino town site. Potential to align infrastructure upgrades with the growth in Regional Job Precinct Area 1 (Nammoona). Potential for a neighbourhood centre, complementary to the Casino town centre to support the local population. Hilly topography provides potential for views/outlook over the landscape and Richmond River alluvial plains. Potential for a single consolidated development front to meet demand to 2041 and beyond to support community building. 	<ul style="list-style-type: none"> Small portion of the investigation area east of Summerland Way is impacted by planned industrial expansion in Nammoona, however this is manageable through a small reduction in land area as recommended by the Draft Richmond Valley Regional Job Precinct Master Plan.

North Casino Residential Investigation Area

- Rural residential character of the local context provides a visually attractive setting.
- Not impacted by flooding.

- Insufficient capacity alone requiring a second development front likely in the medium term to meet projected demand to 2041.
- Not located in walking distance to jobs and amenities.
- Serviced by the narrow Naughtons Gap Road.
- Limited accessibility to existing schools and local employment opportunities in the Casino town centre and at the Casino Food Co-op.

Strength

Weakness

Opportunity

Threat

- Potential for rural residential uses that are compatible with existing context.

- Lack of cost effectiveness to provide servicing infrastructure on a per dwelling basis.
- Potential land use compatibility challenges in relation to an area that is primarily characterised by large lot rural residential uses.
- Peripheral areas affected by bushfire threat.

Barlings Lane Residential Investigation Area

- Land adjacent to existing urban area and available servicing
- Well located in relation to local services, amenities and recreational facilities
- Good accessibility to existing schools and local employment opportunities in the Casino town centre and at the Casino Food Co-op.
- Not impacted by flooding.

- Insufficient capacity to meet projected demand to 2041.

Strength

Weakness

Opportunity

Threat

- Well-serviced location provides an opportunity to expedite delivery of dwellings to meet short term supply constraints.
- Potential to engage with natural environment and local wetlands.

- Potential community concern among existing adjacent residents in relation to growth and change (e.g. increased traffic).

7.5 Dwelling Mix

As the predominant housing market in the Richmond Valley LGA, there is an identified need across the broader strategic planning framework for Casino to accommodate a diverse range of housing opportunities and choices. To support the projected growth, a range of housing types will be required. This will provide best fit housing types to cater for a diverse range of household compositions and needs, including:

- low to medium density dwellings in new greenfield areas, where medium density may be provided in best fit locations adjacent to public open space or integrated within in a potential new local neighbourhood centre;

- medium density infill development potentially in the form of dual occupancies and terrace housing within existing residential areas;
- shop top housing development on peripheral areas of the town centre and residential units in its surrounding frame; and
- large lot rural residential uses outside of the Urban Growth Area.

It is expected that the majority of new housing will occur in greenfield areas commencing with the short term opportunities in Barlings Lane Residential Investigation Area (potential three to five year lead-in time prior to dwelling delivery).

The South Fairy Hill Residential Investigation Area will provide the bulk of greenfield development with a potential five or more years lead-in time before dwellings can be delivered, noting more complex planning and infrastructure considerations will be required.

Infill development and large lot rural residential will also make a smaller but still significant contribution to the expected housing mix.

To support the projected growth, the following mix of housing is anticipated to occur across new dwellings in Casino to 2041. However, these should not be read as targets, rather as an indication of balanced housing delivery.

Indicative costs to provide servicing infrastructure to residential investigation areas ¹

South Fairy Hill	West Casino	North Casino
Water - \$6.6M	Water - \$3.5M	Water - \$5.87M
Sewer - \$5.9M	Sewer - \$5.2M	Sewer - \$3.54M
Roads - \$1.4M	Roads - \$4.15M	Roads - \$1.70M
Active transport - \$1.3M	Active transport - \$0.8M	Active transport - \$1.7M
Total = \$15.2M	Total = \$13.65M	Total = \$12.81M
Total Dwellings 1,700	Total Dwellings 1,700	Total Dwellings 1,000
Cost/dw - \$8,941	Cost/dw - \$8,029	Cost/dw - \$12,810

Aspirational Dwelling Mix

Greenfield 87.5% (approx 1,487 dwellings)

- Short Term Capacity Areas
- South Fairy Hill

Infill 10% (170 dwellings)

- Dual occupancies and terrace houses within the existing urban area
- Residential apartments / units (medium to high density) Casino Town Centre and frame area.

Rural Residential 2.5% (43 dwellings)

- North Casino (and potentially other suitable locations outside of the Urban Growth Area boundary)

¹ Refer to: Casino Urban Growth Investigation Areas Draft Preliminary Traffic Assessment (GHD 2022); Fairy Hill Sewer and Water Servicing Advice (GHD 2022); North Casino Sewer and Water Servicing Advice (GHD 2022); West Casino Sewer and Water Servicing Advice (GHD 2022); Casino Urban Growth Investigation Areas Draft Preliminary Traffic Assessment (GHD 2022)

8. SNAPSHOT – KEY CONSIDERATIONS

The following key considerations have been used to inform the development of the Place Plan and Strategic Directions.

Based on the following summary, overarching urban design considerations inputting into this Place Plan are summarised in Figure 18.

Declining working age population

The retention and growth of the working age population is critical to reversing population decline and balancing an aging population. The effects of the Regional Job Precinct in supporting jobs growth will provide attractive opportunities for the existing and future workforce in Casino.

Changing role of towns in regional NSW

Similar to many regional towns across NSW, there has been an increase in demand for housing in Casino since the start of the COVID-19 pandemic. This increase in demand has had an impact on both the number of homes available to purchase and rent and has also contributed to an increase in the median house price.

Pre-pandemic, Casino's housing supply was already constrained and was not keeping up with demand. Since 2014, the number of homes available to rent has steadily declined. In a balanced market where supply is meeting demand, rental vacancy rates should be at

around 3%. In Casino, the rental vacancy rate has been below 3% since mid-2014. At the beginning of 2022, the vacancy rate was below 1%, with only 13 homes listed to rent. Homes on the market have also been falling since 2014. In January 2022, there were 120 homes on the market. 5 years earlier in 2017, it was 420: a drop of 300 homes. Nearly half of the homes on the market are sold within 2 months. Back in 2017, half of homes for sale were on the market for over 6 months before being sold.

This increase in demand for homes in Casino has had an impact on prices. The median price for a house in Casino has increased by 35% in 2 years between January 2019 and January 2022.

Growth and Land Supply

The North Coast Regional Plan 2041 (NCRP) applies an Urban Growth Area boundary to contain more intensive housing and employment uses in preferred locations. The boundary reflects areas where environmental impacts and infrastructure servicing levels would most likely be acceptable. It includes already developed parts of the town site, the majority of the RJP and a number of satellite 'residential growth investigation areas' (generally located outside of the identified Flood Planning Level) identified to investigate suitability for residential development. Unprecedented major flooding across the North Coast Region in 2022 highlights the need for housing supply in areas that are not flood prone.

Housing

Initial estimates confirm that theoretical capacity of residential growth investigation areas exceeds projected needs. However, given the limited available area for growth, there is a need for efficient use of land through careful staging, which will require a balance of greenfield and infill development and optimising infrastructure use and delivery. Current scoping for a north western residential growth area planning proposal indicates a strong commercial motivation and willingness among landowners to facilitate new residential land as well as good connectivity, available infrastructure, and relationship to other supporting land uses.

Business and Employment

Economic activity is dispersed throughout the town. Location for economic activity include the Casino Town Centre and smaller local and neighbourhood centres; a band of industrial land spanning along the railway line to the north of the town centre; industrial pockets to the north west and east of the townsite; and primary production areas accommodating strategic industries.

The Richmond Valley RJP has significant potential to contribute to the growth of the local and regional economy. It offers potential leverage regional connectivity, strong associations between businesses in Casino, and existing agricultural activities including supply and value-add businesses associated with

food processing, organics farming, timber processing, manufacturing, and distribution. It is likely that increased agriculture production in the region focused on creating highly nutritious foods, reducing waste, renewable energy and greater efficiencies will require a skilled workforce in areas like research and development, engineering, and manufacturing. This will create new opportunities for diversification and growth in Casino's existing and future business and industrial areas.

Tourism and place experience

Casino's natural assets, the heritage reflected in its town centre, local parklands, recreation and community facilities aid liveability, enjoyment and community cohesion and contribute to Casino's attraction as a tourist destination. Building on key initiatives such as the Casino Drill Hall Cultural Space Northern Rivers Rail Trail, and Jabiru Geneebeinga Wetlands Upgrade is required to attract high yield tourists by enhancing the tourism offer with a greater number of unique attractions and improved accommodation choices.



Public Space

Parkland across the Casino town site is largely focused on sporting and there is a lack of complementary parkland types and experiences to support passive recreation and non-sporting related active recreation, particularly at the neighbourhood scale. There are numerous public open space opportunities adjacent to the Richmond River with few that have unrealised potential to meaningfully engage with the River's edge.

There is an opportunity to improve the diversity and quality of existing open space and create new public spaces in emerging residential areas. As population grows, a complementary network of public space will become increasingly important to cater for the diverse needs of residents and visitors, and to improve Casino's liveability. Refer Figure 14.

Movement Networks

At the regional level, the Richmond Valley Regional Job Precinct will benefit from excellent regional road and rail based connectivity that strategically position Casino in relation to the North Coast Region, wider NSW and Queensland. As growth occurs, there will be additional pressures on major roads. On a local level, there is a need to build on Council's ongoing work to improve the accessibility of local streets to provide for active transport in comfortable, safe and visually attractive ways to get around. This includes integrating the Northern Rivers Rail Trail with the Casino Town Centre, Richmond River and other key destinations and attractions.

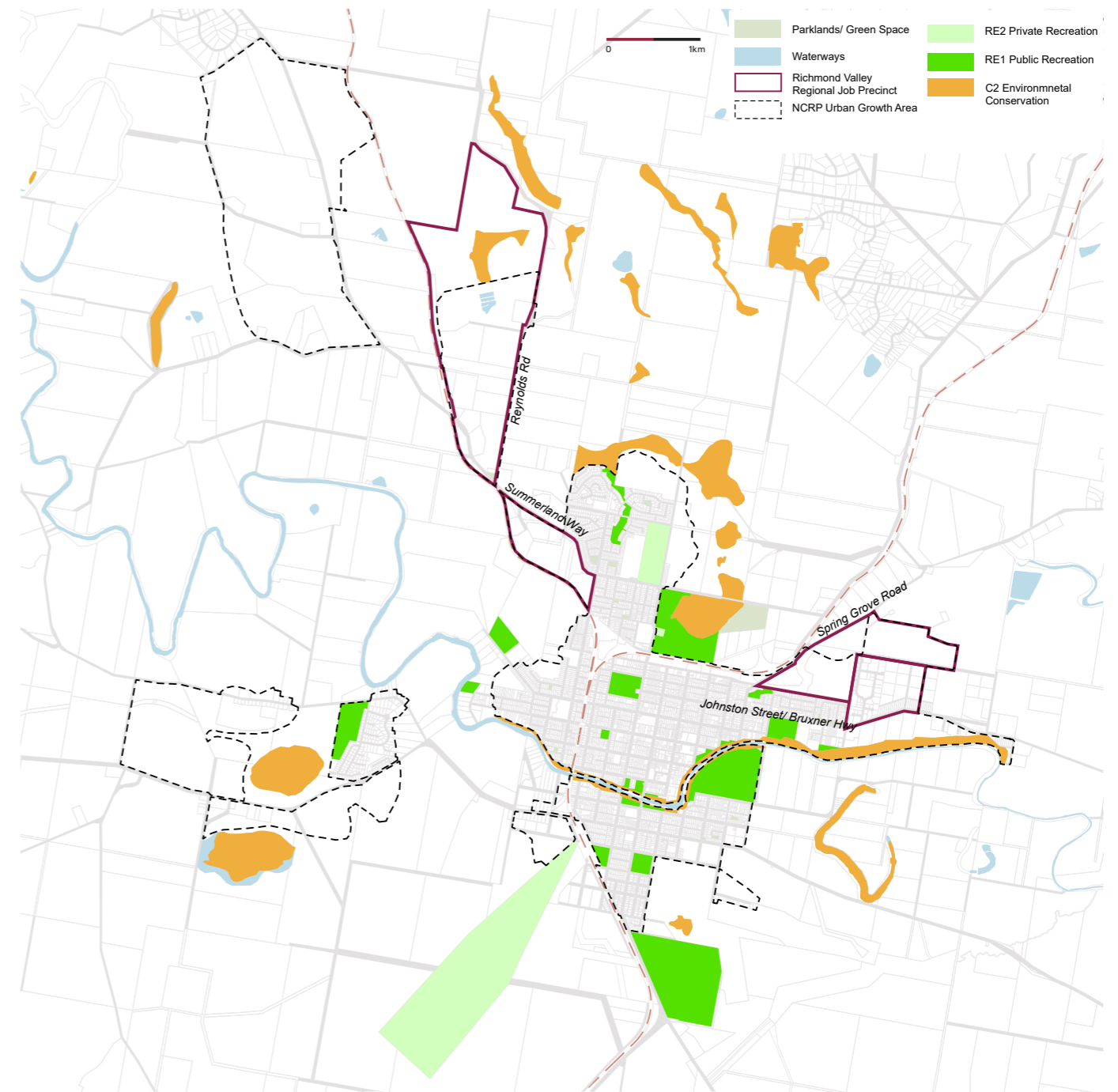


Figure 14. Existing conservation, public and private recreation in Casino

Drinking water and treatment of waste water

Casino's drinking water is recognised as being of the highest quality in Australia. As the effects of the Regional Job Precinct lead to growth in residential population and industrial activity, it is likely that available water supply will need to be increased.

