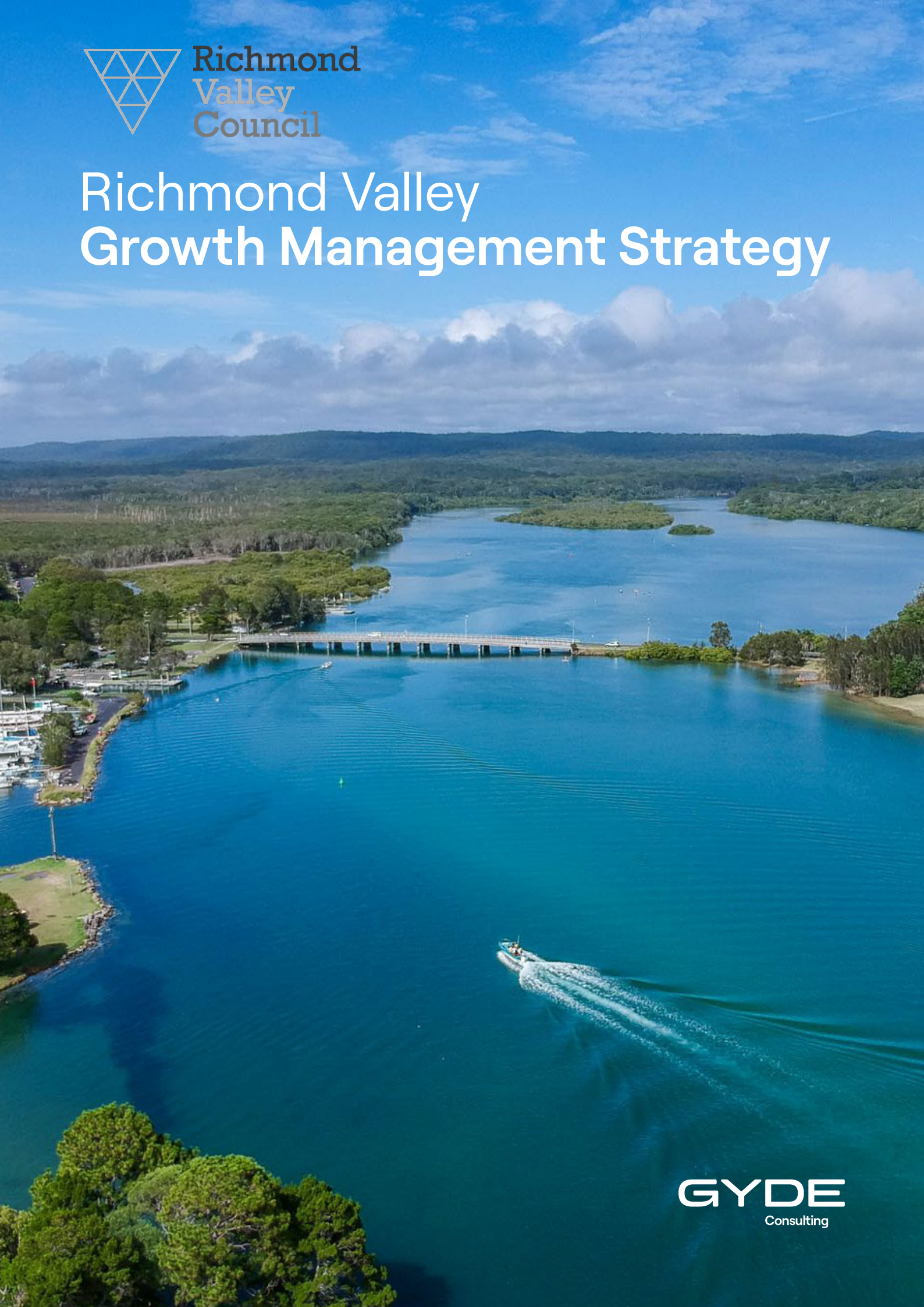




Richmond
Valley
Council

Richmond Valley Growth Management Strategy



GYDE
Consulting

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Message from the Mayor and General Manager

The **Richmond Valley Growth Management Strategy** is an investment in our future – a chance to reclaim our vision of a vibrant, thriving community and to build back better and more sustainably in the wake of the natural disasters we have endured.

The Richmond Valley's unique lifestyle, beautiful landscapes and thriving local economy will continue to attract new people and new investment over the next 20 years.

This Strategy takes a well-considered and balanced approach to urban growth, industrial development and ongoing agricultural enterprise to ensure that we continue to protect and preserve our cultural heritage, our local identity and the landscapes, rivers and beaches that we love.

The catastrophic floods of 2022 have changed the dynamics of our region and our main population centre of Casino is emerging as a strategic centre for the future.

Supported by the NSW Government's vision for the Regional Job Precinct, we will deliver the housing and employment the Richmond Valley needs to continue to grow and prosper.

This Strategy will help to provide more homes for our communities, with greater housing diversity to meet our changing needs.

It aims to position our Valley as an affordable place for working families, a welcoming place for those who aspire to the rural lifestyle and an inclusive place for everyone to live, work and play.

The Growth Management Strategy will help to guide and shape our future as a progressive and friendly community that is embracing its leadership contribution to the Northern Rivers.



Mayor
Cr Robert Mustow



General Manager
Vaughan Macdonald

Richmond Valley Council recognises the people of the Bundjalung nation as custodians and traditional owners of this land. We value and appreciate their continuing cultural connection to lands, their living culture and unique role in the life of this region.



Introduction

The draft **Richmond Valley Growth Management Strategy** (GMS) has been developed in response to the Richmond Valley's emerging role as a strategic centre in the Northern Rivers.

The GMS was identified as a key action in Richmond Valley Council's Local Strategic Planning Statement (LSPS), adopted in 2020.

However, a number of changes have occurred since that time to reshape the future of our 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
- The impacts of catastrophic flooding throughout the Northern Rivers in March 2022.

These events have shifted the way our regional economy functions and the way our communities inter-connect.

It is a profound and permanent change and the way we plan for our future must also change.

The Richmond Valley is ready to take on a stronger role in the Northern Rivers and this strategy will help to achieve the important balance between exploring new opportunities for growth and prosperity, and preserving the unique lifestyle, landscapes and local identify our community loves.

Purpose of the Richmond Valley Growth Management Strategy

The purpose of this GMS is to support and guide the growth of both residential and employment land in the Richmond Valley.

The Growth Management Strategy will:

- Provide evidence regarding the current and future projected demand for and supply of employment and residential land
- Establish key principles to enable Council to plan for sustainable growth in the Richmond Valley
- Provide clear direction regarding the location and priorities for managing growth of employment and residential land.

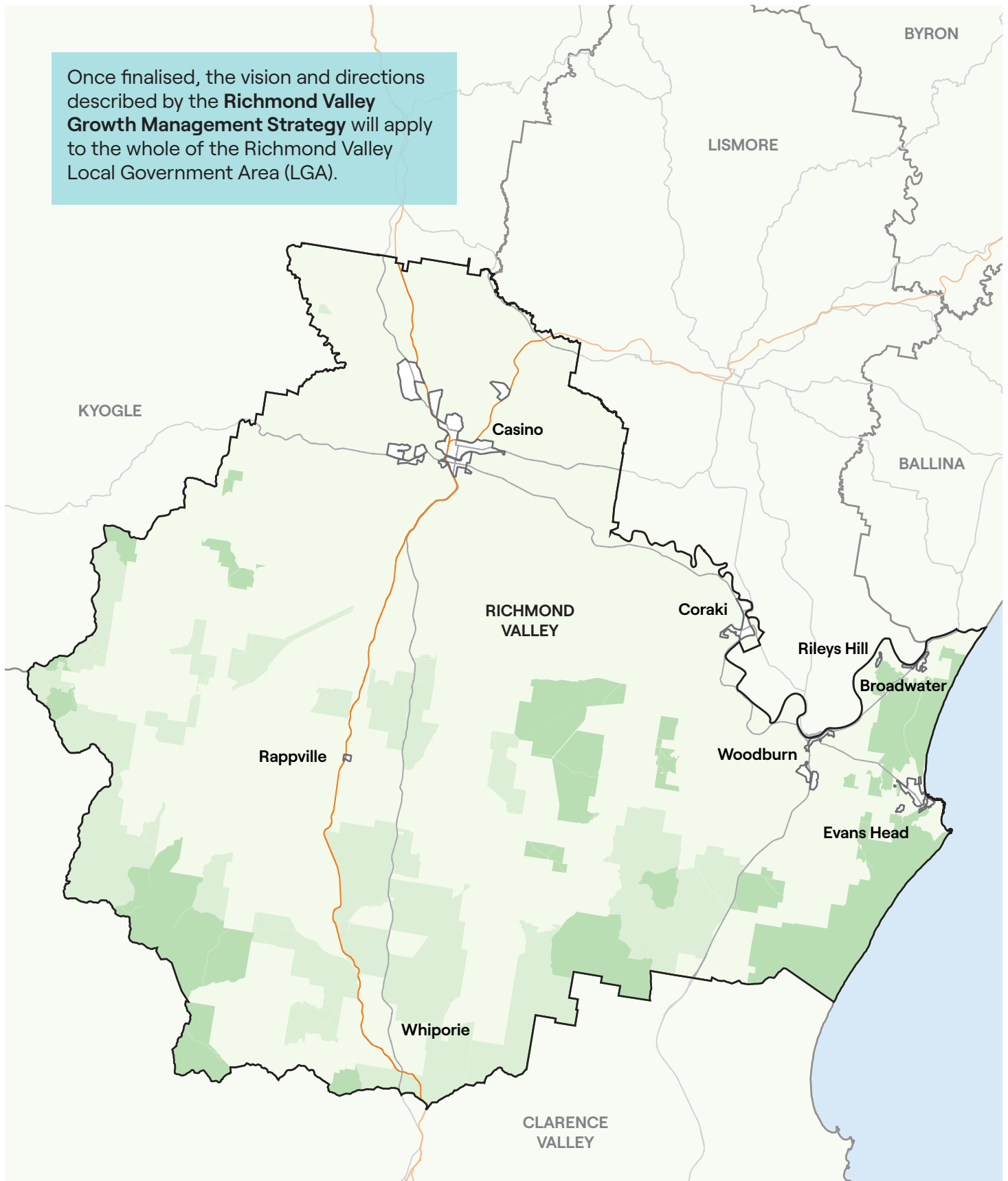
Alignment with the Richmond Valley Regional Job Precinct

The GMS informs the strategic directions of the **Richmond Valley Regional Job Precinct Masterplan (RJP)** and **Casino Place Plan (CPP)**

While the RJP and CPP focus on supporting growth of employment and residential land in and around Casino, the GMS provides a wider perspective across the Richmond Valley, and includes the key towns and villages of Evans Head, Coraki, Woodburn, Broadwater, Rileys Hill and Rappville.

Context

Once finalised, the vision and directions described by the **Richmond Valley Growth Management Strategy** will apply to the whole of the Richmond Valley Local Government Area (LGA).



Strategic Planning Context

The **Richmond Valley GMS** has been prepared within a rapidly-changing strategic planning context.

Key drivers of change that will impact on both demand for and supply of land for employment and new homes include:

- Increased exposure to natural events such as flood and bushfire in a changing climate. This will impact on the suitability of certain lands for future development and increase pressure for flood-safe housing within the region
- Continued high demand for housing from the tree-change/work-from-home city exodus prompted by the COVID pandemic
- Changing community perspectives in housing choice, sustainability and lifestyle
- Significant government investment in the upgraded Pacific Highway and Regional Job Precinct to make the Valley more accessible and attractive as a place to live and work.

Following are the key documents guiding the strategic planning context under which the GMS will sit.

North Coast Regional Plan 2041

The North Coast Regional Plan 2041 is the NSW Government's blueprint to deliver the vision for the NSW North Coast to be the best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities.

The Plan sets three regionally focused goals:

- Liveable, sustainable and resilient
- Productive and connected
- Growth change and opportunity.

The Plan acknowledges the significant changes that have happened across the North Coast over the past 5 years.

The Plan recognises the need to respond to key drivers of change, including COVID-19 which will require a stronger focus on facilitating new jobs and housing for a rapidly growing population, while ensuring all new development is done safely.



The Plan aims to avoid new development in high risk areas prone to bushfire and flooding.

The Plan also capitalises on several major infrastructure investments that are already underway to help transform and enhance the region's economic and social wellbeing and drive job creation.

These include the ongoing upgrade of the Pacific Highway, the Clarence Correctional Centre, the Tweed Valley Hospital and the Richmond Valley Regional Job Precinct. The Plan includes actions to promote these economic drivers.

A critical action in the Regional Plan is to establish a Regional Urban Development Program to ensure the region can identify a 10-year housing pipeline to accommodate a rapidly growing population.

Richmond Valley Council has submitted a response to the Regional Plan, highlighting a number of key concerns.

Firstly, Council has advocated for Casino's critical role in anchoring and advancing the regional economy and disaster-proofing the Northern Rivers.

Accordingly, Council has asked for the designation of Casino as a Strategic Centre, allowing for the development of essential services, industries, retail and housing to support the region's future.

Council has also conveyed the importance of including the Richmond Valley in the North Coast Urban Development Program (UDP). This Program aims to ensure a 10-year housing pipeline across the North Coast, addressing concerns of housing availability and affordability.

Council has advocated Casino as an essential part of the region's long-term growth, particularly in the context of catastrophic flood risk across the Northern Rivers.

