

ATTACHMENTS

Tuesday, 18 April 2023

UNDER SEPARATE COVER

Ordinary Council Meeting

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MINUTES

Ordinary Council Meeting 21 March 2023

21 MARCH 2023

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21 MARCH 2023

MINUTES OF RICHMOND VALLEY COUNCIL ORDINARY COUNCIL MEETING HELD AT THE COUNCIL CHAMBERS, 10 GRAHAM PLACE, CASINO ON TUESDAY, 21 MARCH 2023 AT 6PM

Please note: these minutes are subject to confirmation at the next Council Meeting. Decisions recorded in the draft minutes are subject to the Council's Code of Meeting Practice in relation to rescinding decisions.

PRESENT: Cr Robert Mustow (Mayor), Cr Stephen Morrissey (Deputy Mayor), Cr Robert

Hayes, Cr Sandra Humphrys, Cr Patrick Deegan, Cr Debra McGillan

IN ATTENDANCE: Vaughan Macdonald (General Manager), Angela Jones (Director Community

Service Delivery), Ryan Gaiter (Director Organisational Services), Ben Zeller (Director Projects & Business Development), Jenna Hazelwood (Chief of Staff), Charlene Reeves (Executive Assistant Projects & Business

Development), Simon Breeze (IT Support Coordinator)

1 ACKNOWLEDGEMENT OF COUNTRY

The Mayor provided an Acknowledgement of Country by reading the following statement on behalf of Council:

"Richmond Valley Council recognises the people of the Bundjalung Nations as Custodians and Traditional Owners of this land and we value and appreciate the continuing cultural connection to lands, their living culture and their unique role in the life of this region in the past, present and future."

2 PRAYER

The meeting opened with a prayer by the General Manager.

3 PUBLIC ACCESS

Nil.

4 APOLOGIES

RESOLUTION 210323/1

Moved: Cr Stephen Morrissey Seconded: Cr Robert Hayes

That the apology received from Cr Sam Cornish be accepted and leave of absence granted.

CARRIED

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21 MARCH 2023

5 MAYORAL MINUTES

5.1 MAYORAL MINUTE - RESTORATION OF BUNGAWALBIN LEVEE

RESOLUTION 210323/2

Moved: Cr Robert Mustow Seconded: Cr Stephen Morrissey

That Council:

- Acknowledges the community's concerns regarding the damage to the Bungawalbin levee and the need to improve its flood resilience;
- 2. Notes Rous County Council's continued efforts to repair and upgrade the levee, despite a number of unsuccessful applications for funding;
- 3. Following the NSW election, makes representations to our local State MP and relevant Minister, local Federal MP and relevant Minister, seeking funding for Rous County Council to upgrade the levee for the benefit of the surrounding Richmond Valley community.

CARRIED

6 CONFIRMATION OF MINUTES

6.1 MINUTES ORDINARY MEETING HELD 21 FEBRUARY 2023

RESOLUTION 210323/3

Moved: Cr Stephen Morrissey Seconded: Cr Debra McGillan

That Council confirms the Minutes of the Ordinary Meeting held on 21 February 2023.

CARRIED

7 MATTERS ARISING OUT OF THE MINUTES

Nil.

8 DECLARATION OF INTERESTS

Cr Patrick Deegan declared a non-pecuniary – insignificant conflict in relation to item 15.2 Airforce Beach Vehicular Access Optoins, due to a being a semi regular vehicle user on Airforce Beach.

Cr Robert Hayes declared a non-pecuniary – insignificant conflict in relation to item 15.2 Airforce Beach Vehicular Access Optoins, due to living close to the 4WD beach access.

General Manager Vaughan Macdonald declared a non pecuniary – insignificant conflict interest in relation to item 17.3 Civic Risk Mutual – option to extend contract for provision of insurance services, due to being a board member which consists of representatives of the Member Councils.

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9 PETITIONS

Nil

10 NOTICE OF MOTION

Nil

11 MAYOR'S REPORT

11.1 MAYORAL ATTENDANCE REPORT 14 FEBRUARY - 13 MARCH 2023

RESOLUTION 210323/4

Moved: Cr Robert Mustow Seconded: Cr Stephen Morrissey

That Council receives and notes the Mayoral Attendance Report for the period 14 February - 13

March 2023.

CARRIED

12 DELEGATES' REPORTS

12.1 DELEGATES' REPORT MARCH 2023 - ROUS COUNTY COUNCIL

RESOLUTION 210323/5

Moved: Cr Sandra Humphrys Seconded: Cr Robert Mustow

That Council receives and notes the Delegates' Report – Rous County Council for March 2023.

CARRIED

13 MATTERS DETERMINED WITHOUT DEBATE

13.1 MATTERS TO BE DETERMINED WITHOUT DEBATE

RESOLUTION 210323/6

Moved: Cr Sandra Humphrys Seconded: Cr Stephen Morrissey

That items 17.1, 17.2, 17.3 be determined without debate.

CARRIED

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21 MARCH 2023

14 GENERAL MANAGER

14.1 NORTHERN RIVERS RECONSTRUCTION CORPORATION FLOOD RECOVERY UPDATE

EXECUTIVE SUMMARY

Council resolved at its February Meeting to invite Northern Rivers Reconstruction Corporation Chief Executive, David Witherdin to provide an update on the Richmond Valley's flood recovery progress. Mr Witherdin attended Council's March Information Session and provided details on the Corporation's activities including the Resilient Homes Program, proposed housing development under the Resilient Lands Program and future planning to improve flood resilience in local villages. He also answered numerous questions from Councillors concerning flood recovery issues that are being raised by the community. Council stressed the need to expedite local recovery programs and to provide homeowners with certainty on government funding options. Further consultation between Council and the NRRC is planned as the Corporation moves towards releasing its regional growth strategy and finalising housing buy-back offers.

RESOLUTION 210323/7

Moved: Cr Robert Hayes Seconded: Cr Stephen Morrissey

That Council:

- 1. Acknowledges the progress achieved in delivering the Northern Rivers Reconstruction Corporation's flood recovery program.
- Continues to work closely with the NRRC to expedite housing and development programs, improve flood resilience and complete much needed infrastructure repairs in the Richmond Valley.

CARRIED

15 COMMUNITY SERVICE DELIVERY

15.1 MANAGING CONFLICTS OF INTEREST FOR COUNCIL-RELATED DEVELOPMENT POLICY

EXECUTIVE SUMMARY

Recent amendments to the Environmental Planning and Assessment Regulation 2021 come into force on 3 April 2023 and require Council to have a Conflicts of Interest Policy for Council-related Development Applications, and to consider the policy when determining any such development applications (DAs).

The draft Policy, that received in principle support at Council's 21 February 2023 Ordinary Meeting, was publicly exhibited from 22 February 2023 to 8 March 2023 with one submission being received. As a result of feedback, Appendix A of the draft policy has been amended to provide further clarification. The revised policy is presented to Council for adoption.

RESOLUTION 210323/8

Moved: Cr Robert Mustow

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21 MARCH 2023

Seconded: Cr Sandra Humphrys

That Council adopts CPOL15.22 Managing Conflicts of Interest for Council-related Development policy.

CARRIED

15.2 AIRFORCE BEACH VEHICULAR ACCESS OPTIONS

EXECUTIVE SUMMARY

At Council's February 2023 Ordinary Meeting a report was presented outlining the frequency of anti-social behaviour on the region's beaches, and the impact of increased patrols. Council resolved to receive a further report on the process of limiting vehicular access to Airforce Beach, Evans Head.

Initial consultation has been carried out in order to comprehensively brief Councillors on the available options. Liaison with government agencies supports the current ranger patrols and further restriction on Airforce Beach. The cost of imposing a night-time curfew would appear to be cost prohibitive, leaving Council with the options of continuing the status quo or closing the beach to recreational vehicles (4WDs).

RESOLUTION 210323/9

Moved: Cr Robert Mustow Seconded: Cr Stephen Morrissey

That Council:

- Receives and notes the information contained within the Airforce Beach Vehicular Access Options report;
- Notes the ongoing challenges with driver behaviour and vandalism to access points on Airforce Beach and Boundary Creek;
- 3. Continues to closely monitor usage, behaviour and enforcement action especially over the Easter School Holiday period, with a no tolerance approach to enforcement, and then schedules a Councillor Information Session in Evans Head to consider a further report to enable all Councillors to visit the beach to consider all issues before making decisions to further restrict access to Airforce Beach.

CARRIED

15.3 SUSTAINABLE COMMUNITIES STRATEGY

EXECUTIVE SUMMARY

At its 20 December 2022 Ordinary Meeting, Council resolved to place the Draft Sustainable Communities Strategy on public exhibition for an extended period of 60 days ending 28 February 2023.

This report provides feedback obtained during public consultation received by Council during the exhibition period and recommends that the Draft Strategy be adopted.

RESOLUTION 210323/10

Moved: Cr Robert Mustow Seconded: Cr Stephen Morrissey

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That Council adopts the Sustainable Communities Strategy 2023-2028.

CARRIED

16 PROJECTS & BUSINESS DEVELOPMENT

16.1 NRLX PROPOSED FEES AND CHARGES

EXECUTIVE SUMMARY

At its Ordinary Meeting held 20 December 2022, Council resolved to place the proposed NRLX fees and charges for the 2023-24 financial year on public exhibition for an extended period of 60 days, ending 28 February 2023. If subsequently endorsed, these proposed fees and charges are to be incorporated into the 2023-24 Revenue Policy.

This report provides information regarding public submissions received by Council during the exhibition period.

RESOLUTION 210323/11

Moved: Cr Robert Hayes Seconded: Cr Stephen Morrissey

That Council:

- 1. Notes the consultation undertaken on the proposed fees and charges for the NRLX which have been exhibited in accordance with the *Local Government Act 1993*;
- 2. Endorses the proposed fees and charges for incorporation in its 2023-24 Revenue Policy.

CARRIED

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21 MARCH 2023

17 ORGANISATIONAL SERVICES

17.1 FINANCIAL ANALYSIS REPORT - FEBRUARY 2023

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of the status and performance of its cash and investment portfolio in accordance with the *Local Government Act 1993* s.625, Local Government (General) Regulation 2021 cl.212, Australian Accounting Standard (AASB 9) and Council's Investment Policy.

The value of Council's cash and investments at 28 February 2023 is shown below:

Bank Accounts	Term Deposits	Floating Rate Notes	Fixed Rate Bonds	TCorp IM Funds	Total
\$17,780,649	\$37,000,000	\$4,750,390	\$2,000,000	\$14,954,378	\$76,485,417

The weighted average rate of return on Council's cash and investments as at 28 February 2023 was 1.93% which was above the Bloomberg AusBond Bank Bill Index for February of 0.24%, which is Council's benchmark.

RESOLUTION 210323/12

Moved: Cr Sandra Humphrys Seconded: Cr Stephen Morrissey

That Council adopts the Financial Analysis Report detailing the performance of its cash and investments for the month of February 2023.

CARRIED

17.2 REVIEW OF RELATED PARTY DISCLOSURE POLICY

EXECUTIVE SUMMARY

Council undertakes regular reviews of policies and procedures to ensure they remain compliant with relevant legislation and reflect best practice measures. The Related Party Disclosure Policy has been reviewed and is now presented to Council for adoption.

RESOLUTION 210323/13

Moved: Cr Sandra Humphrys Seconded: Cr Stephen Morrissey

That Council adopts the revised Related Party Disclosure Policy.

CARRIED

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21 MARCH 2023

17.3 CIVICRISK MUTUAL - OPTION TO EXTEND CONTRACT FOR PROVISION OF INSURANCE SERVICES

EXECUTIVE SUMMARY

Council entered into a three-year contract with CivicRisk Mutual Pty Ltd (the Mutual) as provider of Council's insurance related services and insurance coverage, commencing on 1 July 2020. Council Resolution 180220/25 made in February 2020, contained an option to extend the contract by a further two years based on performance of the Mutual.

The three-year term of the contract will conclude on 30 June 2023. Based on the information provided within the report, it is recommended that Council grant the two-year performance-based extension.

RESOLUTION 210323/14

Moved: Cr Sandra Humphrys Seconded: Cr Stephen Morrissey

That Council grants a two-year extension to the existing contract for insurance related services and insurance coverage to CivicRisk Mutual Pty Ltd, for the period 1 July 2023 to 30 June 2025.

CARRIED

18 GENERAL BUSINESS

Nil

19 MATTERS FOR INFORMATION

RESOLUTION 210323/15

Moved: Cr Stephen Morrissey Seconded: Cr Sandra Humphrys

Recommended that the following reports submitted for information be received and noted.

CARRIED

19.1 DEVELOPMENT APPLICATIONS DETERMINED UNDER THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT FOR THE PERIOD 1 FEBRUARY 2023 - 28 FEBRUARY 2023

RESOLUTION 210323/16

Moved: Cr Stephen Morrissey Seconded: Cr Sandra Humphrys

That Council receives and notes the Development Application report for the period 1 February 2023 – 28 February 2023.

CARRIED

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21 MARCH 2023

19.2 GRANT APPLICATION INFORMATION REPORT - FEBRUARY 2023

RESOLUTION 210323/17

Moved: Cr Stephen Morrissey Seconded: Cr Sandra Humphrys

That Council receives and notes the Grant Application Information Report for the month of

February 2023.

CARRIED

20 QUESTIONS ON NOTICE

Nil.

21 QUESTIONS FOR NEXT MEETING (IN WRITING)

21.1 CR ROBERT HAYES - NORTHERN RIVERS RECONSTRUCTION CORPORATION

At the March 2023 Council Information Session, the CEO of the Northern Rivers Reconstruction Corporation, Mr David Witherdin, addressed Councillors and staff and he was questioned by the General Manager of Richmond Valley Council as to what the Corporation could do to assist with the re-establishment of a supermarket in Woodburn after the 2022 floods. Can Council follow up with Mr Witherdin to confirm in writing what the Corporation has done to assist the Woodburn community in their plight to have this valued community business re-instated?

22 MATTERS REFERRED TO CLOSED COUNCIL

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993:

22.1 Tender VP333456 - Colley Park Facility Building

This matter relates to a (d)(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

This matter is considered to be confidential under Section 10A(2) - (d)(i) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

The General Manager reported that no written representations had been received in respect of the items listed for consideration in Closed Council.

The Chair called for representations from the gallery.

There were no verbal representations from the gallery in respect of this item.

The Chair advised that under section 10A *Local Government Act 1993*, the media and public are to be excluded from the meeting on the basis that the business to be discussed is classified confidential under the provisions of section 10(2) as outlined above.

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RESOLUTION 210323/18

Moved: Cr Sandra Humphrys Seconded: Cr Debra McGillan

That:

- 1. Council enters Closed Council to consider the business identified in Item 22.1, together with any late reported tabled at the meeting.
- 2. Pursuant to section 10A(2) of the *Local Government Act 1993*, the media and public be excluded from the meeting on the basis the business to be discussed is classified confidential under the provisions of section 10(2) as outlined above.
- 3. The correspondence and reports relevant to the subject business be withheld from access to the media and public as required by section 11(2) *Local Government Act 1993*

CARRIED

Council closed its meeting at 6:47pm

The Open Council meeting resumed at 6:55pm

The resolution of the Closed Council meeting were read by the Director Projects & Business Development.

23 RESOLUTIONS OF CLOSED COUNCIL

22.1 Tender VP333456 - Colley Park Facility Building

That Council:

- Declines the submissions received for Tender VP333465 Colley Park Facility Building due to three submission prices being higher than the budget allocated for the works and two being non-conforming tenders.
- Applies Clause 178 (3e) of the Local Government (General) Regulation 2021 to authorise the General Manager to enter direct negotiations with suitably qualified contractors with a view to obtaining works that provide council with the best outcome both from a financial and delivery perspective, and to finalise the terms of the contract or agreement and affixing the seal of Council where necessary.
- 3. Notes that the outcome of the negotiations will be reported to Council for information at a future meeting.

The Meeting closed at 6:56pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 18 April 2023.