Bulk water supply is not currently an issue for the Richmond Valley LGA, but as climate patterns change, bringing longer periods of drought, inland communities such as Casino will experience greater water security challenges in the future. Council has been preparing for the impacts of climate change and increased development by investigating options to upgrade its bulk supply over the short to medium term.

These options, to be implemented over the next 2-10 years will help to ensure there is sufficient water to meet the projected growth in the Casino township due to the Regional Job Precinct and Casino's access to flood safe residential land.

The 2022 flood disaster also highlighted capacity limitations of Casino's sewage treatment plant (STP), and a pressing need for upgrade to increase its capacity to serve both current and future needs including new residential development and increased industrial activity associated with the Regional Job Precinct. Refer Figure 15.

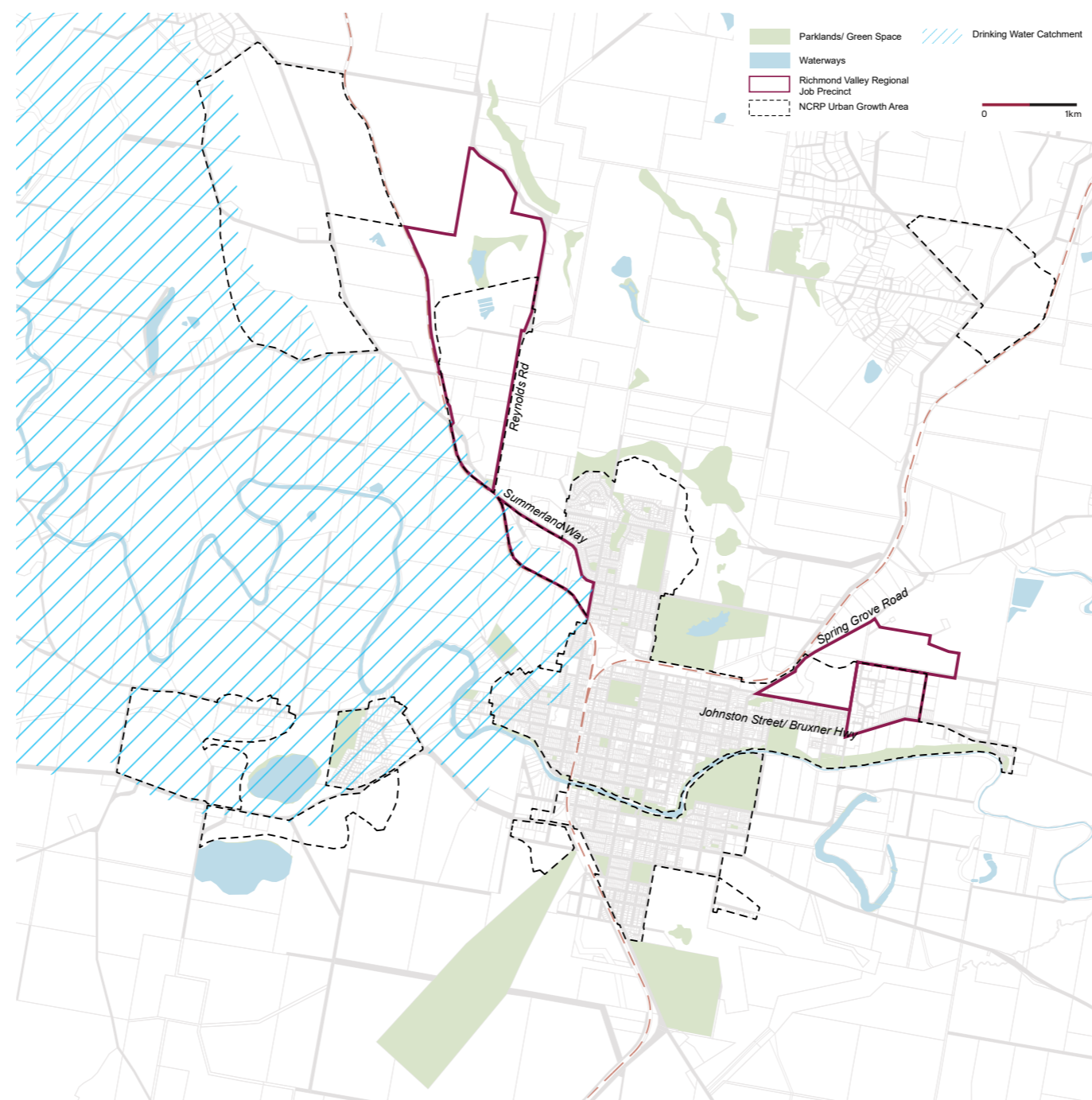


Figure 15. Drinking water catchment

Resilience and Risk

Recent flood events highlight the need for managing urban growth and infill in flood affected areas and ensuring appropriate risk mitigation measures are considered. Council's LSPS identifies a need to update flood studies and modelling for compatibility with modern systems, accommodate changes within flood ways, adapt to climate projections and increase the extent of modelling to the entire LGA.

Flood mapping for Casino is the subject of an ongoing investigation being carried out for Richmond Valley Council in its preparation of Draft Richmond Valley Flood Study. Mapping is anticipated to be updated once flood studies have been finalised and adopted. Until this mapping has been approved by Council it is not available for the purposes of this investigation.

There are a number of bushfire prone areas close to the existing urban areas of Casino and to a small degree within identified growth areas. Balancing retention of trees in identified growth areas with the practicalities of intended land use and bushfire risk management will need to be considered along with establishing appropriate buffers and interfaces with bushfire prone land. Refer Figures 16 and 17.

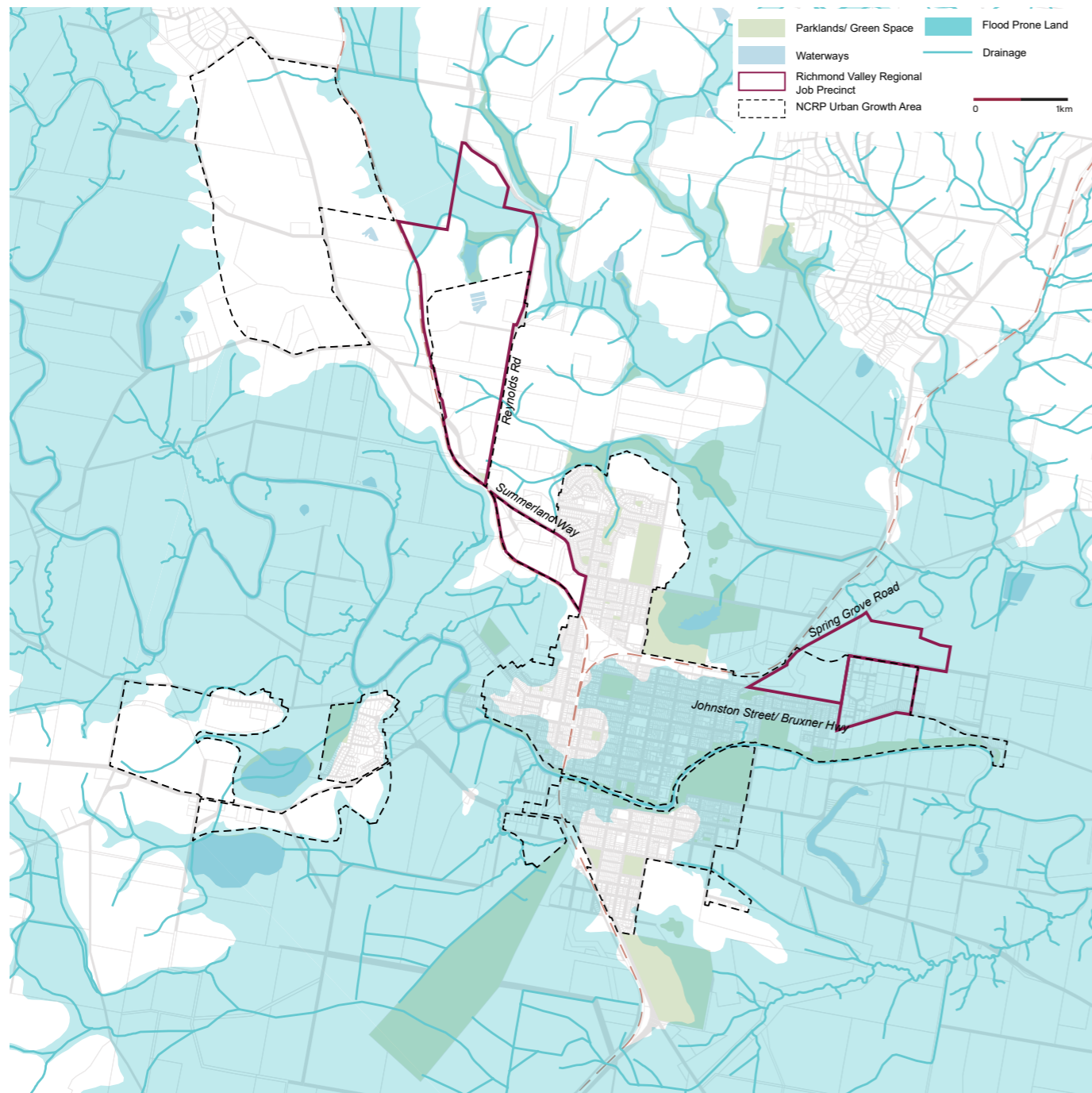


Figure 16. Flood affected land in Casino (note Council is in the process of updating flood study)