Casino provides an opportunity to progress with sustainable housing development on flood-safe lands within the region and should be included in the UDP as a priority.

Richmond Valley Community Strategic Plan

The Richmond Valley Community Strategic Plan (CSP) sets the long-term strategic direction for the community. It identifies community priorities for the next 10-20 years.

All Council plans and activities are based on the strategic goals identified in the CSP and the supporting Delivery Program.

The Richmond Valley community has identified housing and employment as key priorities for the future and the GMS was developed in response to this strategic direction.

Council is currently working with the community to develop the Richmond Valley 2040 Community Strategic Plan. Key directions from the Growth Management Strategy will be incorporated into this Plan.

Richmond Valley Local Strategic Planning Statement 2020

The preparation of the GMS is a priority action from the Local Strategic Planning Statement (LSPS).

The LSPS recognises the importance of Richmond Valley in terms of its contribution to the agricultural and manufacturing industries. The LSPS also identified the need for additional housing to accommodate a growing population.

The key actions from the LSPS regarding the GMS include:

- **Action 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
- **Action 8.2** – prepare Local Growth Management Strategy for future commercial and industrial areas, including opportunities to capitalized on freight and logistics transport routes in the area.

As mentioned above, since the LSPS was adopted in 2020, there have been a number of drivers of change that will create even greater demand for both employment land and housing.

NSW Government Response to the NSW Independent Flood Inquiry

In March 2022 the NSW Government commissioned an independent expert inquiry into the preparation for, causes of, response to and recovery from the 2022 catastrophic flood event across NSW.

The Inquiry included a number of recommendations regarding planning better for living with flood risk including improved flood planning and preparing disaster adaptation plans for all towns.

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 GMS and its implementation.

The newly established Northern Rivers Reconstruction Corporation will play a specific role across the Northern Rivers, including the Richmond Valley.

While the initial focus of the Reconstruction Corporation is on reconstruction activities, it will also work with businesses to attract and retain investment in the region, with a particular focus on job creation and long-term economic growth.

Richmond Valley Regional Job Precinct

In 2021, the NSW Government announced the establishment of the Richmond Valley Regional Job Precinct, to support the growth and diversification of jobs and businesses in Richmond Valley.

The aim of the Regional Job Precinct (RJP) is to unlock land for employment uses and deliver faster planning approvals. This will provide Council, the Richmond Valley communities, industry and businesses with greater confidence around future

investment and development.

The Richmond Valley RJP focuses on Casino to unlock new industrial land and create more jobs for the region. It will also focus on identifying land for new homes, to attract new workers and their families to Casino.

The Richmond Valley RJP will catalyse opportunities to create new jobs in agriculture, manufacturing and renewable energy sectors.

The precinct will assist with business diversification by identifying value-adding opportunities for existing industries and local producers.

2022 Housing Package

The 2022 Housing Package is the NSW Government's response to the Regional Housing Taskforce, which was established in 2021 in response to increased pressures on the supply and affordability of housing in Regional NSW.

The five main recommendations made by the Regional Housing Taskforce were to:

- Support measures that bring forward a supply of 'development ready' land
- Increase the availability of affordable and diverse housing across regional NSW
- Provide more certainty about where, when and what types of homes will be built
- Investigate planning levers to facilitate the delivery of housing that meets short-term needs
- Improve monitoring of housing and policy outcomes and demand indicators.

In response, the NSW Government has adopted all recommendations of the Regional Housing Taskforce as part of a comprehensive effort to improve housing supply and affordability in regions.

The NSW Government has set a target of delivering 127,000 new homes across regional communities over the next 10 years.

Key actions to meet this target include:

- The roll out of a Regional Urban Development Program to ensure supply of development-ready land for new homes
- Benchmark targets for housing supply and serviced land in regional NSW
- Monitoring of key housing performance indicators via digital data platforms
- Regional Housing Strategic Planning Fund to prioritise upfront planning
- Removing the barriers to diverse and affordable regional housing through policy reform.

The Housing Package will support Council’s initiatives to boost the supply of diverse and affordably priced housing in existing centers and towns as well as identify new ‘greenfield’ residential areas.

Existing Richmond Valley Settlement Strategies

This GMS and subsequent Place Plans will ultimately replace a number of existing urban growth strategies and plans including:

- Casino Urban Land Release Strategy (2005)
- Evans Head Urban Land Release Strategy (2006), and
- Richmond River Rural Residential Development Strategy (1999).

Strategic Line of Sight

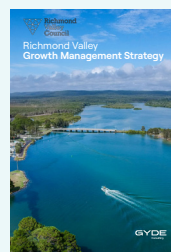
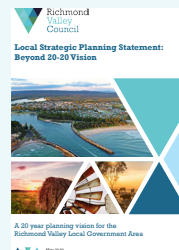


North Coast Regional Plan 2041

Updates the planning priorities relevant to each LGA in the North Coast Regional Plan Area, which includes Richmond Valley

Local Strategic Planning Statement

Provides direction in relation to implementing the outcomes of the North Coast Regional Plan

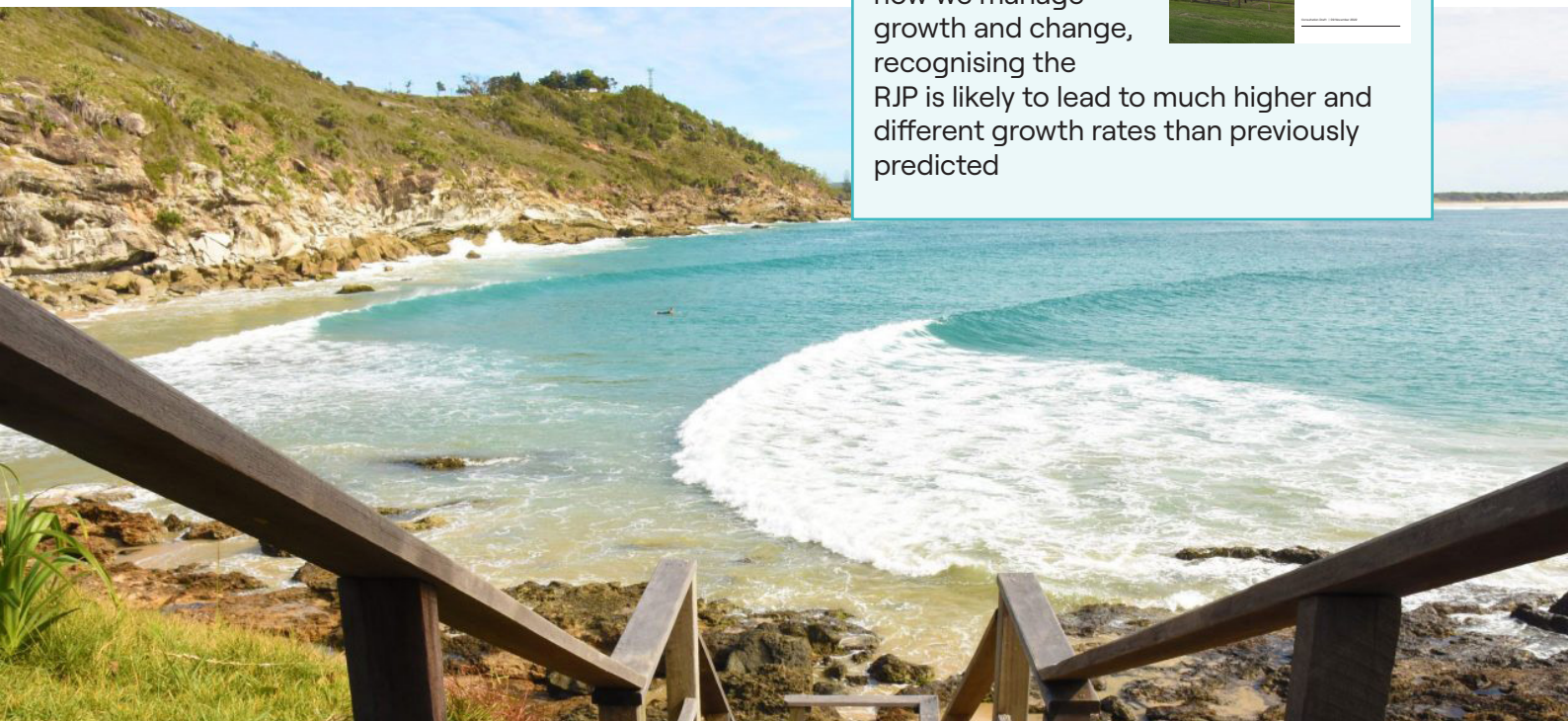
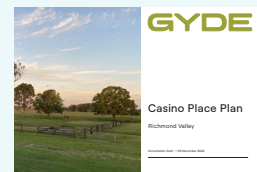


Growth Management Strategy

Sets the LGA-wide directions for land use planning, taking a broad view of issues like employment, housing, and environmental protection across rural and urban contexts

Casino Place Plan

Sets the township-level directions for how we manage growth and change, recognising the RJP is likely to lead to much higher and different growth rates than previously predicted



Richmond Valley

TOTAL POPULATION

23,550
AT 2021

PROJECTED TO BE

27,650
BY 2041



MEDIAN AGE
AT 2021:

44
YEARS

DOMINANT AGE
GROUP AT 2021:

45-59
YEARS

TOTAL DWELLINGS

10,970
AT 2021

MINIMUM IMPLIED
DEMAND

13,550
BY 2041



AVERAGE HOUSEHOLD
SIZE AT 2021:

2.35
PEOPLE

HOUSEHOLD COMPOSITION AT 2021:

- 67.9%** FAMILY HOUSEHOLDS
- 29.2%** SINGLE PERSON HOUSEHOLDS
- 2.9%** GROUP HOUSEHOLDS



GROSS REGIONAL
PRODUCT AT 2021:

\$920
MILLION

LOCAL BUSINESSES
AT 2021:

1,731

LOCAL JOBS
AT 2021:

7,922

LEADING INDUSTRY SECTORS (VALUE ADDED):

MANUFACTURING

22.1%

AGRICULTURE,
FORESTRY & FISHING

14.6%

HEALTHCARE &
SOCIAL ASSISTANCE

9.9%

A Rapidly Changing Growth Trajectory

Population Projections

There has been a significant change in the Richmond Valley's growth trajectory since the State-wide population projections were published by the NSW Government in 2019.

The 2019 projections forecast that Richmond Valley's population would be stable out to 2036, followed by a pattern of decline as a result of working age residents moving away from the LGA for a range of reasons.

In May 2022, the NSW Government provided an update to their population projections, adjusting the forecast considerably when compared to those from 2019.

For the first time, the updated projections took into account the recent impacts of the COVID-19 pandemic, reflecting changes to migration patterns across all of regional NSW.

The updated projections instead model a steady population growth from 2022 to 2041, and demonstrate retention of the working age population.

However, this GMS has accounted for further adjustments to population projections, as a result of a range of internal and external factors.

Refer to Figure 2 for the revised 20-year population projection of the Richmond Valley. Revised population projects up from an average of 0.3% per annum to an average of 0.7% per annum.

If achieved, these projections would lead to an approximate addition of 4,100 people.

The following factors are anticipated to generate even greater growth in the Richmond Valley LGA, and strategic planning efforts will need to be upfront and comprehensive in order to respond to greater demand.

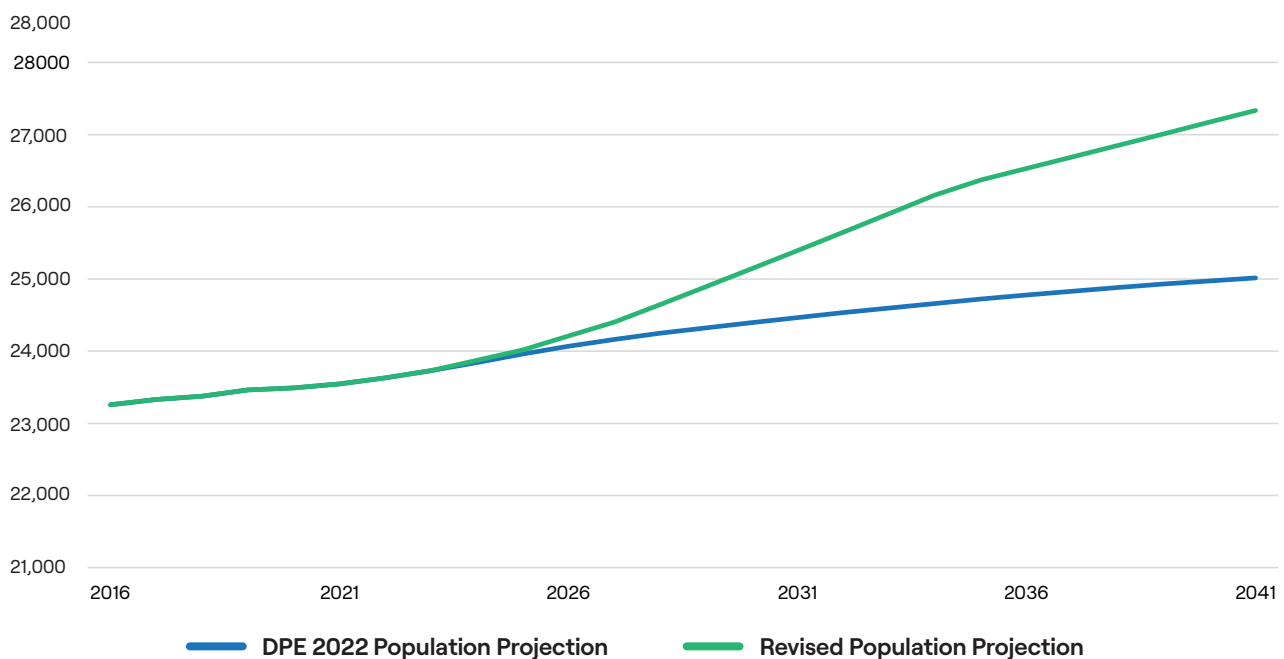


Figure 2: Richmond Valley 20-year Population Projections. Source: DPIE 2022 and GYDE Consulting

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.

