

Department of Regional NSW



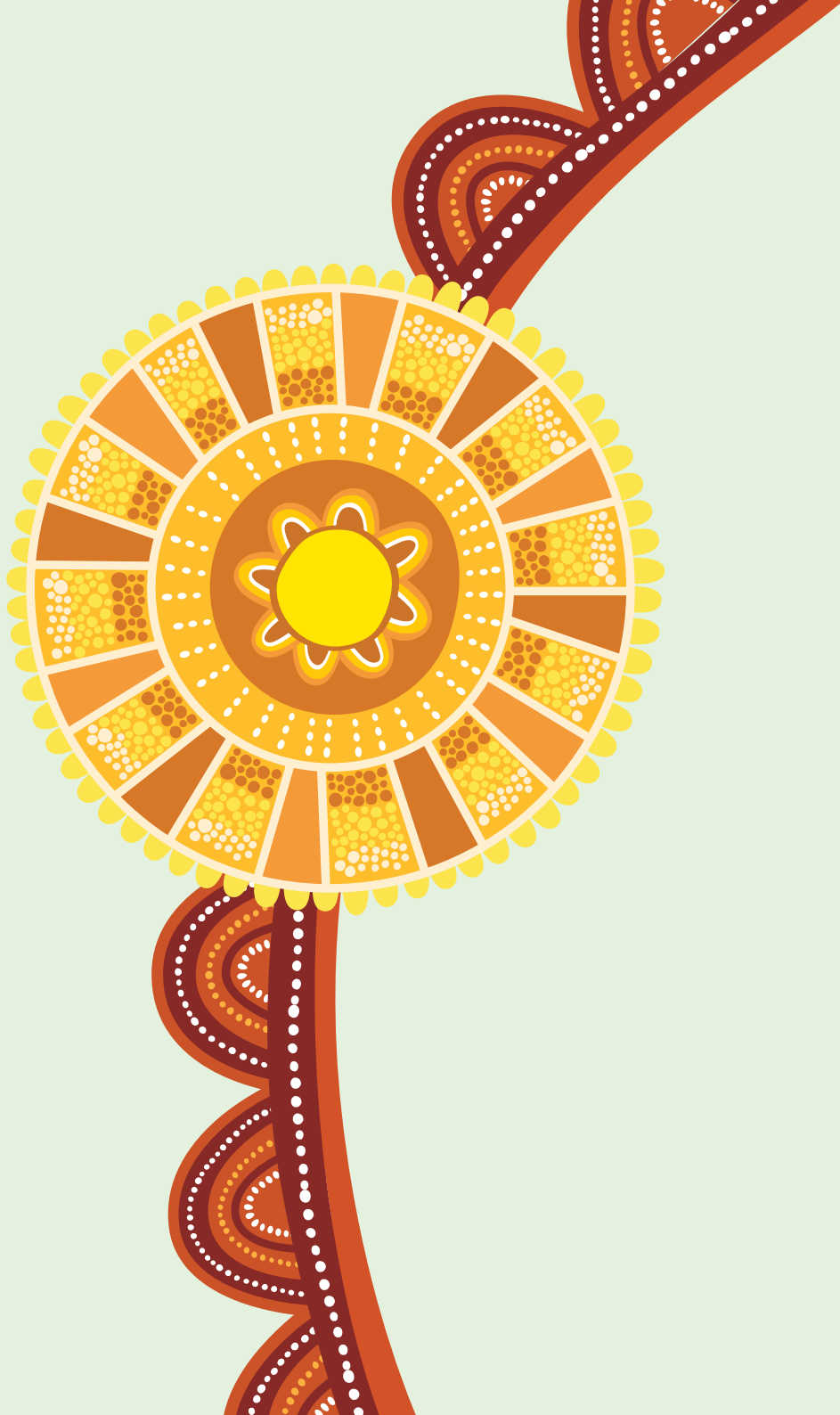
# Richmond Valley Regional Job Precinct

Draft master plan

February 2024

[regional.nsw.gov.au](http://regional.nsw.gov.au)





### **Acknowledgement of Country**

We acknowledge Country and pay respects to the Bundjalung people as the Traditional Owners and Custodians of the land and waters on which the Richmond Valley Regional Job Precinct is situated and connected to via a broader landscape.

We recognise their continued connection to Country and that this connection can be seen through stories of place and cultural practices such as art, songs, dances, storytelling and caring for the natural and cultural landscape of the area.

We also recognise the continuing living culture of Aboriginal people. We recognise the contemporary stories of displacement and the cultural significance of Bundjalung in the continued journey of self-determination in Australia.

We acknowledge all the people who have and will contribute their stories of Casino and their connection to this place. We recognise the importance of telling the First Story, first. All other stories of place come from and are woven into the First Story. We recognise the importance of truth telling, a reckoning and the telling of the whole story.

We acknowledge that the land on which the Richmond Valley Regional Job Precinct stands was, is and always will be Aboriginal land.

Cover image: Scenic aerial overlooking the Richmond Valley region.  
Left: 'On Country', Charmaine Mumbulla, 2022

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# Executive summary

Farming land in Richmond Valley



The Richmond Valley Regional Job Precinct (Richmond Valley precinct) will facilitate the growth of industry, agribusiness and manufacturing in Casino and the North Coast region. It will support the NSW Government's 20-year vision for Regional NSW. The Richmond Valley precinct will be a location of choice due to its strong transport linkages and its drive to provide for resilient future focused growth and diversification of economic activity.

The precinct will be defined by the expansion of existing and growth of new industrial land uses across three partially developed sub-precincts supported by strong links to freight and logistics, including an approved intermodal terminal and existing transport corridors.

With a well-established cluster of specialised agricultural and food manufacturing, along with a variety of traditional and niche industries, the Richmond Valley precinct will be attractive to a range of business types and sizes.

The master plan and proposed planning framework has been informed by a holistic process comprising two key stages following the announcement of the Richmond Valley precinct in February 2021:

**1** Detailed stakeholder engagement and workshops across State Government agencies and Richmond Valley Council.

**2** Completion of a detailed Structure Plan Report that was informed by detailed technical studies.

## The master plan

The masterplan has been developed to promote the generation of employment opportunities for the Richmond Valley precinct with a focus on providing land supply for diverse industrial land uses, and growth in agribusiness, manufacturing, circular economy, and renewable energy. The master plan and proposed planning framework have been designed to ensure a sustainable precinct that is environmentally resilient and provides certainty for existing and future industries.

The master plan leverages Casino as the main employment centre in the Richmond Valley and the existing diverse economic activity within the Richmond Valley Precinct with over 58 unique economic activities providing a robust and attractive base to support diverse industry clusters. Specifically, the master plan takes advantage of the following opportunities:

- well established and recognised enterprises
- highly productive agriculture in the surrounding landscape
- business diversification and value-add opportunities
- strong base of agriculture and manufacturing
- low vacancy rates and critical market shortage

The Richmond Valley precinct is a 'clustered precinct' comprising three separate employment areas within Casino. These sites are:

- Sub-Precinct 1 – Nammoona Industrial precinct
- Sub-Precinct 2 – Casino Food Co-op precinct (formerly Northern Co-op Meat Company)
- Sub-Precinct 3 – Johnston Street Industrial precinct

The master plan brings together the work completed to date to provide a clear plan for the future of the Richmond Valley precinct.

The master plan clearly sets out the vision and principles for the precinct. The master plan should be read in conjunction with the technical reports for the precinct and with the Richmond Valley Job precinct Discussion Paper which sets out the proposed planning framework that will be implemented through amendments to the Richmond Valley Local Environmental Plan 2012 (RV LEP).

Where there is an inconsistency between this master plan and the technical reports, including the draft structure plan, the provisions of draft master plan prevail.

## Developing the Richmond Valley Regional Job Precinct master plan

The master plan and suite of technical documents evolved over a series of four collaborative workshops held over a three-month period in 2021 and 2022. The workshops were designed to set the overall vision and objectives for the Richmond Valley precinct and focused on consideration of opportunities and constraints.

The workshops commenced with the creation of a series of draft precinct layouts for further investigation followed by a workshop to refine the precinct layout options for further development. From this, a preferred precinct layout option was developed, and agreement was reached on the preferred option.

## The proposed planning framework

The proposed planning framework ensures the right mechanisms are in place to attract and encourage investment and orderly business growth within the region. The planning framework is geared towards facilitating light and heavy industrial land uses across the agricultural, manufacturing, and energy sectors that will benefit from Casino's strategic location within Richmond Valley, and the wider North Coast Region.

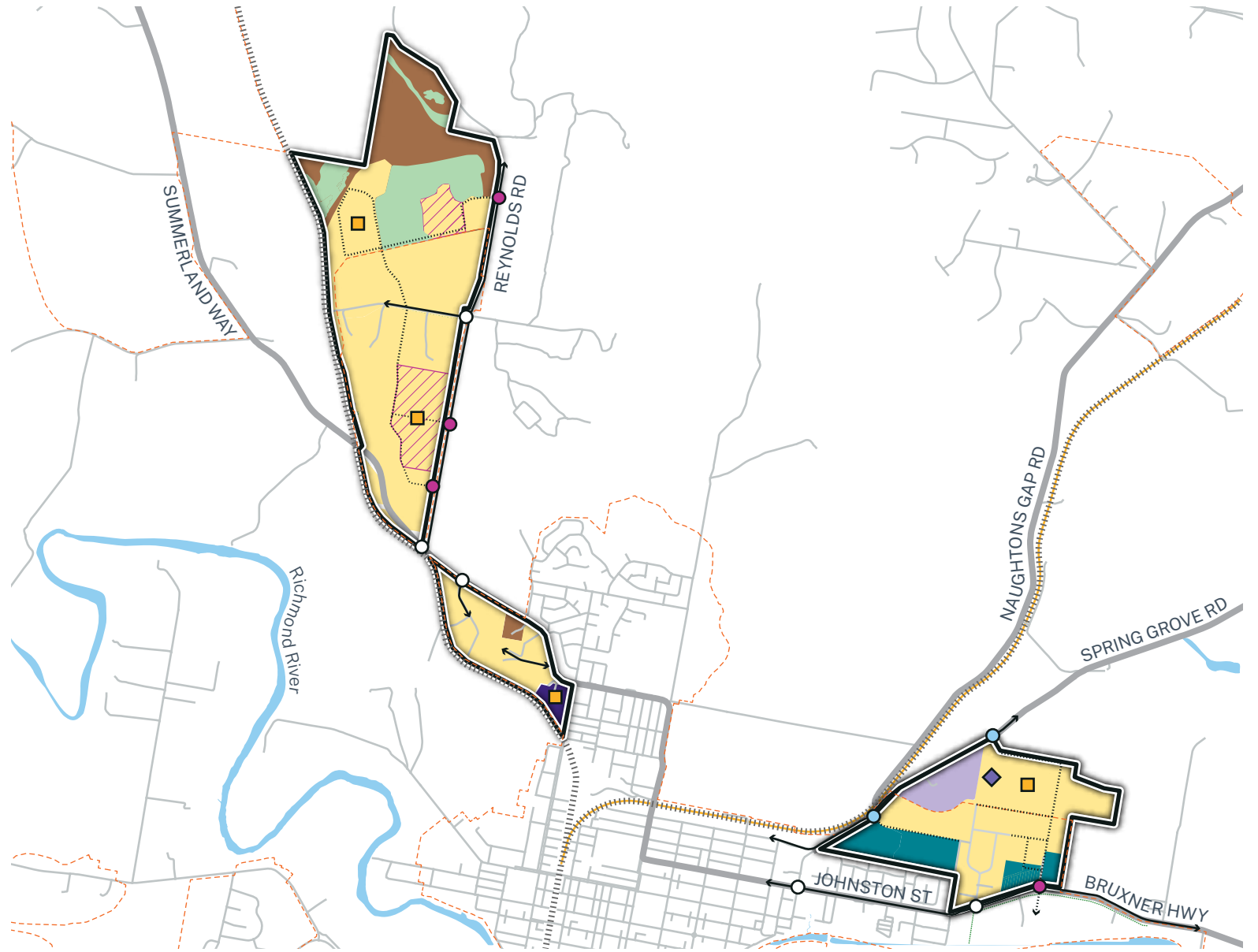
The planning framework focuses on amendments to the Richmond Valley Local Environmental Plan 2012 aimed at implementing the recommendations of the master plan and suite of technical documents. Further details on the planning framework are provided in Chapter 6.

Figure 1 Master Plan development timeline



Figure 2 Richmond Valley precinct master plan

- Richmond Valley precinct boundary
- Railway
- Rail trail
- Existing road
- Proposed road
- Existing connection
- Water bodies
- Existing sewerage treatment plant
- General industry
- Potential higher intensity industry
- Productivity support
- Education Hub
- Rural
- Conservation
- Urban growth boundary
- Catalyst Opportunity Site
- Potential new sewerage treatment plant site
- New intersection
- Existing intersection
- Potential new intersection



# 1

## Introduction



JH Williams complex in Casino looking East





**This section** introduces the Richmond Valley Regional Job Precinct and outlines the purpose of this master plan.

The Richmond Valley Regional Job Precinct plays an important role in achieving the NSW Government's vision for Regional NSW.

## 1.1 What are Regional Job Precincts

Regional Job Precincts are focused on providing local councils with planning support to drive investment and deliver on the NSW Government's 20 Year Vision for Regional NSW.

The NSW Government is leading the master planning that will provide local councils, regional communities, industry, and businesses with greater confidence around future investment and development.

**Figure 3** Regional Job Precincts process



## 1.2 Richmond Valley Regional Job Precinct

The NSW Government announced the Richmond Valley precinct in February 2021. The precinct is within the Richmond Valley Local Government Area (LGA) and focussed within the Casino township located approximately 228km south of Brisbane and 717km north of Sydney.

Planning began with a review of alternatives for industrial growth in and around Casino. The Richmond Valley precinct is clustered across three areas in Casino at the convergence of:

- the Bruxner Highway, which is a state route that serves as the east-west link between the Northern Rivers coast at Ballina to the Northern Tablelands at Tenterfield.
- Summerland Way, which is a state route that serves as the north-south link between Grafton and the Queensland border, where it continues as National Route 13 to Brisbane.
- the North Coast railway line, with north-south connections between Sydney and Brisbane as well as an eastward connection via the Murwillumbah railway line.

The Richmond Valley precinct covers an area of 510 hectares and focuses on areas of existing investment across three areas comprising:

- Sub-precinct 1 – Nammoona Industrial precinct
- Sub-precinct 2 – Casino Food Co-op precinct (formerly Northern Co-op Meat Company)
- Sub-precinct 3 – Johnston Street Industrial precinct

Figure 4 Richmond Valley precinct context





# 2

## Strategic context

View looking south over the northern part of the Nammoona Sub-precinct / Casino Rail Freight Terminal site



**This section** sets out the site details and strategic context of the current industrial landscape of the Richmond Valley Region.

The government agency involvement and collaboration in developing the vision for the precinct is also outlined.

## 2.1 Population and economic activity in the North Coast Region

The Richmond Valley LGA had a population of 23,550 in 2021 and projected to grow to 27,650 in 2041<sup>1</sup>. Richmond Valley is part of the North Coast Region providing NSW's most enviable life-work-play balance across a mixture of urban, coastal, and rural lifestyles<sup>2</sup>. Population growth in Richmond Valley is creating more demand for people serving industries and local service needs, creating demand for employment generating floor space. The population is projected to increase by 4,000 people in 2041 and the working population increasing by 30% requiring 1,900 new jobs to be created.<sup>3</sup> These projections are a revised 20-year population projection within the Richmond Valley Growth Management Strategy 2023 and account for anticipated growth, including that stemming from investment and opportunities in the Richmond Valley precinct.

With a total of 7,922 local jobs and manufacturing the largest employment industry, the Richmond Valley LGA contributed \$920 million to Gross Regional Product in 2021<sup>4</sup>. With 1,731 registered businesses within the LGA, manufacturing, agriculture, forestry, fishing, healthcare and social assistance are the leading value adding industry sectors<sup>5</sup>.

The Richmond Valley region has a strong, diverse, and resilient economy presenting opportunities to reinforce these advantages and capitalise on new opportunities through strategic land use planning.

Providing for the ongoing delivery of sufficient and suitable industrial land is critical to ensure the Richmond Valley community can access local services and job opportunities. Given the strong macro-economic conditions for industrial uses, Richmond Valley is likely to require an additional 187 hectares of industrial land over the next 20 years<sup>6</sup>. The Richmond Valley precinct will ensure there is enough supply of industrial land around Casino for a range of industries.

In 2021

23,550



Richmond Valley LGA population

June 2021

\$920 million

Richmond Valley GRP

Richmond Valley:

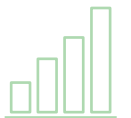
7,922

local jobs



22.1%

value add from manufacturing sector



187ha

of industrial land required over the next 20 years



<sup>1</sup> Richmond Valley Growth Management Strategy

<sup>2</sup> North Coast Regional Plan 2041

<sup>3</sup> Casino Place Plan

<sup>4</sup> Richmond Valley Growth Management Strategy

<sup>5</sup> Richmond Valley Growth Management Strategy

<sup>6</sup> Richmond Valley Growth Management Strategy

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## Key findings

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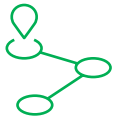
A key priority for state and local government is to create opportunities in the Richmond Valley precinct that build on Casino as the growing centre for manufacturing, food production industries, circular economy, and renewable energy.

