

Mr Vaughan Macdonald
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Richmond Valley Council
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Our ref: IRF24/2428

By email: council@richmondvalley.nsw.gov.au
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Dear Mr Macdonald

Coraki Place Plan and Mid Richmond Place Plan covering Woodburn, Broadwater, Rileys Hill and Evans Head

I refer to Council's correspondence requesting the Department's approval of the Coraki Place Plan and the Mid Richmond Place Plan covering Woodburn, Broadwater, Rileys Hill and Evans Head.

I am pleased to approve the place plans and wish to congratulate Council on its approach in providing a clear direction for future land use planning for the Mid Richmond communities to enhance flood resilience and safety, prioritise place-making, social infrastructure, and investment in community facilities and to promote economic development, job creation, and diverse housing options to meet community needs.

I also note Council's commitment in working collaboratively with the NSW Reconstruction Authority in taking a combined place planning and adaption pathways approach to inform decision-making and support more resilient settlement patterns and built form for the communities so they can remain safe and sustainable into the future.

In implementing the place plans, Council should ensure:

- when finalising flood investigations and updating Floodplain Risk Management Plans for the Richmond Valley, or if the flood planning level is amended in the future, the appropriateness and suitability of infill housing and greenfield investigation areas is considered in relation to the probable maximum flood levels, velocity, hazard and flood planning levels, and access to critical services during flood events, and amend the place plans as necessary for return to the Department for further review and approval;
- any future proposals for rezoning are supported by infrastructure servicing plans and detailed studies and assessment of site-specific development constraints (including but not limited to potential high environmental value and probable maximum 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 proposal to rezone land identified for potential urban land use in the place plans outside the current North Coast Regional Plan (NCRP) 2041 urban growth boundary

is also supported by an appropriate assessment of the consistency with the NCRP 2041 urban growth area variation principles and settlement planning guidelines; and

- the map legend shown in Figure 1 of the Evans Head Place Plan (p7) is to be amended to more clearly differentiate between heritage properties and 'investigation area (employment)'.

Ongoing collaboration with the Department along with other key agencies, such as the NSW Reconstruction Authority, State Emergency Service, Transport for NSW, and Biodiversity Conservation and Science will be vital in the successful implementation of the Place Plans. I encourage Council to proactively engage and work with these agencies in relation to matters such as potential high environmental lands, flood prone land and flood evacuation, transport management and accessibility plans, and the Reconstruction Authority's Resilient Lands Program.

When undertaking the next update of the place plans, Council should also consider:

- updating references from the 'Department of Planning and Environment' to the 'Department of Planning, Housing and Infrastructure';
- replacing all references to the Local Strategic Planning Statement growth area with the North Coast Regional Plan growth area; and
- updating all references to the North Coast Regional Plan 2036 to the North Coast Regional Plan 2041.

Additionally, 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 Place Plans.

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 5778 1409.

Yours sincerely



10/10/24

Craig Diss
Acting Director, Hunter and Northern Region
Local Planning & Council Support