COVID-19 Pandemic

The COVID-19 pandemic has seen even greater than predicted growth in regional populations across the whole of Australia.

Further, patterns of economic decentralisation have expedited economic growth to regional economies, promoting new industry and demand for employment land.

Regional Investment

The revised projections also take into account several initiatives that have been recently completed or are already in motion which will collectively boost the Richmond Valley's 'reach' and ability to attract investment.

Some of the most transformative of these initiatives include the following:

- **Pacific Highway Upgrades**

The Pacific Highway upgrades, from Woolgoolga to Ballina, opened to traffic in late 2020.

This has reduced travel times and fuel costs for transport operators and for motorists during holiday periods and will allow for amenity to be improved in towns such as Woodburn and Broadwater, which have now been bypassed along the route.

- **Regional Job Precinct**

The RJP at Casino, announced in early 2021, will enable a range of improvements leveraging several projects that have already been delivered and creating the platform to further boost investment in new and enhanced industrial activities in the town.

The level of potential employment gains is expected to warrant a major overhaul of the urban footprint and urban structure available to meet the housing needs of a growing workforce.

- **Northern Rivers Rail Trail**

The Northern Rivers Rail Trail will see Casino become a launching off and landing point for what will ultimately be an iconic tourism asset for the entire region.

In 2019, the Richmond Valley segment secured funding for delivery, with further segments on track to be progressively delivered over the next 5 years.

Population Growth Rate

The 2019 population growth rate in the LGA was forecast to begin slowing by around 2026, then to plateau. By 2031, the population growth rate was predicted to drop below zero, meaning the population of Richmond Valley would be declining.

The updated 2022 projections still anticipate a slow down in population growth, however the LGA will continue to grow with an average growth rate of around 0.3% by 2041.

The revised projections anticipate a sustained population growth rate of between 0.6 and 1.0% per annum out to 2041.

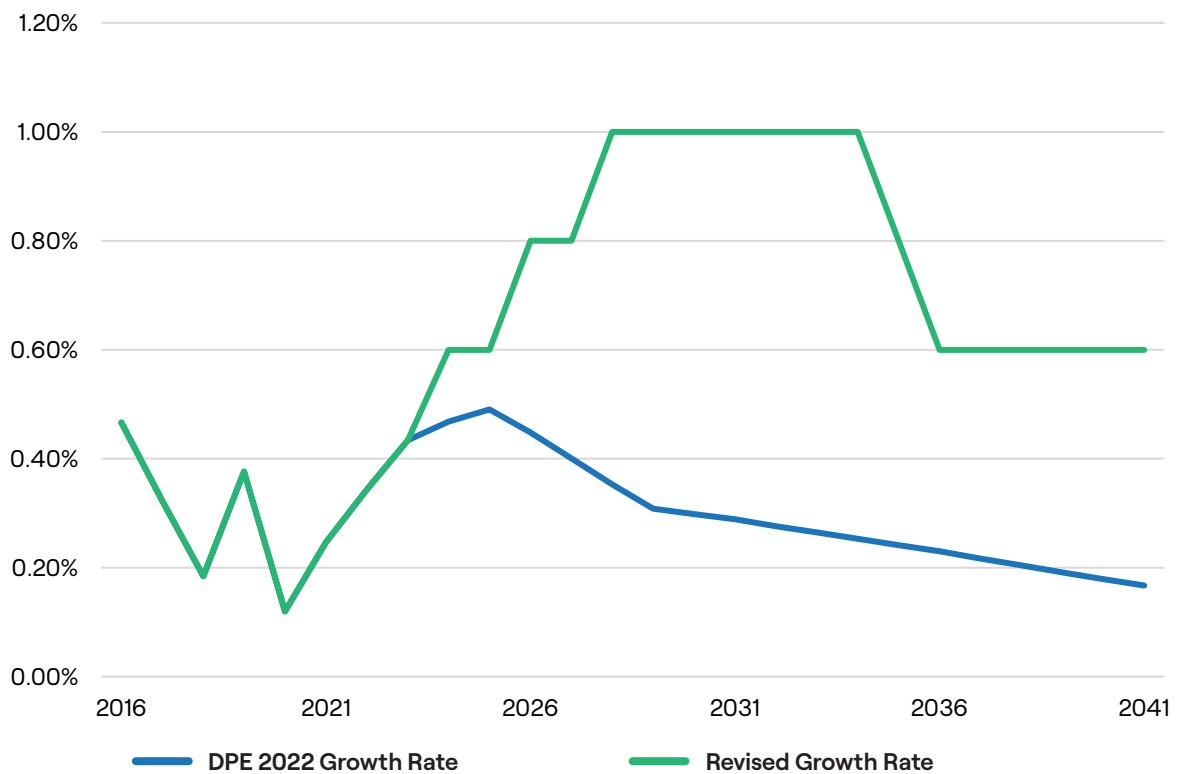


Figure 3: Richmond Valley 20-year Growth Rate. Source: DPIE 2022 and GYDE Consulting

The graph shown in Figure 3 outlines the change in the growth rate compared with what had been predicted by the NSW Government in 2022.

If achieved, these annual growth rates will lead, over time, to a much greater population than previously expected.

Working-age Population

The revised projections forecast approximately 13,300 people of working age living the LGA in 2041, which is a 10% increase in working age population above what had been predicted in 2019.

This assumption reflects the potential level of jobs growth stemming from investment and opportunities that are already underway.

This adjustment will likely also lead to an increased number of children, as typically associated with working age households.

Housing Supply

The changes in predicted population must also be reflected in changes to the LGA's future housing supply, including how the market operates.

To meet the baseline needs of the envisaged future, an increased volume of housing supply must be simultaneously supported by structural changes that diversify the types and tenure of new homes available.

Planning and delivery efforts will also need to make adjustments that account for the likelihood of a latent unmet demand, and mitigate future risks to housing supply arising from, for example, the conversion of existing stock to short term rental accommodation catering to visitors.

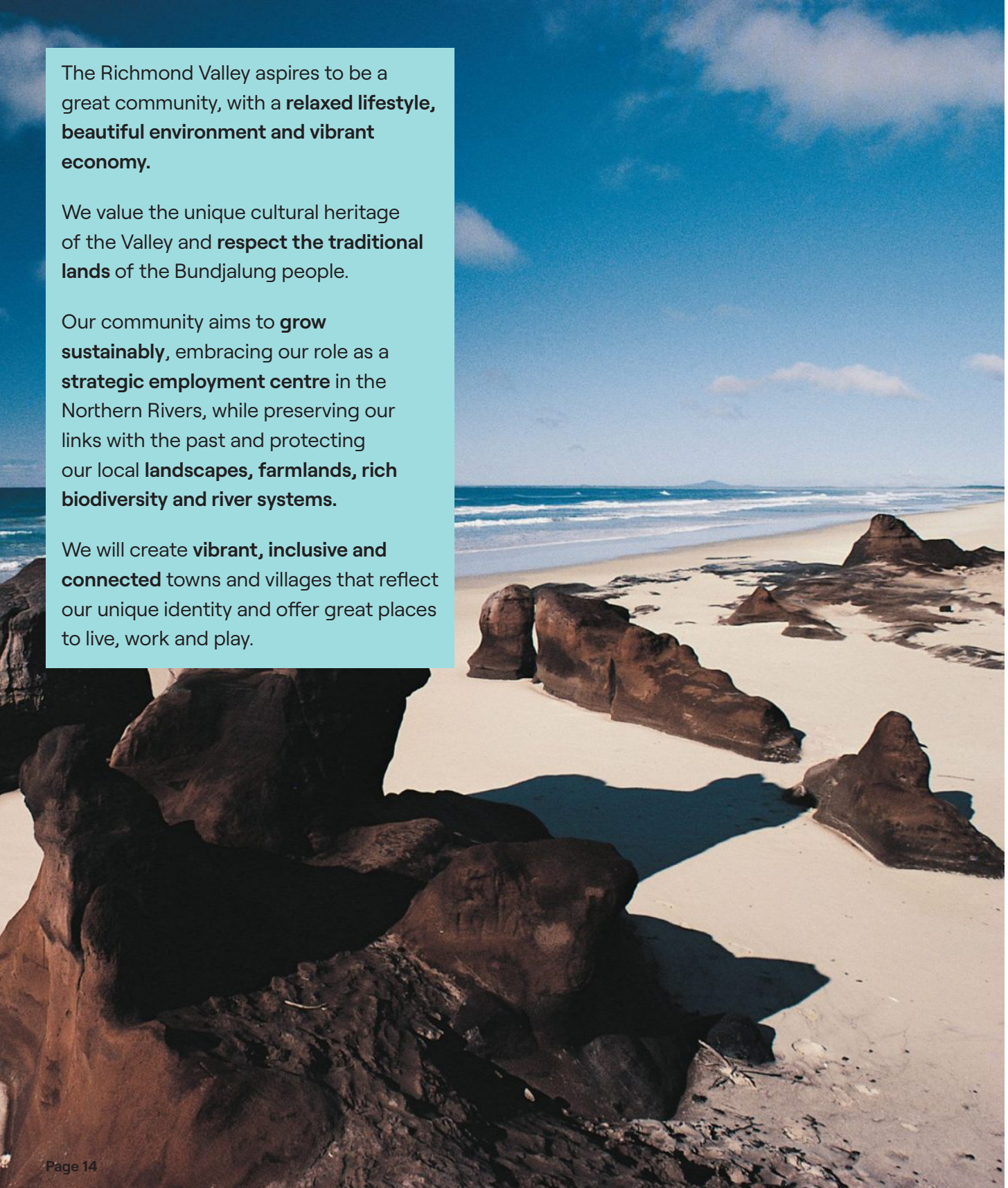
Vision

The Richmond Valley aspires to be a great community, with a **relaxed lifestyle, beautiful environment and vibrant economy.**

We value the unique cultural heritage of the Valley and **respect the traditional lands** of the Bundjalung people.

Our community aims to **grow sustainably**, embracing our role as a **strategic employment centre** in the Northern Rivers, while preserving our links with the past and protecting our local **landscapes, farmlands, rich biodiversity and river systems.**

We will create **vibrant, inclusive and connected** towns and villages that reflect our unique identity and offer great places to live, work and play.



Economic Growth Principles

Boost Casino as a Regional Job Precinct

The Regional Job Precinct (RJP) program is a State Government initiative designed to deliver improvements in the NSW planning system that support private investment and job creation in regional areas.

The program focuses on locations with 'market ready' land and a demonstrated need for fast-tracked changes to planning rules or guidelines. To date, RJP's have been announced at Albury, Richmond Valley (Casino), South Jerrabomberra, and Namoi.

Casino already offers a well-established cluster of agricultural and manufacturing businesses, along with a variety of other traditional and niche industries.

Casino's selection recognised the potential to elevate the area into a hub focused on high-value agriculture, food processing, manufacturing, distribution and renewable energy, creating more jobs for the region.

The RJP will foster new and emerging businesses, facilitate interactions between operators, identify labour and resource needs, and generate economies of scale to assist with business diversification and to create value adding opportunities for existing industries and local producers.

What is included in the Richmond Valley RJP boundary?

- Nammoona Industrial Area
- Casino Food Co-op Complex
- Sewerage Treatment Plant and surrounds
- Johnston St Industrial Area and surrounds.

Refer to Figure 4 - Richmond Valley RJP.

Strengthen retail and commercial uses in town centres

The Richmond Valley is supported by a range of vibrant towns and charming villages. These great places are home to much of our population, and offer the essential services and amenities that power our community.

The focal point of the Richmond Valley is the town of Casino, a well-established regional hub, boasting a diverse economy and a range of commercial offerings. Commercial zones within the town of Casino include:

- **Casino town centre** (B3 Commercial Core)
- **South Casino** (B2 Local Centre)
- **Johnston Street** (B1 Neighbourhood Centre).

Smaller towns and villages include Woodburn, Evans Head, Broadwater, Coraki and Rileys Hill. These places offer clusters of local services, retail, restaurants and cafes. Commercial zones within the region's villages include:

- **Evans Head's town centre** (B2 Local Centre)
- **Woodburn and Coraki's village centres** (RU5 Village).

Council is focused on strengthening the established commercial and retail offerings in these existing centres, and coordinating services in a manner that is complementary, strategic and sustainable.

➔ **Direction 1:** Focus the delivery of commercial growth within the footprint of existing commercially zoned areas.