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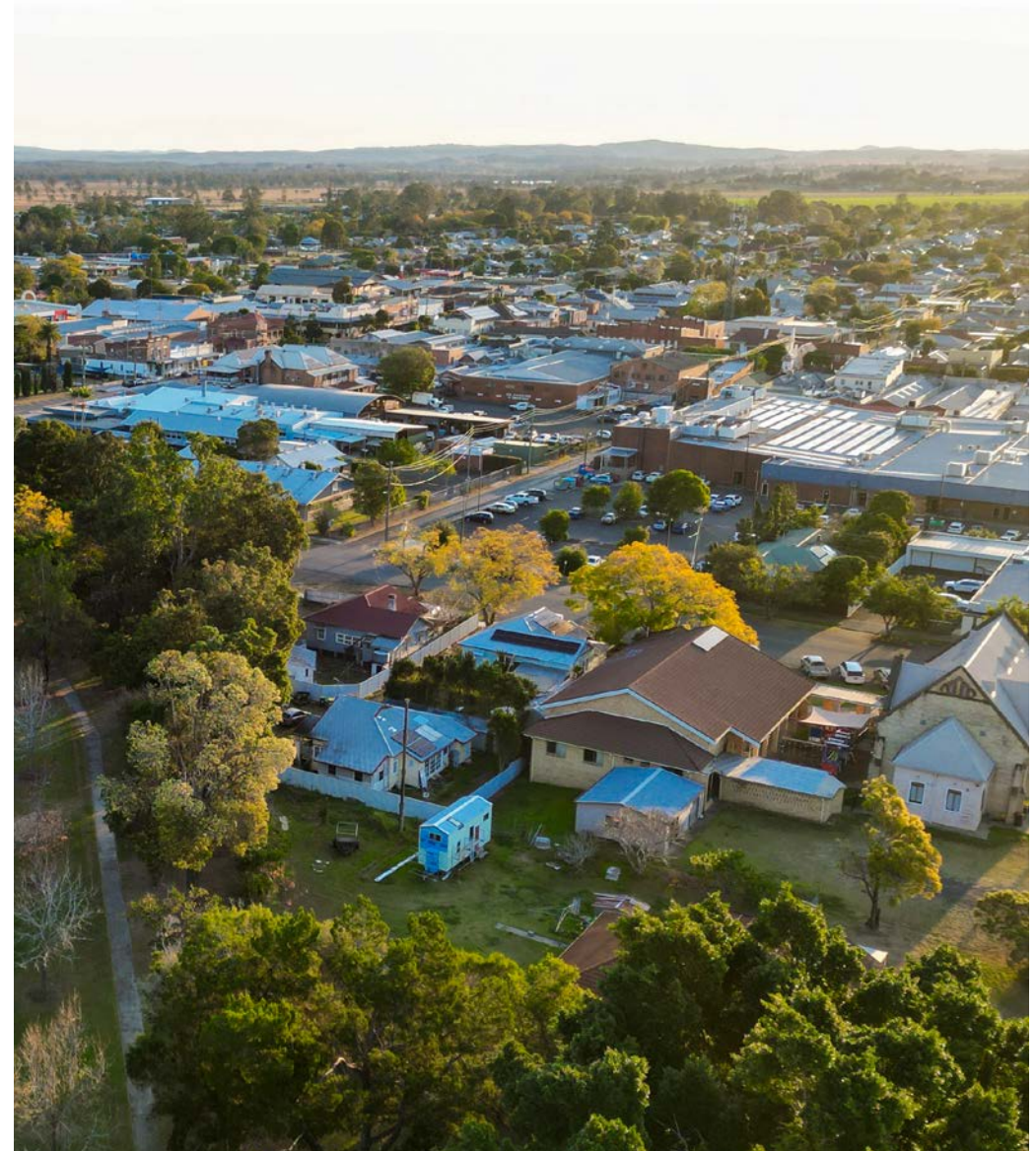


Increase future investment in the agricultural and manufacturing industries.

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Future development in the Richmond Valley precinct should grow agricultural and freight links to Southeast Queensland and deliver new and diverse employment opportunities.



## 2.2 Bundjalung Cultural Heritage

The Richmond Valley LGA is on the traditional lands of the Bundjalung Aboriginal Nation. The people of the Bundjalung Nation are recognised as custodians and traditional owners of this land.

The knowledge, traditions, and beliefs that the Bundjalung people have in relation to the land are unsurpassed and continue to be handed down from generation to generation. Their adaptive usage of the environment and what was available to them is incredibly advanced and this can be seen in the archaeological sites that are still being discovered to this day.

Aboriginal Cultural Heritage sites will be managed in consultation with local Aboriginal representatives, based on the principles of protection, avoidance, and mitigation to preserve the significance of culturally significant sites, vegetation, and artefacts.



## 2.3 A unique opportunity for the region

Casino is already the main employment centre for the Richmond Valley with well established businesses and recognisable enterprises leveraging highly productive agricultural activities in the surrounding landscape. The precinct presents a unique opportunity to reinforce these advantages and capitalise on new opportunities via strategic land use planning. Its location and the prominence of agribusiness presents an opportunity to create an agglomeration of downstream food processing and medical grade processing of local produce.

The Richmond Valley region reports a gross regional production of \$1.025 billion from over 1,600 registered businesses comprising over 200 unique economic activities. Population growth has also been driving local service demand which is reflected by a 40.2% change in sales volumes in 2021.

The strategic location of Casino with direct connections to the inland freight routes of the New England Highway and direct rail access to the North Coast Region, Queensland and broader NSW will attract and support new industries that are reliant on the distribution of materials and goods. Greater connectivity to the planned inland port at Bromelton State Development Area in Queensland and surrounding areas of Kyogle, Lismore and the Clarence Valley will create further opportunities for businesses to establish in the Richmond Valley precinct.

Key catalyst industry opportunities for the Richmond Valley precinct include rail freight connectivity, specialised learning and skills development, and intensive agriculture which will further cement Casino's standing as the centre for food production and manufacturing.

Further details on key opportunities are provided in Chapter 3.

## 2.4 Long term strategic planning

### North Coast Regional Plan 2041

The North-Coast Regional Plan 2041 (regional plan) sets a 20-year strategic land use planning framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future. The plan represents a five-year review of the region's strategic planning settings and considers some of the key land use challenges and opportunities.

The regional plan acknowledges Casino as the largest settlement in the Richmond Valley and the focal point for the region's beef industry as well as being the centre for manufacturing and food production housing the largest abattoir and livestock exchange in Northern NSW.

The key focus areas for Richmond Valley in the Regional Plan are:

- Regional priorities
- Liveability and resilience
- Productivity and connectivity
- Housing and place
- Smart, connected, and accessible infrastructure.

The Regional Plan identifies the Richmond Valley Regional Job Precinct as Collaboration Activity 3 - Support the development of the Richmond Valley Regional Job Precinct to create a hub focused on high-value agriculture, food processing, manufacturing, distribution, and renewable energy. Lead Agency: Department of Regional NSW.

### Richmond Valley Growth Management Strategy 2023

The Richmond Valley Growth Management Strategy (growth strategy) has been developed in response to Richmond Valley's emerging role as a strategic centre in the Northern Rivers. The growth strategy was identified as a key action in Richmond Valley Council's Local Strategic Planning Statement (LSPS), and the announcement of the Richmond Valley precinct has enforced the importance of Richmond Valley's economic role in the Northern Rivers.

The growth strategy supports and guides growth of both residential and employment land, providing evidence regarding current and future projected demand and supply of employment and residential land establishing key principles and a clear direction for managing growth.

It identifies demand for an additional 187 hectares of industrial land in Casino in the next 20 years and highlights the importance of delivering a coordinated supply of suitable, vacant industrial land to facilitate industrial growth. The growth strategy proposes that the Richmond Valley precinct will ensure there is enough supply of industrial land around Casino for a range of industries.

### Casino Place Plan 2023

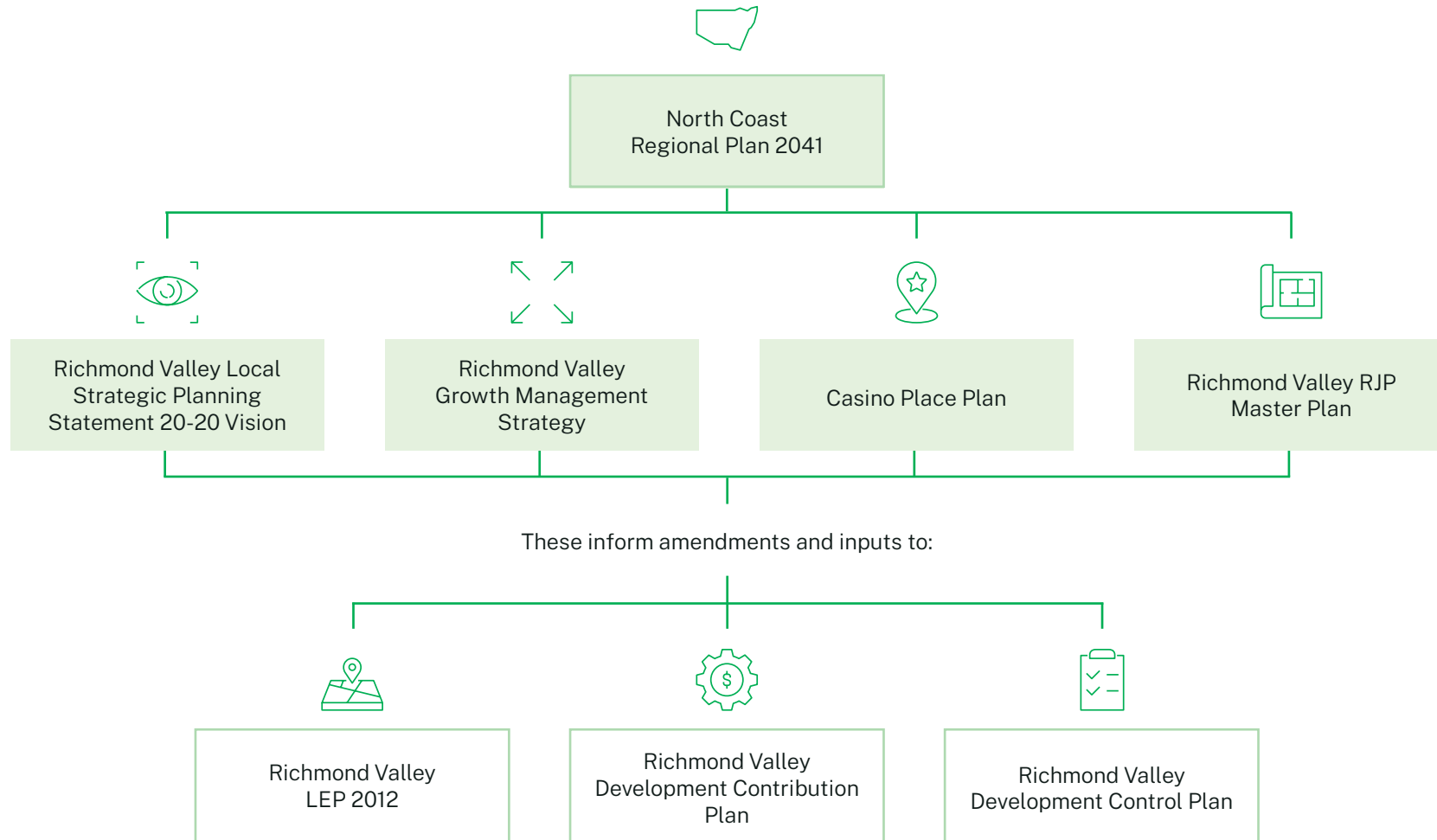
The Casino Place Plan (place plan) has been prepared by Richmond Valley Council to guide planning for population and employment growth, and place outcomes in Casino. It has been prepared in response to identified planning and urban design issues and opportunities with the aim to coordinate planning and put in place strategic enablers necessary to attract and manage employment and population growth at levels above those previously anticipated for Casino.

With existing residential zoned land reaching capacity in Casino, the place plan aims to activate new opportunities through greenfield and infill development for housing growth and diversification of housing types to cater for the estimated dwelling demand until 2041. The plan identifies significant greenfield opportunities requiring long term planning and prioritisation of housing delivery giving consideration of infrastructure servicing and land use synergies.

The Richmond Valley precinct master plan supports the Casino Place Plan by planning for the expansion and diversification of employment land. The Place Plan provides a 20-year vision and aims to guide urban growth in Casino to 2041. It prioritises new areas for greenfield residential growth, most notably at Fairy Hill on the Summerland Way to the north-west of Casino. The projected demand for housing is based on the expected acceleration of population growth because of the Richmond Valley precinct.

The place plan supports the expansion and diversification of employment lands in the Regional Job Precinct, as proposed in this master plan. Significantly the coordination of the master plan and the place plan ensures that future land use conflict is minimised, and opportunities for planning and provision of critical infrastructure to support both housing and employment is enabled and encouraged.

Figure 5 Line of sight diagram





## 2.5 Governance

### Richmond Valley Council

The Richmond Valley precinct is located within the Richmond Valley LGA which includes the main population centres of Casino, Evans Head, Broadwater, Rappville, New Italy, Coraki, Rileys Hill, and Woodburn, and is part of the North Coast Region.

The Department of Regional NSW (Regional NSW) and Department of Planning, Housing and Infrastructure (the Department) have worked closely with Richmond Valley Council to ensure the master plan is consistent with Council's strategic vision, the Local Strategic Planning Statement (LSPS) and the extensive strategic planning work already undertaken by Council.

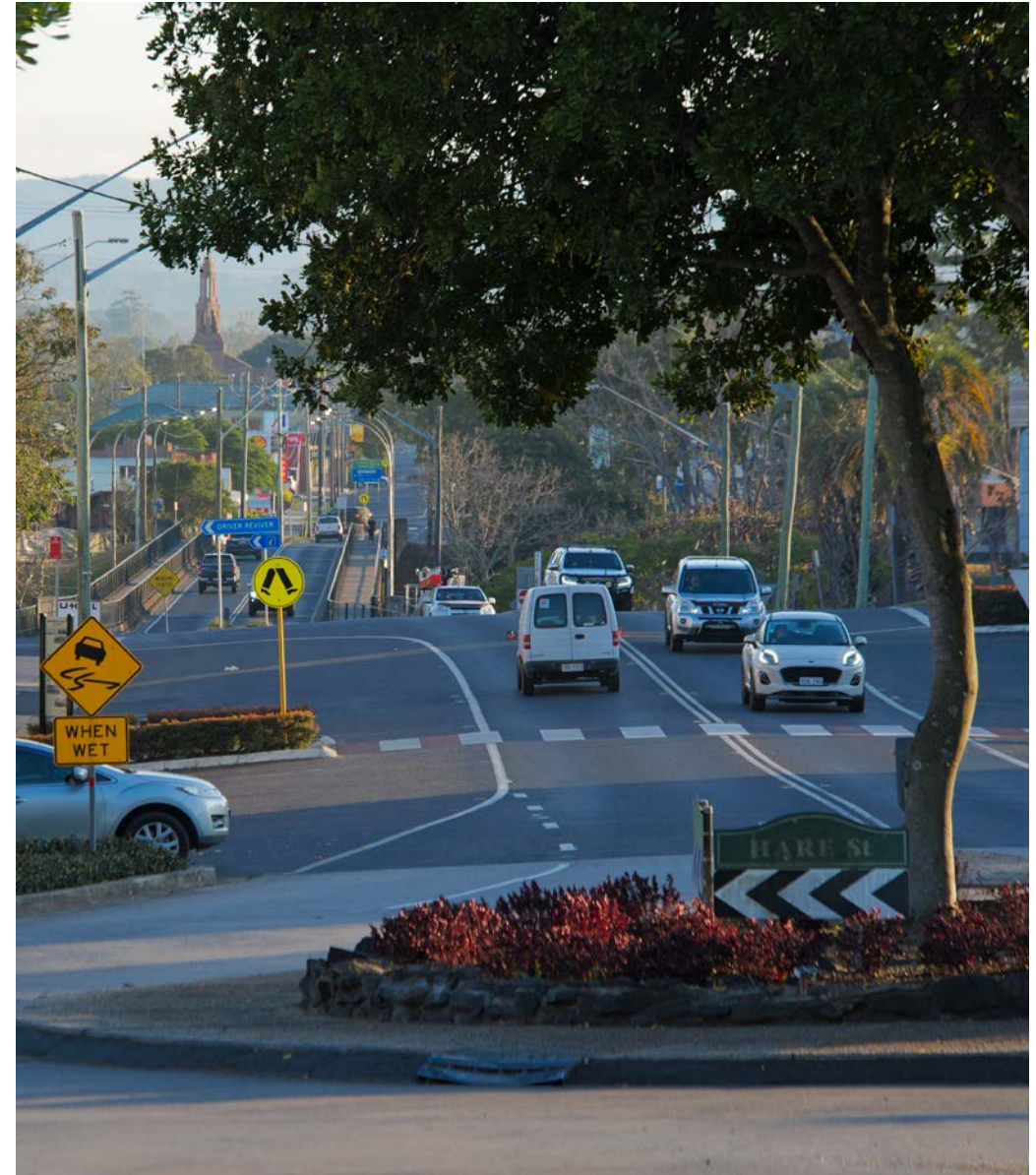
### Department of Regional NSW

Regional NSW is the lead agency for the Regional Job Precincts and is committed to working closely with the community and ensure ongoing engagement with the public and key stakeholders.

Regional NSW has worked closely with Richmond Valley Council, the Department, and Government Agencies to prepare the technical studies required to develop the draft master plan.

### NSW Department of Planning, Housing and Infrastructure

The Department is responsible for leading the development and implementation of any required changes to the planning framework, to realise the master plan vision.



# 3

## Key opportunities



Casino Co-op and cattle yards



**This section** discusses the key opportunities and advantages in the Richmond Valley precinct. The precinct is unique as it provides opportunities to facilitate growth and diversification of industry and establishment of catalyst industries.