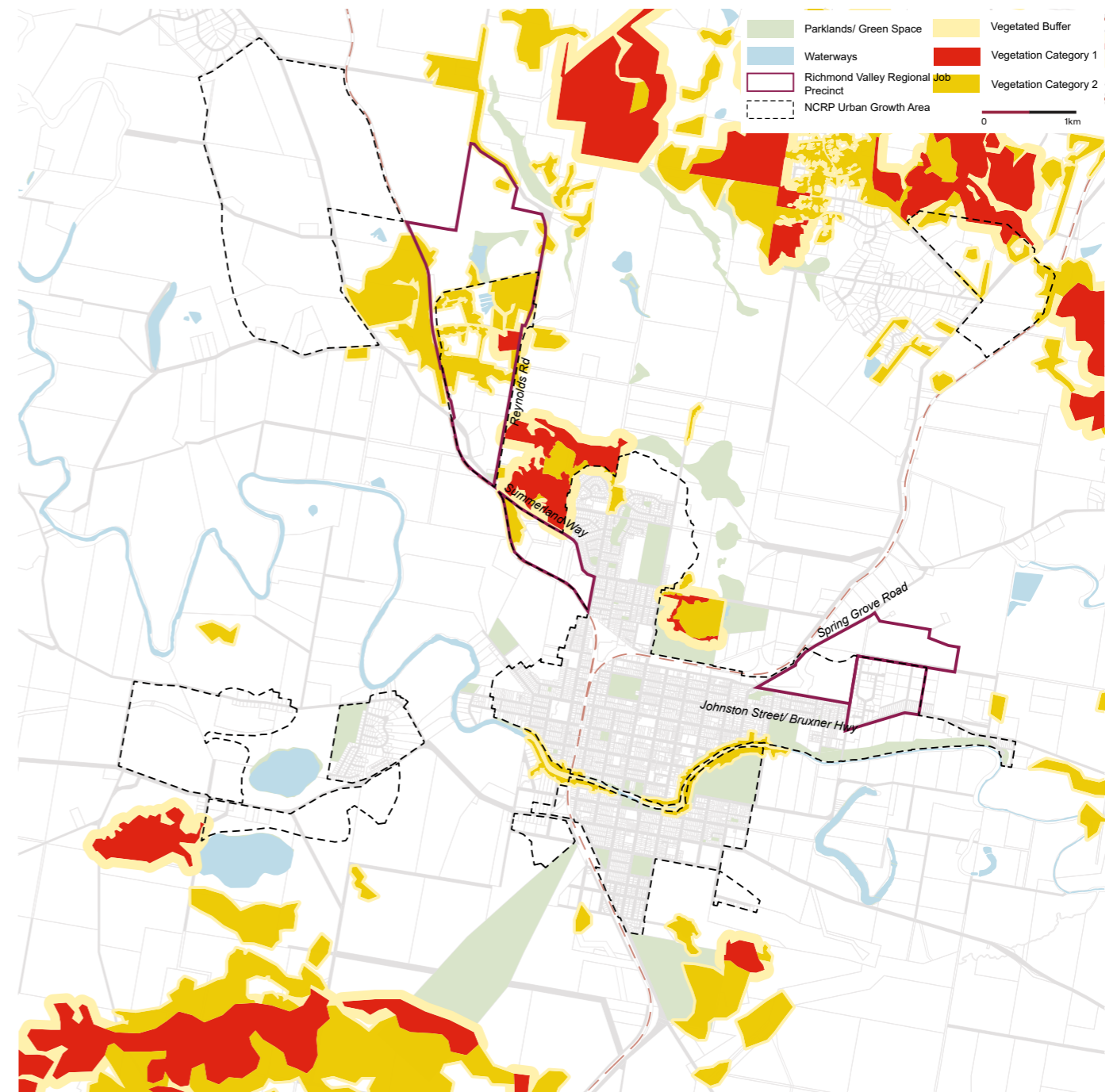


Figure 17. Bushfire affected land

Landform and Landscape Character

The township of Casino is situated in the alluvial flatlands of the Richmond River. Topography of the Casino townsite is a generally flat highly modified landscape, with undulating to hilly areas in the northernmost residential extents. The South Fairy Hill Residential Investigation Area is characterised by hilly topography that contrasts the flat plains and affords views across the landscape. Retention of hilly topography where practicable in new residential growth areas provides opportunities to maintain the landscape character and gain outlook from residential areas across the landscape, and to site future urban land on flood free terrain.

Scenic Values

The Casino townsite, its rural setting and the wider Richmond Valley are valued for their scenic qualities and attractions.

Council recognises the visual importance of its gateways, with many characterised by buffers of native trees and formal row tree planting framing the arrival experience in some locations. As growth occurs there will be a need to balance new development in growth areas with the protection and enhancement of Casino's scenic qualities, landscapes and gateways, to maintain positive perceptions of the town among the local community, visitors and tourists.



Scenic rural setting



Scenic wetlands Llewellyns Road



Undulating topography at South Fairy Hill

Aboriginal Heritage

The Richmond Valley LGA is within the traditional home of the Bundjalung Aboriginal Nation, which is comprised of multiple separate tribal language groups with five Local Aboriginal Land Councils - Casino-Boolangle, Bogal, Jali, Birrigan Gargle, and an Unincorporated Local Aboriginal Land Council based around the Evans Head area.

There is one declared Aboriginal Place, the Casino Bora Ground Aboriginal Place, to the north of Casino. Native title (non-exclusive) exists along Casino's wetlands for the Bandjalang People. This includes the Jabiru Geneebeinga Wetlands to the north east of the townsite.

Council is committed via its LSPS to undertaking a Local Aboriginal Heritage Study and to ensuring that Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of Aboriginal communities. Council also acknowledges the need for meaningful engagement and greater involvement of Aboriginal communities in the decision making processes that will shape Casino's future.

Historical Heritage

Casino's cohesive Art Deco heritage is a defining element of its unique identity. As growth occurs, there remains an ongoing need to preserve and respect heritage in Casino's town centre and wider townsite. This will require balancing new development to support its vitality, and elevate the role of Casino's heritage as a place and tourism attraction and experience.

While there are a number of heritage items across the wider townsite, these are not considered to be a significant constraint in relation to growth and planning for place outcomes across the townsite and its identified growth areas and are provided with a sufficient level of protection under the existing planning framework.

Biodiversity and Environmental Values

Casino's Urban Growth Area boundary includes large areas of undeveloped and rural land identified to be re-purposed to accommodate growth in housing and employment. Areas such as Nammoona includes areas of environmental and biodiversity sensitivity which will need to be considered and addressed as development occurs.

Casino Town Centre

The Casino Town Centre is the vibrant hub of the Casino community, with its unique Art Deco and heritage character focused on landscaped and leafy heart of Walker and Barker Streets. Peripheral areas of the centre are limited in their activation, lack attractive streetscape qualities and are underutilised in parts.

There are opportunities to build on the strengths of Casino's commercial heart and reinvigorate peripheral and frame areas to provide new tourist experiences and accommodation opportunities, and to enhance housing diversity. The relationship between the town centre and the Richmond River is limited. The introduction of the Northern Rivers Rail Trail will increase the importance of linking these key destinations.

South Casino Local Centre

The profile of the South Casino Local Centre has been elevated by Council's investment in the Casino Drill Hall precinct. This has increased the sense of attraction between the Casino Town Centre and South Casino. The centre is in need of revitalisation and landscape improvement. Peripheral areas of South Casino are zoned E1 Local Centre and remain used for residential purposes. This has caused recent issues in relation to the approval of residential development and a reliance on existing use rights. The focus on this centre should be to strengthen the commercial vitality of existing commercial uses rather than to expand into peripheral areas. As such

Regionally Significant Farmland

The townsite is surrounded by regionally significant farmland, which is identified for protection under the North Coast Regional Plan 2041. Any variations to identified regionally significant farmland must be justifiable in accordance with the criteria set out in the Regional Plan.

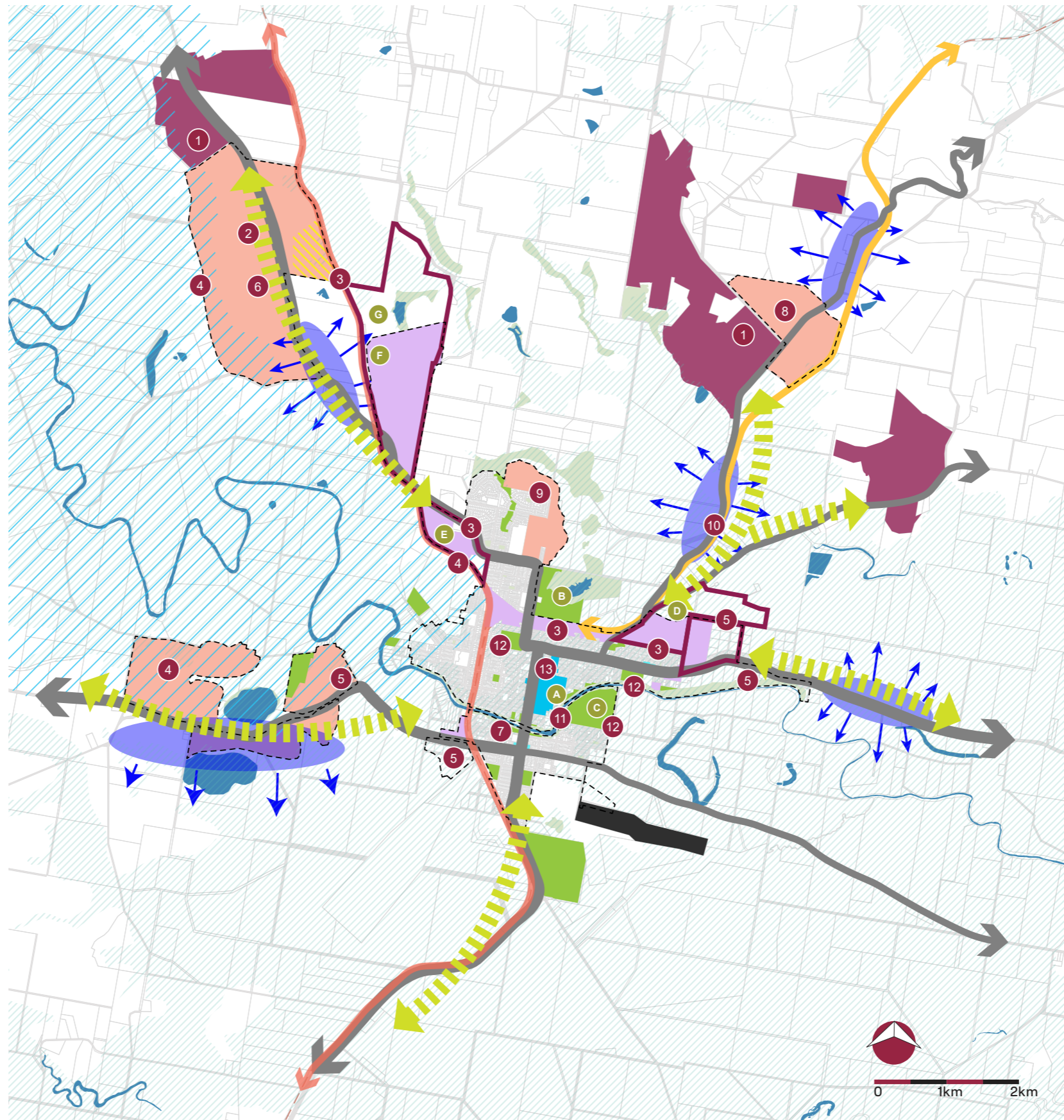


Art Deco - Casino Town Centre



Casino Drill Hall - Visitor information Centre

- 1 **Rural Residential Character**
Predominant rural residential character in Fairy Hill and North Casino requiring consideration for interface between urban and rural residential use
- 2 **South Fairy Hill Residential Investigation Area**
Well located in relation to existing schools and local employment opportunities in Nammoona and at the Casino Food Co-op
- 3 **Residential /Industrial Interface**
Consideration for land use compatibility between industrial and residential areas
- 4 **Drinking Water Catchment**
Protecting Casino's drinking water will require carefully considered development outcomes in catchment areas
- 5 **Flood Prone Land**
Flooding will be a key consideration for future development in existing townsites as well as within Area 3 of the Regional Job Precinct
- 6 **South Fairy Hill Topography**
Undulating topography provides a scenic quality and potential outlook over the surrounding plains
- 7 **Visual Gateways and Scenic Qualities**
Casino's scenic qualities are a lifestyle and tourism asset and need to be treated with sensitivity
- 8 **North Casino Residential Investigation Area**
Located in an area of predominantly characterised large lot/ rural residential uses
- 9 **Barlings Lane Residential Investigation Area**
Adjoins existing residential areas with good access to service infrastructure and local amenities
- 10 **Northern Rivers Rail Trail**
Visual amenity of the rail trail gateway and potential for connection to the town centre
- 11 **Richmond River**
Limited opportunities for connection and access to the river and its banks
- 12 **Strong Sporting Focus**
Casino's strong sporting and recreational facilities are essential to supporting enjoyment and wellbeing. There is an opportunity to complement these facilities with greater diversity of places and experiences
- 13 **Casino Town Centre**
The heart of Casino is a key attraction. Opportunities for revitalisation of peripheral town centre areas



- Cadastre
 - Existing Railway
 - Key Roads
 - Parklands/ Green Space
 - Waterways
 - - - NCRP Urban Growth Area
 - ▭ Regional Job Precinct Boundaries
 - ▭ Residential Investigation Area
 - ▭ Airport
 - ▨ Drinking Water Catchments
 - ▨ Flooding 1:100 + 0.5m
 - ▭ E4 General Industrial
 - ▭ Scenic Value
 - ▭ R5 Large Lot Residential
 - ▭ RE1 Public Recreation
 - ▨ RJP Recommended Urban Growth Boundary Adjustment
 - ▨ Rail Trail
 - ▨ Key Gateway to Townsite
-
- A Casino Town Centre
 - B Jabiru Geneebeinga Wetlands
 - C Queen Elizabeth Park
 - D Sewage Treatment Plant
 - E Casino Food Co-Op Ltd
 - F Northern Rivers Livestock Exchange
 - G Approved Casino Rail Freight Terminal

Figure 18. Summary of key urban design considerations for the Place Plan

9. CASINO PLACE PLAN

The Place Plan in Figure 19 provides a 20-year forward view to 2041. It will guide Richmond Valley Council's approach in accommodating future growth to 2041. It outlines strategic planning directions to manage and prioritise projected growth.