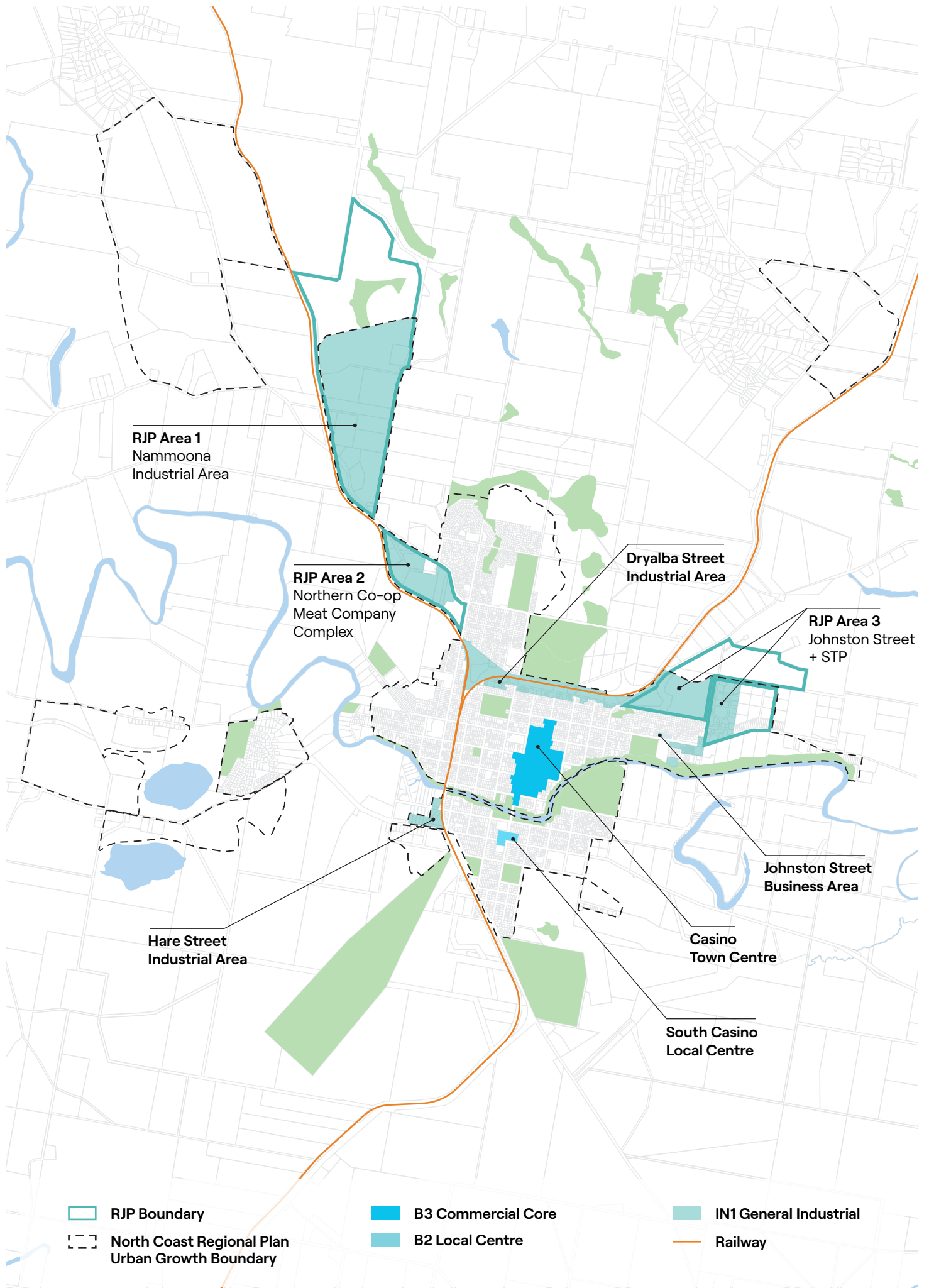


Figure 4: Richmond Valley Regional Job Precinct

Deliver sufficient and suitable industrial lands

The Richmond Valley is home to a well-established manufacturing, agricultural and food processing economic cluster. These industries comprise some of the region’s largest economic sectors and provide for a diverse employment base.

Such land uses drive demand for well-located and well-serviced industrial lands in the Richmond Valley to meet the operational needs of our businesses.

Providing for the ongoing delivery of sufficient and suitable industrial lands is critical to ensuring that our communities can continue to access local services and job opportunities into the future.

Existing industrially zoned lands in the Richmond Valley are located in parts of Casino, Coraki, Evans Head, Woodburn and Broadwater.

→ **Direction 2:** Ensure a generous supply of land for industrial purposes to meet the forecast demand over the next 20 years.

Support a strong and diverse employment base

Supporting the Richmond Valley to sustainably develop and diversify will strengthen the region’s ability to respond to changing global economic and policy influences and build resilience in a changing climate

With a strong economic base in agriculture, manufacturing, tourism and service industries, the Richmond Valley is well positioned to adapt and respond to the new economy.

Council will focus on promoting innovation and building economic diversification – supporting the growth of allied and emerging industries, including agribusiness, on-line economies and renewable energy.

→ **Direction 3:** Support industry diversification by identifying new avenues for innovation, such as partnerships, funding arrangements or community-led programs.

Employment Zone Reform

In December 2021, DPE introduced five new employment zones and three new supporting zones to deliver a simplified framework to support a productive economy.

In the Richmond Valley, land previously zoned IN1 - General Industrial will be adopted as E4 - General Industry and W4 - Working Waterfront (in Evans Head).

Land zoned B1 - Neighbourhood Centre and B2 - Local Centre will adjust to E1 - Local Centre. B3 Commercial Core will adjust to E2 - Local Centre.

Employment zone reforms have been deferred for areas located in the RJP boundary.

Employment Zone Reform

IN1 - General Industrial

E4 - General Industry

W4 - Working Waterfront (in Evans Head)

B1 - Neighbourhood Centre

E1 - Local Centre

B2 - Local Centre

E1 - Local Centre

B3 - Commercial Core

E2 - Commercial Centre

Residential Growth Principles

Focus growth in Casino as a major centre

The Northern Rivers region has seen unprecedented growth in recent years, with regional migration driving up demand for residential growth.

However, vast areas of the LGA are increasingly constrained by important environmental and other land use conflicts, which can limit capacity for growth.

It is thus essential to stimulate demand for residential development in strategically beneficial locations; utilising existing infrastructure and delivering residential land to relieve housing pressure in constrained areas.

As the LGA's largest town and major service centre, located on relatively unconstrained land, Casino is well-placed to accommodate more than 60% of such growth.

Council will seek to focus residential supply in and around the town of Casino to continue to deliver residential development in suitable locations.

→ **Direction 4:** Support the coordinated and sustainable growth of Casino by progressing the findings of the Casino Place Plan.

Ensure sufficient residential lands for population growth

Delivering timely and sufficient land for housing that is suitable for the community is essential to the sustainable growth of the LGA over the next 20 years.

Council will work to increase density in urban areas, with a focus on infill and urban renewal, and deliver targeted expansion only in strategically planned locations.

In doing so, new development can benefit from access to existing services and infrastructure, as well as greater connectivity and established community.

Meanwhile, urban expansion into rural lands can be minimised, reducing environmental impacts and land use conflict.

Council will seek ongoing engagement with stakeholders, and will provide clarity around those lands prioritised for residential growth.

High-quality housing in great places

Delivering attractive, amenable and exciting neighbourhoods with distinct local character and a strong sense of community will ensure the successful and sustainable growth of the LGA.

Residential growth will involve the delivery of high quality, well-located and sustainably designed housing that promotes the efficient use of land in the LGA.

→ **Direction 5:** Participate in DPE's North Coast Urban Development Program.

→ **Direction 6:** Investigate place-making opportunities to enhance local character and reinforce a sense of community (e.g. storytelling, public art, social engagement).

Provide a range of housing opportunities and choices

As the Northern Rivers region continues to grow, residential land that can suitably house our community will need to be planned and delivered.

Council will need to provide for our community's diverse housing needs, while balancing environmental constraints and maintaining housing affordability and liveability.

It is recommended that structure or precinct planning be undertaken for urban investigation areas, to be submitted to DPE prior to seeking a rezoning.

Diverse Housing Needs

Council will work to provide a wide range of dwelling types to meet the varied and changing needs of our community.

New low-medium density housing, affordable housing and housing for seniors will be a focus for delivery.

- **Direction 7:** Prepare a robust Local Housing Strategy for the Richmond Valley LGA.
- **Direction 8:** Establish priorities to manage demand for affordable housing with the provision of short-term rental accommodation.

Deliver well-planned rural residential areas

Rural residential lands typically contain low density housing in rural or urban fringe areas.

Rural residential areas can be characterised by large lot sizes and a wide range of lifestyle benefits associated with rural amenity. As such, the typology is often in high demand, particularly in regional LGAs.

Delivery of Rural Residential Areas

Rural residential areas require careful and considered planning and management, as their delivery can often inherently conflict with other rural land uses.

Existing agricultural land, high environmental values or land subject to hazards can frequently conflict with land proposed for rural residential purposes.

Moreover, with large lot sizes and low density living, rural residential developments can easily contribute to detrimental sprawl, while delivering only minor contributions to the community's overall housing needs.

Council will continue to provide clarity to the community and stakeholders around the use of certain strategic lands for rural residential purposes.

- **Direction 9:** Investigate DCP (including site-specific) amendments to ensure controls are in place to manage the nature of development in rural residential zones.



Sustainable Growth Principles

Protect our environment and biodiversity

The Richmond Valley's expansive coastline, estuaries and waterways are defining elements of the region, sustaining one of the most biologically diverse regions in Australia.

Poorly managed development has the potential to severely degrade vulnerable environments. Policy makers must work to focus development to areas of least biodiversity sensitivity in the region.

Establishing a long-term framework to enhance ecological health and biodiversity will help preserve the region's unique environmental values by providing clear directions for future development.

→ **Direction 10:** Engage with the NSW Government's review of biodiversity and land management statutory frameworks.

Sustainably respond to the changing nature of our climate

The impacts of climate change increasingly threaten the structure of our cities and regions, destabilising our economies, the health of our environment, and the wellbeing of our communities.

Climate resilience is the ability to anticipate, prepare for, and respond to hazardous events, trends, or disturbances related to climate. Managing natural hazards can involve developing innovative ways to manage water, harness renewable energy and prepare for the impacts of climate change.

Ensuring a sustainable development future for the Richmond Valley will bolster the region's climate resilience. As the Richmond Valley continues to develop, sustainability and resiliency will be at the forefront of future growth.

→ **Direction 11:** Investigate site-specific DCP standards to ensure controls are in place to effectively manage development in vulnerable environments.



Coordinate infrastructure delivery

Sustainably and viably implementing the growth identified in this strategy will rely on the coordinated delivery of infrastructure such as roads and transport networks, water supply, stormwater and sewer, as well as key spaces such as community centres, open spaces and recreational facilities.

Council will work to direct development in the Richmond Valley towards existing infrastructure, optimising their efficiency and promoting the co-location of new infrastructure.

Council will also look to investigate potential forward funding of infrastructure such as footpaths, cycle paths or stormwater to remove possible barriers to development in appropriate locations.

- **Direction 12:** Establish public and active transport priorities within the LGA, with a focus on boosting commuter uptake of public/active options. Monitor public transport provision and capacity and advocate for improvements where service capacity and upgrades are required, with a view to promoting 15-minute neighbourhoods.
- **Direction 13:** Finalise the Richmond Valley Water Scoping exercise.

Monitor and manage land use change and conflicts

To ensure the successful delivery of growth in the Richmond Valley, Council will regularly monitor and review patterns of change.

Regular monitoring to identify potential land use opportunities, conflicts or threats can enable the identification and implementation of suitable control measures.

Council will continue to make relevant and up to date environmental data publicly accessible to streamline development processes.

This Growth Management Strategy has undertaken an audit of land identified as 'Investigation Areas' in the North Coast Regional Plan.

The audit attempts to better understand the opportunities and constraints of such land in order to aid in the prioritising of necessary areas for growth.

- **Direction 14:** Utilise the data collected as part of the Urban Land Monitor to inform future land delivery and absorb into the Richmond Valley Local Strategy Planning Statement.
- **Direction 15:** Review growth area mapping as new desktop and onsite field assessment environmental data becomes available to identify areas of high environmental value (HEV) and/or environmental constraints, avoid land use intensification in those areas, and protect areas of HEV by the application of a suitable conservation zone.
- **Direction 16:** Avoid constrained land when rezoning land for urban purposes.

Create vibrant, liveable communities with distinct identities

Council is continually striving to create attractive, connected and amenable towns and villages throughout the LGA.