### 3.1 The future of agribusiness and manufacturing

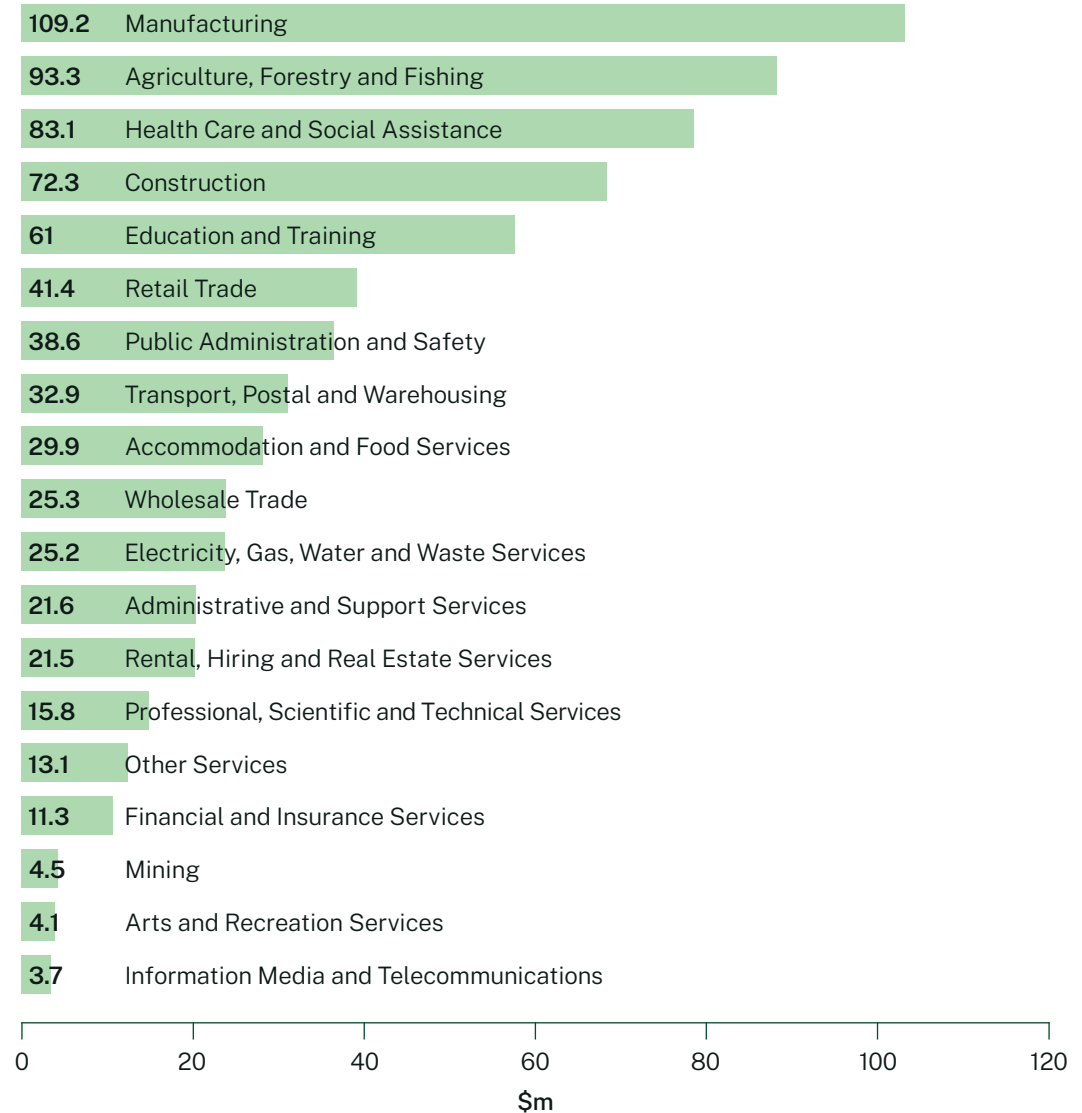
The Regional Job Precinct will aim to provide new opportunities for industry to take advantage of the region's established strengths in agriculture and manufacturing.

Agricultural production is expected to remain an important contributor to the Richmond Valley economy and will provide multiple value chain opportunities for the Richmond Valley. In addition to dairy and beef farming, the region's abundance of fertile agricultural land delivers outputs such as soybeans, tea tree, macadamia nuts, sugar cane and honey.

Manufacturing is also a key strength in the Richmond Valley, including food manufacturing operations and supply chains such as the Richmond Dairies and Casino Food Co-op located in Casino.

This strength in manufacturing can be clearly seen in recent industry data, which shows that manufacturing, is the lead industry in the Richmond Valley in Output, Value Add, Export and Employment. This includes Food Product Manufacturing, which incorporates meat and dairy processing and sugar manufacture.

**Figure 6** Value added by industry sector



The aim of the Richmond Valley precinct is to build on the established strengths in agriculture and manufacturing and allow for diversification to build economic resilience for the Casino community.

In combination, the three sub-precincts will provide a wide range of opportunity:

- Sub-precinct 1 at Nammoona will provide opportunities for a wide range of industry types, including larger footprint and heavier industry types
- Sub-precinct 2, which contains the Casino Food Co-op, will reinforce and enhance the role of the Co-op as Casino's largest employer
- Sub-precinct 3 will build on the established Cassino Drive Industrial estate, to deliver a mix of manufacturing, light industry, and supporting uses such as cafés and service industries.

Collectively, the three sub-precincts will ensure that Casino delivers on its goal to become an industry and employment hub in the NSW Northern Rivers region.

Casino and the wider Richmond Valley region has seen the emergence of more cropping and processing, especially in the arc across the north-west of the town. This includes multiple vegetable cropping enterprises – aniseed, tea tree oil, biodynamic rice growing and milling, floriculture, olive production and some fruit production, including berries. The local manufacturing sector is equally diverse with a strong food processing cluster and considerable product manufacturing and component engineering including businesses such as a hide-tannery, macadamia meal processing and pallet manufacturing.

The Richmond Valley Structure Plan (Gyde, 2023) recognises at the macro-economic level, that the race towards sustainability and rapid changes in digital transformation will provide a basis for attracting new business and support retention of existing businesses. There is a considerable push to innovate and take advantage of global supply chains. US Agtech investments are up 17% in 2022 alone and Australia is expecting to follow suit as Agtech innovates, matures, and spreads globally.

Maintaining the economic and employment diversity in Casino provides stability to the economy and local employment market. The Richmond Valley precinct will continue to attract agriculture and manufacturing businesses across the value-chain from design and planning to production, processing, modification, marketing, and selling. These core anchor businesses within the Richmond Valley precinct and the wider region will be supported to innovate in response to macro-markets and provide opportunities for further diversification to other sectors, including catalytic and niche industries.

Given its location, Casino presents an opportunity to leverage the agglomeration of agribusiness to the north-west along the Summerland Way with links to its agricultural sector and its strong focus on beef, dairy, timber and broad acre cropping for soybeans, as well as recent expansions into sugarcane and tea tree.

### 3.2 Leveraging access to key transport corridors

Casino is strategically located at the nexus of road and rail in the Northern Rivers. It is the only major centre in the Richmond Valley region that has both road and rail access, and the only centre with direct connections to the inland freight routes of the New England Highway at Tenterfield and Inland Rail at Tenterfield and Kagaru<sup>7</sup>.

The opportunities in Richmond Valley are supported by existing rail access and rail and freight facilities, including an approved intermodal terminal, with construction yet to commence. This infrastructure holds the key to securing investments by establishing a competitive advantage for businesses relocating to the Richmond Valley, in particular manufacturing businesses with markets beyond the local economy<sup>8</sup>.

The transport nexus will be leveraged by existing and new industry with connections to both road and rail and the approved intermodal terminal, supporting growth and diversification. Rezoning to reflect the intermodal approval will attract and support new rail-oriented industries that stand to benefit from colocation and offer potential to stimulate secondary employment opportunities and enable expansion of the intermodal to expand operations to non-agricultural products. The abundance of transport corridors supports the establishment of emerging industries reliant on the distribution of materials and goods.

<sup>7</sup> Richmond Valley Growth Management Strategy

<sup>8</sup> Richmond Valley Made 2030 Community Strategic Plan

### 3.3 Catalyst industry opportunities

Specific areas within the Richmond Valley precinct have been identified to facilitate large catalyst industry that will deliver economic development outcomes or where additional support or partnerships with government will be prioritised. The overall intent of the Richmond Valley precinct is to promote manufacturing, agricultural processing, circular economy, and renewable energy.

#### Rail freight connectivity and large footprint industry

Development consent has been granted for a Casino Rail Freight terminal in the north of Nampoona Industrial precinct. The terminal development includes a bulk handling facility for grain, woodchip and forest products as well as around 18 hectares of industrial land development opportunities.

There is an existing railway siding providing opportunity to support rail-based industries. A concept proposal has also been prepared for a Pacific Intermodal Terminal to service the southern part of the sub-precinct 1.

Both intermodal options access the North Coast Railway and have potential to provide links to export/import markets and supply chain services for commodities such as timber, meat, dairy and horticulture.

George Stanley consulting has noted the most feasible operating parameters for a rail freight terminal is large and super container volumes over distances of 500km or more to ports such as Melbourne, Sydney, and Newcastle.

Land zoning that supports increased land use diversity and the opportunities for large footprint industries will support feasibility of rail freight along with the support and attraction of new rail-orientated industries that will benefit from co-location and large footprint opportunities.

#### Specialised learning and skills development on state-owned land

Sub-precinct 2 includes a site that is currently owned by Schools Infrastructure NSW and used for education purposes associated with agricultural curriculum at the Casino High School. Whilst there is no proposal to develop the site, there are long term opportunities for a tertiary educational facility with potential to contribute to skills development to support the Richmond Valley precinct. A specialised learning and skills development opportunity will be dependent on landowner needs for education and the intent to accommodate new compatible, complementary, and catalytic uses.

The existing educational use is within proximity to the Casino Town Centre and walking distance from residential areas presenting opportunities for training for local jobs and expanding outdoor learning. Planning will need to consider compatibility with the existing Casino Co-op and manage potential land use conflicts.

#### Intensive Agricultural Hub

An intensive agricultural hub opportunity has been identified following rezoning land adjoining the existing Urban Growth Boundary. Intensive agriculture is best located where there is access to high voltage electricity and a reliable source of treated wastewater, both of which are available in sub-precinct 3.

The potential availability of high voltage electricity and treated wastewater within sub-precinct 3 provides further opportunity for large scale greenhouse opportunities for cultivation and manufacturing of products providing additional jobs within Casino.

# 4

## Vision

Lab technician at Casino's Food Co-op complex





**This section** sets the draft vision and supporting principles to guide future development and growth within the Richmond Valley precinct.

The overarching vision seeks to leverage opportunities to expand agribusiness and manufacturing by building on the Vision of the Richmond Valley Growth Management Strategy adopted by Richmond Valley Council in April 2023:

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

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

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

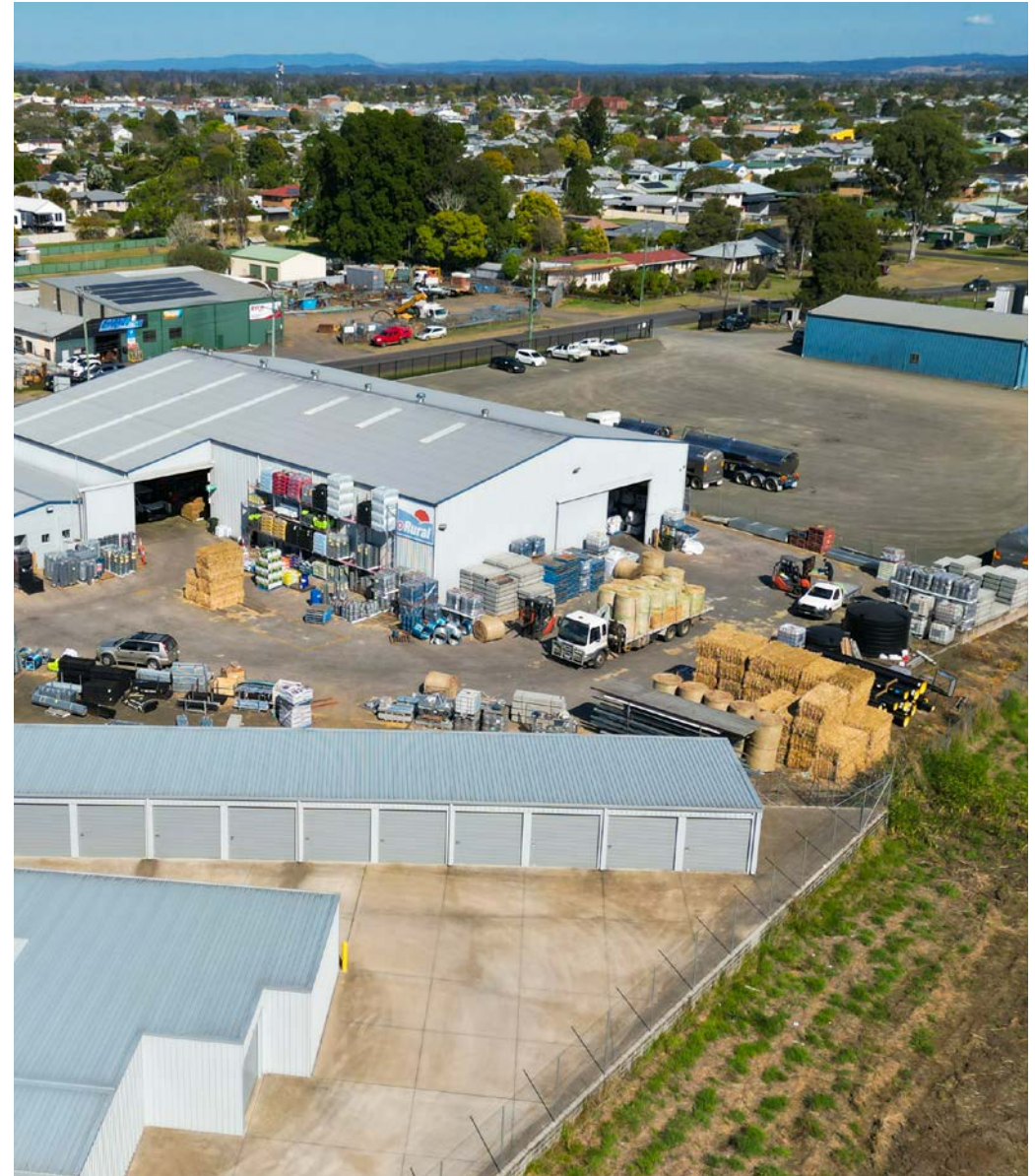
*We will create a vibrant, inclusive, and connected towns and villages that reflect our unique identity and offer great places to live, work, and play.”*

## 4.1 Draft Vision

The Richmond Valley is set to become the North Coast Region’s leader in agribusiness and industry, as partnerships align through the Richmond Valley precinct to deliver employment, housing, specialised learning and skills development, and new opportunities to invest.

With a proud tradition of agriculture and industry, the Richmond Valley precinct will become a resourceful, adaptable, and attractive place for business. It will become a thriving hub in the region for agribusiness, manufacturing, circular economy, and renewable energy.

Located close to key road and rail links and on the doorstep of emerging markets, the Richmond Valley precinct will give existing and new businesses the confidence they need to commit to a long-term future in Casino.



## 4.2 Principles

The following draft guiding principles have been developed for the Richmond Valley precinct through a series of integrated workshops and preparation of the Richmond Valley Structure Plan report.

### 1 A thriving precinct full of growth and opportunities



- Maximise growth and job opportunities.
- Support existing business and facilitate new investment in job creation ventures.
- Provide certainty to industry and the community with a clear vision.
- Protect existing and future operations from encroachment of incompatible development (sensitive receivers such as private residences).

### 2 Attractive precinct delivering long-term benefits to existing and future communities



- Create a precinct that attracts investment, improving the quality of life for the people of Casino and Richmond Valley.
- Protect, promote, and enhance 'liveability' and 'well-being' of communities.
- Encourage sustainable and inclusive economic growth to enhance job opportunities for the local community.
- Facilitate interaction between operators to improve efficiency and generate economies of scale.
- Incorporate local Aboriginal knowledge into planning and design for new places.
- Ensure high quality-built form and vegetated landscaping.

### 3 Regionally significant precinct reflecting the uniqueness of Casino and the Richmond Valley



- Leverage local expertise in Agribusiness and food manufacturing.
- Promote Casino and Richmond Valley as a place of opportunity.
- Maintain and enhance Casino's amenity and regional significance.

### 4 Leading sustainability outcomes within the region that enhance environmental outcomes



- Protect, promote, and enhance key biodiversity assets.
- Protect the health of key water resources.
- Support the establishment of circular economies through industry co-location opportunities, and development of new business opportunities.
- Create a precinct that attracts investment in manufacturing, agribusiness and renewable energy.
- Facilitate development that reflects the principles of the NSW Circular Economy Policy Statement.
- Minimise industry impacts on existing and future residential areas.





# 5

## The master plan

Welcome to Casino sign

## 5.1 The master plan

The purpose of the master plan is to demonstrate the strategic planning intent for the Richmond Valley precinct. It provides a guide for future land uses which will enable clustering of agribusiness, manufacturing, circular economy, and renewable energy.

This master plan together with the planned Richmond Valley Local Environmental Plan amendments will facilitate the delivery of the Richmond Valley precinct in line with the master plan and suite of technical documents.