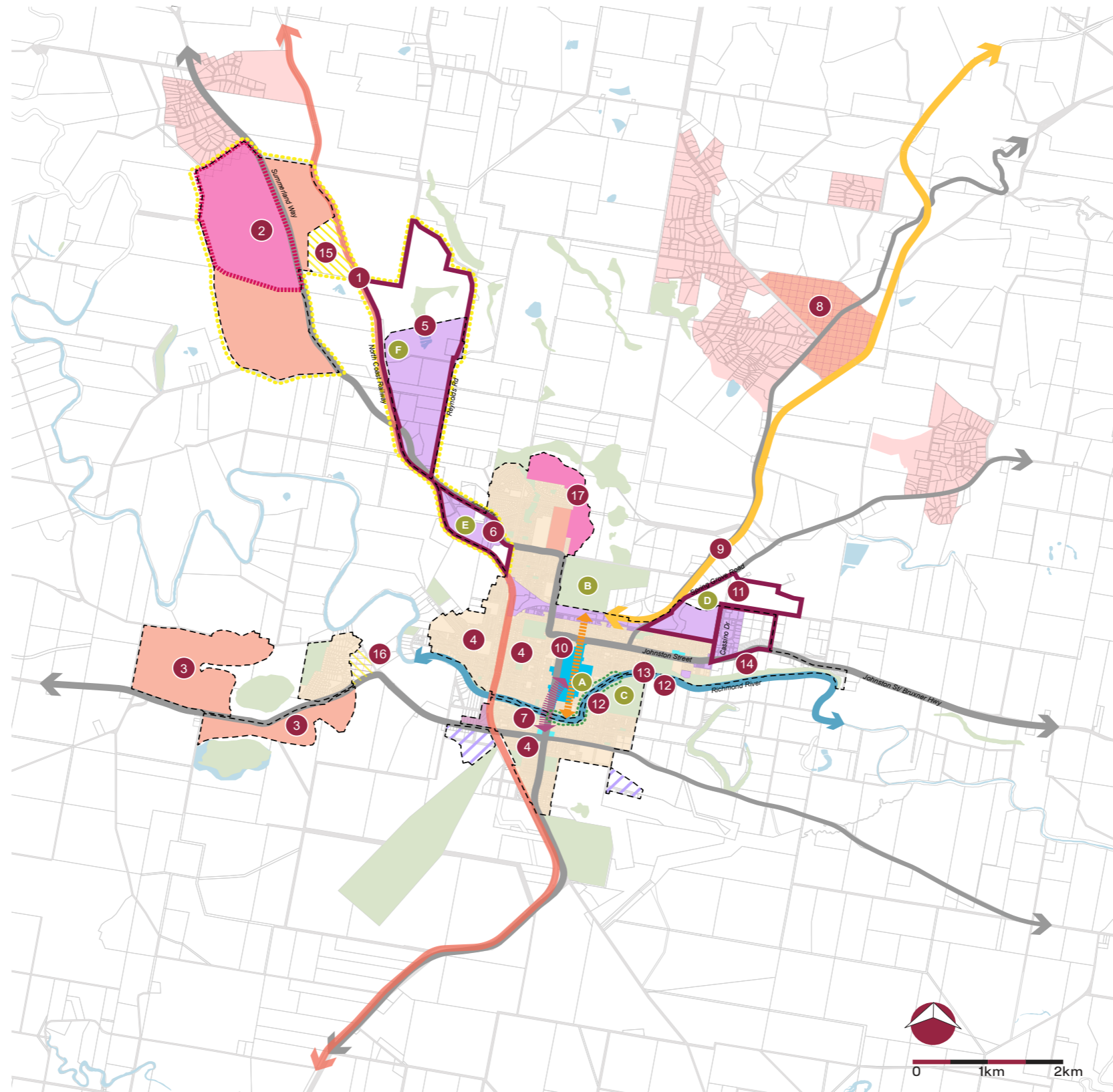
The Place Plan considers and responds to the key factors identified in the preceding contextual analysis. It outlines the priorities, focus areas and actions that will enable Council to accommodate growth and enhance Casino's expanding role as an employment, residential and tourism destination.



Rail crossing over the Richmond River



- 1 **North West Priority Growth Corridor**
Prioritise greenfield residential areas and new employment development to benefit from existing infrastructure, planning proposal, and proximity to existing and future employment opportunities associated with the Regional Job Precinct
- 2 **South Fairy Hill Residential Investigation Area**
Deliver diverse housing types including low and medium density greenfield residential development. Large lot residential to be avoided except where interfacing with existing South Fairy Hill rural residential area or where constraints otherwise inhibit low and medium density residential uses. Investigate potential for a local commercial centre
- 3 **West Casino Residential Investigation Area**
Long term priority for residential development following substantial development of the North Western Residential Investigation Area. Prevent further land fragmentation until residential uses are realised. Large lot residential to be avoided within the identified investigation area
- 4 **Residential Infill**
Investigate residential infill opportunities across Casino's existing residential lands and the suitability of current R1 General Residential zoning and DCP density controls in facilitating housing diversity and complementing greenfield dwelling supply
- 5 **Regional Job Precinct Area 1 Nammoona Industrial Precinct**
Facilitate new industrial opportunities in Nammoona to take advantage of separation distances from residential areas and large underutilised land parcels
- 6 **Regional Job Precinct Area 2 Casino Food Co-Op Complex**
Investigate potential for new industrial opportunities in underutilised areas that are compatible with the surrounding land use context
- 7 **South Casino Business District**
Improve streetscape qualities as a tourist gateway and the relationship and accessibility between South Casino Neighbourhood Centre via the historical Casino Drill Hall and Tourist Centre and upgraded parklands
- 8 **North Casino Residential Investigation Area**
Support the development of Large Lot Residential in the North Casino Residential Investigation Area and remove from the Urban Growth Boundary



- 9 **Northern Rivers Rail Trail**
Ensure high visual quality for all landscapes and developments visible from the rail trail. Improve the accessibility, comfort, safety and visual quality of connection between the rail trail, Casino Town Centre and Richmond River
- 10 **Casino Town Centre**
Reinforce Casino Town Centre as the heart of the Richmond Valley community through master planning that seeks to build on the heritage and Art Deco character, diversify land use, create higher density residential opportunities, support tourism, and improve streetscape and placemaking qualities. Rationalise the fringe areas of E2 Commercial Centre zone to open up to mixed use - residential, commercial, tourism (but not industrial)
- 11 **Regional Job Precinct Area 3b Sewerage Treatment Plant and Surrounds**
Investigate potential for expansion and diversification of industrial uses on capable land taking into consideration nearby sensitive residential land uses and strategic advantages associated with high voltage electricity and a reliable source of treated wastewater
- 12 **Richmond River Crossing**
Establish a high all seasons / all weather pedestrian connection across the Richmond River at Barker Street and/or Albert Park
- 13 **Relationship to Richmond River**
Improve visual relationship between the townsite, town centre and the Richmond River including walking trails and place making improvements to enhance qualities and attractiveness of the River's edge as a key destination
- 14 **Land Use Investigation Area**
Rural Land South of Bruxner Highway identified as a land use investigation area to support growth associated with the Regional Jobs Precinct
- 15 **South Fairy Hill Residential Investigation Area**
Reduce the extent of the South Fairy Hill Residential Investigation Area to align with the recommendations of the Draft Richmond Valley Regional Job Precinct Master Plan
- 16 **West Casino Residential Investigation Area**
Support the development of Large Lot Residential in flood affected areas of West Casino Residential Investigation Area and remove from the Urban Growth Boundary
- 17 **Barlings Lane Residential Investigation Area**
Opportunity to extend the housing supply and delivery pipeline in the short term

Figure 19. Casino Place Plan

10. STRATEGIC DIRECTIONS

10.1 Delivering on Richmond Valley Growth Management Strategy Vision

Richmond Valley Growth Management Strategy Principles

- 1 Boost Casino as a Regional Job Precinct
- 2 Strengthen retail and commercial uses in town centres
- 3 Deliver sufficient and suitable industrial lands
- 4 Support a strong and diverse employment base
- 5 Focus growth in Casino as a major centre
- 6 Ensure sufficient residential lands for population growth
- 7 Provide a range of housing opportunities and choices
- 8 Deliver well-planned rural residential areas
- 9 Protect our environment and biodiversity
- 10 Sustainably respond to the changing nature of our climate
- 11 Coordinate infrastructure delivery
- 12 Monitor and manage land use change and conflicts
- 13 Create vibrant, liveable communities with distinct identities

The Place Plan is underpinned by ten (10) Strategic Directions, which are supported by a number of key actions to deliver intended place outcomes. These strategies and actions aim to deliver on the principles set out under the Richmond Valley Growth Management Strategy. The strategies, aims and growth plan principles summarised below, with detailed strategies, action and outcomes provided in subsequent sections.

Table 2. Aligning the Place Plan with Richmond Valley Growth Management Strategy Principles

Strategic Directions of the Place Plan	Delivering on Richmond Valley Growth Management Strategy
Direction 1: Support business and employment growth	1 2 3 4 5 13
Direction 2: Increase housing supply and diversity	5 6 7 8 12 13
Direction 3: Reinforce Casino Town Centre as the heart of the Richmond Valley	1 2 4 5 6 7 10 13
Direction 4: Enhance Casino’s liveability and tourism experience	1 2 4 5 9 12 13
Direction 5: Connect and meaningfully engage with the Richmond River	9
Direction 6: Move people and business safely, efficiently, and comfortably	1 3 4 11
Direction 7: Foster resilience, reduce risk and adapt to changing climate	9 10
Direction 8: Secure adequate water supply and wastewater treatment capacity	3 6 11
Direction 9: Protect and enhance Casino’s scenic landscapes and views	9
Direction 10: Collaborate with Aboriginal communities and protect Aboriginal objects and places	9

Direction 1: Support business and employment growth

Planning for the Richmond Valley Regional Job Precinct will support business growth and the diversification of industry and employment in Casino. The Regional Job Precinct will provide opportunities for emerging industries to locate in Casino and facilitate expansion and diversification of existing industries.

Anticipated growth will breathe life into Casino's employment areas outside of the Regional Job Precinct with new opportunities for diversification, agglomeration and value and supply chain partnerships. This will benefit the Casino town centre and South Casino neighbourhood centre, and the Dyraaba Street and Hare Street industrial areas.

Objectives:

- Enhance the number of jobs and diversity of employment opportunities in Casino
- Improve investor confidence and attract investment

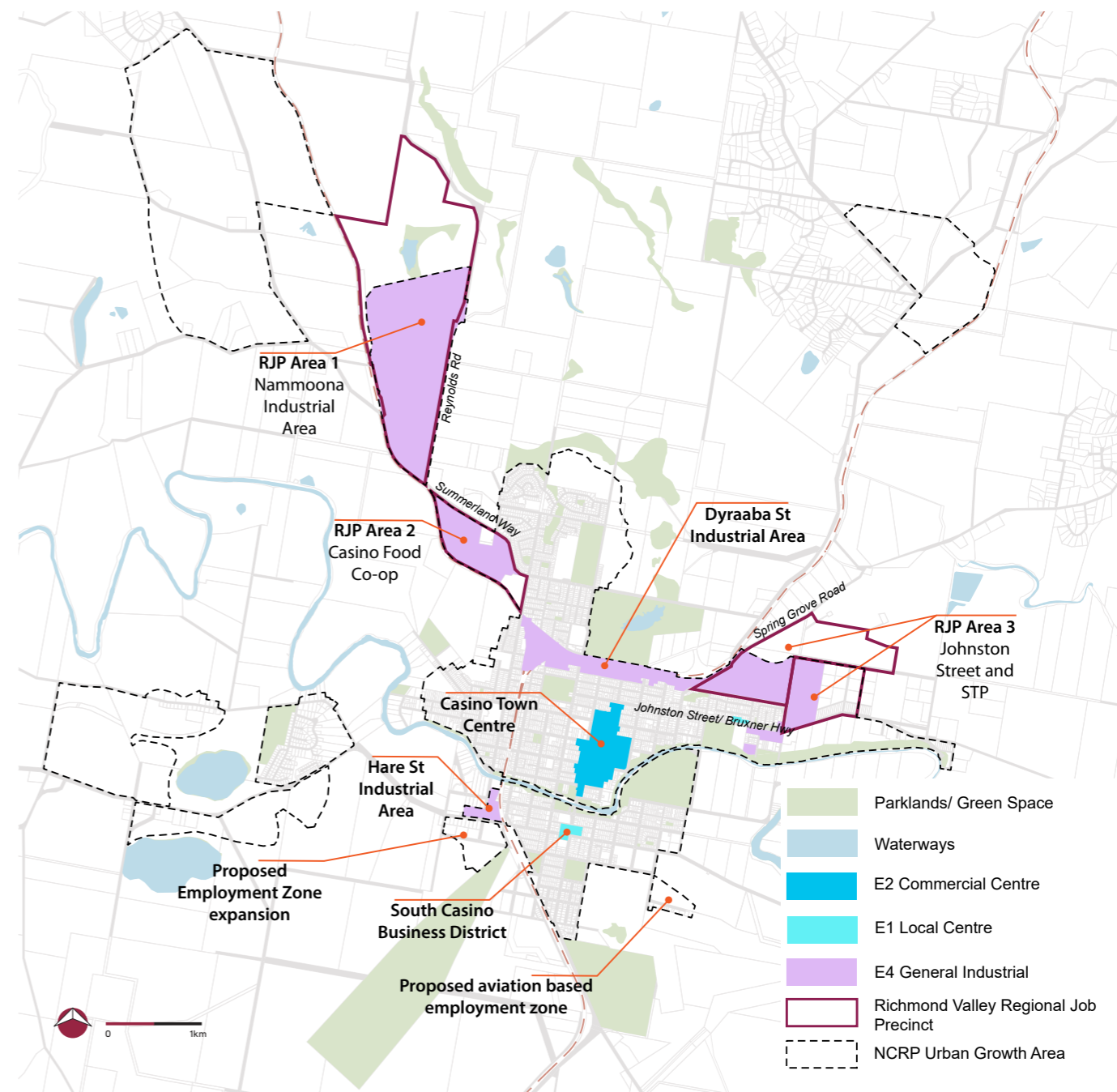


Figure 20. Casino's existing employment lands

Actions for Direction 1

a. Increase the supply and diversity of employment land in the Casino town site

Support the implementation of the Draft Regional Job Precinct Master Plan to create a diverse range of new industrial opportunities that are attractive for businesses and industries to locate in Casino.