CHAIRPERSON

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Engagement Outcomes Report

Richmond Valley Growth Management Strategy and Casino Place Plan

Richmond Valley Council

April 2023 GYDE.COM.AU



Engagement Outcomes Report Template

This report was prepared by:

Director: Anna Chubb

Senior Associate: Caroline Anthony

Client: Richmond Valley Council

Report Version: Final

Disclaimer

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Engagement Outcomes Report Template

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PROJECT OVERVIEW

Over the past year, Council has been working in partnership with Regional NSW to prepare pathways to deliver housing and jobs in the Richmond Valley.

This will culminate with the production of several bodies of work to help deliver these opportunities, including:

- Richmond Valley Growth Management Strategy (GMS)
- · Casino Place Plan and
- Richmond Valley Council Regional Job Precinct Master Plan (RJP).

GYDE Consulting was engaged by Richmond Valley Council to prepare the GMS, and by Regional NSW to prepare the Casino Place Plan.

The Richmond Valley Council Regional Job Precinct Master Plan, which is under preparation by Regional NSW, has a primary focus on delivering jobs growth in Casino but all as a catalyst for jobs growth across the Richmond Valley and the Northern Rivers region.

Richmond Valley Draft Growth Management Strategy (GMS)

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

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

Detailed Growth Management Strategy Maps are additional to the strategy and provided as a guide for where future growth may occur for Broadwater, Casino East, Casino West, Coraki, Evans Head and Woodburn.

In addition to the Casino Place Plan (see below), Council will prepare Place Plans for the Mid Richmond Communities in consultation with the NSW Government.

Draft Casino Place Plan

The Casino Place Plan is the first in a series of place plans that will be developed for local communities in the Richmond Valley local government area.

The Casino Place Plan has been prepared to guide planning for population and employment growth and place outcomes in Casino at a higher level of detail than has been provided in the GMS.

Its preparation is in response to identified planning and urban design issues & opportunities. It aims to coordinate and put in place strategies and enablers to attract and manage employment and population growth at levels above those previously anticipated for Casino.

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ENGAGEMENT METHODS

COMMUNITY ENGAGEMENT

Richmond Valley Council is committed to meaningful consultation with the community in line with Council's:

- Community Engagement Strategy, which provides a framework to guide Council's engagement with the community; and
- Richmond Valley Council Community Participation Plan which sets out how and when the Council will engage its
 community across a range of town planning functions.

A range of engagement methods were used to engage the community and key stakeholders in the development of the Richmond Valley GMS and the Casino Place Plan, as outlined below.

ENGAGEMENT METHODS



Email notification

Richmond Valley business owners were notified of the public exhibition of the strategy documents via email, in February 2023.



Stakeholder notification

Key stakeholders were advised of the draft documents and invited to provide submissions during the public exhibition period. These included NSW Government departments across health, education, planning and transport portfolios, infrastructure providers and neighbouring councils.



Website information

Information about the Growth Management Strategy and Casino Place Plan, as well as the draft documents, was provided on the Richmond Valley Council website.



Public Exhibition

Community members were invited to provide written submissions in response to the documents via mail, email, online submission or in person at Council offices.



Advertising of Public Exhibition

The community information sessions were publicly advertised on the Council website, and in community newsletters distributed by email and in print in December 2022 and January 2023.



Community Information Sessions

Community engagement sessions were conducted by GYDE consulting in early February 2023:

- Casino Community & Cultural Centre, 9 February 2023, 12pm-7pm
- Evans Head Library and Council Administration Building, 10 February 2023, 12pm-4.30pm

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WHAT WE HEARD

The community information sessions were well attended by community members, with approximately 20-25 attendees.

Information boards included maps with key information about the strategies for discussion. The project team, including representatives of Richmond Valley Council, Department of Regional NSW and GYDE Consulting, were available to discuss the strategy documents. A summary of key issues identified by the community is provided below.

KEY ISSUES RAISED

Casino Community & Cultural Centre, 9 February 2023, 12pm-7pm

Between 15-20 people attended and community members and stakeholders provided a range of feedback in response to the draft plans, with a focus on the Casino Place Plan







Comment/ feedback received	Response
General:	
General support for the revitalisation of the Cas	sino Town Centre including:
Potential 'opportunity sites' in the city centre which could become places for new businesses and homes	Noted – this is the intention of the place plan Direction 3 Action (a)(ii) Support the future development of opportunity sites for tourism, mixed use and residential uses.
- Town Character: Desire to preserve and enhance the town's Art Deco Character	Noted – this is the intention of the place plan Direction 3 Action (a)(iii) Protect, build upon and complement the heritage and Art Deco character of the Casino Town Centre
Vision for Casino to be known as a centre for modern agriculture and precision farming	The Casino Place Plan recognises the potential to 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. These matters will largely be addressed via the yet to be finalised Richmond Valley RJP Master Plan.

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		Updates to Place Plan:
		There remains opportunities for the Place Plan to support businesses that showcase, add value and connect local agricultural strengths with
		Casino's tourism experience. An additional action has been created under <i>Direction 4 Enhance</i> Casino's liveability and tourism experience to support this outcome.
-	Support for more public art as an attractor	Council will explore opportunities for public art in Casino. An additional action has been created under <i>Direction 4 Enhance</i>
		Casino's liveability and tourism experience to support this outcome.
-	Recommendation to include a cinema in town for the locals – to provide more social activities for all ages	Direction 3 supports the delivery of a Casino town centre master plan intended to enhance the service offering and land use diversity. Under this direction the master plan is unintended to investigate opportunities for social activities, and the zoning that will maintain the existing commercial strengths of the centre while supporting mixed use. It is anticipated that the mix of uses that will be permissible in the centre would remain conducive to uses such as a cinema. While a cinema is certainly a desirable activity within the town centre and a use that is encouraged by Council, the realisation of a cinema would be subject to market feasibility.
		It is noted that the <i>Richmond Valley Council Casino Civic Hall Restoration Masterplan</i> includes provision for a projector screen to be used for occasional screen events, potentially supporting the screening of films by community interest groups.
1	Casino is relatively less flood impacted which is an opportunity and point of difference	Noted.
-	Members of the Casino Chamber of Commerce suggested the need for a retail strategy to understand the retail building stock and if it's fit for purpose for modern businesses	The Casino Town Centre Master Plan recommended under Direction 3 of the Place Plan is intended to facilitate revitalisation and diversification of land uses in and around the Casino Town Centre. There will be future opportunities for community and stakeholder inputs in the preparation of this master plan. Council is committed to working proactively with the community and stakeholders including the Casino Chamber of Commerce to support Town Centre Revitalisation.
-	Support actions in the plan regarding First Nations people	Noted.
Co	nnection to the Richmond Valley Regional J	lob Precinct:

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-	General support for the Regional Job Precinct for attracting jobs and people	Noted.
-	if the precinct is created, there is a need for Casino to ensure it has the right	The Place Plan supports the improvement of public open space and town centre amenities.
	offering for new families – schools, facilities, open space, etc	Updates to Place Plan:
		As population grows Council will need to monitor the social infrastructure provisions to ensure that it continues to provide a suitable level of service to meet the needs of the community in accordance with best practice principles for social infrastructure planning.
		An additional action has been created under Direction 4 to support this outcome.
Add	ditional suggestions made by participants:	
-	social infrastructure should feature more in the CPP	Noted. Refer new action above relating to social infrastructure.
-	Casino needs a prospectus to attract both businesses and people	Business attraction is a key aim under Direction 1 Action (e).
-	General lack of support for an Energy from Waste facility: Concern that it will be perceived as an incinerator and will give Casino a negative perception.	Noted. The Casino Place Plan does not include any proposal or provisions relating to an energy from waste facility.
Soc	cial infrastructure:	
-	There is not a lot for kids to do unless they do sports – what other opportunities can be created?	Noted. Refer new action above relating to social infrastructure.
Hou	using:	
-	Has become expensive, including insurance	Noted. Direction 2 of the Casino Place Plan, supported by a Local Housing Strategy and Casino Town Centre Master Plan will enable Council to focus on the development of new housing in areas that are not flood affected. Facilitating increased housing supply in the short, medium and long term will assist in maintaining the housing supply pipeline with positive effects on affordability.
-	Increase in housing diversity would help with a range of household types, and particularly the older age groups	Noted. Direction 2 of the Casino Place Plan, supported by a Local Housing Strategy and Casino Town Centre Master Plan will focus on the identification of housing needs across Casino and the Richmond Valley and facilitating a diverse range of housing types.

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Pul	Public Transport:			
-	Currently few public transport options within Casino and between Casino and other towns such as Lismore	Noted. <u>Updates to Place Plan:</u> Council will continue to monitor public transport provision and capacity and advocate for improvements where service capacity and upgrades are needed. Direction 6, Action (a) <i>Align transport upgrades with business, employment and residential growth</i> has been updated to support this outcome.		
Tre	ees:			
-	Tree cover along streets in Casino – would be good to see more street trees being planted which would provide shade in summer months and encourage people to walk more in town (also related to the Sustainability Plan currently on exhibition)	Direction 6 Action (c) Green Casino's streets supports the greening of Casino's streets in line with ongoing upgrades. Direction 3 Action (b) Upgrade streetscapes in the Casino Town Centre supports the upgrade and greening of the following streets not yet improved in Casino's town centre: - Barker Street east of Walker Street. - Canterbury Street between Walker Street and Centre Street. - Walker Street between Canterbury Street and North Street.		
-	There is currently no tree preservation order in Casino	Noted. This is a matter for Council to determine.		
-	Idea for an 'adopt' a tree program for Casino to ensure trees planted by Council are cared for by residents	Updates to Place Plan: Direction 6 Action (c) Green Casino's streets supports the greening of Casino's streets in line with ongoing upgrades. An action has been included for Council to "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 in the street at the front of their property. This may enable interested residents to undertake the role of caring for the tree including watering."		
Ric	hmond River:	<u>I</u>		
-	support better access to and along the river	There are a number of initiatives within the Place Plan supporting improved access to along and across the Richmond River. These include: Direction 3, Action (a)(v) Incorporate a precinct plan for a riverside place and activity node.		

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		Direction 5 (Connect and meaningfully engage with the Richmond River), Action (b) Establish a continuous walking loop along the
		Richmond River.
		Direction 5, Action (c) Provide an all-seasons over river pedestrian bridge.
		Direction 5, Action (d) Activate the river's edge with restaurants/ cafés or other tourist related uses.
-	idea about installing an art trail along the river	Updates to Place Plan:
	TIVO	Direction 5 (Connect and meaningfully engage with the Richmond
		River), Action (b) Establish a continuous walking loop along the Richmond River has been updated to support investigation of
		opportunities for public art, interpretive signage or occasional art
		exhibitions along this loop to express local history, place and Aboriginal culture.

Evans Head Library and Council Administration Building, 10 February 2023, 12pm-4.30pm

3 people plus a local journalist attended. Feedback predominantly focused on aspects of the GMS.





Comment/ feedback received		Response
Evans Head:		
-	Like the village feel.	Noted.
-	Want to keep it low key and family oriented.	Noted.
-	There are strong connections between local communities in Evans Head and other towns close by like Woodburn.	Noted.
-	Supports the removal of the land on the	Noted.

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north side of Evan Head from the GMS				
Iron Gates:				
Doesn't support the current proposed development and the GMS should reflect the constraints.	The GMS will be updated to reflect the fact that the Iron Gates land is not an urban investigation area and is zoned for residential purposes.			



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SUBMISSIONS REVIEW

The Richmond Valley Growth Management Strategy and Casino Place Plan were placed on public exhibition by Richmond Valley Council from 30 November 2022 to 28 February 2023.

Submissions were received from:

- 23 individuals
- Two community groups
- Two businesses

Six submissions were received from NSW Government Agencies, including:

- Department of Planning and Environment, Local and Regional Planning, Northern Region
- Department of Planning and Environment, Biodiversity and Conservation Division
- Department of Primary Industries, Agriculture
- Department of Regional NSW
- Northern NSW Local Area Health Service
- Transport for NSW

KEY ISSUES RAISED

The submissions included a range of issues including environmental concerns, planning controls and identified growth areas, as follows.

Comment/ feedback received	Response		
Iron Gates			
Over 60% (22 of 33) of the public submissions site.	included opposition to the inclusion of Iron Gates as a potential growth		
Environment was the primary concern, with suggestions that the area be rezoned as an environment or conservation area.	The GMS will be updated to reflect the fact that the Iron Gates land is not an urban investigation area and is zoned for residential purposes.		
 Perceived lack of consultation with Aboriginal communities, with submissions stating that development in this area would impact Aboriginal cultural heritage. 			
- Bushfire and flood risks, and a lack of existing town infrastructure.			

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Other Growth Areas				
A smaller proportion of submissions made reference to other growth areas in the GMS.				
- Support for the removal of Woodburn – Evans Head Road in the GMS as a future residential growth area.	Noted.			
One landowner suggested that growth is necessary to maintain community at Coraki, and that growth is possible on higher land in that area that has not been subject to flooding.	This matter will be consider during prep of the Place Plan which would be subject to consultation with the community			
Rileys Hill Road, Broadwater is not identified despite being before Council, and that this development should not proceed accordingly.	Noted. The land was rezoned in 1982 and is currently going through the Development Application process. Land zoned residential will go through normal environmental assessments during the Development Application process.			
One submission against growth at Evans Head Aerodrome, citing conservation and Aboriginal cultural heritage constraints.	Noted. This land is zoned residential. Employment land would focus on supporting Aerodrome. Any development proposed would be subject of a Development Application.			
Planning Controls				
High level of interest in the development or review of an Evans Head Place Plan, to understand the growth management plans for Evans Head and how they will maintain the character of the area.	It is noted that a number of community members expressed a desire to be involved in the development of an Evans Head Place Plan. As such, the GMS will continue to recommend that Council proceed with the creation of this document.			
Council could consider mechanisms to facilitate smaller lot sizes in rural residential areas - subject to infrastructure and appropriate assessment - to facilitate lessor lot sizes of 6,500m2 for existing 1Ha landholdings, making better use of land.	Council is supportive of 7,500spm if onsite waste water can be managed. This suggestion will be considered in the next review of the Local Environment Plan.			
The GMS raises the prospect of including site specific considerations of managing the rural residential zone. Flexible land use planning or controls could be implemented to enable land to be used for a corner store of similar when demand requires it.	Council is supportive of this, and will continue discussions with the Department of Planning.			

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The acceptant of females of the colling of the	There figures reflect the prince demonstrate which is defined as
The number of forecast dwellings is higher than the forecast population growth and should be reviewed for consistency.	These figures reflect changing demography, which includes both an increase in people and an ageing population, with an associated increase in single person households. These factors combined mean that the number of houses required is higher than the forecast population growth.
boriginal Cultural Heritage	
 Suggested lack of representation of Aboriginal cultural heritage in the plans, particularly in relation to Iron Gates. 	Noted. Council will engage with the Aboriginal community at the appropriate time.
	Direction 10 of the Casino Place Plan seeks to "Collaborate with Aboriginal communities and protect Aboriginal objects and places"
It was noted that reference to "Bundjalung nations" should be changed to the singular "Bundjalung nation" within the document.	The GMS and Casino Place Plan will update any reference to "Bundjalung nations" to be corrected to the singular "Bundjalung nation".
Alternative waste treatment facility	
One submission opposed the proposal for a thermal waste facility, which they felt would contradict the environmental sustainable principles of the growth strategy for the area, and would have air quality impacts.	The GMS and Casino Place Plan do not include any mention of or proposal to develop an alternative waste treatment facility in the Richmond Valley LGA. As such, no changes to the documents have been undertaken to address this submission

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NSW GOVERNMENT FEEDBACK

Key comments and action items identified by NSW State Government agencies are provided below.