## 5.2 Incorporating the Principles

The master plan has incorporated the overarching principles through the following:

- 
- |          |  |   |   |
|----------|--|---|---|
| <b>1</b> | <b>A thriving precinct full of growth and opportunities</b>  | → | <i>The master plan capitalises on Casino as the main employment centre for Richmond Valley by:</i> <ul style="list-style-type: none"><li>• attracting investment and economic growth by promoting employment opportunities to diversify the local and regional economy.</li></ul>   |
| <hr/>    |  |   |   |
| <b>2</b> | <b>Attractive precinct delivering long-term benefits to existing and future communities</b>        | → | <i>The master plan looks to create an attractive precinct through:</i> <ul style="list-style-type: none"><li>• urban design and planning controls that protects and builds on the visual and scenic qualities of Casino</li><li>• planning controls that provide clear guidelines to manage land use conflicts.</li></ul>   |
| <hr/>    |  |   |   |
| <b>3</b> | <b>Regionally significant precinct reflecting the uniqueness of Casino and the Richmond Valley</b> | → | <i>The master plan leverages the strong agricultural presence in Richmond Valley by:</i> <ul style="list-style-type: none"><li>• targeting the clustering of agribusiness, manufacturing, circular economy, and renewable energy</li><li>• promoting catalyst industry opportunities that will create new jobs and investment</li><li>• leveraging Casino's well-established agricultural and food manufacturing economy.</li></ul> |
| <hr/>    |  |   |   |
| <b>4</b> | <b>Leading sustainability outcomes within the region that enhance environmental outcomes</b>       | → | <i>The master plan builds on the existing qualities of the precinct by:</i> <ul style="list-style-type: none"><li>• retaining areas of biodiversity value</li><li>• facilitating co-location of industries to create economies of scale</li><li>• respecting Aboriginal and European heritage.</li></ul>  |



### 5.3 Sub-precincts

The purpose of the master plan is to provide a setting and context for the Richmond Valley precinct.

The Richmond Valley precinct comprises three sub-precincts, each with unique characteristics and planning opportunities.

The three sub-precincts will be complementary with larger format industrial targeted in sub-precinct 1 and smaller format industry and services targeted in sub-precinct 3, with both supporting the ongoing growth in the supply chain created by the Casino Food Co-op in sub-precinct 2.



#### Sub-precinct 1 Nammoona Industrial precinct

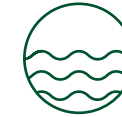
Provides for the availability of large format and heavier industrial uses with separation from existing and future residential areas.

Potential to become a thriving multi-use, multi-user industrial area, and a key location for attracting new businesses looking for a larger footprint development opportunity or rail frontage.



#### Sub-precinct 2 Casino Food Co-op precinct

Supporting the ongoing needs of the Casino Food Co-op complex, and opportunities for other complementary and catalytic uses such as specialised learning and skills development.









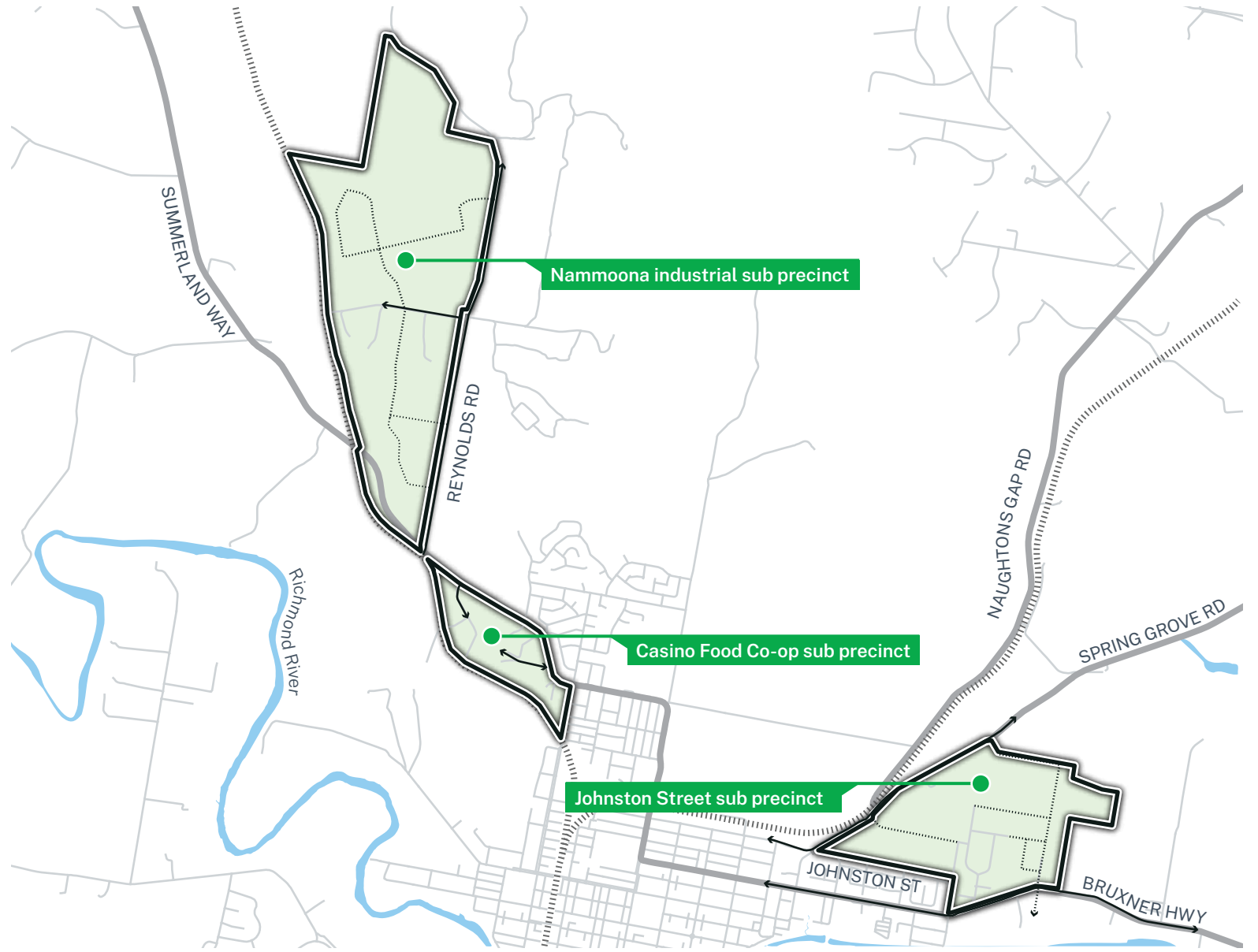
#### Sub-precinct 3 Johnston Street Industrial precinct

Providing opportunity for a range of general industry types and related uses that complement the area and Casino Town Centre.

Potential to leverage availability of infrastructure and treated water for intensive plant agriculture.

Figure 7 Sub-precincts

-  Richmond Valley precinct boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  Water bodies



## 5.4 Sub-precinct 1 – Nammoona Industrial precinct

### Existing character

The Nammoona sub-precinct has an area of approximately 220 hectares. It is undulating, partly vegetated, and is currently used for a mix of industry and grazing. The availability of large lot parcels and separation from existing and future residential areas supports large format and higher intensity industrial uses.

Existing uses include the Casino landfill and waste transfer site, DMT Timber Treatment, Riverina Stockfeeds, and the Northern Rivers Livestock Exchange (NRLX). Land to the south of the Waste Transfer and DMT sites has been approved for industrial subdivision, and Council is currently releasing Stage 1 lots in the very south of the precinct.

Access to the North Coast rail line is available on the western boundary of the Nammoona sub-precinct. Council has approved a concept for a rail intermodal facility in the south of the Nammoona precinct and there is an approved intermodal and grain terminal on rural land in the north of the sub-precinct, which is proposed for bulk handling of grain, woodchip, and forest products.

Waste in Richmond Valley is managed through the Waste and Resource Recovery Facility in Nammoona with transfer stations located at Evans Head and Rappville. The facility is a key component of sub-precinct 1 and with the limited capacity of the facility, long term waste management solutions are required to support ongoing growth and development<sup>9</sup>.

The Nammoona sub-precinct is one of four sites in NSW identified in the *Protection of the Environment Operations (Thermal Energy from Waste) Regulation 2022*, as possible sites for investigation of Energy from Waste initiatives. There are no proposals for Alternate Waste Treatment Systems (AWTS) in the Nammoona sub-precinct and Council is not currently investigating AWTS. For this reason, the Richmond Valley precinct master plan does not propose a specific site for AWTS in the Nammoona sub-precinct. AWTS remains a permitted use and may be subject to further investigations by Council in the future. Any proposal for AWTS will be subject to State Significant Development Assessment requirements, including detailed assessment and community consultation.



Sub-precinct 1 looking northwest from the junction of Summerland Way and Reynolds Road.

### Opportunities and catalyst uses

The Nammoona precinct will accommodate an expanded and diversified industry mix in coming years. With the potential to become a thriving multi-use, multi-user industrial area and key location for attracting new businesses looking to take up existing opportunities for larger footprint development or rail frontage, there are significant opportunities for new development in this underutilised industrial area.

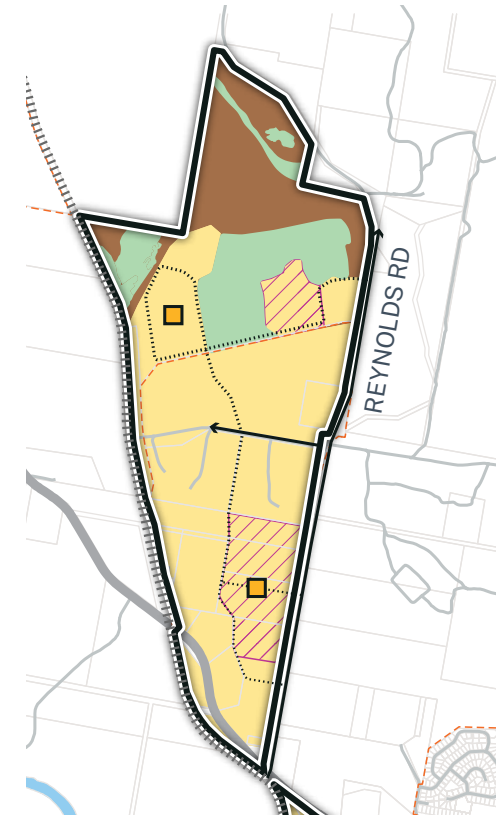
Recent market sounding suggests that there are opportunities for a range of uses, including agricultural processing, such as the downstream processing of soybeans (e.g. textured plant protein manufacturing), the processing of tea tree and honey, and the production of 'nutraceuticals', functional foods, and fermented foods, in line with emerging food processing trends.

Existing large format uses, such as the NRLX, stockfeed and timber treatment operations, will be supplemented with new industrial uses. These will range from smaller lots in the south of the precinct closer to existing residential areas where higher amenity is required, to larger sites in the north where there is separation from existing residential areas and larger land holdings.

Rail intermodal options present catalyst opportunities for new development in sub-precinct 1. To help facilitate new development, it is proposed to expand development potential to the flood free rural land on the property to the north of the NRLX to permit a range of industrial uses and to expand the range of goods that can potentially be transported through the approved intermodal facility. This land has potential for larger facilities such as distribution centres or cold stores requiring rail access.

Potential opportunity areas for higher intensity industry have been generally identified in the central eastern and north-eastern parts of the sub-precinct, as shown in the Air, Noise and Odour technical report. Such development will be subject to detailed assessment, including specific air, noise, and odour modelling to ensure there is adequate separation from sensitive receptors and reduced risk of conflict with surrounding development.

Figure 8 Nammoona catalyst sites



### Desired future character

Local planning provisions for the precinct will increase opportunities for a wide range of industry types. Built form provisions within the Richmond Valley Development Control Plan will be applied to individual proposals based on visual objectives for industrial development to create a transition from industry to surrounding rural areas.

Summerland Way is a key gateway entry to Casino. This visual amenity of this corridor will be protected through signature landscaping, fencing and well-designed signage, whilst also promoting the precinct and acknowledging Mary Madden Park as a key public space.

Connectivity between businesses and easy access to the precinct can be achieved by implementing an internal network of collector roads and upgrades to the existing road network.

Development potential is being expanded to the north to leverage from the approved intermodal proposal and ensure sufficient industrial land to meet demand.

Vegetated buffers within the precinct will provide screening of the industrial development from public spaces and provide connectivity to existing biodiversity corridors and communities.

Wetland areas in the north of the Nammoona precinct will be protected for environmental conservation and environmental management buffers will be established around the wetlands to help maintain their ecological integrity. Bioretention basins will be integrated into subdivision design to manage water quality from industrial areas.

The ongoing viability of the Richmond Valley precinct is important and will need to be protected from encroaching sensitive development within the modeled receptor boundary.

The impact of industrial development on existing dwellings in the south west of the Nammoona precinct will be managed to minimise land use conflict as the transition to industrial development takes place in the precinct.

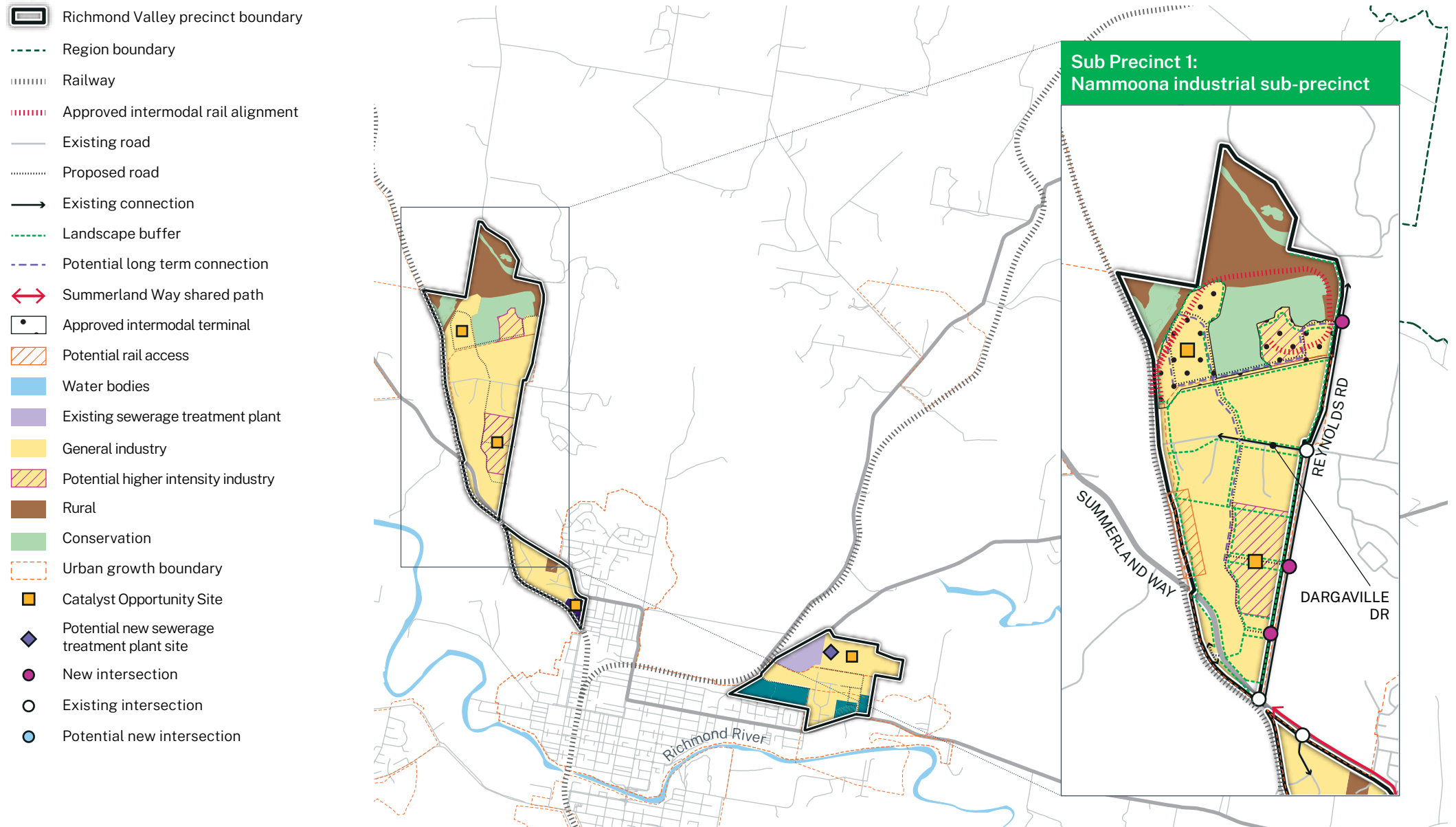
Enhanced at source mitigation measures can be considered, such as separation buffers and perimeter planting to contribute to minimising the potential for conflict between existing and future industry and sensitive receptors, such as dwellings.

The draft master plan proposes additional consideration of potential impacts of existing and future development in the precinct. These provisions will require proposed developments on land adjacent to and in close proximity to the precinct to have regard to the current and likely development in the precinct to avoid future conflict or impacts. This will restrict sensitive development such as new dwellings being located close to the precinct. Where there is potential development on land outside the precinct for rural residential dwellings or similar forms, this needs to be located and sited such that existing and future development in the precinct does not create or cause conflict, potentially restricting development in the precinct.

Further consideration of the urban growth boundary for the future Fairy Hill residential area is necessary to align it with the sensitive receptor boundary in the air, noise and odour technical report for the precinct detailed in section 7.3. The boundaries of future residential growth areas need to be compatible and sympathetic with the operation of future industry in the precinct.



**Figure 9** Nammoona industrial sub-precinct



## 5.5 Sub-precinct 2 – Casino Food Co-op precinct

### Existing character

The Co-op sub-precinct is located on the western fringe of Casino, between the North Coast railway line and Summerland Way.