b. Maintain and support existing business and employment opportunities in industrial, commercial and rural areas outside of the Regional Job Precinct

Retain existing industrial and business lands and support the ongoing vitality of Casino's existing employment areas. These include the Casino town centre, South Casino neighbourhood centre, Dyraaba Street and Hare Street industrial areas, and wider rural hinterland, which make a valuable contribution to economic strength and play an integral role in the agglomeration of business to both leverage and contribute to the strengthening and growth of the Regional Job Precinct

c. Facilitate opportunities for growth and diversification in Casino's existing employment areas to complement and leverage the benefits of the Regional Job Precinct

Prepare an Employment and Centres Strategy. Its aim will be to diversify business zoning of employment areas outside of the Regional Job Precinct including the Casino Town Centre and industrial areas outside of the Regional Job Precinct. The intent is to provide opportunities to support a broad range of land uses to facilitate investment in business growth and catalytic business opportunities that can support a variety of potential outcomes and flow benefits from the Regional Job Precinct.

The Employment and Centres Strategy will be prepared in conjunction with town centre master planning, through which Council will seek opportunities to diversify land use in and around the Casino Town Centre to create new opportunities for a wide range of businesses and housing options to capitalise on advantages created by the Regional Job Precinct.

d. Tailor planning controls in Regional Job Precinct areas to provide a diverse range of best-fit land opportunities for a range of low, medium and higher impact industrial uses that are suitable to local context

Land zoning controls in Regional Job Precinct areas will provide an efficient and effective basis to accommodate a broad range of industrial uses, where varying degrees of low, moderate and higher impacts can be suitably managed in relation to local context.

e. Establish and promote attractive opportunities for strategic industries and businesses

Establish an ongoing program to engage with State government agencies (e.g. NSW Department of Primary Industries), business/ industry groups, as well as strategic industrial and business leaders to identify, promote and facilitate attractive strategic opportunities for business and industry to locate in Casino.



Direction 2: Increase housing supply and diversity

Existing residential zoned land has reached capacity and in Casino, has predominantly been developed for detached dwellings. As greater than expected population growth will need to be planned for, there is an urgent need to activate new opportunities for housing growth and diversification of housing types.

As there is limited available land area within the Urban Growth Area boundary, the roll-out of new residential lands will need to be carefully managed to ensure limited available land is used efficiently and protected for its intended future use until required.

Objectives:

- Facilitate the orderly and efficient use of land in the Urban Growth Area boundary
- Enhance the availability, diversity and affordability of housing options
- Align housing supply and diversity with community need and preferences
- Prevent land fragmentation of identified residential growth areas
- Minimise potential for land use conflict



Actions for Direction 2

a. Align the preparation of a local housing strategy with proposed Casino Town Centre Master Planning and Place Plan Priorities

A local housing strategy (LHS) is identified as an action under the Richmond Valley Growth Management Strategy to consider existing and future housing needs and provide clear priorities for housing delivery. The local housing strategy will guide the delivery of future greenfield and infill housing to align housing provision and prioritisation with Casino's diverse existing and evolving needs.

The local housing strategy will interface with the principles and strategies for housing delivery set out in this Place Plan and housing related elements of town centre master planning recommendations.

The LHS is to consider the suitability of residential zoning types across the residential area as a basis for achieving desired housing outcomes.

b. Prioritise delivery of new and diverse housing in the North West Priority Growth Corridor / South Fairy Hill Residential Investigation Area

New housing will be prioritised in the North West Priority Growth Corridor / South Fairy Hill as the key greenfield housing delivery opportunity in Casino to establish a consolidated residential and employment growth corridor on conjunction with Regional Job Precinct Area 1 (Nammoona) and Area 2 (Food Co-op) along Summerland Way. This include a diverse range of housing types including low and medium density in suitable locations. Other higher density housing types such as residential flat buildings and shop top housing may also be included to be collocated with public open space and any potential local centre.

This will leverage the current planning proposal (subject to Council and DPE assessment) and existing impetus among landowners to facilitate land use change. With theoretical residential capacity exceeding projected needs, focusing residential growth in this area has the benefit of sufficient land available to maintain a consolidated supply pipeline with capacity to meet projected needs.

c. Ensure coordinated development and delivery of infrastructure in the South Fairy Hill Residential Investigation Area

Any future development in the South Fairy Hill Residential Investigation Area is to be undertaken via a structure planning process to facilitate coordinated development and delivery of infrastructure. This is to consider how any initial stages of development will integrate with the wider South Fairy Hill Residential Investigation Area. Structure planning will need to identify infrastructure needs, delivery thresholds and funding mechanisms, taking into consideration the broader growth across the town site and Regional Job Precinct and provide cost neutral outcomes for Council in relation to infrastructure delivery.

d. Prioritise short term rezoning of the Barlings Lane Residential Investigation Area adjoining the existing townsite

Faciliate rezoning of the Barlings Lane Residential Investigation Area to R1 General Residential as an immediate/ short term priority via the planning proposal process. As the Barlings Lane Residential Investigation Area immediately adjoins an existing R1 General Residential zone and will benefit from availability of existing infrastructure and proximity to Casino High School, it is suitable as a short-term housing opportunity. Rezoning of the Barlings Lane Residential Investigation Area will enable Council to maintain short-term housing supply, noting that the North West Growth Corridor is likely to take longer to reach development commencement given the need for coordinated structure planning and infrastructure delivery associated with a large scale residential development. Development of this investigation area will require careful strategic consideration, including the coordination of release in the context of growth in South Fairy Hill, as well as the determination of a long-term strategy for the existing Golf Links infrastructure.

The future development of this investigation area is to incorporate a new neighbourhood park of approximately 4,000sqm. The park could potentially be integrated with the adjacent wetland area to support use and access to nature.

Investigation to confirm the need for a new pump station and pipeline along Queensland Road to the Sewage Treatment Plant as part of development considerations for this area.

e. Facilitate Large Lot Residential development in the North Casino Residential Investigation Area

As the North Casino Residential Investigation Area is surplus to the projected urban housing needs to 2041, facilitate the rezoning of this area for R5 Large Lot Residential via the planning proposal process.

An adjustment to the Urban Growth Area boundary will be sought under the North Coast Regional Plan to exclude North Casino as a Residential Investigation Area and facilitate its removal from the Urban Growth Area.

f. Protect the West Casino Residential Investigation Area from fragmentation to maintain long term opportunities low, medium and higher density housing

Any future low, medium or high density rezoning proposals in the West Casino Residential Investigation Area is to be undertaken in conjunction with a structure planning process.

As this Residential Investigation Area forms part of a limited area of available land in the Urban Growth Area boundary that is suitable for investigation to accommodate low and medium density residential uses, the area will be protected from further fragmentation by retaining the current RU1 Primary Production zone and minimum

lot size provisions. The intent is to enable continued supply of new housing into the medium and long term when supplies in the South Fairy Hill Residential Investigation Area become exhausted and/or an additional residential growth front is feasible and appropriate. Any future rezoning will be subject to the DPE planning proposal process requiring consideration for site constraints including flooding.

Rezoning for purposes other than to facilitate development of low, medium and higher density housing will not be considered in West Casino. Subject to needs assessment and where appropriate, small scale neighbourhood business zones and associated community infrastructure may be considered to support the local community.

g. Direct large lot residential to areas outside of the Urban Growth Area boundary

As large lot residential areas are not urban land uses and can be developed outside the Urban Growth Area boundary, such development will not be permitted to occur on land within the Urban Growth Area boundary so as to facilitate the efficient use of residential opportunities within limited Residential Investigation Areas. Exceptions could be made in circumstances where demonstrable site constraints within the Urban Growth Area boundary otherwise restrict or make the development of low, medium or higher density housing unsuitable, or to manage the interface with an existing large lot rural residential area or rural area that is adjacent to the Residential Investigation Area.

h. Minimise land use conflict between residential, rural residential and agricultural land uses.

New urban and rural residential areas will be designed to minimise potential for land use conflict in relation to adjacent rural land uses, with consideration to transitioning and buffering of interfaces.





Direction 3: Reinforce Casino Town Centre as the heart of Richmond Valley

The Casino Town Centre is the heart of the Casino township and wider Richmond Valley. Enhancing and supporting its ongoing vitality, diversity and growth is essential to providing for a growing population and a key attraction for tourists and visitors.

Establishing better connections between the Town Centre, nearby natural attractions and the Northern Rivers Rail Trail will enhance Casino's qualities as a place to live and a must visit destination showcasing local places, experiences and community values.

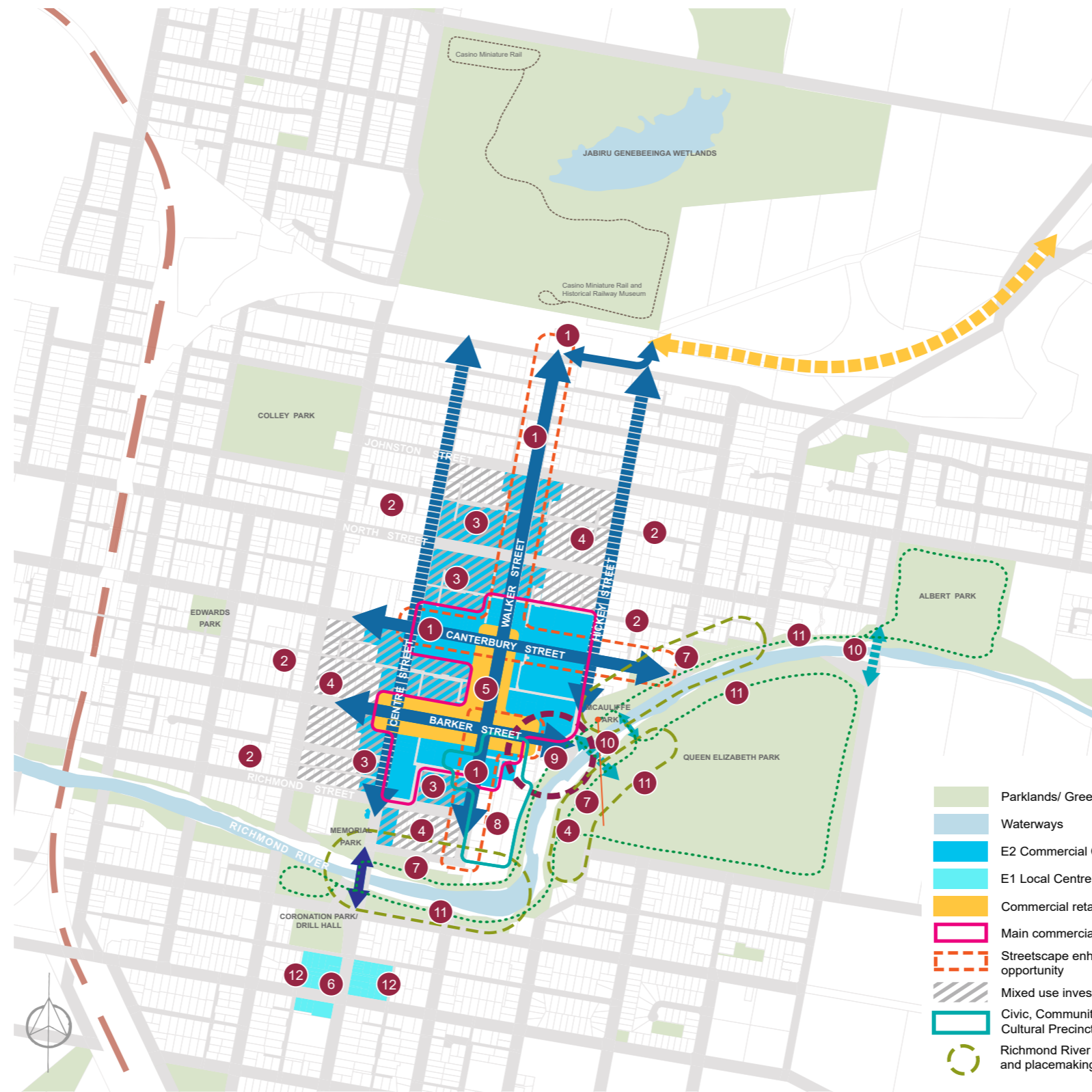
Key opportunities to inform future planning of the Casino Town Centre are outlined in Figure 22.

