

Mr Vaughan Macdonald
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Richmond Valley Council
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Dear Mr Macdonald

Richmond Valley Growth Management Strategy 2023 and Casino Place Plan 2023

I refer to your correspondence requesting the Department's endorsement of the Richmond Valley Growth Management Strategy 2023 and the Casino Place Plan 2023.

I would like to acknowledge and commend Council on its significant efforts and commitment to strategic planning for the Richmond Valley in preparing the Growth Management Strategy (GMS) and Place Plan.

I note and support the strategy's recommendation that structure or precinct planning is to be undertaken for urban investigation areas and submitted to the Department prior to seeking a rezoning. These structure plans should also include consideration of appropriate trigger points for land release based on growth rates to ensure the efficient and cost-effective delivery of supporting infrastructure.

I am pleased to endorse the strategy and place plan subject to Council noting that:

- any future proposals for rezoning are to be supported by infrastructure servicing plans and detailed studies and assessment of site-specific development constraints, including potential high environmental value and PMF flood levels, velocity, flood planning levels and access to critical services during flood events, to confirm land suitability and consistency with the North Coast Regional Plan 2041, applicable State Environmental Planning Policies, and relevant Local Planning Directions;
- any future proposals to rezone land outside the urban growth area boundary will need to confirm consistency with the North Coast Regional Plan (NCRP) 2041 Urban Growth Area Variation Principles;
- when preparing the proposed Local Housing Strategy and structure plans, Council should aim to ensure 40 per cent of new dwellings being delivered across the LGA by 2036, comprise multi dwelling/small lot (less than 400sqm) housing, consistent with the North Coast Regional Plan 2041, and that all opportunities to support social and affordable housing are considered; and
- in finalising the Draft Richmond Valley Flood Study 2023 and preparing a Floodplain Risk Management Plan for the LGA, or if the flood planning level is amended in the future, Council is to consider the appropriateness and suitability of its residential, rural residential and employment investigation areas particularly at Casino Airport, Hare Street, Evans Head aerodrome, Rileys Hill, Woodburn and Broadwater, and amend the

GMS and Place Plan as necessary for return to the Department for further assessment and approval.

Ongoing collaboration with the Department along with other key agencies such as the Northern Rivers Reconstruction Corporation, Department of Primary Industries, Transport for NSW and the NSW Biodiversity Conservation Division will be vital in the successful implementation of the strategy and place plan. I encourage Council to proactively engage and work with these agencies in relation to matters such as potential high environmental lands, important farmland, flood prone land, transport management and accessibility plans and the Northern Rivers Reconstruction Corporations' Resilient Lands Program.

When undertaking the next update of Richmond Valley Local Strategic Planning Statement, Council should ensure that it is consistent with the Department's approval of the GMS and Place Plan.

If you have any questions in relation to this matter, I have arranged for Ms Sandra Bush to assist you. Sandra can be contacted on 6588 5535.

Yours sincerely



3/8/2023

Jeremy Gray
Director, Northern Region
Local and Regional Planning