It comprises approximately 45 hectares of undulating, cleared land with a ridgeline running through the sub-precinct from the north-west to south-east.

The Co-op operations are concentrated in the centre of the precinct, to the south-west of the ridgeline, including cattle yards, abattoir, and tannery. The Co-op operations are generally not visible from surrounding residential areas to the north-east.

To the north-east of this ridgeline, the precinct is largely undeveloped and there is an attractive tree-lined boundary to Summerland Way. A water reservoir is located on the ridgeline, which supplies the surrounding Casino community.

The south-eastern corner of the precinct includes a Department of Education site that is partly used as an agricultural plot for the nearby high school. A small building is present on this site which is used by a community radio station.

The north-western corner of the precinct is a site owned by Essential Energy, with potential for future electricity infrastructure.

### Opportunities and catalyst sites

The primary aim in the Co-op precinct is to facilitate the ongoing operation of the Co-op, as Casino's major employer. This includes both consolidation of existing operations and maintaining opportunities for the Co-op to expand its processing and packaging to adapt to future circumstances. Cold storage facilities have recently been incorporated into the complex and plans are currently underway to establish a 'retail ready' value-add facility.

The key factor limiting expansion of industry development within this sub-precinct is the proximity of nearby residential development and the need to maintain effective buffers within the precinct as described in chapter 7. However, there are opportunities to expand Co-op processing and packaging operations.

Plans are being developed for a proposed biodigester adjoining the existing Co-op operations and the North Coast Railway line. The proposal is to process waste product from the abattoir and other sources to produce energy which can be used to make the Co-op operations more sustainable. This state-of-the-art technology will allow the Co-op to utilise an existing waste product. It is subject to a separate State Significant Development application, which is being assessed.

The Department of Education land is currently zoned residential however, due to the nature of operations of the Co-op, residential uses within sub-precinct 2 will increase the potential for land use conflict. The Department of Education site is therefore recommended for non-residential uses, which are less sensitive to the ongoing Co-op operations.

This Department of Education site is being proposed as a key catalyst site for education uses in this master plan. It has been suggested as a key opportunity site to align the education function of the Department of Education with the training needs of the Co-op, whilst retaining the school's existing use of the site as an agricultural plot. Whilst adult education has been identified as a lower sensitivity use, planning will still need to consider compatibility with the existing Casino Co-op and manage potential land use conflict.

Direct access to the Department of Education site is available off Summerland Way and Hotham Street, and the site is well located to take advantage of proposed active transport links for pedestrians and cyclists.

Collaboration is ongoing with School Infrastructure NSW (SINSW) regarding the proposed outcomes for the Department of Education (DoE) owned land (legally known as Lot 1, DP 861450) within the Casino Food Co-Op Sub-Precinct. SINSW/DoE will review the proposal to ensure there are no operational impacts to existing schools within the locality.

### Desired future character

General industry will continue to be the predominant use in sub-precinct 2, particularly meat processing and related activities at the Casino Food Co-op.

Development within this precinct will support jobs-led skills development through retention, growth, and diversification of the Casino Food Co-op as a key employer, and economic driver, and ancillary uses, including possible specialised learning and skill development on the Department of Education site. It is proposed to retain opportunities for use associated with the Casino High School, including the existing agricultural plot.

The planning framework will facilitate flexibility in land use permissibility and principle development standards to facilitate growth of the Co-op and establishment of a catalyst adult education hub.

The catalyst opportunity for education uses may incorporate ancillary local business uses such as cafés and networking spaces to create amenity and enable opportunities for information sharing. Future development will provide a range of supportive uses and a transition to the existing residential area east of sub-precinct 2.

Built form for individual proposals will be assessed with regard to visual objectives in the Richmond Valley Development Control Plan. Development on the NSW Education site will focus on specialised learning and skills development and provide a transition to adjoining residential land uses.

Well-designed, coordinated signage at the key entry points to the precinct will establish a consistent approach for all Richmond Valley sub-precincts.

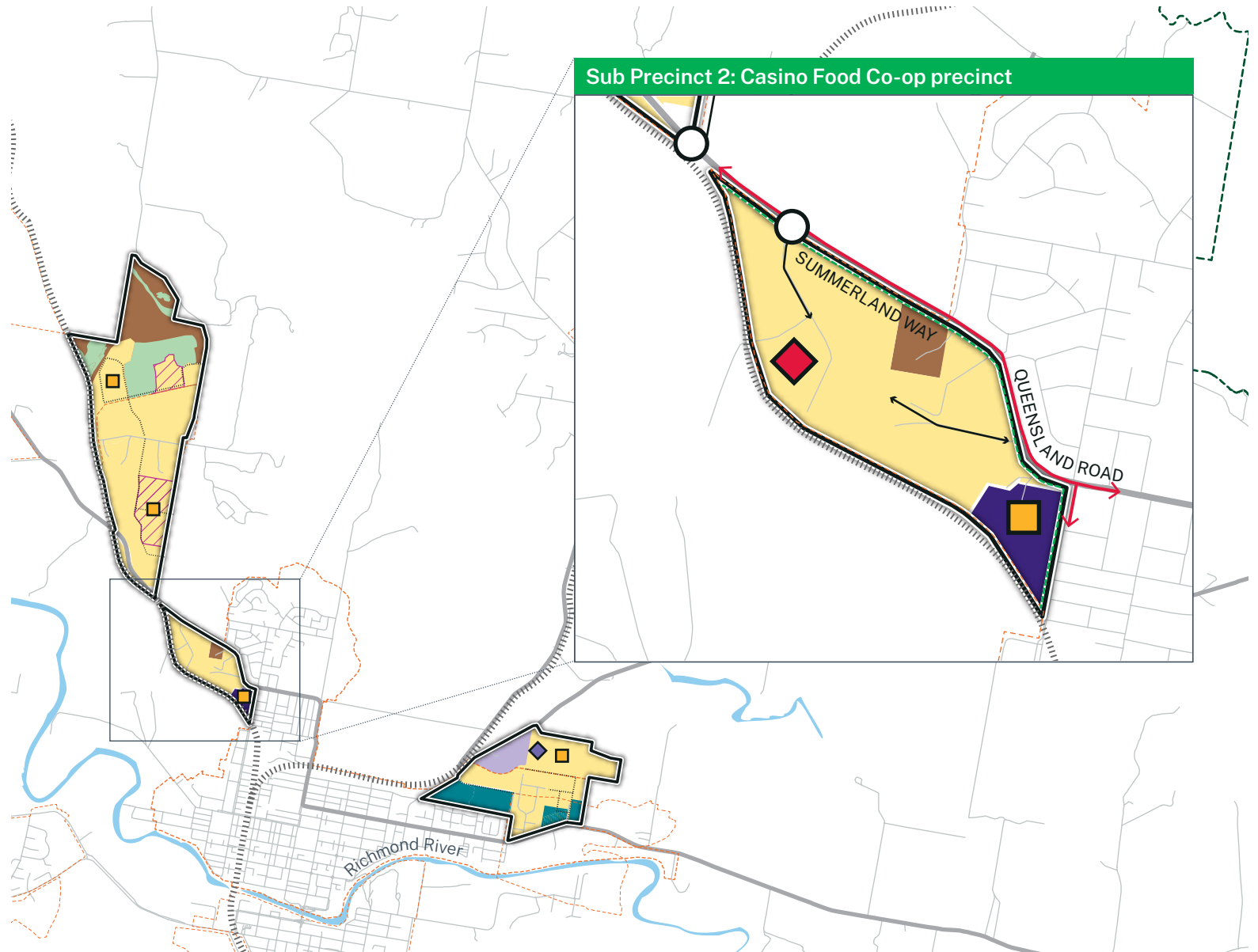
Pedestrian connectivity between the precinct and Casino township will be supported through active transport links along Summerland Way.



Employees at the tannery in the Casino Food Co-op

**Figure 10** Casino Food Co-op sub-precinct

-  Richmond Valley precinct boundary
-  Region boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  Landscape buffer
-  Summerland Way shared path
-  Water bodies
-  General industry
-  Rural
-  Education Hub
-  Urban growth boundary
-  Catalyst Opportunity Site
-  Potential new sewerage treatment plant site
-  Existing intersection
-  Proposed Co-op biodigester



## 5.6 Sub-precinct 3 – Johnston Street

### Existing character

Sub-precinct 3 contains approximately 135 hectares of flat land, at the eastern gateway entry to Casino. The sub-precinct has good access to the Bruxner Highway/ Johnston Street and Spring Grove Road.

It includes the Cassino Drive industrial estate, which is the established industrial area in Casino. There are 5 parts, including three proposed industrial development areas, as discussed below.

The precinct is subject to flood inundation during regional flood events which enter the precinct from the west and south with breakout flows occurring during large flood events. The western side of the precinct is crossed by an existing gully which is a key corridor for flood flows.

**The existing Cassino Drive industrial estate** is located at the heart of sub-precinct 3. The estate has a general industrial zone and is almost fully developed, with a mix of around 40 industrial uses on a range of lot sizes.

Industrial development in the south-west of the estate directly adjoins residential development and mitigation measures are considered by Council in development applications to manage and control potential land use conflict.

The estate includes road connections to future industrial development to the west, east and north, via Rous Drive, Irving Drive and Cassino Drive, respectively.

**The Casino Sewerage Treatment Plant (STP)** is located on Spring Grove Road in the north-west of sub-precinct 3.

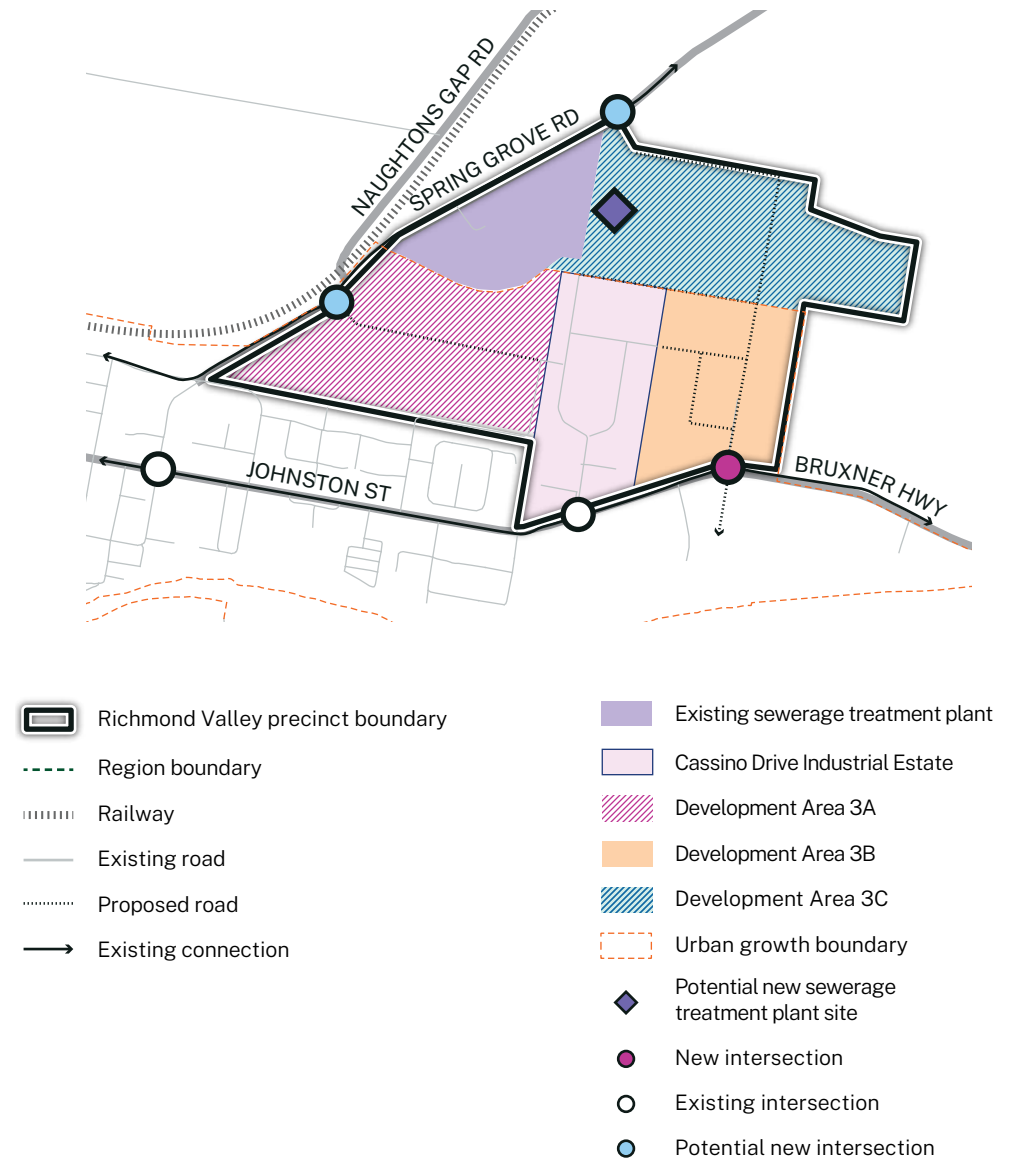
The current STP is nearing the end of its functional life and Council is continuing with detailed investigations and design options for a new replacement STP on or near the existing facility, in the short term. A new STP site location has been nominated based on Council's investigations and advice. The proposed location of the new STP is shown on Figure 11.

**Development area 3A** is located to the west of the Cassino Drive Industrial Estate, with access from Spring Grove Road and via an extension of Rous Drive. This existing industrial zoned land is currently used for the Richmond Valley Events Centre - Primex local agricultural exhibitions. This area is partly treed and contains a major natural drainage line which carries flood water from east Casino to the floodplain north of the precinct. No significant biodiversity or environmental values have been identified during investigations for the precinct.

**Development area 3B** is located to the east of the Cassino Drive Estate, with direct frontage to the Bruxner Highway/ Johnston Street.

**Development area 3C** is located to the east of the existing Casino STP and proposed STP replacement site.

Figure 11 Sub-precinct 3 areas





### Opportunities and catalyst sites

The aim is to increase the supply of zoned industrial land and support land available to new and existing businesses, to build on the established function of the Cassino Drive Industrial estate and promote industry diversification in Casino. For example, the diversification of existing food manufacturing operations and supply chains to provide specialist bio-degradable and/or compostable packaging or logistics/cold chain solutions.

The timing and staging of new development will be dependent on the establishment of critical new infrastructure, most notably the implementation of the proposed new STP, critical drainage infrastructure, and roads and services.

A detailed flood study was undertaken as part of the technical studies to support the draft master plan. The flood study identified key flow paths and critical drainage works required to support potential development areas. Council will need to design and complete these works to enable future development. The proposed major drainage channel will reduce existing flood levels in residential areas to the south of Development Area 3A.

There is potential for early stages of development in Development Areas 3B and 3C, as described in the Flood Impact Assessment in Part 7.4.

The remaining fill area in Development Areas 3A, 3B and 3C will only be implemented after construction of the proposed flood channel to ensure that there is no increase in flood levels in the adjoining residential areas.

The Stage 1 development options include part of Development Area 3C. This area is identified as regionally significant farmland but is proposed for industrial or agribusiness use as part of the Regional Job Precinct, given the lack of suitable, alternative land for industry in Casino, and the strategic importance of sub-precinct 3 as an employment area. The importance of the precinct is recognised in the North Coast Regional Plan and approved land use strategies in the Richmond Valley.

There is capacity for up to 19,000m<sup>2</sup> Gross Floor Area of industrial development in development Area 3C with access via Cassino Drive, utilising the existing road network. This provides an opportunity for a catalyst use or uses in part of development area 3C, which may include high water use industry, to take advantage of treated water outputs from the Casino Sewerage Treatment Plant (STP). Potential catalyst developments include agribusiness uses, such as intensive plant agricultural production, research and development, or other value-add processes. Access options may also exist via Arthur Street, subject to infrastructure planning and flood modelling, which will facilitate further development of Development Area 3C.

The early development opportunities in sub-precinct 3 also include options for small areas of fill and development at the proposed southern entry to Development Area 3B. Access can be obtained to these fill areas via the proposed Arthur Street intersection with the Bruxner Highway. Subject to implementation of key road, water and sewerage infrastructure, early development in Development Area 3B has potential to facilitate early investment and job creation in the precinct without impacting on adjoining or downstream properties. These areas are suitable for higher amenity, which can take advantage of proximity and exposure to the Bruxner Highway.

### Desired future character

It is proposed to expand the precinct to provide opportunity for a diverse range of light and general industry in Development Areas 3A, 3B and 3C, including uses such as local manufacturing, warehousing, and logistics. The aim is to supply industrial land to service the essential day-to-day needs of the Casino community and surrounding region, encourage employment opportunities and ensure efficient and viable use of land for industry.

Opportunities for a range of businesses that support local industry will be provided in the southern parts of Development Areas 3A and 3B, for services such as specialised retail premises, food and drink premises, and industrial training facilities, which do not compete with land uses in surrounding local and commercial centres.

Development and infrastructure will be staged, based on the establishment of essential infrastructure and Council will need to establish that satisfactory arrangements are in place for infrastructure before approving new industry and related uses.

Sub-precinct 3 will have a clearly defined collector road network, with access via the Bruxner Highway at Cassino Drive and Arthur Street, as well as via Spring Grove Road, linking Rous Drive and Irving Drive to Arthur Street. The key external road entry points will have an attractive appearance, incorporating parkland landscaping, post and rail fencing, coordinated signage, and the potential for other features such as public art.