Agency	Comment	Response
Northern NSW Local Health District	Future planning for a Casino health precinct should include NSW LHD as a stakeholder	Noted. Council would like to engage with the Health District about the future of the Health Precinct.
Department of Primary Industries - Agriculture	Supports increasing density in urban areas and minimising expansion into rural land	Noted
	Supports goals to support industry diversification	Noted
	Supports preparation of a Local Housing Strategy for Richmond Valley LGA to avoid conflict with agriculture production	Noted
	Supports development controls to manage development in rural residential areas to avoid land use conflict with agriculture	Noted
	Recommends strong planning controls in the DCP to ensure future rural residential development avoids or	Amendments made under Direction 2 of the Casino Place Plan:
	mitigates land use conflict between rural residential and agricultural land uses	Objectives: Insert new objective: "Minimise potential for land use conflict"
	Note Casino Urban Land Release Strategy 2005 proposed	Insert new action:
	80m buffers around urban investigation areas. The GMS does not. DPI recommends a similar measure should be incorporated into planning controls for the urban and rural	h. Minimise land use conflict between conflict between residential, rural residential and agricultural land uses:

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residential investigation areas in the Draft GMS, incorporated into a masterplan or place plan or address at Planning Proposal stage before DAs are progressed.

"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."

Existing Action (g)under Direction 2 has been amended to extend the potential for a large lot rural residential interface to be provided to a rural area.

Encourage Council to prepare a rural land strategy to give equivalent and modern strategic guidance to planning for rural land across the LGA.

Noted. Council will be preparing Rural Land Strategy.

Department of Planning and Environment

All references to North Coast Regional Plan 2036 to be updated to reflect North Coast Regional Plan 2041

Documents should note that the 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, and that these may impact on the plans and their implementation.

Updated.

<u>GMS</u>

The following statement included in the introduction:

"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 Growth Management Strategy and its implementation.

Place Plan

The following statement included in the introduction:

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"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.

A clear table of actions and sequencing of investigations to manage and prioritise projected residential and industrial growth is encouraged to help guide decision makes, landowners, developers and investors, and support timely and cost-effective infrastructure delivery.

Noted.

Council will prepare infrastructure delivery plans separately from the GMS and CPP.

Place Plan

The Place Plan will include a summary of actions, timeframes and responsibilities

The draft strategy has adopted Council's population and dwelling projections rather than the current State projections. While the North Coast Regional Plan 2041 enables councils to adopt more aspirational population projections, it is important that trigger points for strategy actions and deliverables, based on actual growth, are identified.

Council will monitor growth and key trigger points. The proposed Urban Development Program will also be a valuable monitoring tool.

GMS

While the draft strategy encourages the diversification of housing options, it is important that the final strategy identify how this goal will be met. Similar to the draft place plan, the strategy could identify that structure or precinct planning be undertaken for the urban investigation areas and submitted to the Department for approval prior to seeking a rezoning. This would provide a clear planning framework for coordinated development within these areas to assist in delivery of the 40 percent infill target for the LGA

The GMS will expand upon the intention to diversify housing options, identifying that structure or precinct planning be undertaken for the urban investigation areas, to be submitted to the Department prior to seeking a rezoning.

Place Plan

The objectives of Direction 2 of the Place Plan support the delivery of housing diversity. Housing diversity will be specifically addressed by the Local Housing Strategy recommended to be developed under the GMS.

The Casino Place Plan further supports housing diversity through:

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Direction 2 Action a - The place plan will work in unison with the future local housing strategy which will guide the delivery of future greenfield and infill housing to align housing provision and prioritisation with Casino's diverse existing and evolving needs.

Direction 2 Action b prioritises diverse housing.

Direction 2 Action e – will provide opportunities for rural residential uses which will complement the broader housing mix and urban typologies.

Direction 3 Action a - dovetailing the preparation of the LHS with the recommended town centre master plan which aims to diversify land use within the town centre frame by providing flexibility to achieve residential flat buildings/ shop top housing.

Changes to the Place Plan

Direction 2 Action b has been amended to strengthen the focus on housing diversity with specific reference to the inclusion of low and medium density housing types as well as consideration for shop top housing as part of any future local centre in South Fairy Hill.

Further clarification on the key infrastructure works required to service the projected employment and housing growth would be beneficial to align land use planning with infrastructure provision. The draft strategy should also clarify that finalised infrastructure servicing strategies will be needed to support any rezoning.

The Regional Job Precinct Masterplan, being prepared by Department of Regional NSW will be accompanied by detailed servicing and sequencing strategies.

Infrastructure servicing and funding to be resolved during Planning Proposal and Development Application processes.

Future proposals for the proposed employment areas located outside the current urban growth area boundaries on regionally significant farmland, will need to confirm consistency with the North Coast Regional Plan 2041 Urban Growth Area Variation Principles;

This is addressed in the Master plan.

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Item 15.1 - Attachment 1

It is noted that a number of areas identified for growth in the draft strategy and place plan are affected by potential constraints such as flooding, bushfire, regionally significant farmland and potential high environmental values. Consultation with State agencies such as the Biodiversity and Conservation Division, NSW Rural Fire Service, the Northern Rivers Reconstruction Corporation and the Department of Primary Industries is recommended prior to finalising the plan to confirm the suitability of the areas for further investigation.

Noted.

The GMS and Casino Place Plan was referred to all relevant NSW Government agencies

In finalising the draft strategy, Council should ensure the strategy is consistent with all relevant state environmental planning policies, section 9.1 Ministerial Directions and the North Coast Regional Plan 2041.

Casino Place Plan is consistent with relevant Section 9.1 Ministerial Directions Refer Appendix A.

Casino Place Plan is either consistent with or will not impede the implementation of relevant SEPPs. Refer Appendix B.

Biodiversity and Conservation Division

Department of Planning and Environment

The directions and actions of the CPP should be revised to ensure they are consistent with the aims, objectives and actions of the council endorsed Casino Flying-fox Camp Management Plan 2015

The Casino Flying-fox Camp Management Plan 2015 provides strategies to support the gradual encouragement of flying foxes away from high conflict areas and towards Council's preferred alternative roost site on the eastern side of the Richmond River. The planning of a future active riverside node is consistent with the vision to displace or relocate flying foxes in high conflict areas.

The location of a walk trail and any place making initiatives represented on the place plan diagram (figure 20) or town centre opportunities plan (figure 22) are indicative and will be subject to a future detailed design process that appropriately considers addresses environmental and biodiversity factors including flying foxes in accordance with the Casino Flying-fox Camp Management Plan 2015.

Commentary to this effect will be included under Direction 3 Action (a)(v) and Direction 5 Action (d).

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Direction 16 of the GMS to be revised as follows: "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 with environmental constraints, avoid land use intensification in those areas, and protect areas of HEV by the application of a suitable conservation zone"

The GMS will be updated accordingly.

The rural residential investigation area north-east of Casino should be removed from the GMS.

The urban investigation area is proposed to be removed by the GMS. However, rural residential land uses will remain in the GMS.

A conservation zone should be applied to the entire Woodburn and Evans Head residential investigation areas and these areas be subject to a Biodiversity Management Plan Noted. Council will hold further discuss this matter with BDC at the appropriate time

If further studies of the investigation areas identify the presence of areas of HEV, then those HEV areas be protected by applying an appropriate conservation zone and managed through a Biodiversity Management Plan.

All investigation areas will be subject to further detailed environmental assessment. Future development on these sites would be required to mitigate any environmental impact appropriately.

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Transport for NSW

The Pacific Highway north of the Woodburn interchange is proposed to be declared freeway as part of the Woolgoolga to Ballina Upgrade declaration. Access across the common boundary along this stretch of the highway is denied.

Noted. Any residential investigation areas in this locality do not require direct access to Pacific Highway.

The Pacific Highway south of the Woodburn interchange will be declared a Controlled Access Road as part of the Woolgoolga to Ballina Upgrade declaration. Access across the common boundary with the highway is restricted to approved access locations.

Noted. Any access to the Pacific Highway will be subject to future planning proposals and Development Application processes.

Please note that there are multiple parcels along the Pacific Highway that are approved to be declared Freeway/Public Road by notification in Government Gazette. Accordingly direct access across the common boundaries will be restricted upon the declaration being gazetted and is currently restricted due to notations on titles.

Noted. Any access to the Pacific Highway will be subject to future planning proposals and Development Application processes.

The Casino Place Plan subject area is affected by a Road Widening Order along the Bruxner Highway, under Section 25 of the Roads Act, 1993 as published in Government Gazette No. 93 of 31 July 1970; Folio 3030; and defined by DP 534248. This area is also affected by a road widening proposal.

Noted.

GMS and Place Plan

- consider connectivity (people and freight) between outlying villages and main Centres – these may or may not be in the same region.
- Planning for urban densification areas and rural residential areas should place a larger emphasis on active transport and public transport options.
- Consideration across the board to first / last mile freight and potential congestion.

Transport and traffic impacts relating to the expansion for employment lands will be addressed in the yet to be exhibited RJP Masterplan.

Connectivity to be resolved during Planning Proposal and Development Application processes.

Council is committed to investigating potential forward funding of infrastructure such as footpaths and cycle paths to remove possible barriers to development in appropriate locations.

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This is reflected in:

- GMS Direction 12: Establish public and active transport priorities within the LGA, with a focus on boosting commuter uptake of public/active options.
- Place Plan Direction 6 Action (a), which seeks to align transport upgrades with business, employment and residential growth.

New employment lands will be primarily focused in Casino. Transportation matters relating to the Richmond Valley Regional Jobs Plan (RJP) will be addressed in the draft RJP Master Plan which will be placed on public exhibition.

Planning for new employment lands should consider:

- Equitable access to existing or planned public transport services and infrastructure to provide choice for people in how they travel and reduce private vehicle trip usage to, from and within these lands
- Provision of active and sustainable transport options including new and emerging multimobility options. This may include planning for integrated walking and cycling infrastructure and linkages with public transport networks.
- Ensure new transport infrastructure supporting employment lands are safe and integrate a Safe Systems approach with consideration of people walking and cycling.
- Ensure that freight connections to employment lands are efficient and accessible with consideration to last mile freight vehicles.

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.

New employment lands will be primarily focused in Casino. Transport and traffic impacts relating to the expansion for employment lands will be addressed in the yet to be exhibited RJP Masterplan.

The GMS notes that as the Richmond Valley continues to develop, sustainability and resiliency will be at the forefront of future growth. Direction 11 commits Council to investigating site specific DCP standards to ensure controls are in place to effectively manage development in vulnerable environments.

Place Plan Amendment

In relation to evacuation and resilience a new action been created under Direction 7 to ensure suitable evacuation planning and resilience of the transport network.

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Planning for new greenfield residential lands should consider:

- "Greenfields" residential consider early engagement to align preparatory timeframes for infrastructure and service development.
- Access to accessible public transport services to encourage a reduction in private vehicle usage.
- Developing 15-minute neighbourhoods to enable thriving and healthy communities
- Planning for residential lands should consider access to connected active transport networks to encourage walking and cycling supporting improved health outcomes for communities. These should consider Safe Systems outcomes and improve the safety for people walking and cycling.

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.

Council is committed to investigating potential forward funding of infrastructure such as footpaths and cycle paths to remove possible barriers to development in appropriate locations. This is reflected in GMS Direction 12: Establish public and active transport priorities within the LGA, with a focus on boosting commuter uptake of public/active options

Council will prepare infrastructure delivery plans separately from the GMS and CPP. Infrastructure servicing and funding to be resolved during Planning Proposal and Development Application processes.

Place Plan Direction 6 Action (b) seeks to improve streets and active transport networks with a particular focus on streetscape greening ongoing delivery of the Richmond Valley Council Pedestrian Access Mobility Plan (PAMP).

Update to GMS

The section titled *Coordinate infrastructure delivery* and *Direction 12* will be amended to ensure that public transport provision and capacity provision will be monitored and improvements advocated for where service capacity and upgrades are needed, with a view toward promoting 15-minute neighbourhoods.

Place Plan Amendment

Direction 6 Action (a) has been amended to ensure that public transport provision and capacity provision will be monitored and improvements advocated for where service capacity and upgrades are needed, with a view toward promoting 15-minute neighbourhoods.

Direction 6 Action (b) has been amended to ensure that streets and active transport networks in new and expanded residential and employment areas facilitate safe, comfortable, accessible and visually attractive streets that balance the needs of pedestrians, cyclists and vehicles.

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Item 15.1 - Attachment 1

Planning for industrial lands should include:

- Considerations for freight transfer as part of any intermodal transport.
- Consideration of first and last mile freight needs from any intermodal and for key places / destinations.

Identify and protect key freight corridors for future needs and to respond to growth.

New employment lands will be primarily focused in Casino. Transportation matters relating to the Richmond Valley Regional Jobs Plan (RJP) will be addressed in the draft Plan which will be placed on public exhibition.

TfNSW emphasises the importance of ongoing collaboration with Council to better understand the demands generated on the road transport network as a result of lane use pressures. Identified growth under the strategy is likely to generate significant demands on the state and regional road networks

Noted. Council affirms its commitment to collaborating with TfNSW to align growth with transport infrastructure.

The Draft North Coast Regional Plan 2041 should guide the land-use planning priorities and inform Council's Growth Management Strategy.

Noted. North Coast Regional Plan 2036 was in effect at the time of preparing the GMS. During its preparation, careful consideration was given to achieving alignment between the GMS and the now effective North Coast Regional Plan 2041.

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CONCLUSION

Extensive community and stakeholder engagement was undertaken on the draft Richmond Valley Growth Management Strategy and the draft Casino Place Plan.

Feedback received during face-to-face consultation and through the public submissions identified that community priorities include:

- a balance between growth and the conservation of the environment
- consideration of the local Aboriginal community in strategic planning
- growth and development that is sensitive to the character of smaller local communities in the Richmond Valley
- appropriate response to flooding and bushfire risks.

NSW Government agencies were supportive of the strategic directions outlined in the draft strategy documents. Agency comments focussed on aligning strategies to reflect both local and state government policy across a range of portfolios, and balancing growth, infrastructure delivery and environmental constraints in the Richmond Valley LGA.

The draft strategy documents will be updated to respond to the feedback received from stakeholders and the community during the public exhibition period, before being finalised and issued to Council for approval.