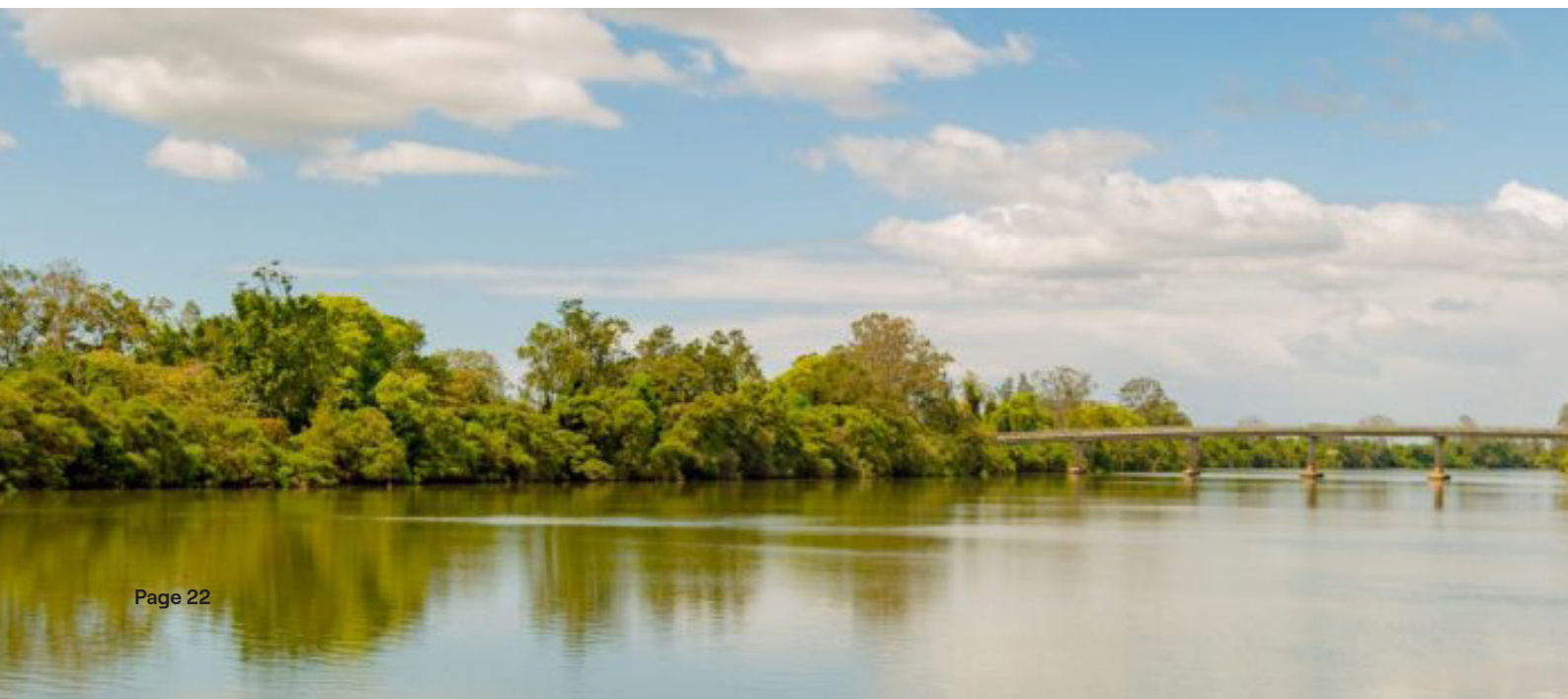
These places are envisaged as vibrant and active, with thriving economies and strong local communities.

Creating a complementary network of centres relies on a clear hierarchy between the various towns and villages, as well as a distinct understanding of place values.

Our heritage, character and cultural values are the bedrock of our community, and providing for their ongoing protection and celebration is an essential part of our development.

The identification and preservation of cultural value can contribute to growth in other aspects of development, including community pride, place-making, tourism and investment.

→ **Direction 17: Prepare Place Plans for the LGA's towns and villages.**



Residential Lands

Residential Demand Analysis

The population projections prepared in 2022 by the Department of Planning and Environment have predicted that the Richmond Valley will increase by 1,759 people over the next 20 years, bringing the total population of the LGA to 25,015 people by 2041.

DPE forecast an implied dwelling demand of 1,552 new dwellings, which would bring the total number of dwellings in the LGA to 12,130 by 2041.

This draft GMS has drawn upon DPE's projections, and has further accounted for significant factors influencing growth in the LGA.

The revised projections forecast that the Richmond Valley will instead increase by approximately **4,100** people over the next 20 years, bringing the total population of the LGA to **27,650** people by 2041.

The targeted change in population must be reflected in changes to the LGA's future housing supply, including how the market operates.

To meet the basic needs of the alternative population growth scenario, an increased volume of supply must be simultaneously supported by structural changes that diversify the types and tenure of new homes available.

This GMS also incorporates a contingency factor of 20% in the statistical areas of Evans Head and Casino Surrounds to account for the likelihood of a latent unmet demand, and to mitigate future risks to housing supply arising from, for example, the conversion of existing stock to short term rental accommodation catering to visitors.

Correspondingly, the implied dwelling demand over the next 20 years is calculated at an additional **2,600** dwellings.

These projections would suggest a total number of dwellings of approximately **13,550** by 2041.

Table 1: Projected population growth to 2041. Source: DPE Population Projections and GYDE Consulting.

Statistical Area (Refer Figure 5)	2021	2031	2041
Casino SA2	12,595	14,400	16,700
Evans Head SA2	5,560	5,750	5,900
Casino Surrounds SA2	5,395	5,250	5,050
Total	23,550	25,400	27,650

Table 2: Implied dwelling demand to 2041, with contingency buffer. Source: ABS 2021 Census data and GYDE Consulting.

Statistical Area (Refer Figure 5)	2021	2031	2041
Casino SA2	5,625	6,300 - 6,500	7,200 - 7,400
Evans Head SA2	2,950	3,200 - 3,400	3,500 - 3,700
Casino Surrounds SA2	2,395	2,650 - 2,850	2,850 - 3,050
Total	10,970	12,150 - 12,750	13,550 - 14,150



Figure 5: Statistical Areas

Residential Supply Analysis

An analysis of the supply of residential lands in the Richmond Valley has been undertaken to ensure that there will be sufficient land available to respond to forecast dwelling demand over the next 20 years.

This analysis includes a review of existing urban growth boundaries against constraints, infrastructure servicing requirements, and demand.

The draft North Coast Regional Plan 2041 identifies investigation areas for future residential supply in certain areas of Casino, Evans Head, Woodburn and Rileys Hill.

However, much of the Richmond Valley is comprised of land that is constrained by environmental concerns and other development factors.

As such, this analysis has determined that the majority of required residential land supply to 2041 will be delivered within and around the strategically identified town of Casino.

Housing diversity, affordability and quality

As the Richmond Valley grows over the next 20 years, Council will need to ensure that a diversity of dwelling types and living options are made available to suit the varying needs of our community.

Council has committed to reviewing planning controls to encourage the delivery of a diverse range of housing options.

This will include low-medium density housing, affordable housing, and Seniors Living.

Council also wants to improve the functionality and quality of housing delivered, to ensure the housing needs of the community are better met into the future.

Residential Infill

In acknowledgement of the environmental constraints, Council will look to strike a balance of providing new greenfield housing as well as a proportion of housing in residential development in and around existing towns and villages.

Infill development offers significant benefits to support the growth of the community, including:

- Maximising the utility of existing infrastructure and services
- Delivering dwellings in proximity to existing employment and service centres
- Revitalising urban areas and local economies through new development and new residents
- Reducing the impact of urban sprawl by consolidating growth.

The North Coast Regional Plan has set a target of 40% of new housing to be delivered as medium density or small lot (<450m²) development.

Existing planning controls may restrict the delivery of infill development, instead providing for lower density typologies or lacking specific controls to ensure the delivery of high quality, denser typologies.

Council must also manage potential community resistance to denser forms of development by ensuring that planned infill areas are clearly identified and communicated.

Casino township

Residential supply in Casino is in part planned to be delivered through infill development.

Casino is the LGA's largest town and major service centre. The town benefits from a wide range of existing services and infrastructure and is the focus of the LGA's economic activity.

Future investment delivered through the Casino RJP, Place Plan and other strategic developments are set to further enhance growth in Casino.

Facilitating infill development throughout Casino will maximise amenity for a greater number of residents and accommodate more people in the centre of the LGA's activity.

Higher densities will be focused towards the Casino CBD. Council intends to review zoning requirements in the CBD area and facilitate increased housing options:

- in the core of the CBD as shop-top housing
- in the CBD fringe areas as medium density, mixed use development.

Evans Head

The coastal town of Evans Head is a popular lifestyle destination offering attractive natural landscapes and a village atmosphere.

As such, the village is in high residential demand, a trend which has only been exacerbated with the arrival of the COVID-19 pandemic and rising regional migration.

However, Evans Head is a significantly constrained environment, notably surrounded by valuable national park and home to a rich range of biodiversity assets.

Growth beyond the existing village footprint is heavily constrained and complex, restricting the supply of greenfield land for residential dwellings.

Future plans will investigate opportunities for sustainable growth and urban renewal within the existing urban areas of Evans Head.



'Greenfield' Residential Growth

Ensuring sufficient supply of residential lands in the Richmond Valley over the next 20 years will involve the identification and coordinated delivery of undeveloped or 'greenfield' land suitable for development but not yet zoned for residential uses.

Greenfield development involves the repurposing of land outside an existing urban footprint. Coordinating the delivery of such growth requires careful planning to ensure efficient land use, reduce land conflicts and avoid environmental and other constraints.

Our analysis has involved the assessment of the Richmond Valley's residential investigation areas; those areas already earmarked as potential locations for growth of the urban footprint.

While some areas have been identified for their strategic merit, feasibility and land use compatibility, others have been noted as significantly constrained or complex, potentially hindering the viability of their development within the next 20 years.

The following residential investigation areas are earmarked locations for upcoming urban development.

South Fairy Hill

Land within the residential investigation area north-west of Casino has been identified for growth due to its significant strategic benefits.

Located to the immediate south of Fairy Hill, along the Summerland Way and in close proximity to the planned Industrial Precinct at Nammoona, this land is capable of delivering timely infrastructure and capitalising on existing nearby services.

The area is set to benefit from the future employment opportunities associated with the Casino RJP, which will allow residents to be closely connected to jobs.

The area is projected to accommodate approximately 4,000 new dwellings. The site is the subject of an existing Planning

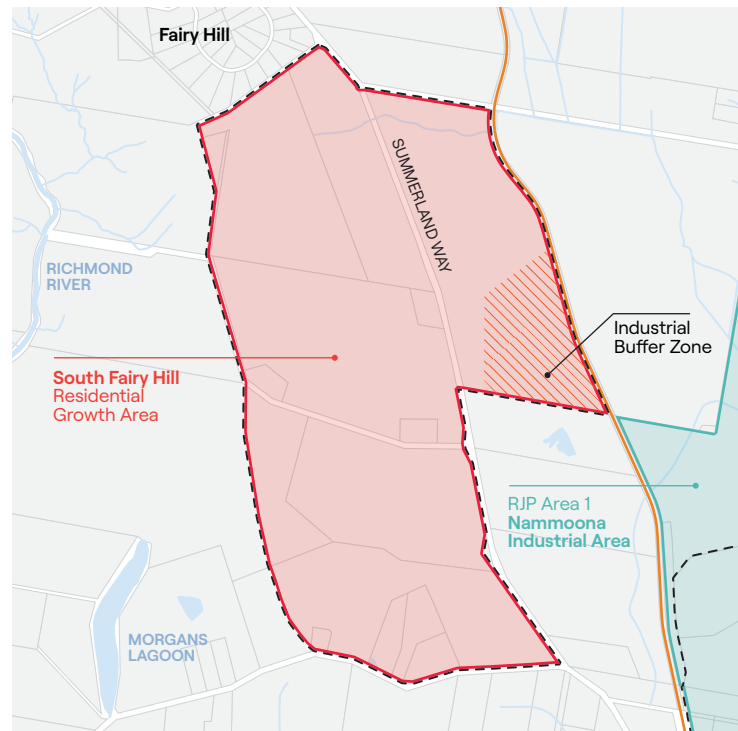


Figure 6: South Fairy Hill Residential Investigation Area

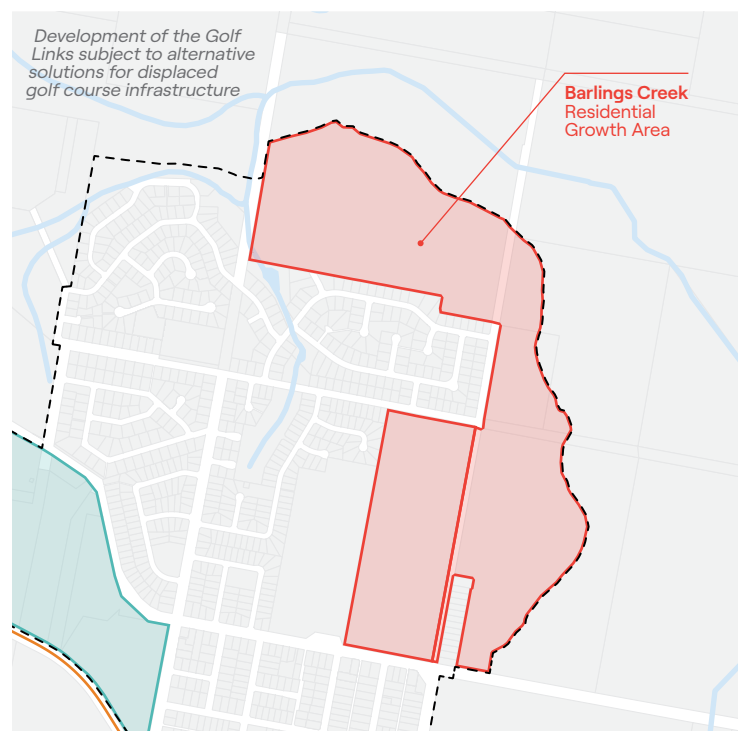


Figure 7: Barlings Lane Residential Investigation Area

Proposal, which details an approximate release of 1,644 lots.

This Strategy identifies that further land fragmentation of this area is to be prevented until planned residential uses are realised.

Moreover, land uses for large lot residential purposes are not appropriate but will be considered as part of a larger urban settlement rezoning for the land.

Barlings Lane

The residential investigation area of Barlings Lane is identified as an important source of housing for short-term release.

This land is relatively unconstrained, located on the fringes of the existing township, and benefits from relatively efficient access to essential services.

Development of this investigation area will require careful strategic consideration, including the coordination of release in the context of growth in South Fairy Hill.