Objectives:

- Diversify land use in the Casino Town Centre
- Maintain and enhance built heritage
- Improve accessibility and streetscapes
- Enhance attraction, comfort and legibility
- Reinforce Casino Town Centre's role as Casino's primary centre



- 1 Streetscape Upgrades**
Enhance connection between the Northern Rivers Rail Trail, Casino Town Centre, and natural assets including the Richmond River and Jabiru Genebeeinga Wetlands
- 2 Residential infill opportunities near the Casino Town Centre**
Local housing strategy to consider potential for infill housing in town centre frame. To be considered in conjunction with town centre master planning to ensure an integrated approach to housing density and development control between the Town Centre and surrounding residential land
- 3 Rationalise the fringe areas of E2 Commercial Centre zone**
Rationalise the fringe areas of E2 Commercial Centre zone to open up to mixed use - residential, commercial, tourism (but not industrial)
- 4 Revitalise and diversify underutilised areas in Town Centre frame**
Investigate MU1 Mixed Use zone to create new opportunities for mixed use, retail, commercial, residential and tourism related uses in underutilised transitional and frame areas.
- 5 Build on heritage and Art Deco Character**
New development will be undertaken with respect for the heritage and Art Deco character of the center by establishing appropriate guidance under RVDPC 2021 for development in the centre. Council will maintain ongoing support for the revitalisation of heritage buildings and Casino Civic Hall
- 6 Improve connectivity to South Casino Local Centre**
Enhance streetscape in South Casino to leverage Council's investment in Casino Drill Hall and Coronation Park to reinforce South Casino as a southern tourist gateway
- 7 Improve Richmond River Parkland**
Undertake placemaking to improve the attractiveness and useability of riverside open space and as an opportunity to engage with Aboriginal heritage



- 8 Casino Civic Precinct**
Maintain the community and civic focus of the Town Centre's south western quadrant as the need for new uses and facilities arises
- 9 Riverside Place and Activity Node**
Undertake precinct master planning to support connection and interaction with the River's edge
- 10 All Seasons River Crossing(s)**
Investigate a high, all seasons river crossing and retain existing crossing if practicable. The crossing should be located to benefit connection between the town centre and Queen Elizabeth Park. An alternative or second crossing may be considered between Queen Elizabeth Park and Albert Park
- 11 Riverside Walking Trails**
Streetscape and place upgrades in the town centre to connect with new riverside walking trails
- 12 Rationalise E1 Local Centre zoning in South Casino**
Limit the extent of E1 Local Centre zoning to existing commercial and mixed use sites. Establish R1 General Residential on sites currently used for residential uses

	Parklands/ Green Space		Opportunity for precinct master planning of riverside activity node
	Waterways		Northern Rivers Rail Trail
	E2 Commercial Centre zone		Potential River Loop Trail
	E1 Local Centre zone		Irving Bridge
	Commercial retail heart		River Crossing (existing)
	Main commercial area		Investigate all seasons pedestrian river crossing
	Streetscape enhancement opportunity		Key pedestrian desire line
	Mixed use investigation area		Secondary pedestrian desire line
	Civic, Community and Cultural Precinct		
	Richmond River connection and placemaking opportunity		

Figure 21. Casino Town Centre - Opportunities to inform future planning of the town centre

Actions for Direction 3

a. Prepare a master plan for the Casino Town Centre and its frame

Prepare a master plan to facilitate and attract ongoing investment and renewal. The master plan will build upon the existing place and economic strengths to complement and enhance Casino Town Centre's character, diversity of business activity, tourism offer, vibrancy and vitality in peripheral/ transitional areas, residential opportunities and the relationship of the Centre to parkland and the Richmond River.

The master plan will establish development principles to inform updates to the Richmond Valley DCP (RVDCP) 2021 that will guide the development and land use vision for the centre. It will interface with the development of a Local Housing Strategy and the principles set out in this Place Plan to ensure a coordinated approach to consideration of new housing types in transitional and peripheral areas of the town centre and surrounding residential and employment lands. Key considerations for town centre master planning include:

i. Diversify land use in the Casino Town Centre

The master plan will aim to facilitate a broader mix of uses in the Casino Town Centre to facilitate greater land use flexibility, promote renewal and diversification in underutilised transitional and frame areas. This will include rationalising the existing E2 Commercial Centre zone and protecting its commercial heart, while introducing the MU1 Mixed Use zone in underutilised transitional and frame areas.

ii. Support the future development of opportunity sites for tourism, mixed use and residential uses

This is intended to enhance diversity and create new and opportunities for mixed use, retail, commercial, residential and tourism related uses to leverage investment and growth associated with the Regional Job Precinct. It will also provide flexibility to achieve residential flat buildings/ shop top housing and tourist/ visitor accommodation in suitable areas surrounding the business core, and contribute to housing diversity.

iii. Protect, build upon and complement the heritage and Art Deco character of the Casino Town Centre

Larger sites and precincts will be identified and considered for their potential as revitalisation opportunities or tourism catalysts. Where appropriate, larger opportunity sites will be master planned in detail and/or protected from fragmentation through incentive and minimum lot size provisions. Controls will be established to enable and encourage the development of new tourist accommodation in suitable locations within the town centre and its frame.

iv. Maintain the community and civic focus of the Town Centre's south western quadrant

New development will be undertaken with respect for and to complement the heritage and Art Deco character of the centre by establishing appropriate guidance under RVDCP 2021 for development in the Town Centre via the Master Planning process. Council will maintain ongoing support for the revitalisation of heritage buildings and Casino Civic Hall.

v. Incorporate a precinct plan for a riverside place and activity node

In consultation with private residential landowners, the master plan will incorporate a precinct plan for a riverside node at the convergence of Barker Street and Hickey Street. The aim will be to promote the revitalisation and activation of existing character buildings and dwellings, with potential uses such as a restaurant, café, small bar, retail, gallery or other community and tourist focused uses to provide a new tourist destination that will attract people to engage with the Richmond River.

vi. Include an implementation schedule

An implementation plan will set out suitable enabling and delivery mechanisms under the RVLEP 2012, RVDCP 2021 and identify potential delivery responsibilities and partnerships to facilitate outcomes of the master plan.

b. Upgrade streetscapes in the Casino Town Centre

Build on and progress past streetscape upgrades in Barker and Walker Streets. The intent is to improve accessibility, promote investment attraction, enhance streetscape amenity, improve connection to the Richmond River and Northern Rivers Rail Trail, and integrate with the shared pathways network identified in the Pedestrian Accessibility and Mobility Plan (PAMP). Streetscape improvements will occur in the following key town centre streets to a standard equivalent to already improved parts of Walker and Barker Streets:

- Barker Street east of Walker Street.
- Canterbury Street between Walker Street and Centre Street.
- Walker Street between Canterbury Street and North Street.

Lighter grade improvements to Walker Street between North Street and the Rail Trail will be focused on improving comfort, visual attraction, visual amenity and safety of connection. This approach will also be considered for Canterbury Street (east of Walker Street) to the Richmond River.

Streetscape upgrades will need to consider integration with Casino's Shared Pathways network along Johnston Street and West Street as outlined in the PAMP.

c. Facilitate and strengthen the complementary role between Casino Town Centre and South Casino Local Centre supporting neighbourhood centres

Maintain the ongoing approach to enhance the amenity and offer of South Casino Local Centre and reinforce its complementary relationship with the Casino Town Centre. Leverage investment into the Casino Drill Hall and Coronation Park public space upgrades to enhance the gateway qualities of the South Casino Centre and enhance the attraction and connectivity between South Casino and the Casino Town Centre via the Irving Bridge and through place making initiatives between the two centres.

There will be a need to consider the roles function and interrelationship between the Casino Town Centre, South Casino Local Centre the small commercial centre at the corner of Johnston Street and Clark Street and any future commercial centre in South Fairy Hill. Council will ensure that all existing or future neighbourhood centres maintain the primacy of the Casino Town Centre and ensure that local communities are able to satisfy daily needs locally. Given the distance from the Casino Town Centre, Council may consider a new neighbourhood centre in the priority South Fairy Hill Residential Investigation Area subject to demonstrable economic need and provided that the centre does not detract from the strengths of the Casino Town Centre.





Direction 4: Enhance Casino's liveability and tourism experience

The quality and memorability of Casino's place experience and tourism offer is intrinsic to inspiring positive perceptions of Casino as a place to live, work and visit. Building on Casino's existing place strengths and Council's investments in Casino's public places,

cultural and tourist facilities provides a sound basis to enhance connection, diversity and attraction of Casino's experiences and destinations.

Objectives:

- Enhance liveability and enjoyment of Casino as a place for the community
- Enhance Casino's tourist qualities and attractions
- Increase the area, quality, useability, accessibility and diversity of public space
- Facilitate the arrival experience and positive perceptions of Casino



Actions for Direction 4

- a. Leverage Council's investment in Casino Drill Hall Cultural Space and Information Centre as a hub for connecting and showcasing Casino's tourism experience

Continue ongoing efforts in building the role of Casino Drill Hall Cultural Space and Information Centre as the epicentre of Casino's visitor arrival and tourism to connect people with the many places and experiences on offer in Casino and the wider Richmond Valley. A key focus will be the activation of the Amphitheatre and surrounding parkland as a performance and events space.

- b. Improve the safety and visual quality of connections between the Northern Rivers Rail Trail and key tourist destinations

The streetscape of key streets will be enhanced to facilitate intuitive, safe and attractive connection between the Northern Rivers Rail Trail and Casino Town Centre connecting the Trail and Jabiru Geneebeinga Wetlands, the Casino Town Centre and Richmond River, with a focus on streetscape improvements to Walker Street.

- c. Substantially increase the number of tourist and visitor beds and support the delivery of a 3.5 Star (or greater) hotel with conference facilities and accommodation to support seasonal/ transient workers.

In conjunction with Town Centre master planning Council:

- identify opportunity sites to accommodate new hotel facilities.
- facilitate new tourism and higher density residential accommodation opportunities in underutilised areas of the Casino Town Centre that respects the town's historical and Art Deco context.

Council and the NSW Government will maintain ongoing engagement with industry providers to gauge interest, understand industry needs and attract investment.

- d. Diversify and improve Casino's public open space

Facilitate diversification and improvement of public open space in existing residential areas to strengthen the role and purpose of existing public space. This should focus on creating complementary destinations and experiences with a diverse range of place making qualities to attract use and visitation.

In future new residential areas there is an opportunity to create new open spaces that provide high levels of amenity to service the needs of local residents within walking distances to homes. Key opportunities include the Barlings Lane and South Fairy Hill Residential Investigation Areas.

- e. Leverage investment from the Casino Showground

Build on investment in improvements to the Casino Showgrounds to attract a diverse range of equestrian, agricultural and other exhibition and sporting, community, social and cultural events.

- f. Ongoing implementation of the Queen Elizabeth Park Master Plan 2020

Continue to work towards achieving place outcomes envisaged under the Queen Elizabeth Park Master Plan to achieve the desired recreational, place and functionality improvements.

- g. Support businesses that build on Casino's agricultural strengths and tourism experience

Continue to work with the community, local agricultural industries and producers, and the Casino Chamber of Commerce to support growth in local business that showcase, value-add and connect local agricultural strengths with Casino's tourism experience.