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Appendix A: Consistency with S9.1 Directions

	Ministerial Direction	Not Relevant	Justifiably Inconsistent	Consistent
1	Planning Systems			
1.1	Implementation of Regional Plans			✓
1.2	Development of Aboriginal Land Council land	✓		
1.3	Approval and Referral Requirements	✓		
1.4	Site Specific Provisions			✓
1	Planning Systems - Place-based			
1.5	Parramatta Road Corridor Urban Transformation Strategy	✓		
1.6	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	~		
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✓		
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✓		
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	✓		
1.10	Implementation of the Western Sydney Aerotropolis Plan	✓		
1.11	Implementation of Bayside West Precincts 2036 Plan	✓		
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	✓		
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	✓		
1.14	Implementation of Greater Macarthur 2040	✓		
1.15	Implementation of the Pyrmont Peninsula Place Strategy	✓		
1.16	North West Rail Link Corridor Strategy	✓		
1.17	Implementation of the Bays West Place	✓		

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	Ministerial Direction	Not Relevant	Justifiably Inconsistent	Consistent
	Strategy			
1.18	Implementation of the Macquarie Park Innovation Precinct	✓		
1.19	Implementation of the Westmead Place Strategy	✓		
1.20	Implementation of the Camellia-Rosehill Place Strategy	✓		
1.21	Implementation of South West Growth Area Structure Plan	✓		
1.22	Implementation of the Cherrybrook Station Place Strategy	✓		
2	Design and Place			
3	Biodiversity and Conservation			
3.1	Conservation Zones			✓
3.2	Heritage Conservation			✓
3.3	Sydney Drinking Water Catchments	✓		
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	✓		
3.5	Recreation Vehicle Areas	✓		
3.6	Strategic Conservation Planning			✓
3.7	Public Bushland	✓		
3.8	Willandra Lakes Region	✓		
3.9	Sydney Harbour Foreshores and Waterways Area	✓		
3.10	Water Catchment Protection			✓
4	Resilience and Hazards			
4.1	Flooding			✓
4.2	Coastal Management			✓
4.3	Planning for Bushfire Protection			✓
4.4	Remediation of Contaminated Land			✓
4.5	Acid Sulfate Soils			✓
4.6	Mine Subsidence and Unstable Land	✓		
5	Transport and Infrastructure			
5.1	Integrating Land Use and Transport			✓
5.2	Reserving Land for Public Purposes			✓

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	Ministerial Direction	Not Relevant	Justifiably Inconsistent	Consistent
5.3	Development Near Regulated Airports and Defence Airfields			✓
5.4	Shooting Ranges			✓
6	Housing			
6.1	Residential Zones			✓
6.2	Caravan Parks and Manufactured Home Estates			✓
7	Industry and Employment			
7.1	Business and Industrial Zones			✓
7.2	Reduction in non-hosted short-term rental accommodation period	✓		
7.3	Commercial and Retail Development along the Pacific Highway, North Coast			✓
8	Resources and Energy			
8.1	Mining, Petroleum Production and Extractive Industries	✓		
9	Primary Production			
9.1	Rural Zones			✓
9.2	Rural Lands			✓
9.3	Oyster Aquaculture	✓		
9.4	Farmland of State and Regional Significance on the NSW Far North Coast			✓

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Appendix B: Consistency with SEPPs

SEPP	Not Relevant	Justifiably Inconsistent	Consistent
State Environmental Planning Policy (Biodiversity and Conservation) 2021			✓
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	✓		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	✓		
State Environmental Planning Policy (Housing) 2021			✓
State Environmental Planning Policy (Industry and Employment) 2021	✓		
State Environmental Planning Policy No 65— Design Quality of Residential Apartment Development	√		
State Environmental Planning Policy (Planning Systems) 2021	✓		
State Environmental Planning Policy (Precincts— Central River City) 2021	✓		
State Environmental Planning Policy (Precincts— Eastern Harbour City) 2021	✓		
State Environmental Planning Policy (Precincts— Regional) 2021	✓		
State Environmental Planning Policy (Precincts— Western Parkland City) 2021	✓		
State Environmental Planning Policy (Primary Production) 2021			✓
State Environmental Planning Policy (Resilience and Hazards) 2021			✓
State Environmental Planning Policy (Resources and Energy) 2021	✓		
State Environmental Planning Policy (Sustainable Buildings) 2022	✓		
State Environmental Planning Policy (Transport and Infrastructure) 2021			✓

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This report was prepared by:

Director: Anna Chubb Report Version: Final for Adoption

Project Planner: Nell O'Brien Issue date: 12 April 2023

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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.

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.

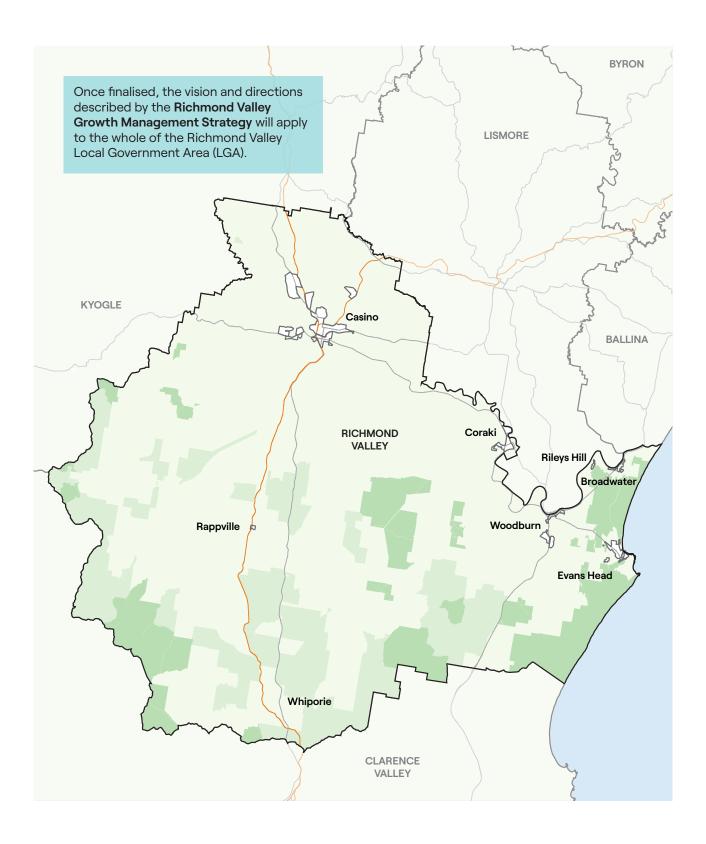
Alignment with the Richmond Valley Regional Job Precinct

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.

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Context



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-fromhome 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.

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 houing pipeline across the North Coast, addressing concerns of housing availability and affordablity.

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.

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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

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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 shortterm 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

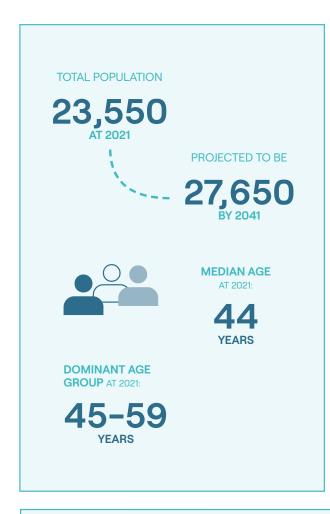
Sets the LGA-wide directions for land use planning, taking a broad view of issues like employment, housing, and environmental protection across rural and urban contexts

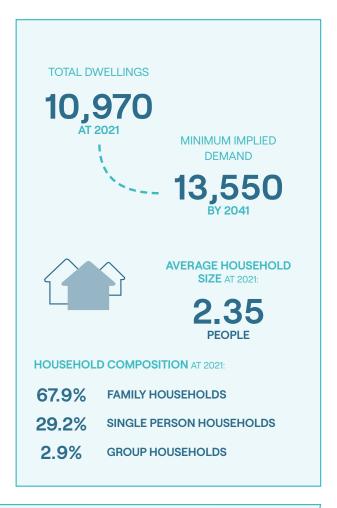






Richmond Valley







GROSS REGIONAL PRODUCT AT 2021:

\$920

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.

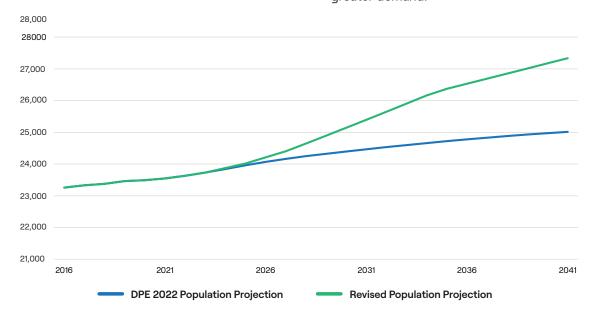


Figure 2: Richmond Valley 20-year Population Projections. Source: DPIE 2022 and GYDE Consulting

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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.

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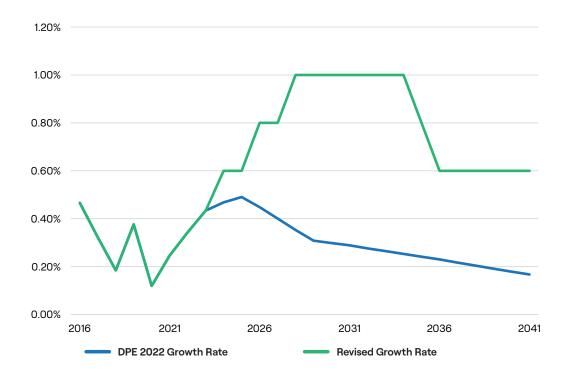


Figure 3: Richmond Valley 20-year Growth Rate. Source: DPIE 2022 and GYDE Consulting

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

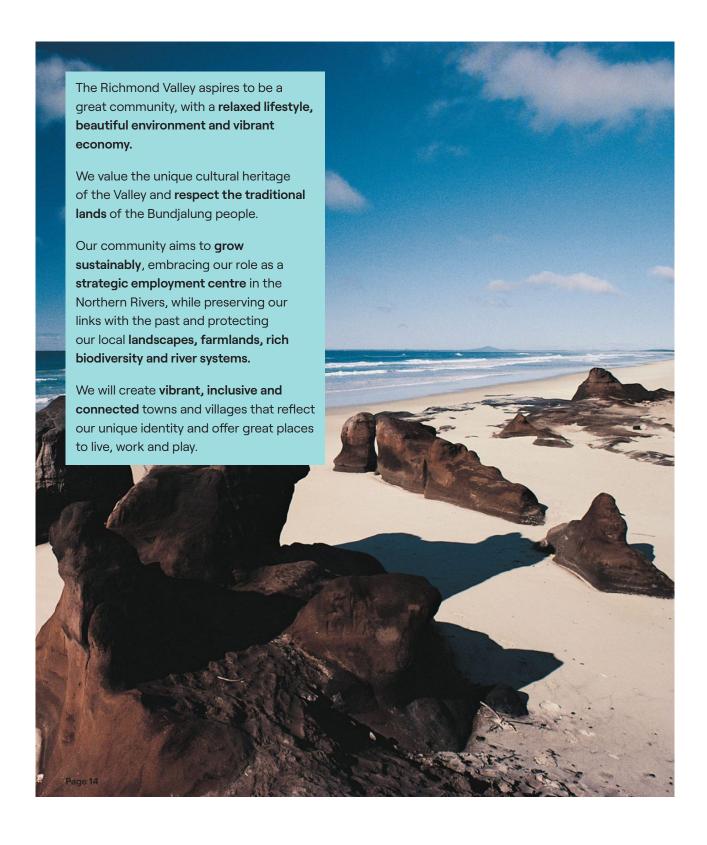
The changes in predicted population must also be reflected in changes to the LGA's future housing supply, including how the market operates.

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.

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Vision



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, RJPs 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.

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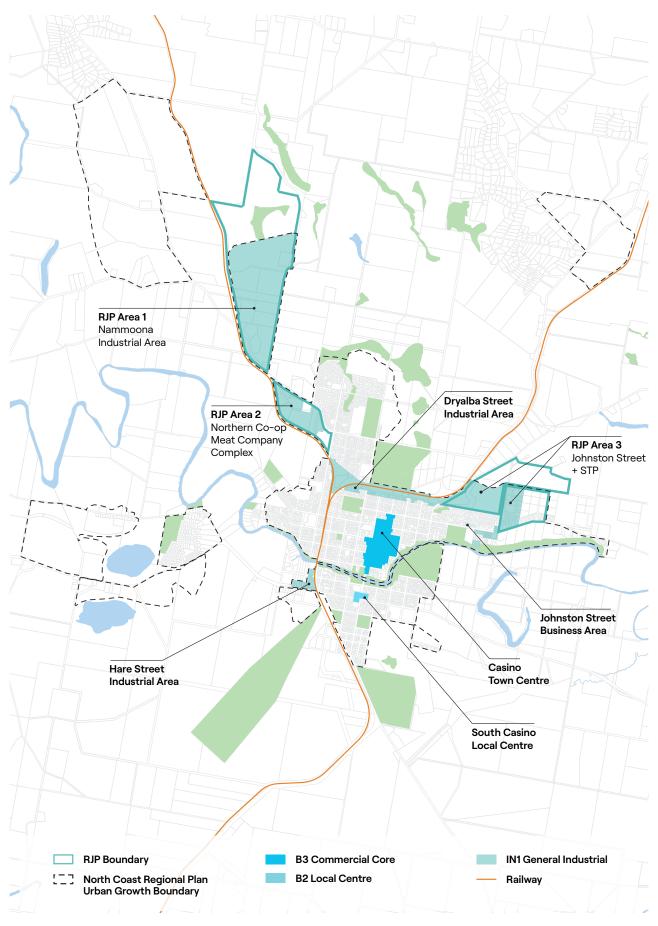


Figure 4: Richmond Valley Regional Job Precinct

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		

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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).

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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 shortterm 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 sitespecific 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.

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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

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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.

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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

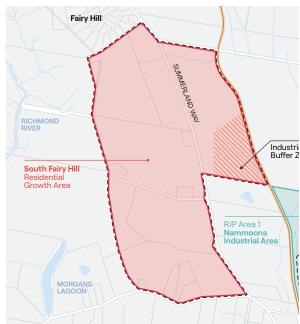


Figure 6: South Fairy Hill Residential Investigation Area

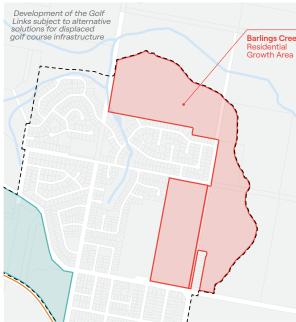


Figure 7: Barlings Lane Residential Investigation Area

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.

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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

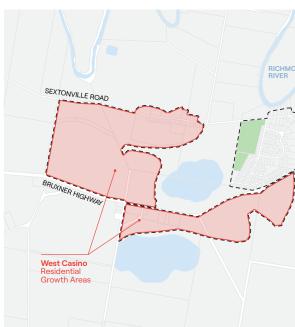


Figure 9: West Casino Residential Investigation Areas

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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

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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.

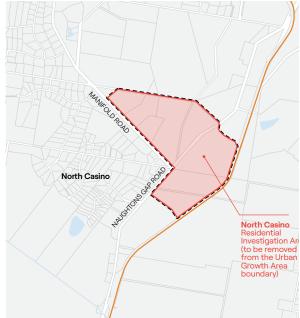


Figure 12: North Casino Residential Investigation Area

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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.

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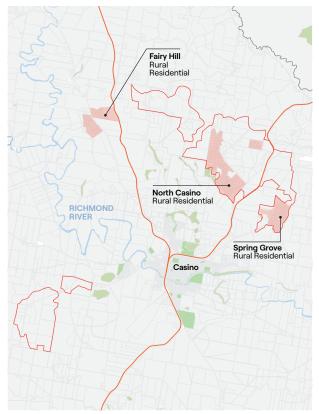


Figure 13: Casino Rural Residential Lands



Figure 15: Evans Head Rural Residential Lands

Rural Residential Lands

Rural Residential Investigation Area



Figure 14: Coraki Rural Residential Lands

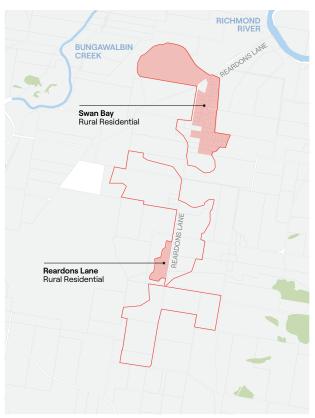


Figure 16: Swan Bay and Reardons Lane Rural Residential Lands

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.

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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 megatrends 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.

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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.



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.

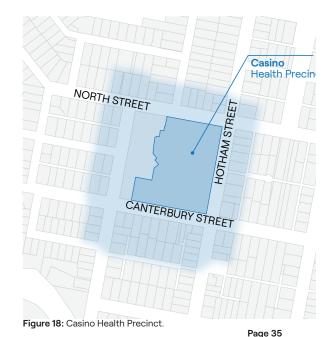
Casino Health Precinct

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.



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 northeast 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.