The growth of Barlings Lane would enable opportunities to further enhance the adjacent Jabiru Genebeeinga Wetlands.

Rileys Hill

Land within the Rileys Hill residential investigation area has been identified for future growth. Development of this land requires careful mitigation of concerns including flooding, stormwater, environmental and infrastructure constraints.

A planning proposal for 35 detached residential lots is currently the subject of Council assessment.

Long term upgrades to the Rileys Hill Sewage Treatment Plant may enable medium density housing at Rileys Hill in the future.

West Casino

Some land to the west of Casino has been identified as investigation areas for future residential purposes.

This land is recognised for its importance in the long-term supply of housing for the LGA, following completion of development at South Fairy Hill and Barlings Lane.

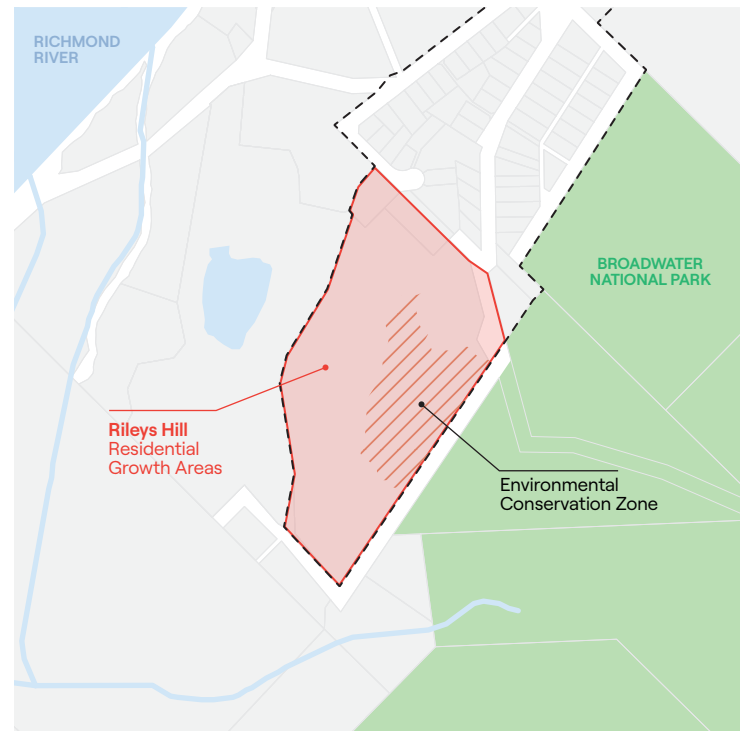


Figure 8: Rileys Hill Residential Investigation Area

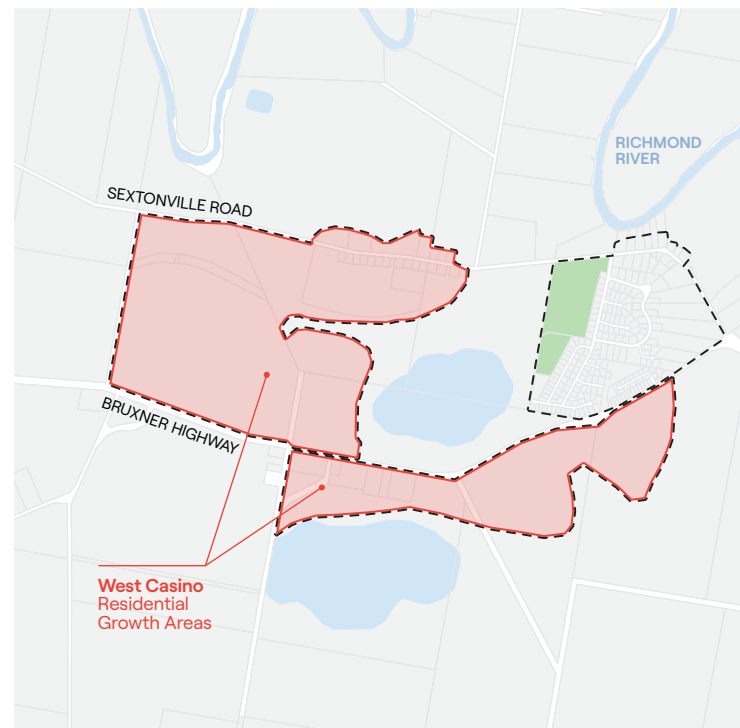


Figure 9: West Casino Residential Investigation Areas

Woodburn

A residential investigation area at Woodburn is currently located along the Pacific Highway, south of the existing town footprint.

This land contains a number of constraining features, including high environmental and biodiversity values, wetlands and significant farmland, and is impacted by flooding and bushfire.

This land will continue to be identified for potential residential supply within the LGA over the long-term subject to addressing significant constraints. Consideration will be given to parts of this area, along Tuckombil Road, being considered for large lot residential.

Evans Head

An existing residential investigation area is located along Woodburn-Evans Head Road in Evans Head.

However, this land features significant constraints to development; surrounded by National Park and containing high environmental and biodiversity values, including wetlands and key habitats.

As such, the potential for residential growth on this land is highly inhibited, and it will be removed as a future residential growth area.

There is existing land zoned for residential purposes at Iron Gates.

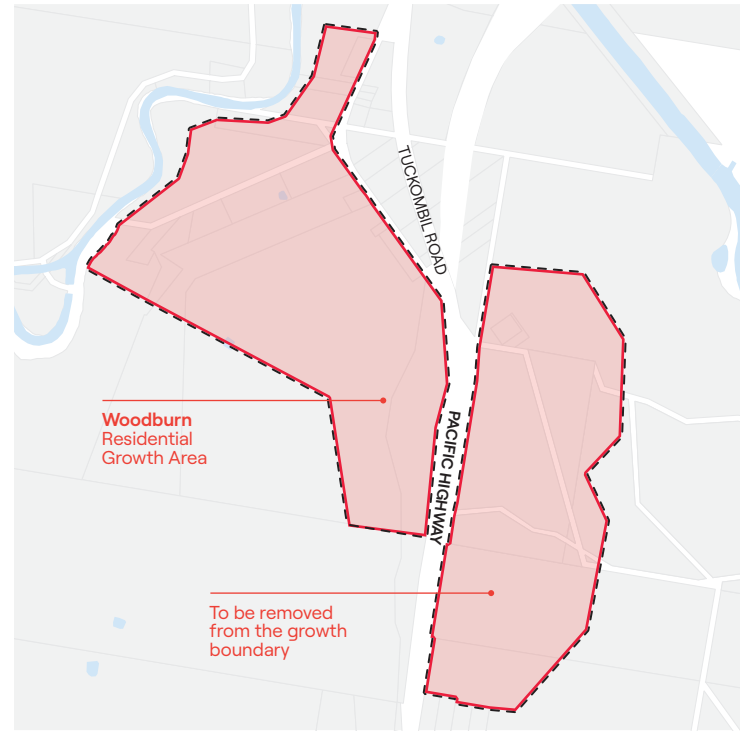


Figure 10: Woodburn Residential Investigation Area



Figure 11: Evans Head Residential Investigation Area

North Casino

There currently is a large rural residential community at North Casino. Additional land in this area had previously been identified for more 'urban' development.

However, following recent analysis it is considered that North Casino should continue to support rural residential supply, and be removed from the Urban Growth Boundary in the future.

Key reasons for this include:

- Infrastructure costs associated with North Casino are somewhat greater than South Fairy Hill
- Inefficiencies of two 'greenfield' development fronts being delivered at the same time
- South Fairy Hill has the capacity to provide long-term housing supply for the Casino area, where as North Casino alone would not be able to provide enough supply.

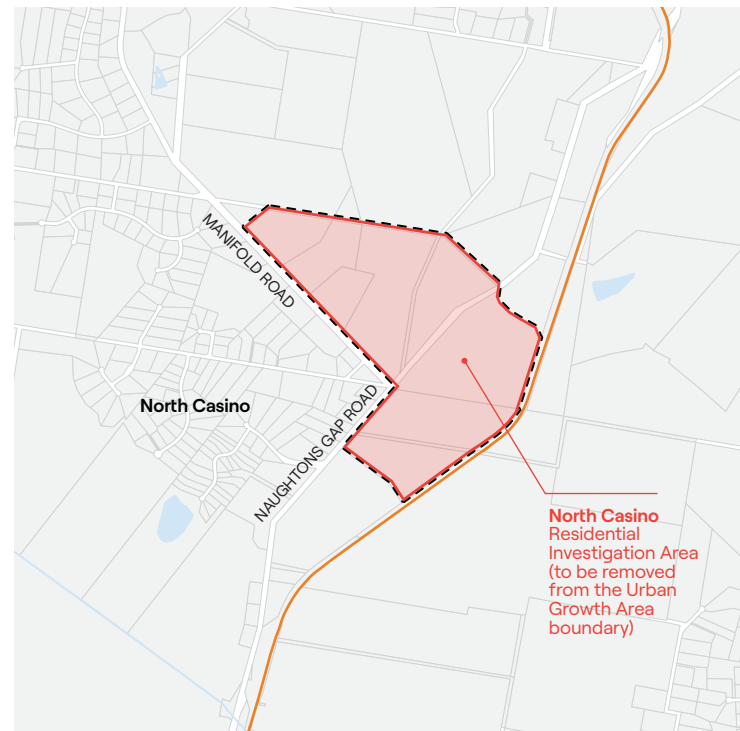


Figure 12: North Casino Residential Investigation Area

Rural Residential

Offering residents the benefits of a rural outlook in the vicinity of urban conveniences, Council acknowledges the high demand for large lot residential development around our towns and villages.

Rural residential development involves the use of land for residential purposes in rural environments. While popular for its lifestyle attractions, the provision of large lot rural development requires careful management to minimise land use conflicts and development impacts.

Large lot rural residential is a low density form of development, and consequently does not provide for an efficient use of land.

The typology can easily encroach upon other rural land uses, including agricultural activity and significant farmland, as well as areas of high environmental value or biodiversity assets.

Rural residential development requires mitigation of constraints such as flooding and bushfire concerns, contaminated lands and other industries that could conflict with sensitive receivers.

Balancing the protection of our rural landscapes and amenity, while facilitating the delivery of large lot rural residential development in appropriate locations is a key consideration for Council.

As such, Council will continue to engage with the community and stakeholders to clearly identify land that has been strategically earmarked for future large lot rural residential purposes.

Casino

As discussed above, land within the residential investigation area **north-east of Casino** has been identified for future rural residential development.

This land is demonstrated to have insufficient capacity to meet projected residential demands and is constrained by limited infrastructure and services. It is well-located adjacent to an existing rural residential community.



Rural residential development around Casino will continue to be delivered in **Spring Grove**, which features existing land zoned R5 - Large Lot Residential.

Furthermore, potential future supply of rural residential lands has been identified in an area west of Casino along **Benns Road**.

Coraki

The town of Coraki currently contains two distinct portions of land zoned for future rural residential growth.

These lands will continue to be delivered for large lot residential purposes.

Woodburn

Land for rural residential development will further be delivered around **Reardons Lane in Swan Bay**. This land contains existing zoned R5 - Large Lot Residential land.

Council are investigating the potential future development of land within the eastern portion of the Woodburn residential investigation area for rural residential use, subject to constraints assessment.