- h. Ensure social infrastructure meets the ongoing needs of a growing community

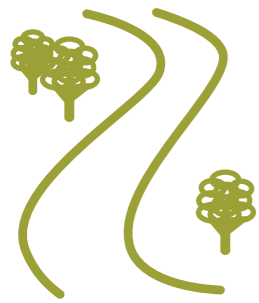
As population growth, continue to monitor the social infrastructure provisions to ensure that facilitates continue to provides a suitable level of service to meet the needs of the community in accordance with best practice principles for social infrastructure planning.

- i. Explore opportunities to incorporate Public Art into public places, community facilities and new development

As Casino changes and continues to grow and diversify it will be important to honour and celebrate our well-established local character, while at the same time embracing and promoting change that together will continue to forge a strong sense of place and identity.

Public art can have a major role in reinforcing and strengthening Casino's importance in the region, stimulating the cultural, economic, environmental and social benefits resulting from a place that confidently displays and celebrates its identity.

To meet these aims, explore opportunities to integrate public art into future major town centre upgrades, as well as new parks and community facilities. Encourage the development industry to deliver public art projects through its development application process, ensuring new projects in designated areas contribute to the creation of exciting and imaginative streetscapes and interesting places.



Direction 5: Connect and meaningfully engage with the Richmond River

The Richmond River is the lifeblood and a defining natural element of Casino and the wider Richmond Valley. Improving the relationship between the Casino townsite, the town centre and the Northern Rivers

Rail Trail is essential to enhancing Casino's identity and creating accessible opportunities to meaningfully engage with and interact with the Richmond River and the many places and destinations along its banks.

Objectives:

- Improve visibility and accessibility and interaction with the River's edge
- Provide a series of attractive and connected destinations along the Richmond River



Richmond River

Actions for Direction 5

a. Enhance the place making qualities for areas identified as Richmond River Connection

Establish place nodes in areas identified on the Town Centre Place Plan as 'Richmond River Connection and Placemaking Opportunities'. Where possible, place making treatments should enable activation of and access to the river.

Prioritise public domain improvements which will enhance attraction and use of parkland to enable meaningful connection, interaction and enjoyment of the Richmond River and its banks. This will incorporate a range of landscape elements, furnishings, accessibility, social opportunities, comfort and activities that promote enjoyment. Given the potential for flooding along the Richmond River, consideration will be given to:

- incorporating robust and resilient landscape treatments;
- improving stormwater management (i.e. treatment of stormwater outlets to reduce bank erosion); and
- supporting ongoing measures to facilitate flood recovery and rehabilitation to ensure the suitable condition of the river bank post floods.

b. Establish a continuous walking loop along the Richmond River

A continuous, safe and accessible river walking loop will be established linking the Casino Town Centre, McAuliffe Park, Albert Park, Queen Elizabeth Park, Casino Drill Hall/ South Casino, Irving Bridge, Platypus Pool and Rock Carvings, Memorial Park, Webb Park and Memorial Pool to improve connection to the banks of the Richmond River to facilitate engagement with the River's edge.

Investigate opportunities to connect with local history, place and Aboriginal culture along this walking loop. This may include opportunities for public art, interpretive signage or occasional art exhibitions (e.g. Sculpture in the Garden (Wollongong); Sculpture by the Sea, and Snowy Valley's Sculpture Trail).

c. Provide an all-seasons over river pedestrian bridge

A new all-seasons pedestrian bridge will be provided over the Richmond River crossing between McAuliffe Park preferably near the convergence of Barker and Hickey Streets and Queen Elizabeth Park. In the long term, an additional crossing near Albert Park may also be considered to create a loop. If practicable, the existing level river crossing will be retained as a means of accessing the river and facilitating engagement with the water's edge during periods of low river flows.

d. Activate the river's edge with restaurants/ cafés or other tourist related uses

In conjunction with town centre master planning, support and encourage active and river fronting restaurants/ cafés/ gallery/ small bars or other tourist uses in the residential area at the south western end of Barker Street. It is noted that flying foxes are a challenge in this locality and permissibility of desired uses will need to be addressed via the appropriate planning pathways.



Direction 6: Move people and business safely, efficiently, and comfortably

The importance of both active and vehicle-based transportation will continue to elevate as Casino grows with new opportunities for working, making and living, and enhances its role as a must visit Northern Rivers town. Employment and business are expected to grow in the coming years placing greater pressures on transportation networks to move a growing population of residents and workers, and to service the needs of expanded industry and business activity. Council

will continue to improve and green its active transport networks and upgrade transportation networks commensurate with needs as growth occurs.

The Transport for NSW Movement and Place Framework provides a basis for planning designing and managing transport networks to maximise benefits for the existing and future residents, visitors and workers in Casino.

Objectives:

- Ensure transport infrastructure continues to meet the needs of a growing community
- Improve the quality and comfort and accessibility of active transport networks



Actions for Direction 6

a. Align transport upgrades with business, employment and residential growth

Continue to support, advocate for and undertake road upgrades as required to support ongoing growth in Casino and its Regional Job Precinct. This will involve regular monitoring of transportation capacity to identify and confirm needs, priorities and staging of network upgrades to meet the evolving needs of population and employment growth. Key considerations include:

- connectivity (people and freight) between outlying villages and main centres;
- supporting emphasis on active transport and public transport options for urban densification areas.
- ensuring public transport, road connectivity and active transport (where practicable) for rural residential areas.
- minimising potential for potential congestion.

Continue to monitor public transport provision and capacity and advocate for improvements where service capacity and upgrades are needed, with a view toward promoting 15-minute neighbourhoods.

Consider the use of Transport for NSW Movement and Place Framework and the First/ Last Mile Toolkit as a basis for planning for future movement networks.

b. Improve streets and active transport networks

Streets and active transport networks in existing, new and expanded residential and employment areas will be designed to facilitate safe, comfortable, accessible and visually attractive streets that balance the needs of pedestrians, cyclists and vehicles. This will involve ongoing delivery of the Richmond Valley Council Pedestrian Access Mobility Plan (PAMP) improvements to pedestrian and cycling infrastructure across the Casino townsite and be supported with streetscape greening and integrated stormwater management. As new growth areas progress in their planning and design, any such initiatives will be incorporated into any future updates to the PAMP.

c. Green Casino's streets

Undertake ongoing streetscape upgrades to green Casino's streets to improve visual amenity and comfort. Streetscape greening will be implemented in conjunction with the PAMP to provide a basis for incorporating street tree planting into streetscape improvement across all of Casino's residential areas. The intent is to shade pedestrian infrastructure, and improve comfort, amenity and visual appeal of local streets.

Priority will be given along key streets linking the Northern Rivers Rail Trail and Jabiru Geneebeinga Wetlands to the Casino Town Centre.

Investigate and consult further with the community with respect to establishing an "adopt a tree" program, which may allow residents to request a street tree be planted the street at the front of their property. This may enable interested residents to undertake the role of caring for the tree including watering.

d. Investigate potential to provide a second river road crossing at Casino

Investigate options to provide a second river road crossing at Casino to support Irving Bridge as this is currently the only river crossing within 15 kilometres in either direction, which has impacts on traffic flows when closed. The intent is to relieve increasing congestion, in response to population growth, increased employment activity in the Regional Job Precinct, and the role of the Summerland Way as an alternative route to South Eastern Queensland.



Direction 7: Foster resilience, reduce risk and adapt to climate change

The ongoing threat of climate change, recent flood events across the North Coast Region and bushfire events in the southern regions of NSW highlight the

need for ongoing management and mitigation to enhance resilience and reduce the risk of climate change and disasters on life and property.

Objectives:

- Reduce greenhouse gas emissions
- Facilitate clean energy solutions
- Support Casino and the wider Richmond Valley in adapting to a changing climate
- Minimise potential hazards and risk associated with more frequent flooding and bushfire events



Richmond River from the Irving Bridge

Actions for Direction 7

a. Prepare a Climate Change Action Plan

Council is committed to developing a strategic approach to addressing climate change. A Climate Change Action Plan will be prepared to guide Council's ongoing operations and to identify measures that must be undertaken to mitigate the effects of climate change. Key considerations include:

- Enhancing capacity for renewable energy.
- The impacts of increased frequency of extreme weather events, including flooding, bushfires, storms and drought.
- Factoring in climate change in relation to flood events and planning for development.
- Reducing carbon emissions across Council's operations and promoting emissions reduction throughout Casino and the wider Richmond Valley.
- Enhancing resilience and capacity for response and recovery in the event of extreme events.
- Minimising waste and maximising reuse and recycling.

b. Finalise and implement Flood Study/ Strategy

Prioritise the update of the Draft Richmond Valley Flood Study and incorporate its findings and recommendations into planning controls, and future structure/ master planning of identified growth areas.

c. Update Flood Controls

Update flood development controls under the Floodplain Risk Management Plan to reflect current practice and updated flood studies.

d. Minimise bushfire risk

Continue to ensure that all future development conform with the specifications and requirements set out in Planning for Bushfire Protection as required under Section 4.14 of the *Environmental Planning and Assessment Act 1979*.

e. Ensure suitable evacuation planning and resilience of the transport network

Consider evacuation planning and resilience of the transport network against natural hazards and more frequent weather events due to climate change rather than considering each area in isolation.



Direction 8: Secure adequate water supply and wastewater treatment capacity

Casino's drinking water has been recognised as among the best tasting water in Australia. Growing population and increased business and industrial activity will place additional pressure on available capacity of Casino's quality water supplies. As Casino grows and the effects of the Regional Job Precinct translate into increased business activity and demand on water supply, Council will continue to monitor capacity and put in place measures to maintain: water quality; the ongoing health of water catchments; water supply and treatment of wastewater; and the efficient use of water resources.

Water Security Bulk water supply is not currently an issue for the Richmond Valley LGA, but as climate patterns change, bringing longer periods of drought, inland communities such as Casino will experience greater water security challenges in the future. Council has been preparing for the impacts of climate change and increased development by investigating options to upgrade its bulk supply over the short to medium term. These options, to be implemented over the next 2-10 years will help to ensure there is sufficient water to meet the projected growth in the Casino township due to the Regional Job Precinct and Casino's access to flood safe residential land.

Objectives:

- Maintain high water quality in Casino
- Align water supply and wastewater treatment capacity with anticipated growth
- Ensure adequate water supply and suitable management of waste water



Richmond River and the Irving Bridge

Actions for Direction 8

a. Align the capacity of Casino's water supply to meet growth

Bulk water supply is not currently an issue for RVC, but as climate patterns change, bringing longer periods of drought, inland communities such as Casino will experience greater water security challenges in the future. Council has been preparing for the impacts of climate change and increased development by investigating options to upgrade its bulk supply over the short-medium term. These options, to be investigated over the next 2 to 10 years and implemented according to identified needs. This will ensure there is sufficient water to meet the projected growth in the Casino township due to the Regional Job Precinct and Casino's access to flood-safe residential land. Options for consideration include:

- Dead storage access of Jabour Weir.
- Pipeline from Toonumbar Dam.
- New bore locations (or purchase of existing bores within close proximity to future development) to access shallow and deep aquifers.
- Purified recycled water/ stormwater reuse at the site or development scale.
- Raising Jabour weir.
- Off-river storage dam on agricultural land adjacent to Jabour Weir that is elevated out of flooding extents.
- Large-scale stormwater capture and treatment (non potable).
- Water recycling via third pipe systems for new development (non potable).
- The reuse of surplus backwash water from the filters at the water treatment plant (non potable).
- Facilitate leakage reduction as a demand reduction measure.

Other options may arise. Council will work to confirm solutions and priorities and incorporate necessary infrastructure into its contribution plan in accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979*.

Refer to the Hydrogeology, water quality and demand analysis report (GHD 2022) for further information including prioritisation for upgrades.

b. Safeguard Casino's drinking water catchment

Continue to manage and protect Casino's drinking water catchment via cl 6.9 of the RVLEP 2012. Given the North West Priority Growth Corridor, Western Residential Investigation Area and parts of the Regional Job Precinct are located adjacent to or partly within the water catchment, ensure that future development that could impact on water catchment incorporates suitable water quality management measures in relation to ground water and surface runoff to prevent contamination of water sources.

c. Increase sewage treatment capacity

To address existing capacity limitations and accommodate the expected increased volumes of effluent from increased industrial activity and to cater for future residential growth, undertake upgrades of the existing Sewage Treatment Plant. As development occurs, measures will be put in place to augment the Sewage Treatment Plant as necessary.