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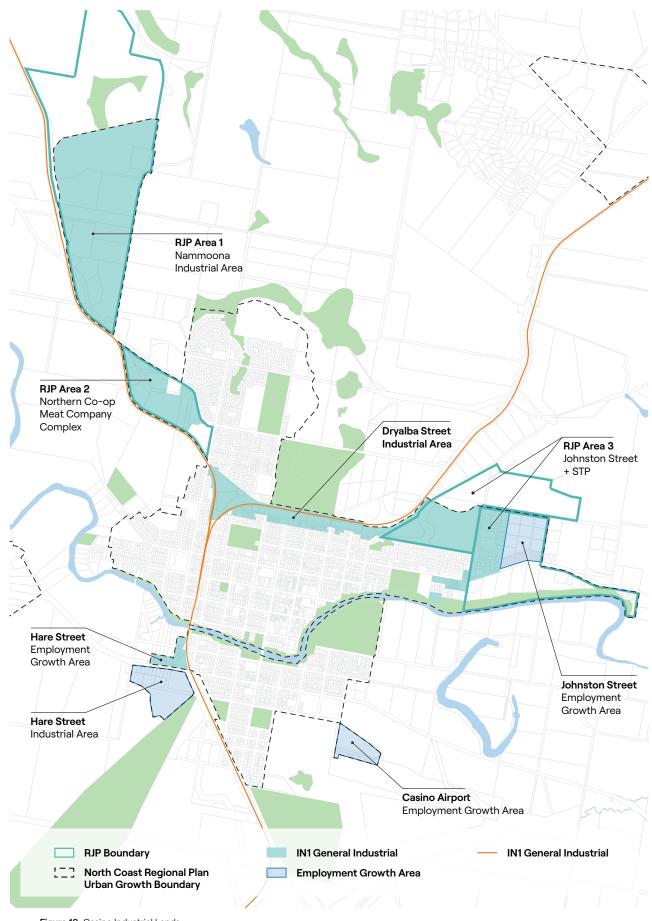


Figure 19: Casino Industrial Lands

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 invesitgation 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.

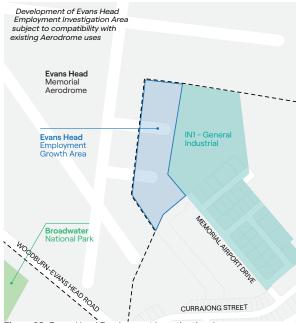


Figure 20: Evans Head Employment Investigation Area.



Figure 21: Woodburn Employment Investigation Area

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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.

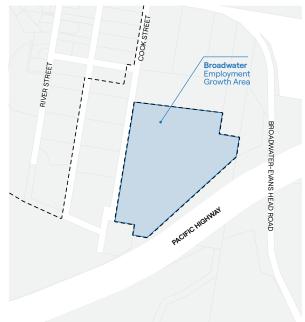


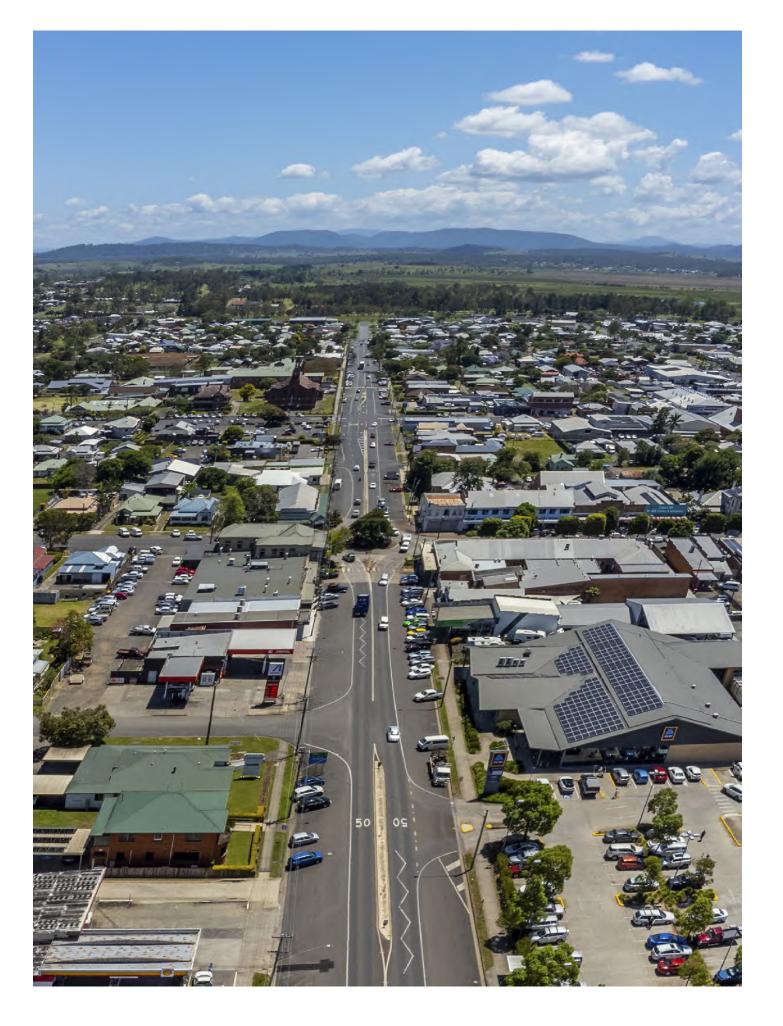
Figure 22: Broadwater Employment Investigation Area

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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:	Ongoing	Richmond Valley Council
Support industry diversification by identifying new avenues for innovation, such as partnerships, funding arrangements or community-led programs.		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,	Ongoing	Richmond Valley Council Community Chamber of Commerce
public art, social engagement).		
Direction 7: Prepare a robust Local Housing Strategy	Short	Richmond Valley Council
for the Richmond Valley LGA.		Department of Planning and Environment
Direction 8:	Short	Richmond Valley Council
Establish priorities to manage demand for affordable housing with the provision of short-term rental accommodation.		Department of Planning and Environment

		1
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







Casino Place Plan

Richmond Valley

12 April 2023

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Date: 12 /	April 2023	
	nal for Adoption by: Sonny Embleton - 12 April 2023	
	by: Anna Chubb - 12 April 2023	
the inform	rt has been prepared by GYDE with input from a number of expert consultants. To the best of our knowledge, nation contained herein is neither false nor misleading and the contents are based on information and facts correct at the time of writing. GYDE accepts no responsibility or liability for any errors, omissions or resultant	

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:

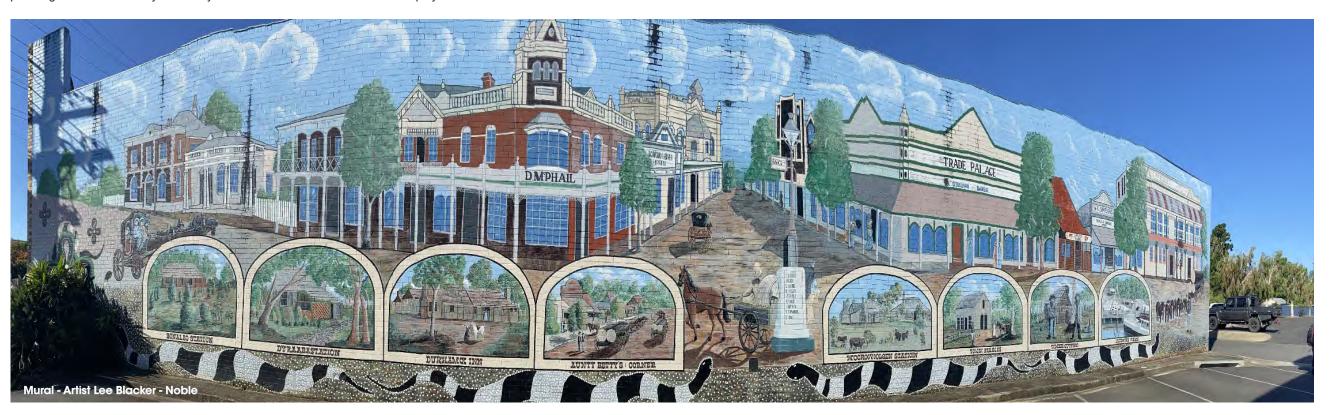
- Draft Richmond Valley Growth Management Strategy (prepared by Richmond Valley Council) to guide the growth of local housing and employment within the Richmond Valley LGA.
- Draft Casino Place Plan and supporting technical studies (prepared as part of the RJP Program) to guide growth and place outcomes 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.



Casino Place Plan | 12 April 2023

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.

Casino Place Plan | 12 April 2023



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	
- (4)-	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.	
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AN.	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

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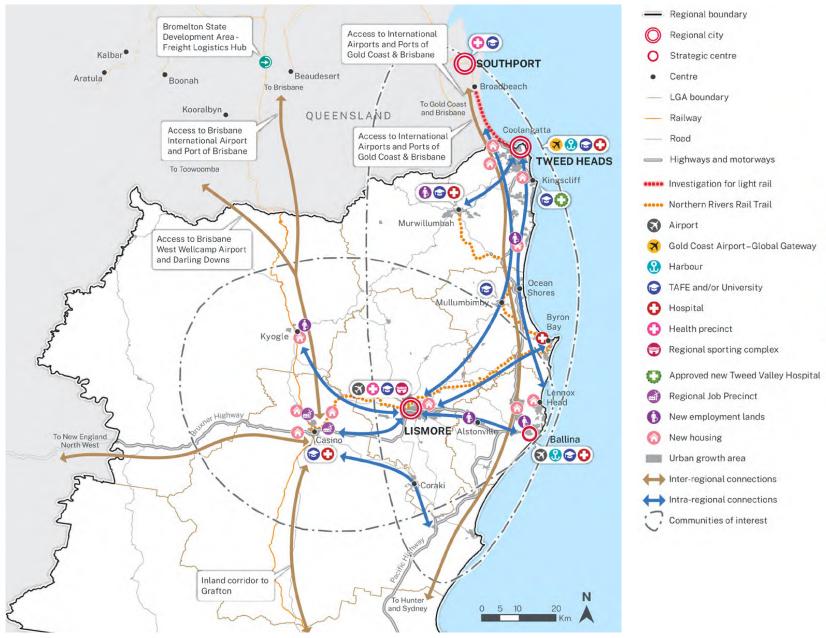


Figure 1. North Coast Regional Plan 2041 - Northern Rivers Subregional Plan



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Economic Growth Principles

Boost Casino as a Regional **Job Precinct**

This will be addressed via the Draft

Richmond Valley Regional Job Precinct

Master Plan.

Strengthen retail and commercial uses in town centres

Direction 1

Focus the delivery of commercial growth within the footprint of existing commercially zoned areas.

Deliver sufficient and suitable industrial lands

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

Direction 3

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

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 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).

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Item 15.1 - Attachment 3

Residential Growth Principles

Focus growth in Casino as a major centre

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

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

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 shortterm rental accommodation.

Deliver well-planned rural residential areas

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

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

Direction 11

Investigate site-specific DCP standards to ensure controls are in place to effectively manage development in coastal environments.

Coordinate infrastructure delivery

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.

change and conflicts

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 Strategy. **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.

Figure 2. Richmond Valley Growth Management Strategy Vision

Monitor and manage land use Create vibrant, liveable communities with distinct identities

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Direction 17

Prepare Place Plans for the LGA's towns and villages.

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.

Item 15.1 - Attachment 3

Table 1. LSPS 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	

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LOCAL STRATEGIC PLANNING STATEMENT: BEYOND 20-20 VISION PLANNIN	IG 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 an 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			

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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 resource	s	
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	

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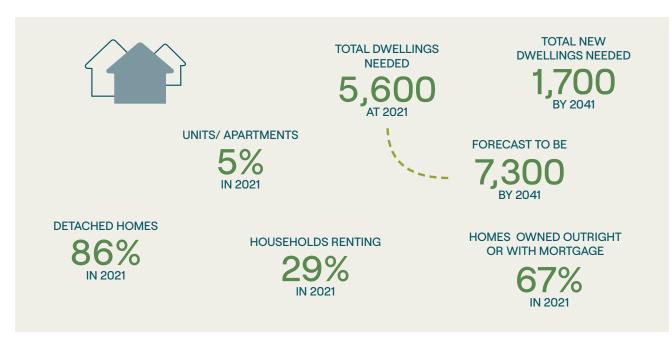
4. DEMOGRAPHIC SNAPSHOT

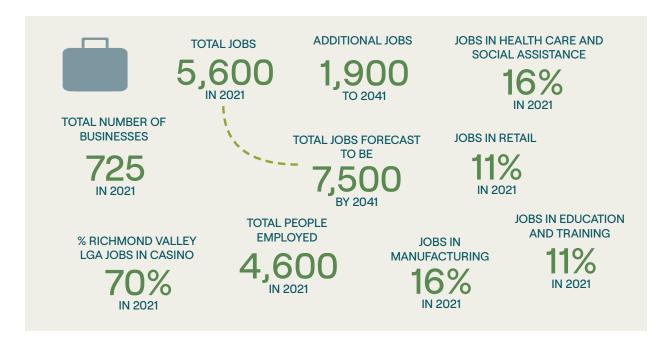


The demographic snapshot is based on the latest 2021 Australian Bureau of Statistics (ABS) Census.

Forecasting to 2041 is based on Department of Planning and Environment 2022 Population Projections, 2019 Transport for NSW (TfNSW) Employment Projections and Gyde analysis.

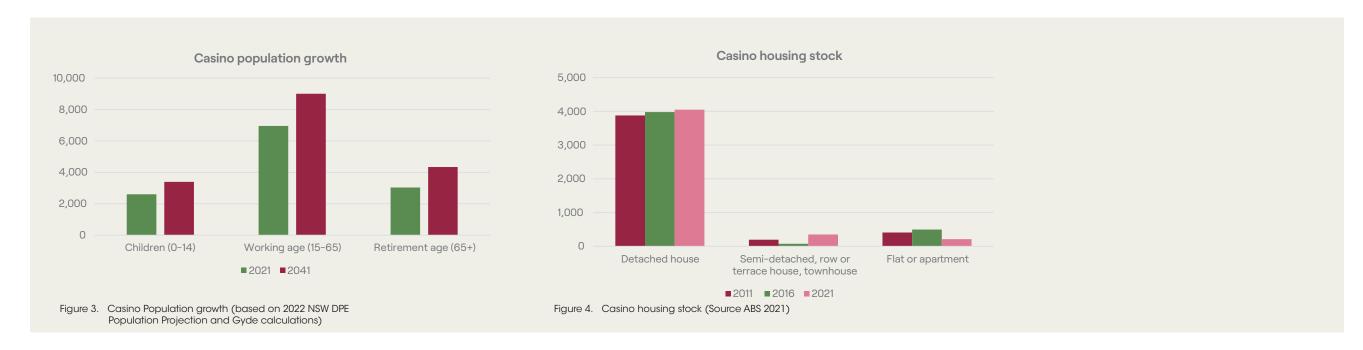
Further detail is provided in Section 5.1.





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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.

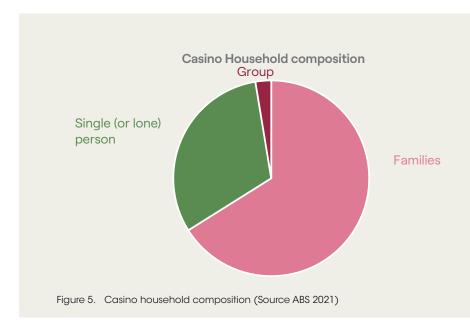
By 2041, Casino's projected growth will result in the area accommodating over 60% of Richmond Valley's total population, in 2021 it was 53%.

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.

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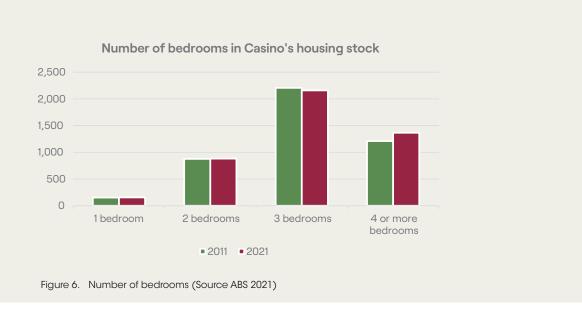
person households, compared with 28% in regional NSW.

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.



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

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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.