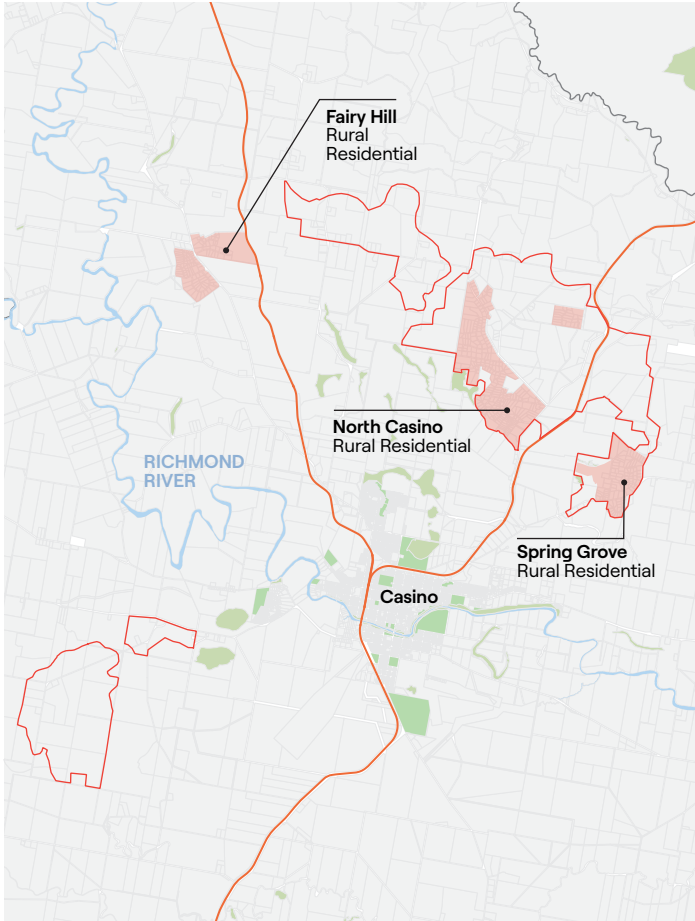


Figure 13: Casino Rural Residential Lands



Figure 14: Coraki Rural Residential Lands



Figure 15: Evans Head Rural Residential Lands

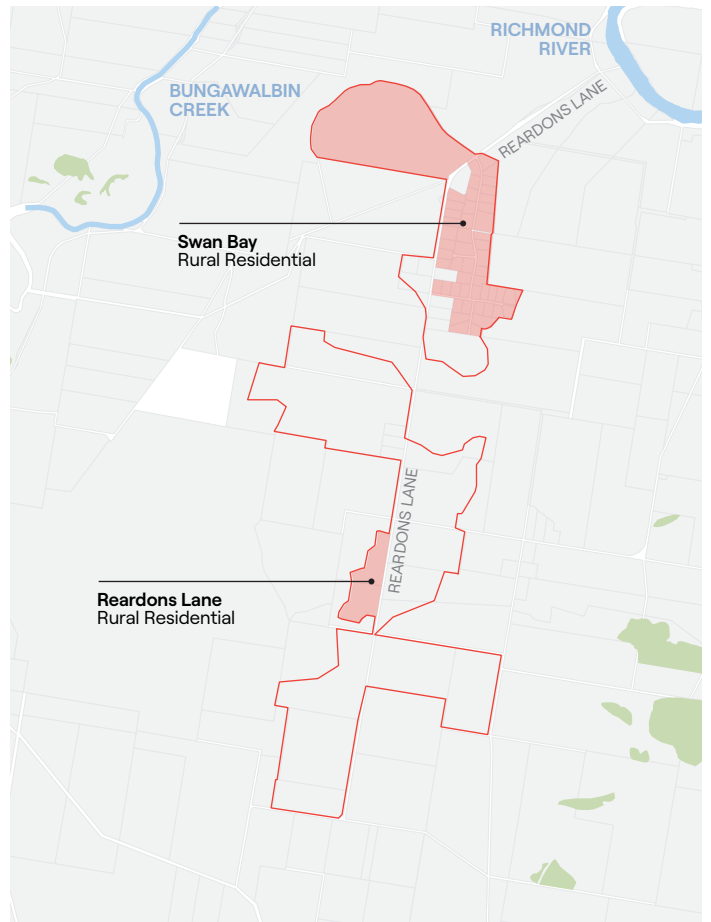


Figure 16: Swan Bay and Reardons Lane Rural Residential Lands

Rural Residential Lands
 Rural Residential Investigation Area

Employment Lands

In 2021, there were 1,731 local businesses and 7,922 local jobs in the Richmond Valley.

This is indicative of the LGA's strong economic base characterised by a diverse range of employment functions and a plurality of dominant industries.

The leading industry sectors in the LGA are:

- Manufacturing
- Agriculture, forestry and fishing
- Health care and social assistance.

The use of any land has the potential to create economic activity or some level of employment. Within the LGA, much of this comes from the productive use of agricultural land outside our urban areas.

However, 'employment land' is a specific term used to describe where land has been deliberately zoned in Council's Local Environmental Plan to prioritise uses that have a clear commercial or industrial purpose.

To date, employment land has been deliberately reflected by land use zonings applied in the following locations:

- **Casino's Central Business District (CBD)** (B3 Commercial Core), South Casino (B2 Local Centre), and Johnston Street (B1 Neighbourhood Centre)
- **Evan's Head's town centre** (B2 Local Centre)
- **Woodburn and Coraki's village centres** (RU5 Village)
- **A range of industrial areas across the LGA** (IN1 General Industrial).

These zones will be revised in accordance with the employment land reforms outlined in more detail on Page 17.

The draft North Coast Regional Plan 2041 identifies investigation areas for future employment lands in certain areas of Casino, Evans Head, Woodburn and Broadwater.

However, much of the Richmond Valley is comprised of land that is significantly constrained by environmental concerns and other development factors.

As such, this analysis has determined that the majority of required employment land supply to 2041 will be delivered within and around the strategically identified town of Casino.

The economic activity and attraction of industry in Casino are supported by a number of favourable conditions which should be exploited to further attract businesses and grow the economy.

Casino has a comparatively strong position within the broader Northern Rivers. It is also one of the least constrained centres in the region.

Casino is the only major centre in the Northern Rivers that has both road and rail access. Further, it is the only centre with direct connections to the inland freight routes of the New England Highway at Tenterfield and Inland Rail at Kagaru.

Casino is also at a major advantage in attracting workers and industry due to its relative housing affordability.

Further, proximity to other major centres including Lismore, Ballina, Byron Bay and Grafton, all of which are under an hour's drive mean that the attraction market for employees is large.

Commercial Lands

Commercial Demand Analysis

Commercial land is land that is zoned:

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core.

Commercially zoned lands in the Richmond Valley are located in parts of Casino and Evans Head.

The COVID-19 pandemic has demonstrated a marked increase in vacancies in commercial centres, while global mega-trends are moving businesses away from traditional 'bricks and mortar' retail formats.

Although economic activity is expected to increase significantly with the development of the Richmond Valley RJP, new commercial business is expected to be sufficiently accommodated within the existing commercial centres.

Our analysis forecasts that demand for commercial lands over the next 20 years is **expected to ease**.

Commercial Supply Analysis

While commercial and retail premises are located throughout the LGA's villages, these are primarily service and amenity clusters providing for the daily needs of the local communities and do not substantially contribute to the LGA's employment base.

The major supply of commercial employment lands are located throughout the town of Casino.

There is 27,680sqm of vacant retail floorspace in Casino. This vacant land is spread across 13 land parcels.

Given that demand for commercial land is projected to remain stable, the Richmond Valley is generally expected to have sufficient existing zoned land to accommodate commercial uses over the next 20 years.

Casino Town Centre

Commercial supply in the Richmond Valley is largely planned to be delivered within the existing extents of the Casino Town Centre.

Casino is the LGA's largest town and major economic powerhouse. Casino is also the location of the Richmond Valley RJP, which aims to reinforce the Casino Town Centre as the heart of the Richmond Valley community, supporting business and employment growth.

The Casino Place Plan identifies that there are opportunities to build on the strengths of Casino's commercial heart and reinvigorate peripheral and frame areas to provide future business offerings, new tourist experiences and accommodation opportunities.

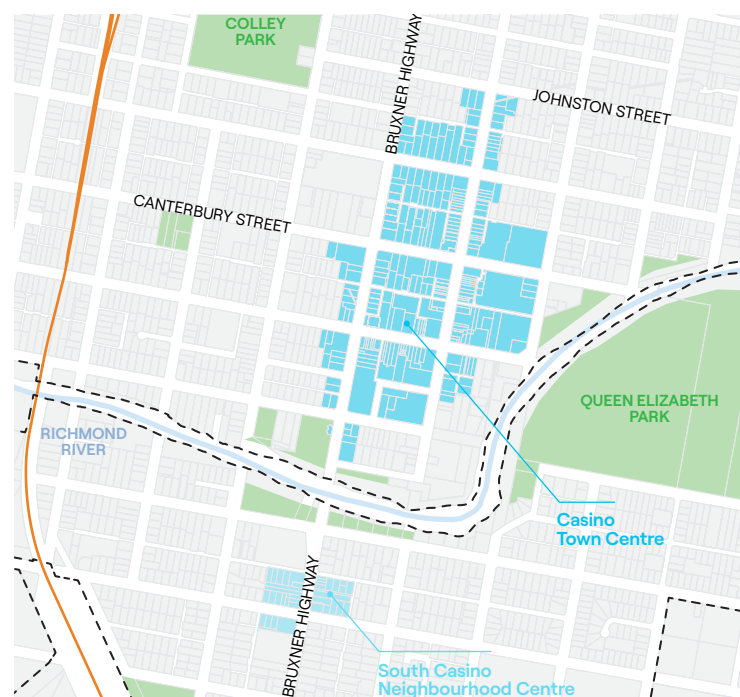


Figure 17: Casino Town Centre.

Place Plans

The villages of the Richmond Valley LGA feature a range of commercial and retail clusters that provide essential services to their local communities.

These important village centres require Council's strategic support to ensure their ongoing development and to maintain their viability.

A Place Plan is a strategic document designed to identify the unique local character of a place and to explore ways in which that character can be preserved and enhanced.

Place Plans set out a framework for population and employment growth, responding to identified planning and urban design issues and opportunities and coordinating enablers to attract and manage growth.

Casino Place Plan

Prepared as a part of the RJP program, the Casino Place Plan has been commissioned to guide growth and place outcomes in and around the Casino townsite and its identified growth investigation areas.

The Casino Place Plan is designed to unlock economic opportunities arising from the town's designation as an RJP and enhance planning delivery in line with the greater levels of growth now anticipated for Casino.

Evans Head, Woodburn and Broadwater Place Plan

The villages of Evans Head, Woodburn and Broadwater deliver essential services to their local communities and cater to a wider tourist market of holidaymakers and travellers passing on the Pacific Highway.

Council intends to deliver a Place Plan to guide the coordinated development of these complementary towns and strengthen their commercial offerings.

Coraki Place Plan

The inland town of Coraki offers rural lifestyle attractions supported by a charming cluster of local services and amenities.

The Coraki Place Plan will aim to strengthen and enhance the town's commercial base, unlocking opportunities for attractive and sustainable growth and development.

Casino Health Precinct

Healthcare and social assistance comprises the third largest employer in the LGA, and expansion of the Richmond Valley's health and social services is only expected to increase with the region's ageing population.

Council intend to provide for the growth of a health precinct in proximity to the existing Casino Hospital, capitalising on the strategic and collaborative benefits of specialised, clustered resources.

Growth of Casino's existing health services precinct will further serve to strengthen its role as a Strategic Centre with diverse services and amenities, in line with the region's wider strategic response to disaster resilience.

The establishment of a health services precinct in proximity to the existing Casino Hospital will enable future provisions for key uses such as allied health services and worker accommodation.

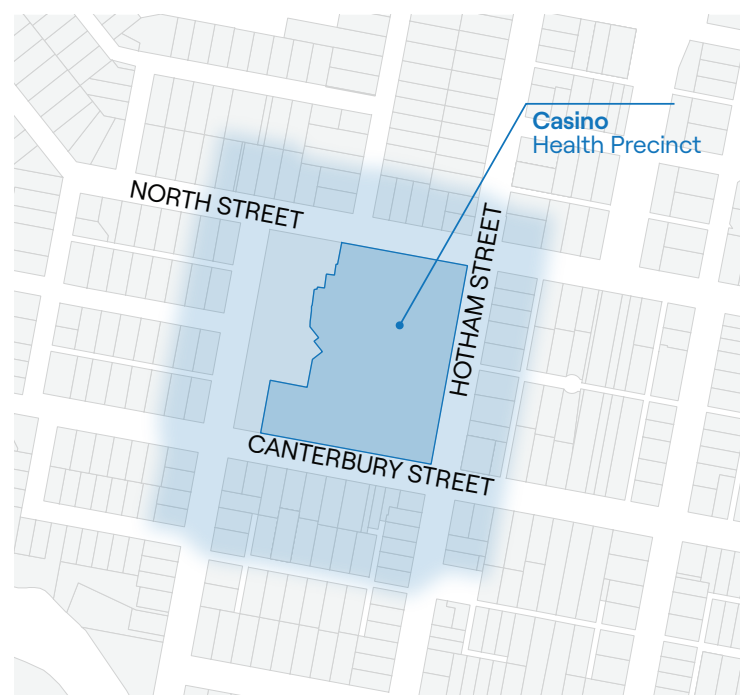


Figure 18: Casino Health Precinct.

Industrial Lands

Industrial Demand Analysis

Industrial land is land that is zoned:

- IN1 General Industrial.

Industrially zoned lands in the Richmond Valley are located in parts of Casino, Coraki, Evans Head, Woodburn and Broadwater.

The impacts of COVID-19, increased decentralisation and renewed interest in onshore production has put the spotlight on industrial property.

The national market can be characterised by historically low supply, with ongoing high demand and compressed yields due to high capital prices.

The economy of the Richmond Valley itself is largely comprised of agriculture and manufacturing industry sectors, driving demand for industrial lands.

Our analysis has drawn upon benchmarked growth consistent with 2016-2021 trends.

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

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, we see it as justifiable that the same growth could be achieved over the next 20 years.

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

Correspondingly, our projections forecast that the Richmond Valley is likely to require an additional **187 Ha** of industrial lands over the next 20 years.



Industrial Supply Analysis

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

- 274.8 Ha of total industrial land potential
- 119.9 Ha of total vacant land potential, when encumbrances (154.9 Ha) are removed
- 51.9 Ha of vacant land within zoned area
- Approx. 0.2 ha of market available land.

The additional 187 Ha of industrial land demand represents 68% of the total potential industrial area (274.8 Ha).

When constraints and probable encumbrances are removed, a potential shortfall of **-67.1 Ha** is derived.

Ensuring sufficient supply of industrial lands in the Richmond Valley over the next 20 years will involve the identification and coordinated delivery of undeveloped land that is suitable and strategically advantageous for industrial use.

Richmond Valley Regional Job Precinct

The Regional Job Precinct work being led by Department of Regional NSW will ensure there is enough supply of industrial land around Casino for a range of industries.

The **RJP Masterplan** will be separately exhibited.

Nammoona Industrial Area

Industrial land supply is in part planned to be delivered through the expansion of the Nammoona Industrial Area, located north-east of Casino.

The site currently contains a mix of infrastructure, agribusiness, and industrial uses. Existing industrial activities are focused within the central portion of the industrially-zoned land.

This area is one of the few remaining industrial areas that could be further planned to accommodate a mix of industrial uses including large format and higher impacting industries.