Council will work to confirm solutions and priorities to inform necessary infrastructure funding arrangements to be facilitated via section 64 of the *Local Government Act 1993*.



Direction 9: Protect and enhance Casino's scenic landscape and views

The scenic qualities of Casino, its town centre and its natural and rural landscapes are a character defining and have potential to be impacted as new growth and development occurs. Identifying, protecting and

ensuring the ongoing enhancement of Casino's visual, scenic and cultural landscape qualities is essential to maintaining Casino's identity and promoting positive place perceptions into the future.

Objectives:

- Promote positive perceptions of the Casino townsite and its surrounds
- Identify and enhance important visual and scenic character elements that contribute to Casino's uniqueness, character and identity



Actions for Direction 9

a. Protect and enhance Casino's scenic and visual qualities

As new development occurs, there will be a need to identify important and significant scenic and cultural landscapes, and elements that should be conserved and protected. A managed development response will be required in relation to the scenic qualities of important and visually sensitive areas. Key considerations include:

- Unique landscape features (e.g hilly topography of South Fairy Hill Residential Investigation Area)
- Important vistas and view corridors (e.g. views towards the Richmond River and over alluvial plains)
- Scenic landscapes, visually sensitive areas and landscapes with important cultural values (e.g Jabiru Geenbeinga Wetlands)
- The Art Deco and broader heritage character of the Casino Town Centre
- The rural character of agricultural production lands.
- Key gateways such as the Summerland Way, Bruxner Highway and the Northern Rivers Rail Trail

b. Maintain hilly topography in the north west growth area

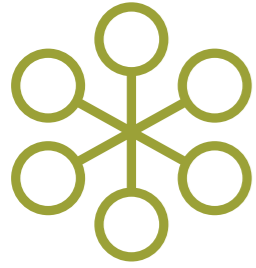
Minimise flattening of existing topography of North West Residential Growth Investigation Area (as practicable) to maintain the landscape character and facilitate outlook from new residential areas across the landscape.

c. Provide treed buffers to key roads

Provide treed buffers between main roads and new development, especially the road frontages of Regional Job Precinct areas and any RJP boundaries that are visible from Summerland Way, Reynolds Road and the Bruxner Highway.

d. Ensure all new development makes a positive contribution to the visual quality of the Northern Rivers Rail Trail

As a new gateway, ensure that all development, landscape and place making outcomes facilitate positive arrival experiences and perceptions of Casino as it relates to the Northern Rivers Rail Trail and the desire lines it creates through the townsite.



Direction 10: Collaborate with Aboriginal communities and protect Aboriginal objects and places

Casino is located within the traditional home of the Bundjalung Aboriginal Nation. Council acknowledges that the Bundjalung people have a continuous relationship with Country that has spanned thousands of years. The Aboriginal concept of Country includes the land, skies and waters. It incorporates people, plants and animals, and embraces the seasons, stories and

creation spirits. Country is both a place of belonging and a way of believing. Council recognises the special relationship First Peoples have with Country, and that learning and sharing knowledge with Aboriginal people can enrich the planning, design and delivery of projects and support the health and wellbeing of Country.

- Advance Council's contribution to Reconciliation
- Engage with and meaningfully involve the Aboriginal community in shaping Casino's future
- Collaborate with Aboriginal communities to protect Aboriginal objects and places



Actions for Direction 10

a. Improve the health and well-being of Country

Recognise the importance of Country to Aboriginal people by identifying opportunities to incorporate local Aboriginal knowledge, culture and tradition into projects.

Employ practices that align with the NSW Government Architect's Draft Connecting with Country Framework.

b. Develop a foundational and ongoing relationship with the Bundjalung Aboriginal Nation

Develop engagement and cultural awareness protocols in collaboration with the Aboriginal community to ensure appropriate engagement is done with knowledge holders throughout project life cycles.

c. Create opportunities for Aboriginal people to provide leadership and guidance

Increase Aboriginal participation in project and consultant teams as well as opportunities for co-design, decision-making, and governance.

This will be especially important in decision making relating to land use associated with the Draft Richmond Valley Regional Job Precinct Master Plan, proposed Casino Town Centre Master Plan and Local Housing Strategy.

d. Ensure Aboriginal objects and places are protected, managed and respected

As growth occurs, Council will maintain its commitment under the LSPS to ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of Aboriginal communities.

e. Align development outcomes with Local Aboriginal Heritage Study

Council will progress its commitment under the LSPS to collaborate with local Aboriginal communities to prepare a Local Aboriginal Heritage Study and adopt appropriate measures from the study into planning strategies, local plans, and ultimately future development outcomes to protect Aboriginal heritage.

APPENDIX A: IMPLEMENTATION

Action	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
Direction 1: Support business and employment growth			
a. Increase the supply and diversity of employment land in the Casino town site	Finalisation of the Richmond Valley Regional Job Precinct Master Plan and associated rezoning	Short	Richmond Valley Council Dept Regional NSW
	Diversity of employment land in the Casino Town Centre to be facilitated avian recommended rezoning process	Short	Richmond Valley Council
b. Maintain and support existing business and employment opportunities in industrial, commercial and rural areas outside of the Regional Job Precinct		Ongoing	Richmond Valley Council
c. Facilitate opportunities for growth and diversification in Casino's existing employment areas to complement and leverage the benefits of the Regional Job Precinct	Prepare an Employment and Centres Strategy	Short	Richmond Valley Council
d. Tailor planning controls in Regional Job Precinct areas to provide a diverse range of best-fit land opportunities for a range of low, medium and higher impact industrial uses that are suitable to local context	Finalisation of the Richmond Valley Regional Job Precinct Master Plan and associated rezoning	Short	Richmond Valley Council Dept Regional NSW
e. Establish and promote attractive opportunities for strategic industries and businesses		Ongoing	Richmond Valley Council Chamber of Commerce Destination NSW

Action	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
Direction 2: Increase housing supply and diversity			
a. Align the preparation of a local housing strategy with proposed Casino Town Centre Master Planning and Place Plan Priorities	Preparation of a local housing strategy	Short	Richmond Valley Council NSW Dept Planning and Environment
b. Prioritise delivery of new and diverse housing in the North West Priority Growth Corridor/ South Fairy Hill Residential Investigation Area	Subject to landowner-led structure plan, planning proposal (rezoning) and infrastructure strategy	Short to medium	Private landowners Richmond Valley Council
c. Ensure coordinated development and delivery of infrastructure in the South Fairy Hill Residential Investigation Area			
d. Prioritise short term rezoning of the Barlings Lane Residential Investigation Area adjoining the existing townsite	Subject to Council-led planning proposal (rezoning) process	Short	Richmond Valley Council NSW Dept Planning and Environment
e. Facilitate Large Lot Residential development in the North Casino Residential Investigation Area	Seek an adjustment to the Urban Growth Area boundary under NCRP 2041 to exclude North Casino as a Residential Investigation Area.	Short	Richmond Valley Council NSW Dept Planning and Environment
Direction 3: Reinforce Casino Town Centre as the heart of Richmond Valley			
a. Prepare a master plan for the Casino Town Centre and its frame	To be prepared parallel to Local Housing Strategy and Employment and Centres Strategy.	Short	Richmond Valley Council Community Chamber of Commerce

Action	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
Direction 4: Enhance Casino's liveability and tourism experience			
a. Leverage Council's investment in Casino Drill Hall Cultural Space and Information Centre as a hub for connecting and showcasing Casino's tourism experience	Engagement with community, tourism organisations/ agencies	Ongoing	Richmond Valley Council Destination NSW
b. Improve the safety and visual quality of connections between the Northern Rivers Rail Trail and key tourist destinations	Casino town centre master plan; Ongoing implementation of the PAMP; finalisation of the Richmond Valley Jobs Precinct Master Plan	Ongoing	Richmond Valley Council Dept Regional NSW
c. Substantially increase the number of tourist and visitor beds and support the delivery of a 3.5 Star (or greater) hotel with conference facilities and accommodation to support seasonal/ transient workers.	Casino town centre master plan to identify and facilitate opportunities for mixed use and tourism accommodation; engagement with industry providers and investment attraction	Ongoing	Richmond Valley Council Destination NSW
d. Diversify and improve Casino's public open space	Structure Planning and rezoning processes for South Fairy Hill and Barlings Lane to identify new and complementary opportunities for open space	Short/ Medium	Richmond Valley Council Private landowners
	Ongoing public space improvements via Council's community strategic and operational plan	Ongoing	Richmond Valley Council
e. Leverage investment from the Casino Showground	Engagement with community groups/ clubs, sporting, equestrian and tourism organisations/ agencies	Ongoing	Community/ Sporting groups (various) Richmond Valley Council Destination NSW Racing NSW

Action	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
f. Ongoing implementation of the Queen Elizabeth Park Master Plan 2020	Integration with the walking loop around the Richmond River and Identified place nodes	Ongoing	Richmond Valley Council
g. Support businesses that build on Casino's agricultural strengths and tourism experience		Ongoing	Local Producers Events Organisations (Casino Beef Week Promotions Committee Inc/ Primex) Richmond Valley Council Destination NSW
h. Ensure social infrastructure meets the ongoing needs of a growing community	As population growth occurs and the needs of the community evolve	Ongoing	Community/ Sporting groups (various) Richmond Valley Council
i. Incorporate Public Art into public places, community facilities and new development	As new development occurs	Ongoing	Richmond Valley Council
Direction 5: Connect and meaningfully engage with the Richmond River			
a. Enhance the place making qualities for areas identified as Richmond River Connection		Ongoing	Richmond Valley Council
b. Establish a continuous walking loop along the Richmond River		Medium	Richmond Valley Council
c. Provide an all-seasons over river pedestrian bridge		Medium	Richmond Valley Council
d. Activate the river's edge with restaurants/ cafés or other tourist related uses		Short/ Medium	Richmond Valley Council

Action	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
Direction 6: Move people and business safely, efficiently, and comfortably			
a. Align transport upgrades with business, employment and residential growth	As population growth occurs and the needs of the community evolve	Ongoing	Richmond Valley Council TfNSW
b. Improve streets and active transport networks	Ongoing implementation of the PAMP	Ongoing	Richmond Valley Council TfNSW
c. Green Casino's streets	Ongoing implementation of the PAMP	Short/ Medium	Richmond Valley Council TfNSW
d. Investigate potential to provide a second river road crossing at Casino		Short/ Medium	Richmond Valley Council TfNSW
Direction 7: Foster resilience, reduce risk and adapt to climate change			
a. Prepare a Climate Change Action Plan		Short	Richmond Valley Council
b. Finalise and implement Flood Study/ Strategy		Short	Richmond Valley Council
c. Update Flood Controls		Short	Richmond Valley Council
d. Minimise bushfire risk		Ongoing	Richmond Valley Council Rural Fire Service
e. Ensure suitable evacuation planning and resilience of the transport network		Ongoing	Richmond Valley Council Rural Fire Service TfNSW
Direction 8: Secure adequate water supply and wastewater treatment capacity			
a. Align the capacity of Casino's water supply to meet growth	As population growth occurs and the needs of the community evolve	Ongoing	Richmond Valley Council
b. Safeguard Casino's drinking water catchment	As population growth occurs and the needs of the community evolve	Ongoing	Richmond Valley Council
c. Increase sewage treatment capacity	Existing STP at capacity	Short	Richmond Valley Council

Action	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
Direction 9: Protect and enhance Casino's scenic landscape and views			
a. Protect and enhance Casino's scenic and visual qualities	As new development occurs	Ongoing	Richmond Valley Council
b. Maintain hilly topography in the north west growth area	Subject to delivery of new development at South Fairy Hill	Short/ Medium	Richmond Valley Council
c. Provide treed buffers to key roads	As new development occurs	Ongoing	Richmond Valley Council
d. Ensure all new development makes a positive contribution to the visual quality of the Northern Rivers Rail Trail	As new development occurs	Ongoing	Richmond Valley Council
Direction 10: Collaborate with Aboriginal communities and protect Aboriginal objects and places			
Improve the health and well-being of Country		Short/ Ongoing	Richmond Valley Council Casino-Boolangle LALC
Develop a foundational and ongoing relationship with the Bundjalung Aboriginal Nation		Short/ Ongoing	Richmond Valley Council Casino-Boolangle LALC
Create opportunities for Aboriginal people to provide leadership and guidance		Short/ Ongoing	Richmond Valley Council Casino-Boolangle LALC
Ensure Aboriginal objects and places are protected, managed and respected		Ongoing	Richmond Valley Council Casino-Boolangle LALC
Align development outcomes with Local Aboriginal Heritage Study		Ongoing	Richmond Valley Council Casino-Boolangle LALC

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