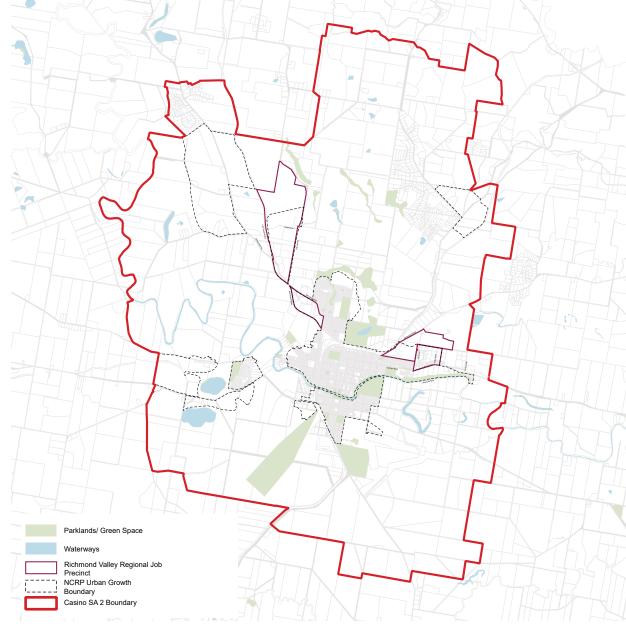


Figure 7. Casino Statistical Area 2 Boundary

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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.

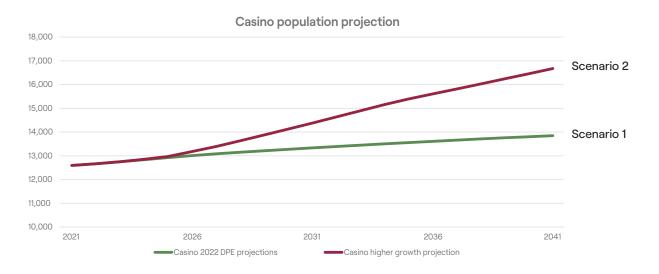


Figure 8. Population growth scenarios (based on 2022 NSW DPE Population Projection and Gyde calculations)

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

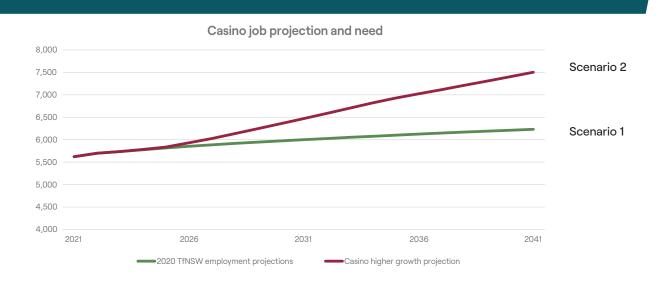


Figure 9. Employment growth scenarios (based on 2022 NSW DPE Population Projection and Gyde calculations)

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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.

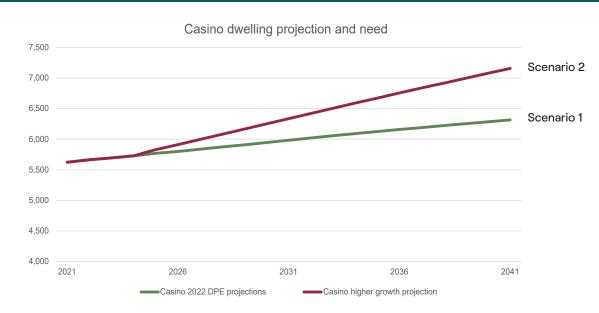


Figure 10. Housing needs scenarios (based on 2022 NSW DPE Population Projection and Gyde calculations)

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.

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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.

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¹ Information sourced from multiple datasets, including RVC

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

Current Industrial Land Supply in Casino

275ha

There is 275ha of industrial zoned land in Casino. Of that land:

- 47ha is outside the Regional Job Precinct
 - 228ha is inside the Regional Job Precinct

Identified shortfall Industrial Land Supply in Casino

67ha

There is an identified 67 ha shortfall of industrial zoned land in Casino to 2041. This means that 67 ha of new zoned industrial land will need to be created within the Regional Job Precinct Boundary.

New industrial zoned land needed for smaller format operations

50ha

75% (50ha) of the newly zoned land is expected to be required to accommodate smaller format industrial uses to 2041 with average lot size of 4,000sqm

New industrial zoned land needed for larger format operations

17ha

25% (17ha) of the newly zoned land is expected to be required to accommodate larger format industrial uses to 2041 with average lot size of 5.95ha.

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

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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.

Current Available Lots

116

In September 2021, Casino had capacity for estimated 116 lots to meet short term demand. Given strong market indicators, there is a critical shortage of housing capacity to provide for housing needs in the short term

Compounded
Annual Price Growth Rate

10.6%

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

Residential Capacity

13,350

There is significant greenfield and infill potential for Casino. 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

Estimated dwelling demand to 2041

1,700

Approximately 1,700 new dwellings are estimated to be required to 2041. This will include a diverse range of low and medium density housing types in greenfield and infill areas. Large lot residential will also form a part of the housing mix

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

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Priorities for Residential Investigation Areas

servicing and the significant excess in potential greenfield land confirm that this residential investigation area is not required for urban residential uses.

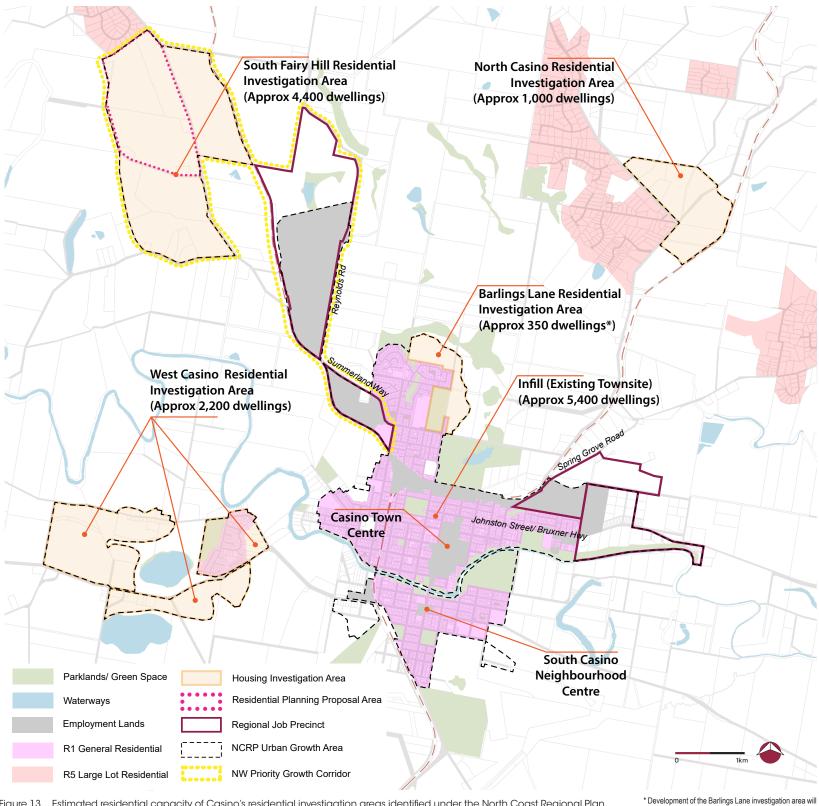


Figure 13. Estimated residential capacity of Casino's residential investigation areas identified under the North Coast Regional Plan

require the determination of a long-term strategy for the existing Golf Links infrastructure

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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

- 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.

- 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

- 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.
- Land consolidation issues and lack of interest by landowners to drive change.

South Fairy Hill Residential Investigation Area

- 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.

Weakness

amenities.

Opportunity

Threat

- 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.

 Partly located within Casino's drinking water catchment area requiring careful consideration for drainage solutions.

· Not located in walking distance to jobs and

 Likely a 5 or more year time frame to undertaken the necessary planning prior to development outcomes being realised.

 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.

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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.

	Opportunity	Threat	
Potential for rural residential uses that are compatible with existing context.			effectiveness to provide servicing e on a per dwelling basis.
		relation to ar	d use compatibility challenges in n area that is primarily characterised 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

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)

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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)

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.

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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.

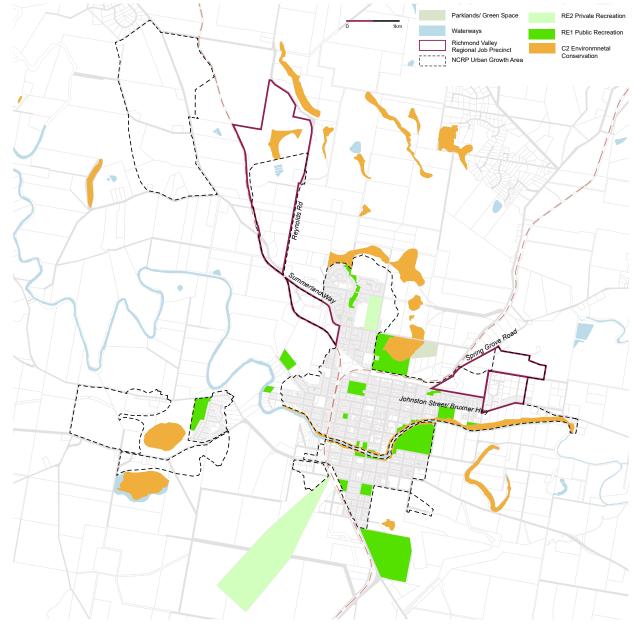


Figure 14. Existing conservation, public and private recreation in Casino

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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.

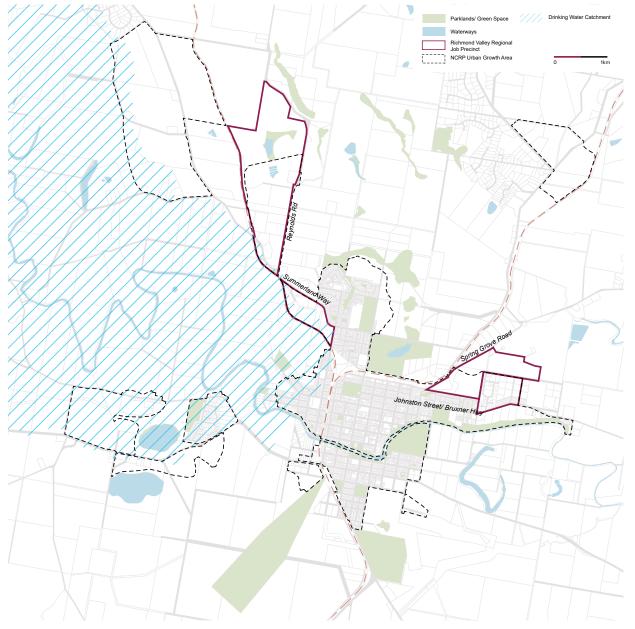


Figure 15. Drinking water catchment

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.

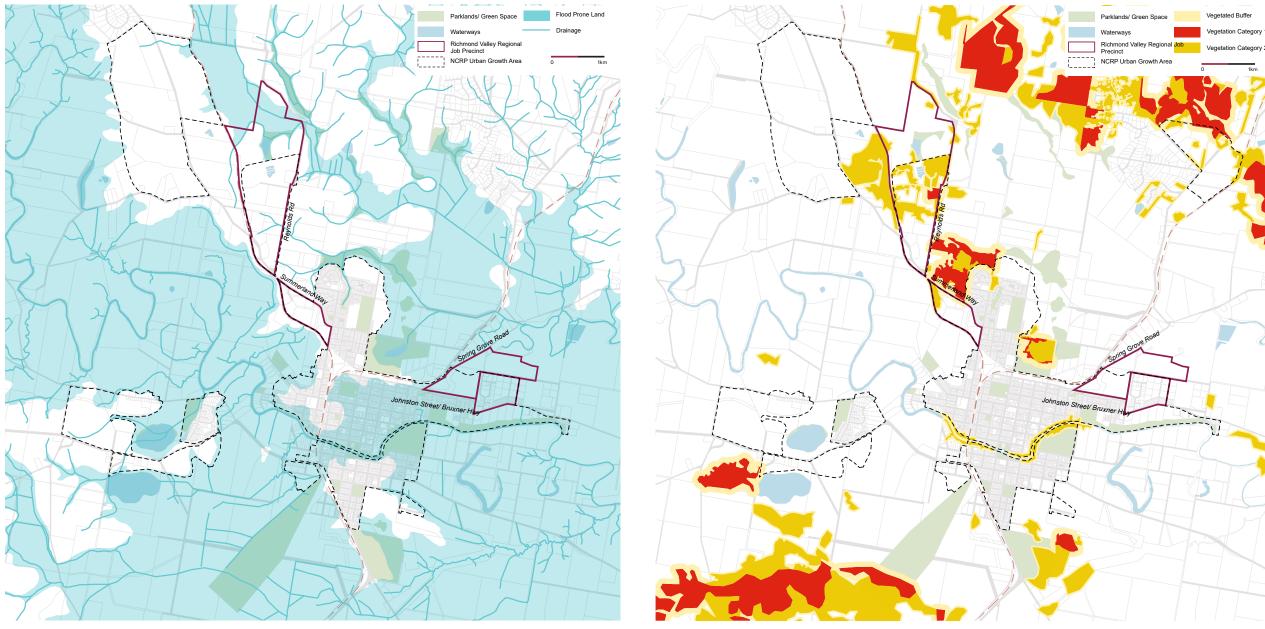


Figure 16. Flood affected land in Casino (note Council is in the process of updating flood study)

Figure 17. Bushfire affected land

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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.







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.

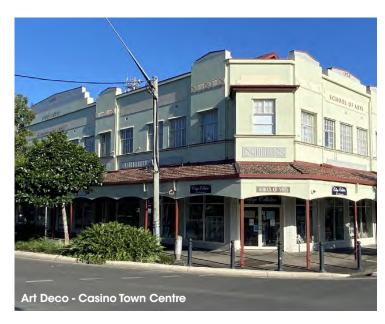
There are opportunities to build on the strengths of Casino's commercial heart and reinvigorate peripheral and frame areas to provide new tourist experiences and accommodation opportunities, and to enhance housing diversity. The relationship between the town centre and the Richmond River is limited. 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.





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18 APRIL 2023 ORDINARY COUNCIL MEETING ATTACHMENTS

- **Rural Residential Character** Predominant rural residential character in Fairy Hill and North Casino requiring consideration for interface between urban and rural residential use
- 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
- Residential /Industrial Interface Consideration for land use compatibility between industrial and residential areas
- **Drinking Water Catchment** Protecting Casino's drinking water will require carefully considered development outcomes in catchment areas
- Flood Prone Land Flooding will be a key consideration for future development in existing townsite as well as witihin Area 3 of the Regional Job Precinct
- South Fairy Hill Topography Undulating topography provides a scenic quality and potential outlook over the surrounding plains
- Visual Gateways and Scenic Qualities Casino's scenic qualities are a lifestyle and tourism asset and need to be treated with sensitivity
- North Casino Residential Investigation Area Located in an area of predominantly characterised large lot/ rural residential uses
- **Barlings Lane Residential Investigation Area** Adjoins existing residential areas with good access to service infrastructure and local amenities
- Northern Rivers Rail Trail Visual amenity of the rail trail gateway and potential for connection to the town centre
- 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
- Casino Town Centre The heart of Casino is a key attraction. Opportunities for revitalisation of peripheral town centre areas

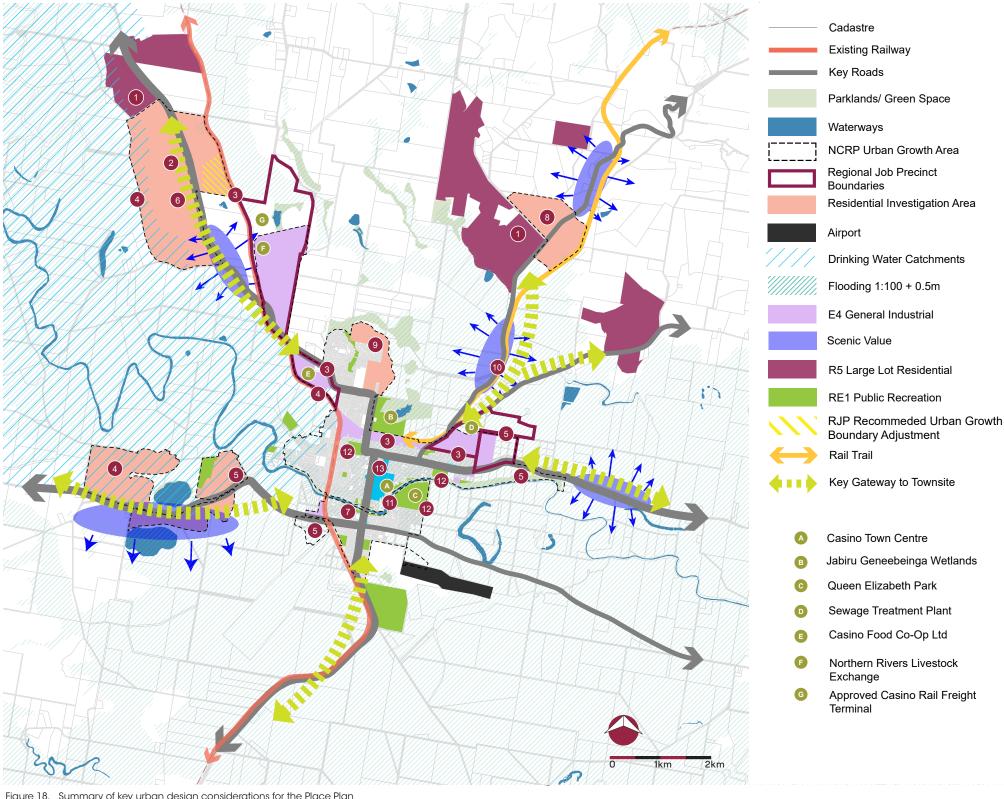


Figure 18. Summary of key urban design considerations for the Place Plan

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.