Key attributes of the Nammoona Industrial Area include:

- Direct access to Summerland Way and the North Coast Rail Line.
- Potential for intermodal and rail freight facility(ies)
- Potential for energy from waste facility
- Potential benefits in relation to an expanding local workforce in the north west residential investigation area.

Johnston Street Industrial Area

The Johnston Street Industrial Area is an established employment centre consisting of a range of industrial and urban service uses.

The retention, expansion and diversification of industrial uses here is a key focus of the Richmond Valley RJP project, as is the expansion of industrially zoned land within the adjacent employment investigation area.

This expansion is to be managed through a series of rezonings sequenced to occur as supply is exhausted.

An existing proposal to expand industrial uses in this area is currently under consideration by DPE.

Casino's existing Sewerage Treatment Plant (STP) abuts Spring Grove Road, and is adjacent to the Richmond Valley Events Centre (Primex).

The site offers potential for a northward expansion of the Johnston Street Industrial Area, as well as the possible benefits that may come from innovative sewerage treatment technologies.

Substantial investments have recently been delivered to enable land in this area to cater for high energy uses.

Preference will be given to uses associated with agribusiness, such as intensive plant agricultural production, research and development, or other value-add processes.

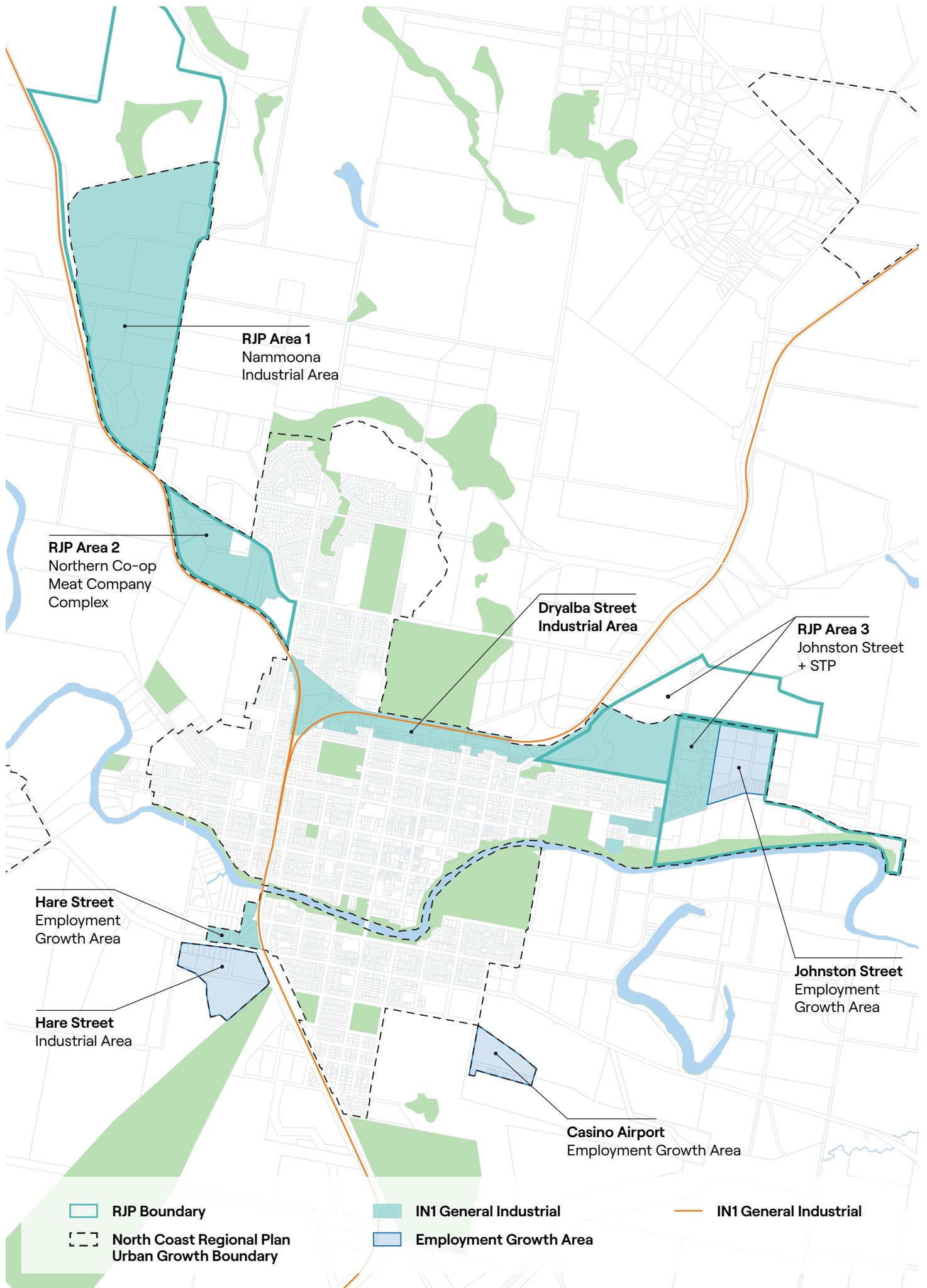


Figure 19: Casino Industrial Lands

Casino Airport

A portion of land adjacent to the Casino Airport has been identified as a potential employment investigation area.

This land is expected to provide long-term industrial land supply for the LGA.

It is well-located, proximal to both Casino town and some existing industrial uses associated with the airport.

This land will support future light industrial land uses in an easily accessible location for Casino residents. Future uses are to remain compatible with the existing character and function of the airfield.

Hare Street

Similarly, the employment investigation area at Hare Street in Casino will provide for the LGA's longer-term industrial land needs.

This land is heavily constrained by factors such as flooding and is currently identified as important farmland.

Due to its convenient location along the Bruxner Highway, this land may appropriately contribute to the future freight and logistics network of the region.

Evans Head Aerodrome

Additional land adjacent to the Evans Head Memorial Aerodrome has been identified as an employment investigation area.

This land is constrained, and is further subject to biodiversity, a Conservation Management Plan, State Heritage Listing and Heritage Agreements.

This land has the capacity to accommodate industrial land uses, and is required to facilitate the ongoing use of the existing aerodrome.

Woodburn

An employment investigation area along Langs Way in Woodburn will deliver important industrial lands to the LGA, supporting the town's economic base and enabling long-term industry growth.

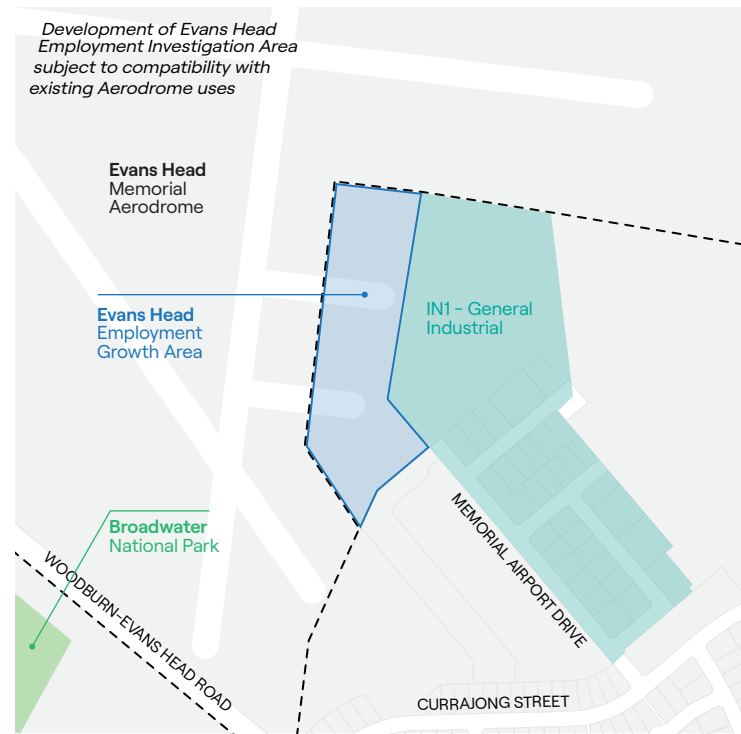


Figure 20: Evans Head Employment Investigation Area.

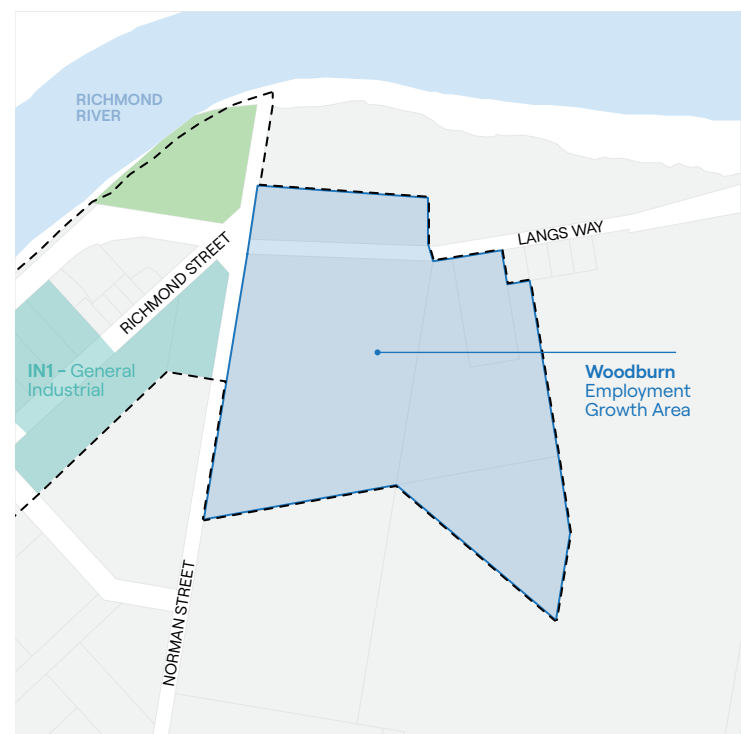


Figure 21: Woodburn Employment Investigation Area

Broadwater

Future industrial lands will be supported within the employment investigation area identified in Broadwater.

These lands will unlock economic development for the town and the wider LGA, supporting existing industrial activity in Broadwater and expanding capacity to grow.

Development of this land will necessitate careful mitigation as the area is impacted by a range of environmental constraints.



Figure 22: Broadwater Employment Investigation Area

Implementation

Direction	Timeframe Ongoing; Short 0-2 years; Medium 2-6 years; Long 6+ years)	Responsibilities/ Collaborative Partners
Direction 1: Focus the delivery of commercial growth within the footprint of existing commercially zoned areas.	Ongoing	Richmond Valley Council Department of Planning and Environment Regional NSW
Direction 2: Ensure a generous supply of land for industrial purposes to meet the forecast demand over the next 20 years.	Ongoing	Richmond Valley Council Department of Planning and Environment
Direction 3: Support industry diversification by identifying new avenues for innovation, such as partnerships, funding arrangements or community-led programs.	Ongoing	Richmond Valley Council Department of Planning and Environment Regional NSW Chamber of Commerce Key businesses Destination NSW
Direction 4: Support the coordinated and sustainable growth of Casino by progressing the findings of the Casino Place Plan.	Short/Ongoing	Richmond Valley Council
Direction 5: Participate in DPE's North Coast Urban Development Program.	Short	Richmond Valley Council Regional NSW
Direction 6: Investigate place-making opportunities to enhance local character and reinforce a sense of community (e.g. storytelling, public art, social engagement).	Ongoing	Richmond Valley Council Community Chamber of Commerce
Direction 7: Prepare a robust Local Housing Strategy for the Richmond Valley LGA.	Short	Richmond Valley Council Department of Planning and Environment
Direction 8: Establish priorities to manage demand for affordable housing with the provision of short-term rental accommodation.	Short	Richmond Valley Council Department of Planning and Environment

Direction 9: Investigate DCP (including site-specific) amendments to ensure controls are in place to manage the nature of development in rural residential zones.	Short	Richmond Valley Council
Direction 10: Engage with the NSW Government's review of biodiversity and land management statutory frameworks.	Medium	Richmond Valley Council Department of Planning and Environment Biodiversity and Conservation Division
Direction 11: Investigate site-specific DCP standards to ensure controls are in place to effectively manage development in vulnerable environments.	Short/Medium	Richmond Valley Council Biodiversity and Conservation Division
Direction 12: Establish public and active transport priorities within the LGA, with a focus on boosting commuter uptake of public/active options. Monitor public transport provision and capacity and advocate for improvements where service capacity and upgrades are required, with a view to promoting 15-minute neighbourhoods.	Short/Medium	Richmond Valley Council Transport for NSW
Direction 13: Finalise the Richmond Valley Water Scoping exercise.	Short	Richmond Valley Council Water NSW Public Works Advisory
Direction 14: Utilise the data collected as part of the Urban Land Monitor to inform future land delivery and absorb into the Richmond Valley Local Strategy Planning Statement.	Short/Medium	Richmond Valley Council Department of Planning and Environment
Direction 15: Review growth area mapping as new desktop and onsite field assessment environmental data becomes available to identify areas of high environmental value (HEV) and/or environmental constraints, avoid land use intensification in those areas, and protect areas of HEV by the application of a suitable conservation zone	Medium/Ongoing	Richmond Valley Council Department of Planning and Environment Biodiversity and Conservation Division
Direction 16: Avoid constrained land when rezoning land for urban purposes.	Ongoing	Richmond Valley Council Department of Planning and Environment Biodiversity and Conservation Division State Emergency Service
Direction 17: Prepare Place Plans for the LGA's towns and villages.	Short	Richmond Valley Council