There is some potential for use of non-fill areas in conjunction with businesses, where such use will not impact on drainage objectives, and not detract from the external appearance and promotion of Sub-precinct 3 as a key business area. Development area 3A will be accessed via a new intersection at Rous Drive and Spring Grove Road. The Rous Drive link will be bridged across the existing drainage channel. Lower intensity uses that are compatible with adjoining residential development will be located in the south, and higher intensity, less odour sensitive uses will be located north of Development Area 3B. The Spring Grove Road entry will provide an attractive frontage to the adjoining Rail Trail.

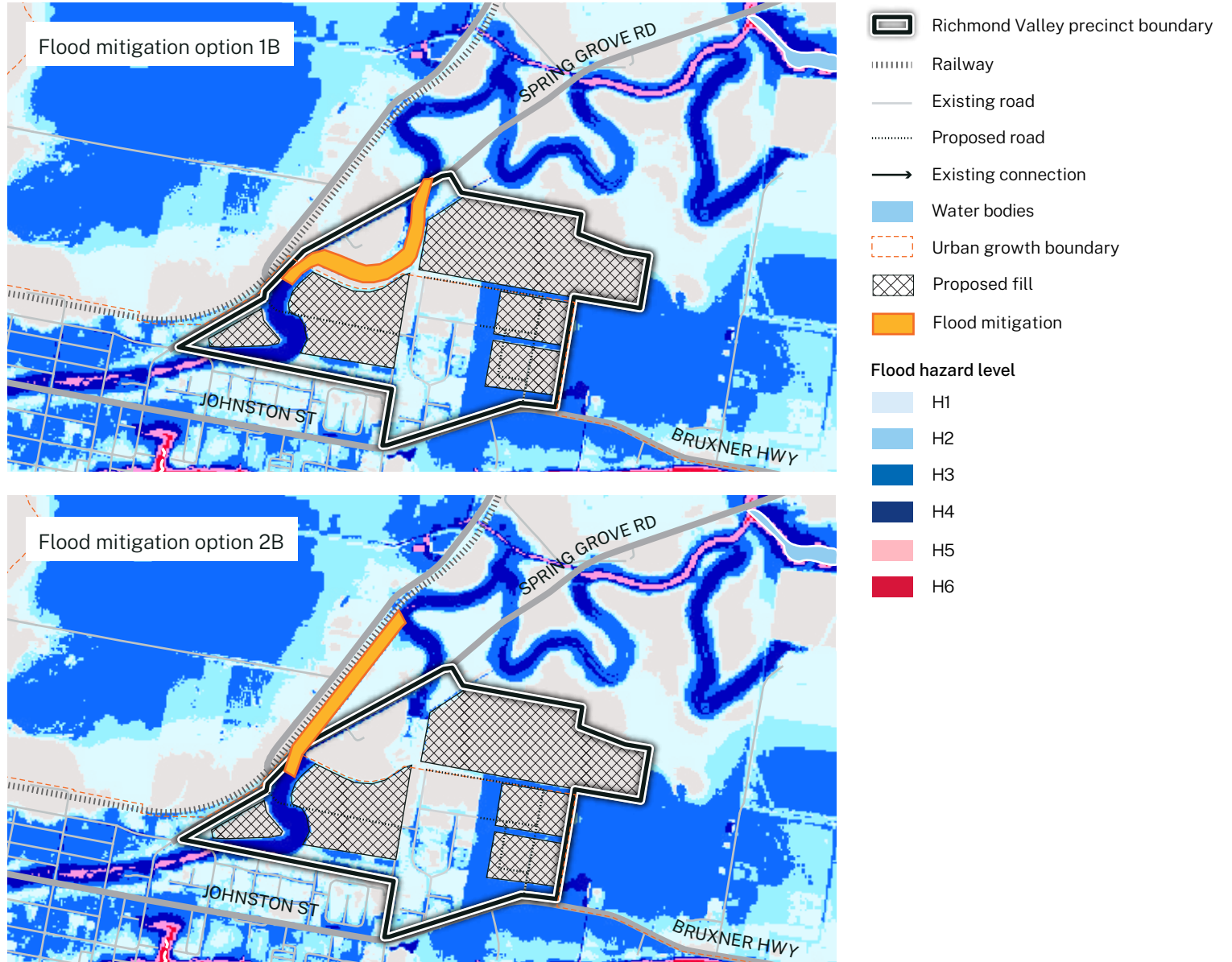
Development Area 3B will be accessed via a new roundabout intersection with the Bruxner Highway/Johnston Street and Arthur Street, and via an extension of Irving Drive. A mix of general industrial uses is proposed with higher amenity, lower intensity and lower emission uses in the south, adjacent to the Bruxner Highway and adjoining dwellings. The southern parts of the precinct will provide a range of support uses such as cafés and business hubs and enable opportunities for networking and information sharing. This will help to create links to established development areas in Casino, to create a place where businesses want to locate, and people want to work.

Development Area 3C will provide opportunities for a wide range of industry types. Buffers will be provided to the proposed STP to limit uses in the west of Development Area 3C, but it is assumed that there will be opportunities for ancillary or compatible development on larger sites adjacent to the STP, for uses that are not odour sensitive.

Landscaped buffers will be provided on the perimeter of Development Areas 3B and 3C to mitigate any impacts to and from adjoining farmland.

Development within the non-fill areas will need to ensure it does not impede or redirect flood flows. Unacceptable uses will include storage, solid fencing and dense landscaping or vegetation. The non-fill areas will provide key drainage paths in times of flood and ensure development of sub-precinct 3 can occur.

**Figure 12** Flood hazard, flood mitigation options 1B and 2B

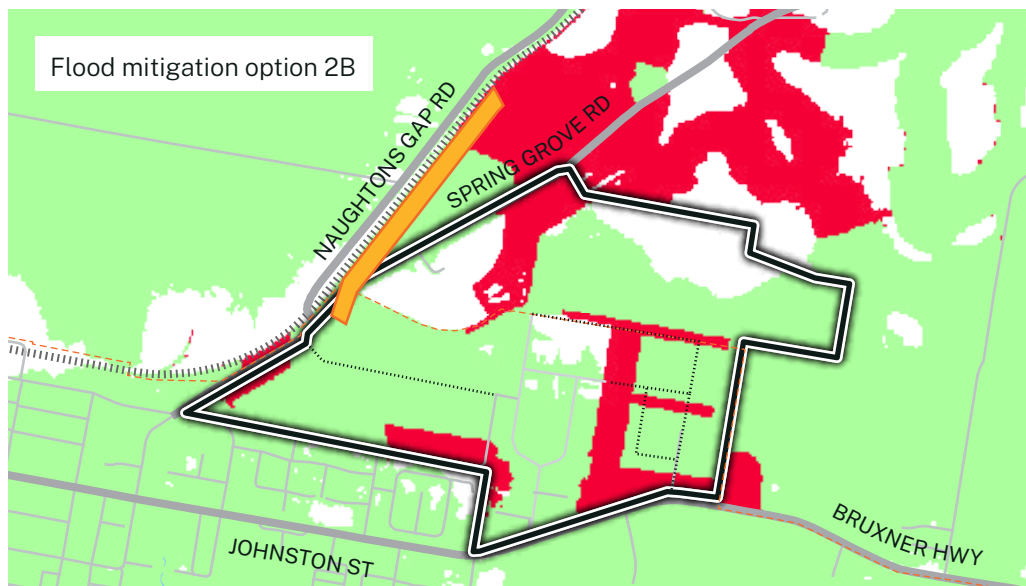


Development of sub-precinct 3 will take into consideration flood impacts, with development taking place in the fill areas as identified in Figure 12, to ensure development within the precinct does not increase flood levels of adjoining residential areas. These fill areas have been optimised to minimise off-site impacts and manage local drainage flows and will be connected seamlessly via the road network identified in the master plan, with active transport links back to Casino.

In addition to the staging of road and utility infrastructure through infrastructure planning and contributions, staging of fill within sub-precinct 3 will also be required until flood mitigation options are completed (Figure 12). Flood modelling has tested interim fill options indicating that the placement of some fill prior to the implementation of mitigation options can occur as it results in minimal localised flood level impacts outside of sub-precinct 3 boundary. Staging enables interim development to occur whilst Council undertake critical flood mitigation works.



**Figure 13** Flood impact, flood mitigation options 1B and 2B



- Richmond Valley precinct boundary
- Railway
- Existing road
- Proposed road
- Existing connection
- Water bodies
- Increase in flood levels
- Decrease in flood levels
- Flood mitigation
- Urban growth boundary

The critical infrastructure and recommended flood mitigation works will address flood constraints in a coordinated way to overcome existing development barriers and improve flood impact levels for existing upstream and downstream urban and residential areas.

Development will be visually attractive when viewed by residents and visitors to Casino, particularly from the Bruxner Highway, but also from Spring Grove Road and the adjoining rail trail. Attractive building facades, signature precinct landscaping, signage, and fencing will be implemented through controls within the Richmond Valley Development Control Plan.

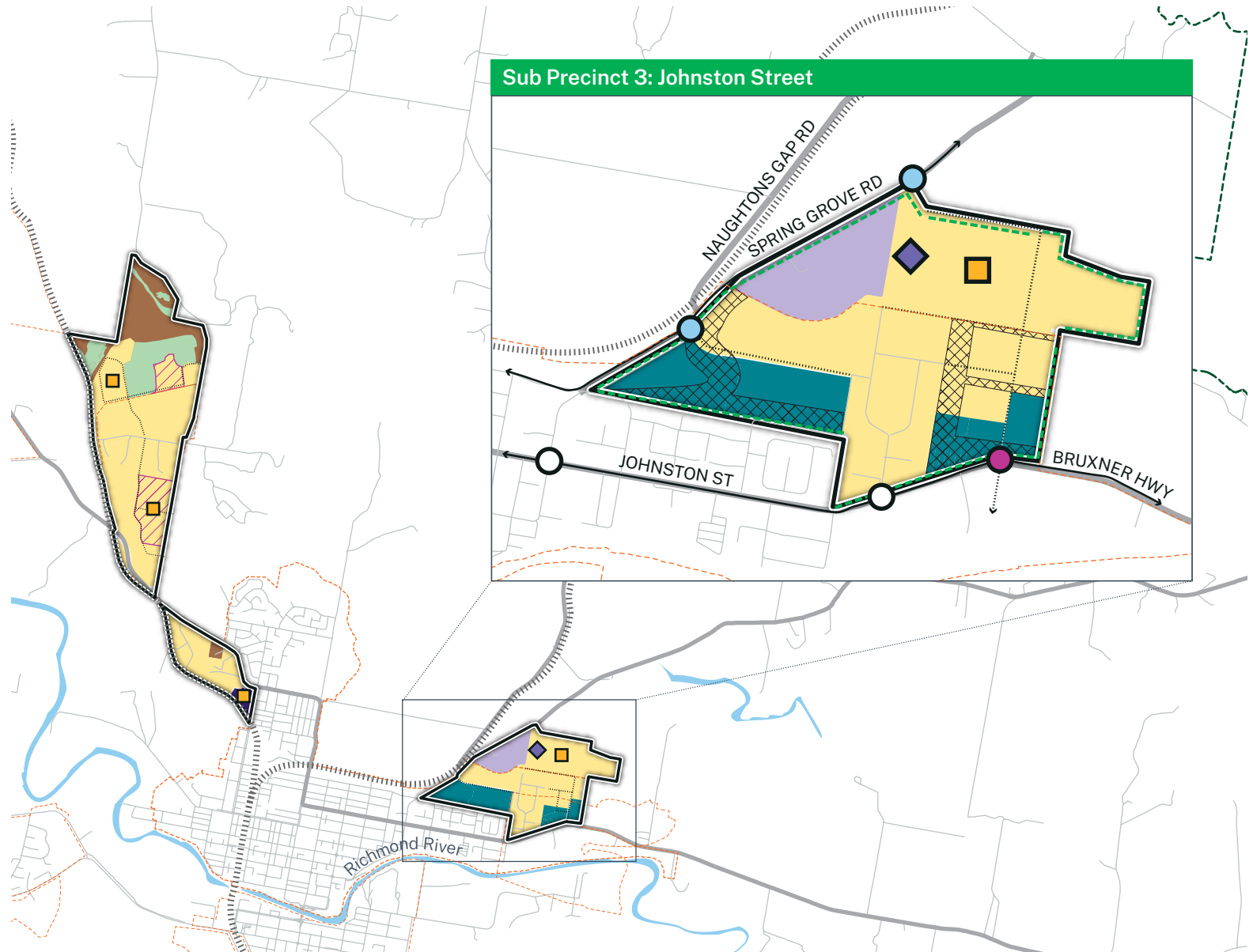
Effective buffers will be established between industry and sensitive receptors by ensuring that lower emitting uses are located near residential development, and that more sensitive uses are not located within the STP odour buffers. Higher emitting uses may be suitably located within the STP buffer, to minimise the probability of land use conflict, as discussed in Part 7.3.

Water quality will be managed via a network of bioretention facilities, and drainage areas will be managed to ensure that they function effectively in times of flood.

The planning framework will facilitate appropriate land use permissibility and principle development standards to create flexibility and ensure development with frontage to the Bruxner Highway provides a transition of bulk for existing residential properties south of the Bruxner Highway.

**Figure 14** Johnston Street precinct

-  Richmond Valley precinct boundary
-  Region boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  Landscape buffer
-  Water bodies
-  Existing sewerage treatment plant
-  General impact industrial
-  Productivity support
-  Urban growth boundary
-  Flood constraints / drainage requirement
-  Catalyst Opportunity Site
-  Potential new sewerage treatment plant site
-  New intersection
-  Existing intersection
-  Potential new intersection



## 5.7 Infrastructure and Development staging

The staging of development in the Richmond Valley precinct is fundamentally aligned with the delivery of key transport and utility infrastructure.

The Richmond Valley precinct will be delivered in stages, predominately led by the delivery of essential utilities, and enabling infrastructure. Richmond Valley Council and utility providers will have a central role to play in coordinating infrastructure so that land is accessible and serviced ready for development. Council will need to ensure satisfactory arrangements are in place for key infrastructure prior to approving development.

Whilst the staging will provide flexibility for future development, if development is proposed to occur out of sequence to the identified staging, or if specific industries with high energy or sewer needs were to establish in the Richmond Valley precinct, additional augmentation may be required with detailed assessment in close consultation with energy providers and Richmond Valley Council. These additional requirements ensure that the delivery of ultimate infrastructure requirements is not compromised.

The staging and delivery of infrastructure should be flexible and responsive to the timing of growth and take up of land. Precinct staging should be regularly reviewed by Council in consultation with key agencies to respond to demand, take up and availability of infrastructure.

### Sub-precinct 1 – Nammoona Industrial precinct

The logical staging of development in the Nammoona sub-precinct is from south to north. The proposed expansion and intensification of industry in the Nammoona sub-precinct will increase demand for water, sewerage, and transport related infrastructure, as discussed in Chapter 7. Trunk water and sewerage upgrades will need to be delivered from the south of the sub-precinct, and work is already underway to deliver an initial sewer connection between Nammoona and the existing sewerage network.

Improvements will be required on Reynolds Road and active transport improvements are proposed on Summerland Way to facilitate cycle and pedestrian movements to and from existing developed areas in Casino.

Development may also need to be staged to allow for the voluntary acquisition, removal, or repurposing of existing dwellings in the precinct to minimise the potential for land use conflict.

### Sub-precinct 2 – Casino Food Co-op precinct

Growth of industry activity within sub-precinct 2 will need to be monitored to ensure demand can be met with infrastructure upgrades. As the precinct is already zoned for development and the majority of wastewater is being treated onsite and irrigated onto paddocks, any increase in wastewater being conveyed to the Casino STP will need to be considered in line with the proposed upgrades to the plant and staged to manage existing capacity issues.

There is existing water, stormwater, electricity, and telecommunication infrastructure that services the sub-precinct and this will need to be monitored to ensure supply can meet development demand.

### Sub-precinct 3 – Johnston Street Industrial precinct

Sub-precinct 3 provides opportunities for industry that requires access to high voltage electricity and can utilise treated water from the STP.

There is no direct funding from NSW Government for infrastructure associated with the Richmond Valley precinct. Consequently, investment in increasing capacity of infrastructure and utilities will be tightly linked to the development of land in the precinct. Full development in sub-precinct 3 will be limited until the STP upgrade or replacement, and drainage channel is funded and constructed, noting the STP has an estimated capacity of 1,300 equivalent tenements and maximum fill in sub-precinct 3 is linked to drainage channel upgrades.

# 6

## Planning Framework

Richmond Dairies in Casino industrial precinct





The master plan provides the basis for the establishment of a statutory planning framework to enable growth and development in the Richmond Valley precinct that is consistent with the vision and principles.

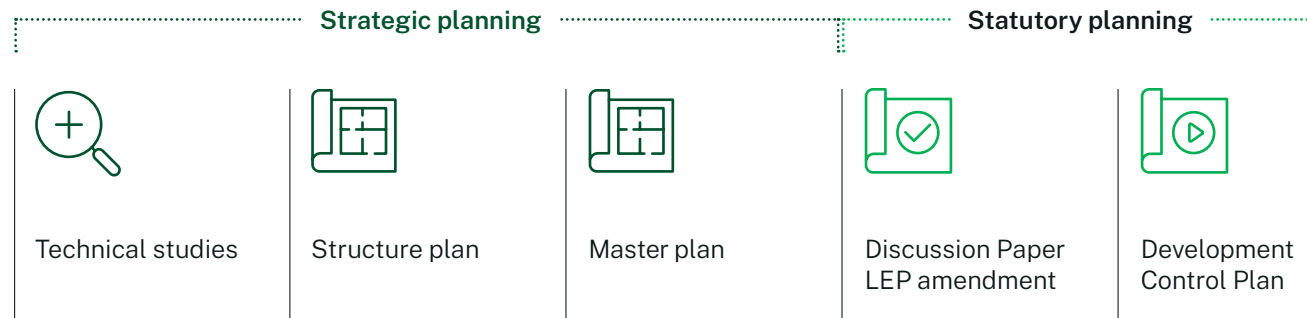
The planning framework is intended to clearly define the role and function of the Richmond Valley precinct and what planning mechanisms need to be in place to facilitate the master plan outcomes.