South Casino Business District

Residential Planning Proposal

Priority Growth Corridor

River Walking Loop

Urban Growth Boundary
Reduction Area

Richmond River

Rail Trail

Improve connectivity (rail trail)

Improve connectivity (Centres)

A Casino Town Centre

B Jabiru Geneebeinga Wetlands

Queen Elizabeth Park

D Sewage Treatment Plant

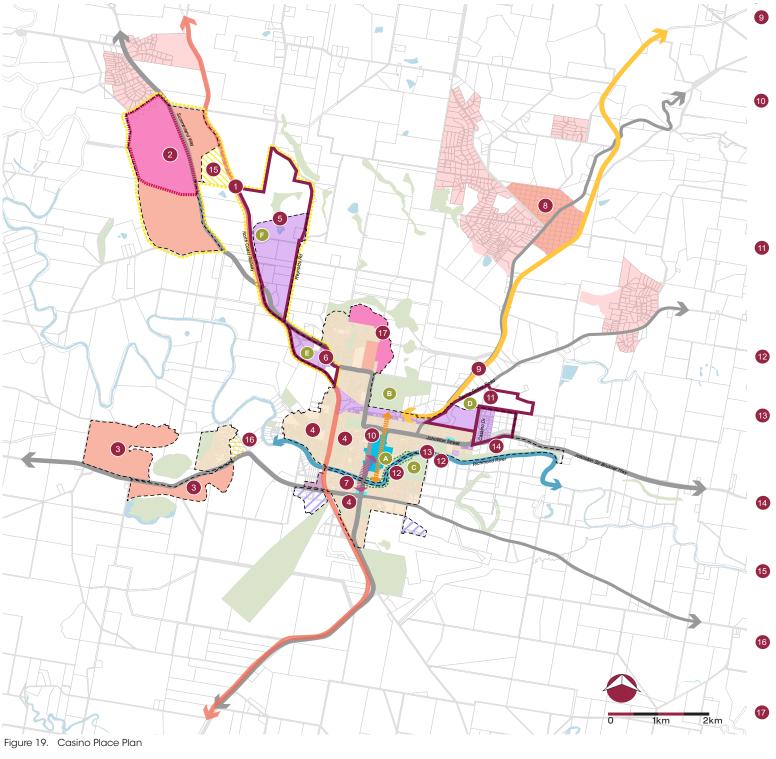
Casino Food Co-Op Ltd

Northern Rivers Livestock

Exchange

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- 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
- 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
- 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
- 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



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

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)

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 senstive residential land uses and strategic advantages

land taking into consideration nearby senstive residential land uses and strategic advantages associated with high voltage electricity and a reliable source of treated wastewater

Richmond River Crossing

Establish a high all seasons / all weather pedestrian connection across the Richmond River at Barker Street and/or Albert Park

Relationship to Richmond River Improve visual relationship between the

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

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

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

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

Barlings Lane Residential Investigation Area
Opportunity to extend the housing supply and
delivery pipeline in the short term

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
- 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
- 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
- Sustainably respond to the changing nature of our climate
- (11) Coordinate infrastructure delivery
- 12 Monitor and manage land use change and conflicts
- 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

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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

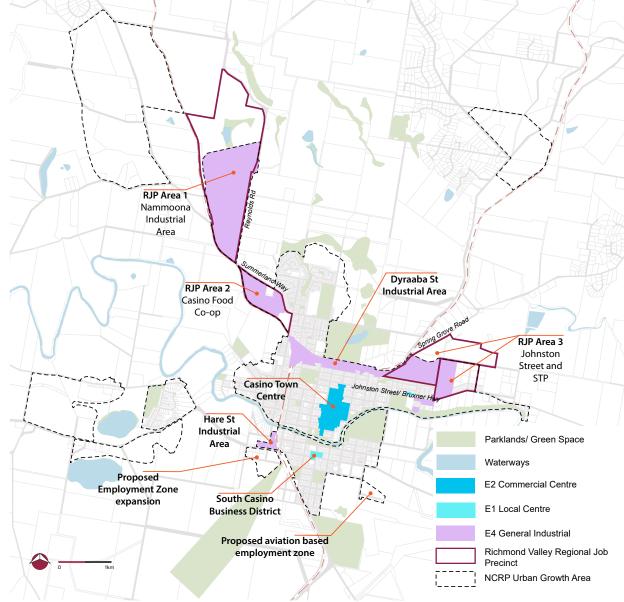


Figure 20. Casino's existing employment lands

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.

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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



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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 Treatrment 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

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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 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.





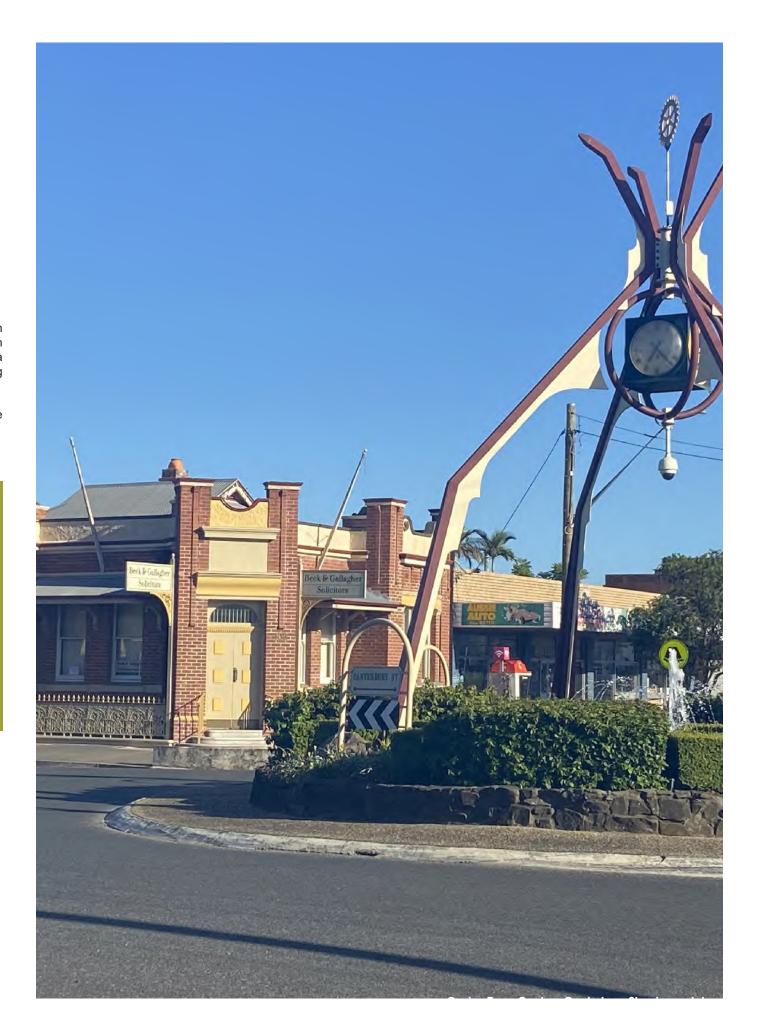
The Casino Town Centre is the heart of the Casino township and wider Richmond Valley. Enhancing and supporting its ongoing vitality, diversity and growth is essential to providing for a growing population and a key attraction for tourists and visitors.

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



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Streetscape Upgrades Enhance connection between the Northern Rivers Rail Trail, Casino Town Centre, and natural assets including the Richmond River

and Jabiiru Genebeeinga Wetlands

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

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)

- 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.
- 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 RVDCP 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

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

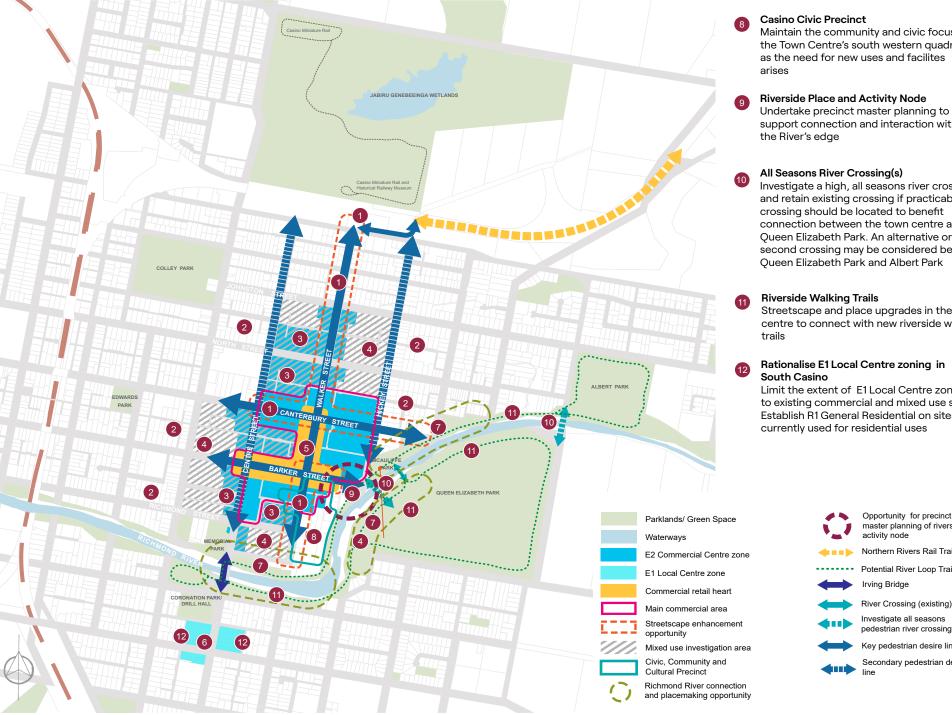


Figure 21. Casino Town Centre - Opportunities to inform future planning of the town centre

Maintain the community and civic focus of the Town Centre's south western quadrant as the need for new uses and facilites

Undertake precinct master planning to support connection and interaction with

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

Streetscape and place upgrades in the town centre to connect with new riverside walking

Rationalise E1 Local Centre zoning in

Limit the extent of E1 Local Centre zoning to existing commercial and mixed use sites. Establish R1 General Residential on sites

> Opportunity for precinct master planning of riverside Northern Rivers Rail Trail ••••• Potential River Loop Trail River Crossing (existing) Investigate all seasons

Key pedestrian desire line

Secondary pedestrian desire

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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 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.

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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.



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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



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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 r-ecreational, 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



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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



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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 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.

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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



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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



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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*.

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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



Casino Place Plan | 12 April 2023

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.



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



ral - Ariisi Lee Blacker - Noble

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.

ORDINARY COUNCIL MEETING ATTACHMENTS 18 APRIL 2023

APPENDIX A: IMPLEMENTATION

Action	Delivery mechanisms and Inter-dependencies (O		Responsibilities / Collaborative partnerships
Direction 1: Support business and em	ployment growth		
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
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	
Dir	rection 2: Increase housing supply a	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	
Dir	rection 3: Reinforce Casino Town C	entre 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	

Casino Place Plan | 12 April 2023

ORDINARY COUNCIL MEETING ATTACHMENTS ______ 18 APRIL 2023

Ad	etion	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
Di	rection 4: Enhance Casino's liveabil	ity and tourism experience		
а.	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

Ac	etion	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
Di	rection 5: Connect and meaningful	ly engage with the Richmond R	iver	
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

ORDINARY COUNCIL MEETING ATTACHMENTS ______ 18 APRIL 2023

Ac	etion	Delivery mechanisms and Inter-dependencies	Timeframe (Ongoing; Short 0-2y; Med 2-6; Long 6+y)	Responsibilities / Collaborative partnerships
Di	rection 6: Move people and busines	ss safely, efficiently, and comfort	ably	
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
<u>. </u>			•	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/ Media		Richmond Valley Council
				TfNSW
d.	Investigate potential to provide a second river road crossing at		Short/ Medium	Richmond Valley Council
	Casino			TfNSW
Di	rection 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		Ongoing	Richmond Valley Council
	transport network			Rural Fire Service
	: 22		.,	TfNSW
	rection 8: Secure adequate water su			B. 1 11
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 Cas	ino's scenic landscape and view	/S	
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 Aborigin	nal communities and protect Abo	original 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		Short/ Ongoing	Richmond Valley Council
Aboriginal Nation			Casino-Boolangle LALC
Create opportunities for Aboriginal people to provide leadership and		Short/ Ongoing	Richmond Valley Council
guidance			Casino-Boolangle LALC
Ensure Aboriginal objects and places are protected, managed and		Ongoing	Richmond Valley Council
respected			Casino-Boolangle LALC
Align development outcomes with Local Aboriginal Heritage Study		Ongoing	Richmond Valley Council
			Casino-Boolangle LALC

Casino Place Plan | 12 April 2023

ORDINARY COUNCIL MEETING ATTACHMENTS 18 APRIL 2023





Concise Investment Report Pack

Richmond Valley Council

1 March 2023 to 31 March 2023



Richmond Valley Council
1 March 2023 to 31 March 2023

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- 5. Environmentally Sustainable Investment Performance Report for the Period Ending 31 March 2023 Relative To 28 February 2023