The diagram below outlines the planning framework required to realise the full potential of the Richmond Valley precinct. The planning framework will ensure the right mechanisms are in place to facilitate orderly business growth and investment for the region. The improvements to local planning provisions will provide specific catalyst industries with certainty on the strategic intent for the Richmond Valley precinct.

The planning framework for the Richmond Valley precinct will be established through the Richmond Valley Local Environmental Plan (LEP) and the Richmond Valley Development Control Plan (DCP) and supported by existing provisions of relevant State Environmental Planning Policies.

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### Planning framework



## 6.1 Richmond Valley Local Environmental Plan 2012

An amendment to the Richmond Valley LEP will be achieved through the implementation of the draft discussion paper which provides the intent of the amendments that will support the Richmond Valley precinct. These amendments are derived from the technical reports, including the Richmond Valley Structure Plan Report and in consultation with government agencies. Specifically, the discussion paper will:

- Identify the Richmond Valley precinct as a precinct with a specific planning framework that is aligned with the master plan vision and outcomes
- Provide for a mix of land uses that enable a range of industries, including opportunities associated with agribusiness, manufacturing, circular economy and renewable energy
- Propose land zones having regard to the suite of technical studies prepared for the Richmond Valley precinct and will align with the Employment Zone reforms
- Consider principal development standards and local provisions that will facilitate development in the Richmond Valley precinct, having regard to the detailed provisions identified in the Gyde Structure Plan report.

## 6.2 Urban Growth Boundary

The Richmond Valley precinct study area includes land in the north of sub-precinct 1 and in the north and east of sub-precinct 3, that is currently located outside the Urban Growth Area (UGA) boundary in the North Coast Regional Plan 2041.

Rezoning of this land is proposed to permit industry based on the regional importance of the Richmond Valley precinct for economic development and expanding options for employment growth in Casino. The impact of proposed development in the Richmond Valley precinct on regionally significant farmland has been assessed and found to be acceptable.

The proposed variations to the Urban Growth area are strategically important for industry and there are no suitable alternative areas in Casino. The variations will not create a negative precedent and can be considered under the Urban Growth Area Variation Criteria in the North Coast Regional Plan 2041.

Amendments to the UGA boundary can be considered after rezoning of land within the Richmond Valley precinct, in the next review of the North Coast Regional Plan.

## 6.3 Richmond Valley Development Control Plan

The Richmond Valley DCP complements the Richmond Valley LEP with development controls and assessment criteria. The master plan and suite of technical documents will inform the preparation of site-specific controls for the Richmond Valley precinct.

Updates to the Richmond Valley DCP are recommended throughout the technical documents and structure plan, and within Chapter 7 of this plan, to ensure the DCP aligns with the intended outcomes of the master plan.

## 6.4 Contributions Planning

It is recommended that Council update its existing infrastructure strategy and determine how servicing is to be provided. This will provide the basis of amendments to local infrastructure contributions plans to support growth in the precinct. This will include planning for the provision and financing of the required infrastructure.

In addition to updating the existing Development Servicing Plan for water and sewer infrastructure, it is recommended that Council expand its existing contributions plan under 7.12 of the *Environmental Planning and Assessment Act 1979* or prepare a new section 7.11 contributions plan to coordinate contributions related to new development in the funding and provision of identified infrastructure upgrades.

A new 7.11 Local Infrastructure Contributions Plan could apply only to the Richmond Valley precinct and be designed to apportion and better recover the cost of essential infrastructure to service the Richmond Valley precinct.

Council may also consider entering into planning agreements to deliver necessary infrastructure upgrades where appropriate. Recommended infrastructure inclusions are outlined in the Traffic Assessment and Utilities Infrastructure Report (GHD 2023).

## 6.5 Assessment and approval process

Development within the Richmond Valley precinct will be assessed and determined through approval pathways under the *Environmental Planning and Assessment Act 1979* and are intended to facilitate development that is aligned with the Richmond Valley precinct vision and master plan.

### Exempt Development

Exempt development applies to low impact land uses and must comply with the development standards under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and Part 3 of the Richmond Valley LEP. Clause 3.1 of the Richmond Valley LEP defines development considered to be exempt development and states the requirements for exempt development as listed in Schedule 2.

### Complying Development

Complying development is granted through the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Clause 3.2 of the Richmond Valley LEP defines development considered to be complying development and states the requirements for complying development as listed in Schedule 3.

### Development Applications

Future development that does not fall within exempt and complying development will require development consent and will be assessed against the provisions of the Richmond Valley LEP 2012 and Richmond Valley DCP 2021.

### Designated Development

Designated development applies to future development of certain high impact (e.g. likely to generate pollution) or development that is in or near an environmentally sensitive area under the *Environmental Planning and Assessment Regulation 2021*.



JH Williams building supplies in the Johnston Street sub-precinct

# 7

## Key planning matters

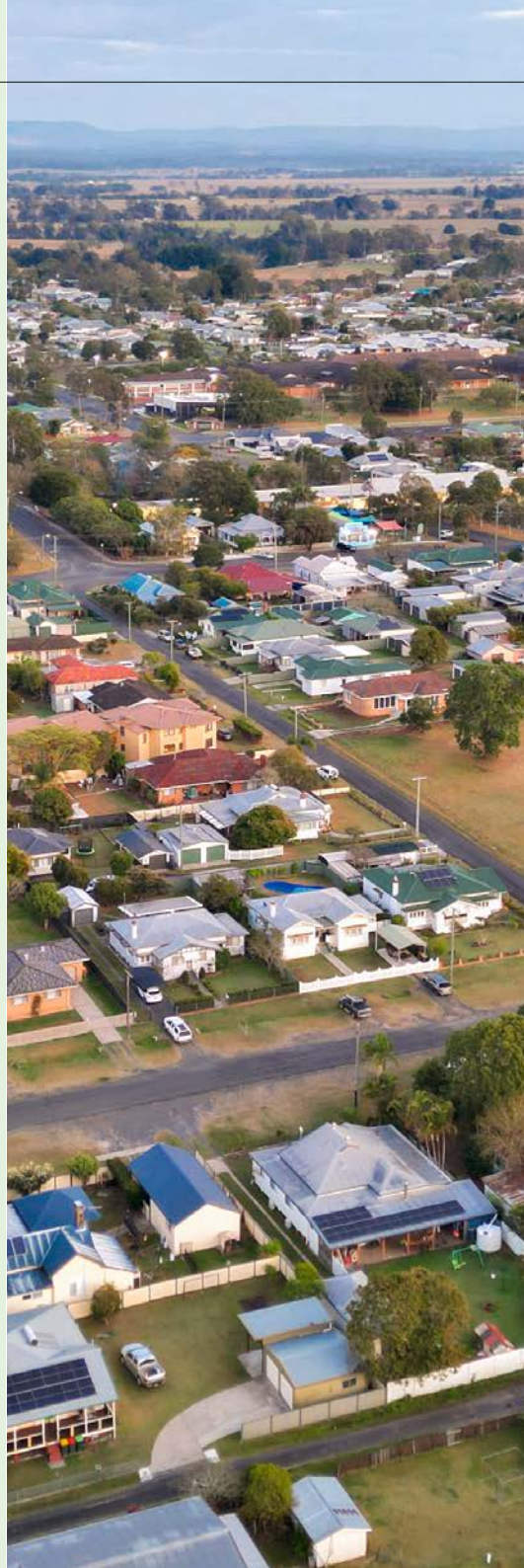


Codrington family farm in Richmond Valley





Several technical studies were prepared to inform the preparation of the master plan. This section summarises the key findings of these reports and outlines how this has informed the master plan and planning framework to optimise certainty and opportunities.



Technical studies were prepared to inform the preparation of the master plan. This section provides key findings to provide planning context and any site constraints relevant to the Richmond Valley precinct. Each technical report can be referred to in the Appendix of this master plan which provides more detail. The specialist consultant reports include:

- Agricultural Land Assessment Report – GHD Pty Ltd
- Heritage Report – Environmental Resources Management Australia Pty Ltd
- Biodiversity Technical Report - Environmental Resources Management Australia Pty Ltd
- Air, noise, and odour Technical Report – Todoroski Air Sciences
- Flood Impact Assessment – BMT Commercial Australia Pty Ltd
- Bushfire Analysis Report - Environmental Resources Management Australia Pty Ltd
- Technical Report – Soils, Geology and Contamination - Environmental Resources Management Australia Pty Ltd

- Traffic Assessment – GHD Pty Ltd
- Hydrogeology, water quality and demand Analysis Report – GHD Pty Ltd
- Utilities Infrastructure Analysis Report - GHD Pty Ltd
- Land Use Considerations Technical Report – Sherpa Consulting
- Intermodal Feasibility – George Stanley Consulting
- Richmond Valley Regional Job Precinct Structure Plan – Gyde Consulting

The following summary is to assist the community to quickly understand the range of factors considered in the technical studies and in the preparation of this master plan.

The summary is not a comprehensive list of considerations and recommendations, and readers are encouraged to read the full reports where they would like a more detailed understanding.

## 7.1 Aboriginal and Historic Heritage

Environmental Resources Management Australia Pty Ltd (ERM) were engaged to undertake heritage investigations within the Richmond Valley precinct boundaries and prepare a Heritage Analysis report to guide development within this master plan. The heritage investigations have been notified and undertaken in consultation with three Registered Aboriginal Parties (RAPs).

A concentration of Aboriginal sites of significance were found in the north of sub-precinct 1, largely confirming the outcomes of earlier Aboriginal heritage investigations undertaken for the intermodal facility, which is subject to an existing Aboriginal Heritage Impact Permit (AHIP).

Several Potential Archaeological Deposits (PADs) have been identified in sub-precincts 1 and 2. These areas require more detailed investigations, which is being undertaken for some of the PADs in parallel with the preparation and review of this master plan. Regional NSW has commissioned more detailed Aboriginal Heritage Investigations for some of the key heritage sites within the precinct in consultation with landowners and the RAPs. This work is ongoing and being undertaken in parallel with the completion of this master plan

### Aboriginal Heritage Findings Summary

Aboriginal findings within the Richmond Valley precinct area are summarised as:

- 15 Aboriginal sites
  - 2 culturally modified trees (CMTs)
  - 3 artefact scatters
  - 1 isolated artefact
  - 10 of the 15 sites are subject to AHIP C0001253
  - 1 has been destroyed
- The master plan proposes conservation around the existing wetlands within precinct 1, which has demonstrated cultural significance

Six areas of PAD were identified across the study area. Any future development would be required to investigate through test excavation to confirm the presence and nature of archaeological deposits within these areas prior to earthworks

- Moderate Potential
  - 10 sites have moderate to high potential to be impacted based on the zoning
  - Opportunities to conserve a high proportion of these sites has been considered as part of the master plan. This includes conservation and preservation of identified CMTs

The newly identified sites are largely located in areas which are proposed to be conserved in the long term as part of environmental areas in this master plan. This includes the conservation of land around the wetland in the north of sub-precinct 1, which has been identified as culturally significant. In other instances, further investigations and an AHIP may be required under the *Environmental Planning and Assessment Act 1979* or other necessary approvals. An AHIP is not required to support completion of this master plan and related rezoning of land.

### Historic Heritage Findings Summary

The ERM heritage report has identified a history of agriculture, pastoral pursuits, industry, and town facilities, including the Casino Sewerage Treatment Plant (STP) within and in proximity to the Richmond Valley precinct.

Several locations of historic significance have been identified in proximity to the Richmond Valley precinct. In summary, they are:

- the Nammoona Lawn Cemetery: Views of potential development across precinct 1 would be visible from the entrance of the cemetery
- Victory Camp Site: This site is historically significant as one of several Dutch internment camps which operated in Australia between 1944 and 1946. There is a State Heritage Listing for this item but limited visibility from sub-precinct 1 due to a series of pine trees along Reynolds Road
- Casino Station and Yard Group: Is subject to an existing Heritage listing but none of the structures are visible from the boundary of sub-precinct 2
- the Northern Cooperative Industrial landscape has unlisted heritage values. Richmond Valley Council have advised this will not be pursued for local heritage listing
- Irvington Wharf 1: The Richmond Valley precinct is located near the historic remains of Irvington and Grimes wharves.  
  
The condition of both structures is significantly damaged by flooding. No impact is anticipated on the heritage value of the wharves or on the Richmond River, as the Richmond Valley precinct study area south of the Bruxner Highway/Johnston Street is not proposed for development.











### Recommendations for the planning framework

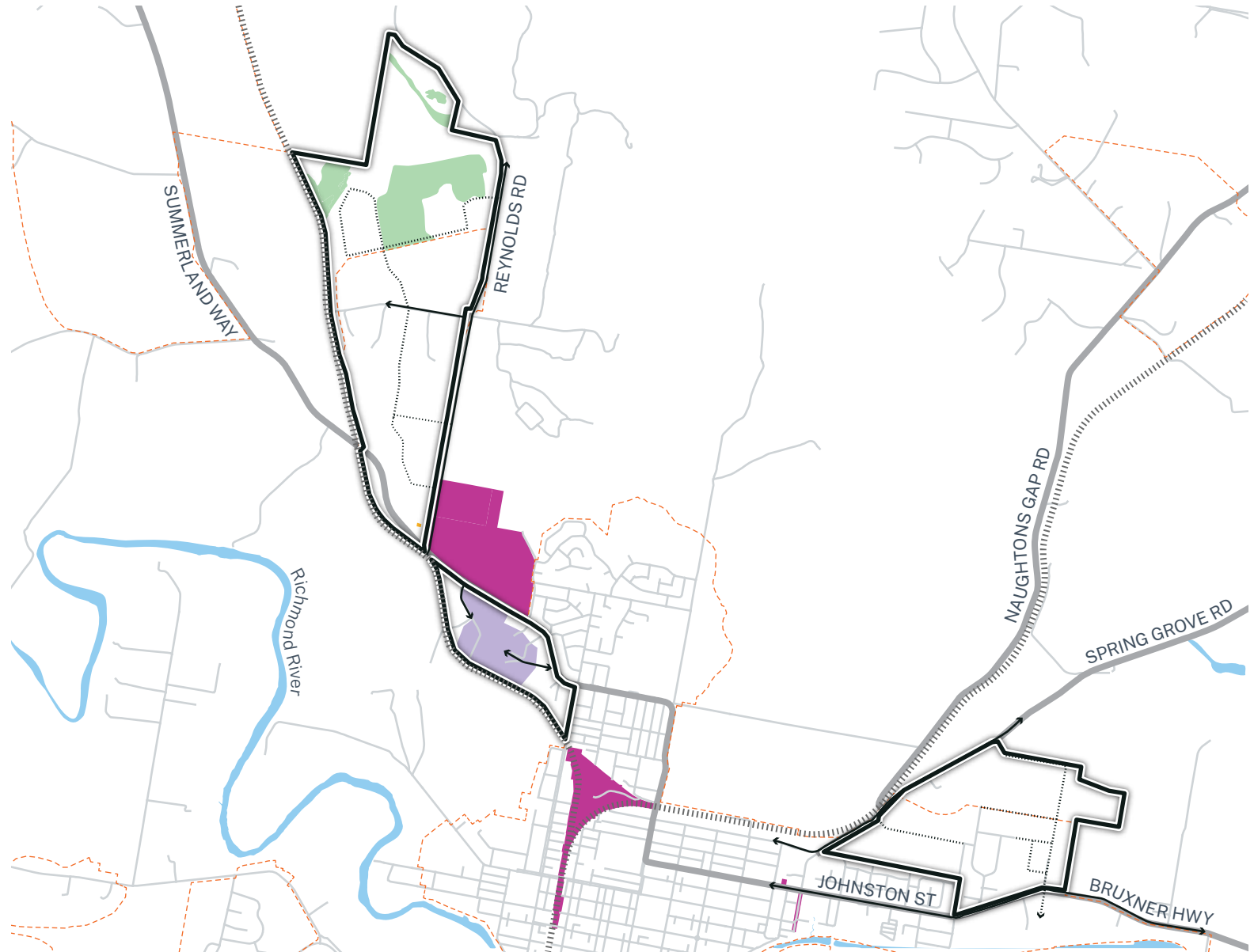
The planning framework should ensure impacts on heritage items and areas of heritage significance are avoided.

Objectives	Recommendations
<p>To avoid any significant impact on items and areas of heritage significance.</p> <p>To have open and effective communication and consultation with Aboriginal stakeholders, community groups and landowners about the management of heritage sites.</p>	<p>That Council review their heritage provisions in the DCP to:</p> <ul style="list-style-type: none"><li>• reflect outcomes and recommendations of the ERM heritage report and ongoing heritage investigations, including ongoing archaeological survey of key sites</li><li>• establish an appropriate strategy to recognise cultural heritage value to the local community, particularly Aboriginal people</li><li>• incorporate Aboriginal heritage values into design of public spaces and design</li><li>• manage visual impact from areas of significance</li></ul>



**Figure 15** Aboriginal and historic heritage

-  Richmond Valley precinct boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  Water bodies
-  LEP Heritage
-  Historic Heritage Value (unlisted)
-  Conservation
-  Urban growth boundary



## 7.2 Biodiversity

A Biodiversity Technical Report has been prepared by ERM to inform the master plan and ensure future development identifies and minimises any impact on areas of biodiversity value.