1. Portfolio Valuation As At 31 March 2023

	Fixed Interest Security	Security Rating	Face Value Original	Face Value Current	Market Value	% Total Value	Running Yield	Weighted Running Yield
At Call Deposit								
	CBA Business Online Saver Acct RVC At Call	S&P ST A1+	17,495,000.00	17,495,000.00	17,495,000.00	22.66%	3.70%	1
	CBA General Fund Bk Acct RVC At Call	S&P ST A1+	713,782.44	713,782.44	713,782.44	0.92%	2.60%	1
	CBA Trust Acct RVC At Call	S&P ST A1+	87,050.17	87,050.17	87,050.17	0.11%	2.30%	1
	MACQ 940323454 At Call	Moodys A2	0.00	0.00	0.00	0.00%	3.50%	1
	NAB Business Cheque Acct RVC At Call	S&P ST A1+	24.71	24.71	24.71	0.00%	0.00%)
			18,295,857.32	18,295,857.32	18,295,857.32	23.70%		0.87%
Floating Rate Note								
	Auswide 0.9 06 Nov 2023 FRN	Moodys	750,000.00	750,000.00	750,000.00	0.97%	4.62%)
	Auswide 0.6 22 Mar 2024 FRN	Moodys	1,500,000.00	1,500,000.00	1,500,000.00	1.94%	4.32%)
	Auswide 1.5 17 Mar 2026 FRN	Moodys	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	5.22%)
	MACQ 0.48 09 Dec 2025 FRN	Moodys A2	1,000,390.00	1,000,390.00	1,000,390.00	1.30%	4.19%)
	MYS 0.65 16 Jun 2025 FRN	Moodys	1,500,000.00	1,500,000.00	1,500,000.00	1.94%	4.37%)
			5,750,390.00	5,750,390.00	5,750,390.00	7.45%		1.30%
Fixed Rate Bond								
	NTTC 1.1 15 Dec 2025 - Issued 10 September 2021 - Richmond	Moodys Aa3	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	1.10%)
			2,000,000.00	2,000,000.00	2,000,000.00	2.59%		0.03%
Unit Trust								
	NSWTC Long Term Growth Fund UT		3,000,000.00	3,005,254.17	3,005,254.17	3.89%	44.76%)
	NSWTC Medium Term Growth Fund UT		11,005,029.35	12,158,092.94	12,158,092.94	15.75%	30.84%)
			14,005,029.35	15,163,347.11	15,163,347.11	19.64%		3.29%



1. Portfolio Valuation As At 31 March 2023

Term Deposit

Portfolio Total

			76,051,276.67	77,209,594.43	77,209,594.43	100%		7.54%
					22,300,000.00			
1 WO 4.0 20 NOV 2	2020 2. 05/(1-15	Official Of	36,000,000.00	36,000,000.00	36,000,000.00	46.63%	7.0070	2.05%
TMC 4.9 23 Nov 2		Unrated ST	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	4.90%	
SCC 4.3 29 May 2		Unrated ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.30%	
SCC 4.3 29 May 2		Unrated ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.30%	
SCC 4.3 29 May 2		Unrated ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.30%	
•	2023 182DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.25%	
MYS 4 04 Apr 202		Moodys ST	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	4.00%	
	IN 2023 90DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.43%	
	IN 2023 92DAT TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.43%	
	IN 2023 92DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.32%	
	IN 2023 92DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.32%	
	IN 2023 92DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.32%	
	In 2023 92DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.32%	
	ay 2023 91DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.26%	
	ay 2023 90DAT TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.26%	
	ay 2023 90DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.26%	
	2023 102DAY TD	Moodys ST	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	4.55%	
	2023 132DAY TD	Moodys ST	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	4.45%	
BOQ 4.45 27 Jul 2		Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.45%	
BOQ 4.45 27 Jul 2	=	Moodys ST	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	4.75%	
	Aug 2023 182DAY TD	Moodys ST	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.40%	
	un 2023 162DAY TD un 2023 182DAY TD	Moodys ST	2,000,000.00	2,000,000.00	2,000,000.00 2,000,000.00	2.59%	4.40%	
	Aug 2023 181DAY TD May 2023 182DAY TD	Moodys ST	2,000,000.00 2,000,000.00	2,000,000.00 2,000,000.00	2,000,000.00	2.59% 2.59%	4.35% 4.45%	
	May 2023 181DAY TD	S&P ST A2 S&P ST A2	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	4.30% 4.55%	
	2023 182DAY TD	S&P ST A2	1,000,000.00	1,000,000.00	1,000,000.00	1.30%	4.65%	
AMP 4.3 24 Apr 2		S&P ST A2	2,000,000.00	2,000,000.00	2,000,000.00	2.59%	4.30%	



2. Portfolio Valuation By Categories As At 31 March 2023

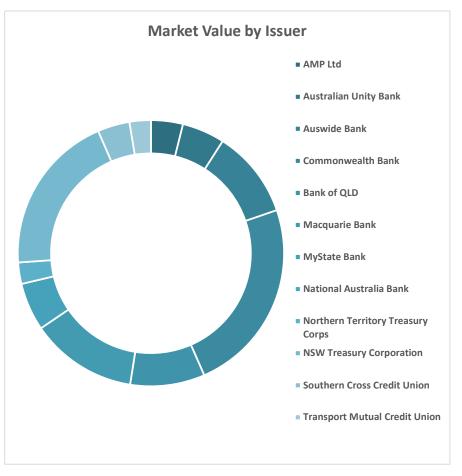
		% Total
Security Type	Market Value	Value
Fixed Rate Bond	2,000,000.00	2.59%
At Call Deposit	18,295,857.32	23.70%
Term Deposit	36,000,000.00	46.63%
Floating Rate Note	5,750,390.00	7.45%
Unit Trust	15163347.11	19.64%
Portfolio Total	77,209,594.43	100.00%





2. Portfolio Valuation By Categories As At 31 March 2023

		% Total
Issuer	Market Value	Value
AMP Bank Ltd	3,000,000.00	4.88%
Australian Unity Bank	4,000,000.00	6.50%
Auswide Bank Limited	8,250,000.00	13.42%
Bank of Queensland Ltd	7,000,000.00	11.38%
Commonwealth Bank of Australia Ltd	18,295,832.61	28.87%
Macquarie Bank	10,000,390.00	16.27%
MyState Bank Ltd	4,500,000.00	7.29%
National Australia Bank Ltd	24.71	0.00%
Northern Territory Treasury Corporation	2,000,000.00	3.26%
NSW Treasury Corporation	15163347.11	0.00%
Southern Cross CU	3,000,000.00	4.88%
Transport Mutual Credit Union Limited	2,000,000.00	3.25%
Portfolio Total	77,209,594.43	100.00%





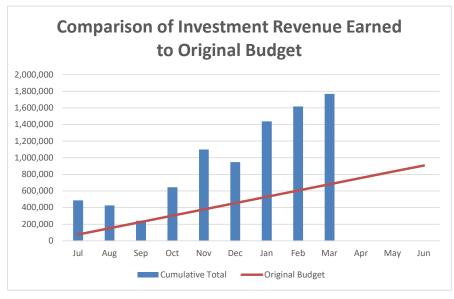
3. Investment Revenue Received For 1 March 2023 to 31 March 2023

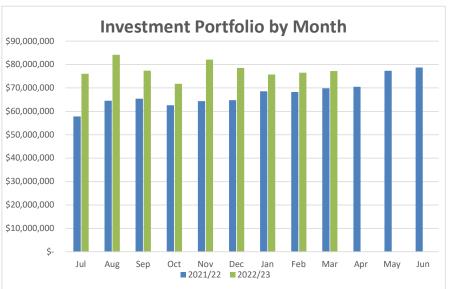
Security	Issuer	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional	Income Type
AMP 3.7 01 Mar 2023 181DAY TD	AMP Bank Ltd	1 Mar 2023	1,000,000.00	18,347.95	Security Coupon Interest
AMP 3.8 06 Mar 2023 180DAY TD	AMP Bank Ltd	6 Mar 2023	1,000,000.00	13,808.22	2 Security Coupon Interest
MYS 3.7 06 Mar 2023 182DAY TD	MyState Bank Ltd	6 Mar 2023	2,000,000.00	36,898.63	Security Coupon Interest
GCU 3.85 07 Mar 2023 91DAY TD	Gateway Bank Ltd	7 Mar 2023	1,000,000.00	9,598.63	Security Coupon Interest
MYS 3.85 07 Mar 2023 92DAY TD	MyState Bank Ltd	7 Mar 2023	1,000,000.00	9,704.11	Security Coupon Interest
MACQ 0.48 09 Dec 2025 FRN	Macquarie Bank	9 Mar 2023	1,000,390.00	8,896.43	Security Coupon Interest
AMP 4 14 Mar 2023 181DAY TD	AMP Bank Ltd	14 Mar 2023	1,000,000.00	19,835.62	Security Coupon Interest
MYS 0.65 16 Jun 2025 FRN	MyState Bank Ltd	16 Mar 2023	1,500,000.00	14,196.82	Security Coupon Interest
Auswide 0.6 22 Mar 2024 FRN	Auswide Bank Limited	22 Mar 2023	1,500,000.00	14,091.78	Security Coupon Interest
MACQ 3.82 23 Mar 2023 120DAY TD	Macquarie Bank	23 Mar 2023	1,000,000.00	12,558.90	Security Coupon Interest
MACQ 3.82 23 Mar 2023 120DAY TD	Macquarie Bank	23 Mar 2023	1,000,000.00	12,558.90	Security Coupon Interest
Other		31 Mar 2023		50,171.48	Bank Interest
Other		31 Mar 2023		2,142.02	Pank Interest
Other		31 Mar 2023		165.87	' Bank Interest
				222,975.36	5
Medium Term Growth Fund	NSW Treasury Corpora	ation		166,516.48	Fair Value Gain/(Loss)
Long Term Growth Fund	NSW Treasury Corpora			•	Prair Value Gain/(Loss)
9				208,969.50	-
TOTAL				431,944.86	<u> </u>



Richmond Valley Council
1 March 2023 to 31 March 2023

4. Comparison of Investment Revenue Earned to Original Budget and Investment Portfolio by Month 2022 - 2023 YTD





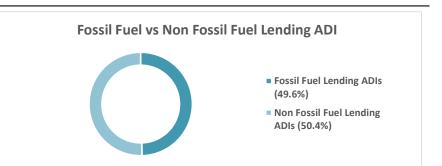


5. Environmentally Sustainable Investment Performance Report for the Period Ending 31 March 2023 Relative To 28 February 2023

Portfolio Summary by Fossil Fuel Lending ADIs							
ADI Lending Status	% Total	Current Period	% Total	Prior Period			
Fossil Fuel Lending ADIs							
AMP Bank Ltd	3.9%	3,000,000.00	6.5%	5,000,000.00			
Bank of Queensland Ltd	9.1%	7,000,000.00	7.8%	6,000,000.00			
Commonwealth Bank of Australia Ltd	23.7%	18,295,832.61	23.2%	17,763,944.65			
Macquarie Bank	13.0%	10,000,390.00	7.9%	6,017,069.51			
National Australia Bank Ltd	0.0%	24.71	0.0%	24.71			
	49.6%	38,296,247.32	45.5%	34,781,038.87			
Non Fossil Fuel Lending ADIs							
Australian Unity Bank	5.2%	4,000,000.00	5.2%	4,000,000.00			
Auswide Bank Limited	10.7%	8,250,000.00	9.5%	7,250,000.00			
Gateway Bank Ltd	0.0%	0.00	1.3%	1,000,000.00			
MyState Bank Ltd	5.8%	4,500,000.00	9.8%	7,500,000.00			
Northern Territory Treasury Corporation	2.6%	2,000,000.00	2.6%	2,000,000.00			
NSW Treasury Corporation	19.6%	15,163,347.11	19.6%	14,954,377.61			
Southern Cross CU	3.9%	3,000,000.00	3.9%	3,000,000.00			
Transport Mutual Credit Union Limited	2.6%	2,000,000.00	2.6%	2,000,000.00			
	50.4%	38,913,347.11	54.5%	41,704,377.61			
Total Portfolio	<u> </u>	77,209,594.43	•	76,485,416.48			

All amounts shown in the table and charts are Current Face Values.

The above percentages are relative to the portfolio total and may be affected by rounding. A fossil fuel lending ADI appearing in the non-fossil fuel related table will indicate that the portfolio contains a "green bond" issued by that ADI.





Richmond Valley Council
1 March 2023 to 31 March 2023

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LAMINAR CAPITAL PTY LTD ACN 134 784 740 WWW.LAMINARCAPITAL.COM.AU

MELBOURNE OFFICE: LEVEL 5 RIALTO NORTH, 525 COLLINS STREET, MELBOURNE, VIC 3000 T 61 3 9001 6990 F 61 3 9001 6933 SYDNEY OFFICE: LEVEL 18 ANGEL PLACE, 123 PITT STREET, SYDNEY NSW, 2000 T 61 2 8094 1230 BRISBANE OFFICE: LEVEL 15 CENTRAL PLAZA 1, 345 QUEEN STREET, BRISBANE QLD, 4000 T 61 7 3123 5370

Richmond

Valley Council

Council Policy

Policy Title: Modern Slavery Prevention

Policy Number: CPOL 6.21

Focus Area: Manage community resources and provide great service

Responsibility: Finance and procurement

Meeting Adopted: Date of Council Meeting – Resolution Number

OBJECTIVE

To outline Richmond Valley Council's commitment to ensuring that the goods and services it procures are not the product of modern slavery.

SCOPE

This policy applies to all persons employed by Richmond Valley Council or on Council's behalf in any capacity. The prevention, detection and reporting of modern slavery in any part of Richmond Valley Council's operations or supply chain is everyone's responsibility.

LEGALITY AND RESPONSIBILITY FOR ENFORCEMENT

The General Manager has overall responsibility for ensuring this policy complies with Richmond Valley Council's legal and ethical obligations, and that all those under Council's control comply with it. The Coordinator Fleet and Procurement has primary and day-to-day responsibility for implementing this policy and ensuring all employees are given adequate and regular training on it and the issue of modern slavery in supply chains.

COUNCIL'S OBLIGATION

The NSW *Modern Slavery Amendment Act 2021* was passed on 29 November 2021 and commenced on 1 January 2022. As a result, the following requirements are now included within the NSW *Local Government Act 1993* and came into effect from 1 July 2022.

- A council must take reasonable steps to ensure that goods and services procured by and for the council are not the product of modern slavery.
- A council's annual report must contain:
 - a statement of steps taken to ensure goods and services procured for the council during the year were not the product of modern slavery.
 - a statement of the action taken by the council in relation to any issue raised by the Anti-slavery Commissioner during the year concerning the operations of the council and identified by the Commissioner as being a significant issue.

In addition to the above, modern slavery related clauses in the *Local Government Act 1993* also require councils to take into consideration social justice principles in all decision making, including procurement. As a spender of public monies, councils have an ethical obligation to consider, identify and manage modern slavery risks within supply chains.

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STATEMENT OF INTENT

Richmond Valley Council is committed to ensuring:

- Our operations and supply chains do not cause, involve or contribute to modern slavery;
 and
- Our suppliers, relevant stakeholders, and others with whom we do business respect and share our commitment regarding minimising the risk of modern slavery.

Richmond Valley Council is committed to combating modern slavery by:

- Identifying where our modern slavery risks are in our supply chain and assessing the degree of those risks.
- Engaging with our suppliers to identify those that are committed to minimising the risk of
 modern slavery in their own supply chains and operations. This will primarily be done by
 asking suppliers to complete a Modern Slavery Questionnaire, together with requiring a
 declaration on applications to become an approved contractor.
- Including modern slavery criteria in request for quotation (RFQ) documentation and contracts.
- Providing adequate training for all staff to ensure they are aware of what modern slavery is, what Council's modern slavery risks are and how to raise any identified or potential concerns.
- Establishing a complaint process enabling staff and others to raise concerns about modern slavery.

REPORTING MECHANISMS

It is the obligation of all staff who suspect that modern slavery may be occurring within Council's operations or supply chain, to report the matter immediately to their supervisor and the Coordinator Fleet and Procurement. The matter will then be reported to the Australian Federal Police.

DEFINITIONS

Modern Slavery

Any conduct constituting a modern slavery offence, and any conduct involving the use of any form of slavery, servitude or forced labour to exploit children or other persons taking place in the supply chains of organisations.

Modern Slavery Act 2018 (NSW) Section 5

LEGISLATION

Local Government Act 1993 Sections 428 (4) and 438ZE Modern Slavery Act 2018 (NSW) Modern Slavery Amendment Act 2021

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FURTHER INFORMATION

Australian Federal Police https://www.afp.gov.au

Australian Modern Slavery Register https://modernslaveryregister.gov.au/resources/

Global Slavery Index https://www.globalslaveryindex.org

REVIEW

This policy will be reviewed by Council at the time of any relevant legislative changes, compliance requirements or at least every four years.

Version Number	Date	Comments
1	Date	New policy



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