The ERM report was undertaken primarily by a desktop review, supplemented with additional field survey. The objective of the study was to identify key biodiversity values within the Richmond Valley precinct area to guide areas of constraints and opportunities for future development.

The report describes key biodiversity values in the Richmond Valley precinct and any constraints or opportunity areas for development. The report is not a Biodiversity Development Assessment Report (BDAR) and any credit obligations that may arise from development are indicative only.

Biodiversity values are defined for species and communities, which are listed as either vulnerable, endangered, or critically endangered under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and/ or the *NSW Biodiversity Conservation Act 2016* (BC Act).

A total of five plant community types (PCT) were found across the Nammoona precinct. All other areas of the Richmond Valley precinct were found to contain either exotic or modified vegetation.

A total of 8 endangered and 2 critically endangered species are known to occur in the Richmond Valley precinct boundaries.

EPBC Act listed that threatened microbat species were recorded using acoustic detectors within the Nammoona precinct.

The avoid, minimise, and offset hierarchy has been applied in the master planning and design process, including workshops undertaken to inform a final master plan for the Richmond Valley precinct development.

Planned development within the master plan will avoid areas of high biodiversity value, which are concentrated in the north of sub-precinct 1. The existing conservation area associated with the wetland in the northern intermodal site and the Richmond River is proposed to be expanded and protected. Vegetation around the wetlands in the north of sub-precinct 1 are proposed to be consolidated within proposed conservation zones and managed to enhance the function and biodiversity value of the wetlands.

Vegetation linkages will be maintained and enhanced, where possible, including through proposed vegetated buffers in this master plan. The Terrestrial Biodiversity provisions in Richmond Valley LEP 2012 will apply in the assessment of future development proposals.











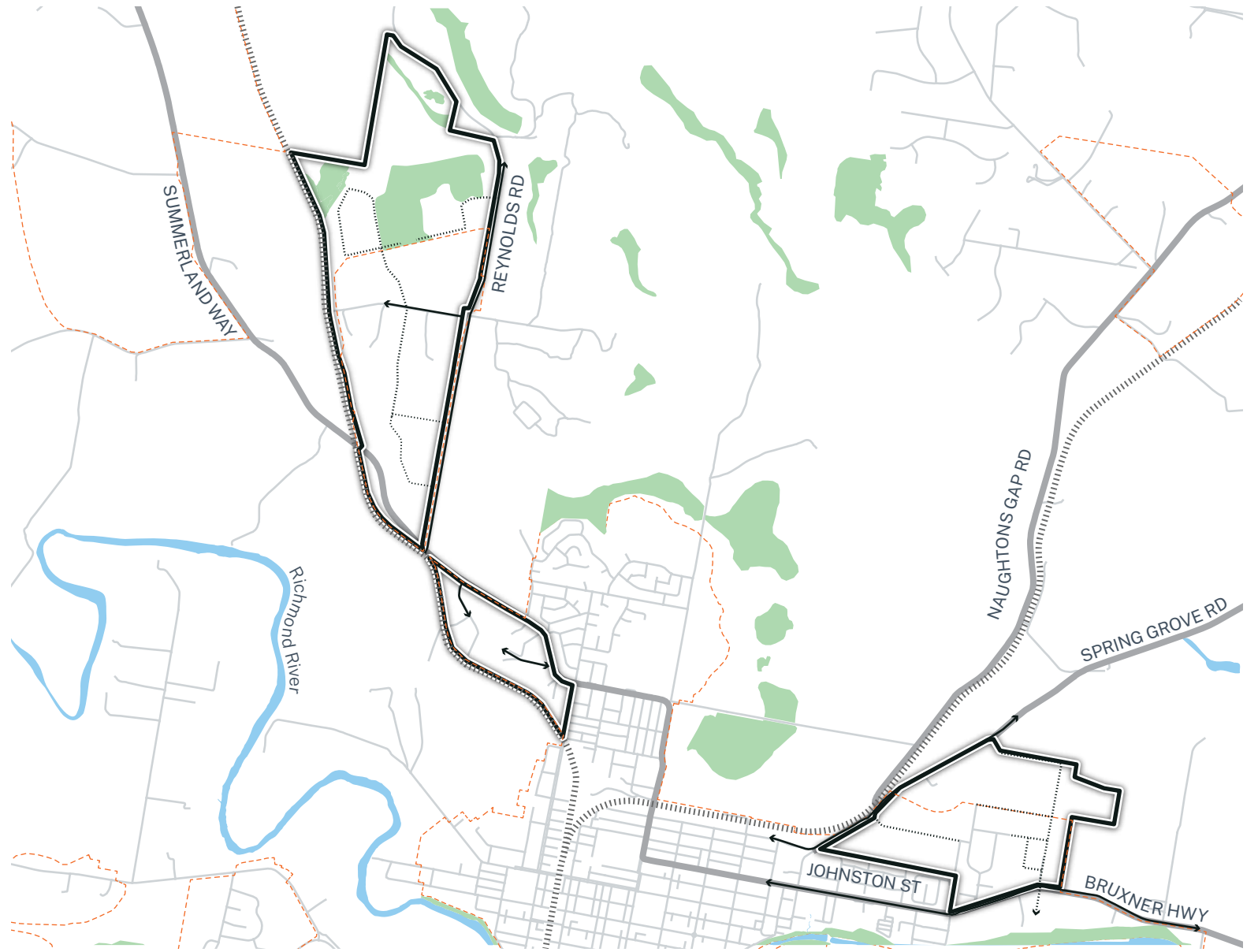
## Recommendations for the planning framework

The planning framework should focus on protecting and conserving areas of high biodiversity value and plan for the effective management of high biodiversity value areas.

Objectives	Recommendations
<p>To ensure future development identifies and minimises impacts on areas of high biodiversity value.</p> <p>To consider opportunities to connect areas of biodiversity value.</p> <p>To plan for the effective management of areas of biodiversity value that are to be protected.</p> <p>To include measures to enhance the biodiversity values of cleared landscapes and development areas.</p>	<p>That Council consider updates to the Richmond Valley DCP to:</p> <ul style="list-style-type: none"> <li>• ensure ecological restoration forms part of developments and ensure management of exotic grasses and improvement of water quality for existing wetlands</li> <li>• retain areas of high biodiversity and habitat value within open space</li> <li>• encourage planting of native species endemic to the region</li> <li>• retain existing significant trees and large hollow bearing trees where possible</li> <li>• apply the avoid, minimise, offset hierarchy to all future development projects in line with relevant legislation. The requisite investigations may identify considerations in addition to those detailed in this master plan</li> <li>• protect areas mapped as High Constraint (i.e. High Environmental Value) on Figure 16. These relate to the wetland vegetation in the northern portion of Area 1.</li> <li>• avoid development within areas mapped as Moderate Constraint (i.e. medium environmental value) should also be avoided or impacts minimised, as these areas collectively contain assets important to support protected species, as well as threatened ecological communities that are already fragmented within the landscape</li> <li>• require buffer plantings at the interface of the conservation zones and adjacent developable or RU1 land to protect the biodiversity values in these areas and to manage nutrients and pollutants in runoff, weed incursion and changes to noise or light environments</li> <li>• ensure future developments consider opportunities to connect areas of biodiversity value in areas of biodiversity significance</li> <li>• require landscaping plans for new projects in all areas that include measures to enhance the biodiversity values of cleared landscapes and development areas</li> <li>• incorporate water sensitive urban design principles into proposed stormwater management systems, such as bioretention basins, vegetated swales, or constructed wetlands</li> <li>• promote landscape connectivity to support movement of threatened fauna.</li> </ul> <p>The objectives in implementing changes to the Richmond Valley Local Environmental Plan 2012 are to:</p> <ul style="list-style-type: none"> <li>• protect identified environmental and biodiversity sensitivity and associated buffers through land zoning.</li> </ul>

**Figure 16** Biodiversity conservation areas

-  Richmond Valley precinct boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  Water bodies
-  Conservation
-  Urban growth boundary





### 7.3 Air quality, odour, noise, and land use compatibility

Todoroski Air Sciences (TAS) was engaged to prepare an Air, Noise and Odour Analysis Report to help inform planning for the Richmond Valley precinct.

The TAS modelling considers baseline air, noise, and odour conditions, including existing and potential dwellings. A sensitive receptor boundary has been identified for the purpose of the modelling, where it is assumed that sensitive receptors, such as dwellings, will not be permitted.

The TAS assessment predicts potential emissions from each unit of land within the Richmond Valley precinct based on full development. It identifies the parts of the Richmond Valley precinct where the greatest emissions are possible without impact on sensitive receptors immediately outside the sensitive receptor boundary.

The TAS report shows that the Richmond Valley precinct is generally suitable for industrial use and that some parts of sub-precinct 1 may be suitable for higher emitting industry. This modelling does not replace the need for assessment of air, noise and odour impacts for individual proposals. Scheduled activities will continue to be subject to site-specific assessment and environment protection licencing by the EPA.

For odour and noise, the most suitable locations for higher-emitting industry are in the central east and north-east of sub-precinct 1, in locations above the predicted 95dBA/ha maximum attenuated sound power level. For stack sources, the most favourable location for emissions is more centrally located within Richmond Valley sub-precinct 1, away from receptors and nearby elevated terrain (Figure 17).

Alternative Waste Treatment Systems have been suggested as a possible future use in the Nammoona sub-precinct. However, it has not been possible to determine the feasibility of this type of development from an air, noise and odour perspective, as there are too many variables in the design, operation and processing.

Richmond Valley Council may wish to consider Alternative Waste Treatment Solutions (AWTS) in more detail, in consultation with the Richmond Valley community. Any proposal for AWTS will require detailed support studies, community engagement and assessment in accordance with NSW State legislation.

The air, noise and odour report provides specific recommendations regarding buffers, including to the Casino Sewerage Treatment Plant (STP), Casino Co-op and adjoining residential areas in sub-precinct 3. The report considers the proposed future relocation of the STP within sub-precinct 3 and provides indicative odour unit contours as a basis for strategic planning.

Where noise, odour and air quality generating industries are proposed, contextually appropriate mitigation measures can be considered, including mitigation at the source, mitigation along the path between source and receiver, and mitigation at the receiver.















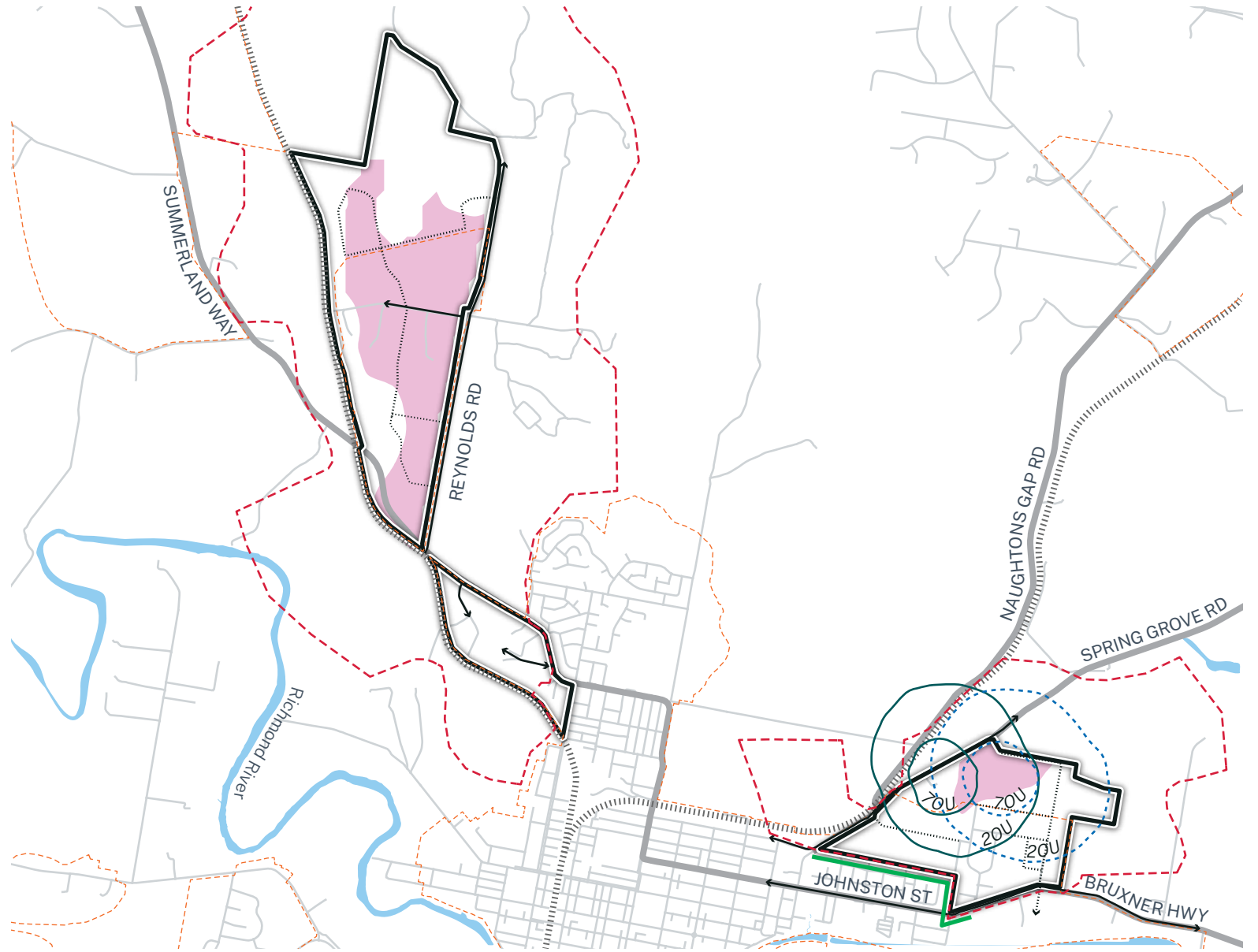
## Recommendations for the planning framework

The planning framework should reduce the potential for land use conflict around key existing uses within and surround the precinct.

Objectives	Recommendations
<p>To limit the potential for land use conflict related to air, noise, and odour within the sensitive receptor boundaries.</p> <p>To minimise the potential for air, noise, and odour related land use conflict around key existing uses within and surrounding the precinct.</p>	<p>That Council consider amendments to the Richmond Valley DCP to:</p> <ul style="list-style-type: none"> <li>• include measures to limit the potential for sensitive receptors and land use conflict within the sensitive receptor boundaries</li> <li>• establish buffers and avoid development of higher intensity industry adjacent to sensitive land uses</li> <li>• limit potential higher intensity industry to preferred locations identified in Figure 2</li> <li>• identify parts of the Nammoona sub-precinct at or above the predicted 95dBA/ha maximum attenuated sound power level be considered as the most appropriate location for low amenity uses (i.e. higher emissions of air, odour, and noise)</li> <li>• include provisions that address the interface between industrial and residential development at sub-precinct 3 (Figure 17), including controls regarding daytime only uses in the southern half of the Cassino Drive industrial estate, and the industrial land within 250m of the residential areas</li> <li>• direct uses that generate odour and noise to be located near other uses that generate odour and noise, such as the Co-op and STP operations, whilst ensuring that existing and future uses are compatible</li> <li>• provide specific requirements for future uses in the southwest of Cassino Drive to be daytime operators only</li> <li>• manage existing dwellings on industrial land as staged industrial development takes place to manage land use conflicts</li> <li>• ensure industrial development is excluded from within the predicted 70u (odour unit) contour of the proposed Casino STP, and from the existing STP whilst it remains in operation, with the exception of uses related to the STP</li> <li>• ensure that odour sensitive development is not located within the nominal 20u contour line around the Casino Co-op and existing and proposed STP, shown on Figure 17, to ensure capacity and ongoing operation is not compromised</li> </ul> <p>The objectives in implementing changes to the Richmond Valley Local Environmental Plan 2012 are to:</p> <ul style="list-style-type: none"> <li>• identify the southern parts of the Primex and Arthur Street development areas for higher amenity uses, to minimise impacts on the adjoining residential development to the south</li> <li>• limit land use conflict between future industrial development, sensitive receivers and residential areas</li> </ul>

**Figure 17** Air quality, odour and noise considerations

-  Richmond Valley precinct boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  Residential/Industrial interface
-  Water bodies
-  Preferred stack location
-  Modelled receptor boundary
-  Existing sewerage treatment plant odour level (odour units)
-  New sewerage treatment plant odour level (odour units)
-  Urban growth boundary



## 7.4 Flood Prone Land

A specialist flood impact assessment (FIA) has been completed by BMT Commercial Australia (BMT) for Richmond Valley Council to help inform planning for the Richmond Valley precinct.

The conclusions in the FIA are based on a flood model of the Richmond River catchment, which incorporates data from the large flood event in the Northern Rivers in 2022. The flood modelling has been prepared in consultation with key State agencies including the NSW Department of Planning, Housing and Infrastructure and State Emergency Service.

Proposed fill areas in sub-precinct 3 have been optimised to ensure that the off-site flood impacts from development will not have a significant impact on existing developed areas, including adjoining residential areas. Critical flood mitigation works will address flood constraints to overcome existing development barriers and mitigation works are expected to reduce flood impacts on existing urban and residential areas.

The flood modelling has included simulations for a range of flood events, including the baseline 2% Annual Exceedance Probability (AEP), 1% AEP, 1% AEP with climate change, 0.2% AEP and Probable Maximum Flood (PMF) flood events, in accordance with the methodology outlined in 2019 Australian Rainfall & Runoff (ARR) guidelines.

A climate change scenario was also performed for the 1% AEP flood event in accordance with Richmond Valley Council's Scenario 3, which features an increase in rainfall intensity of 10%.

Variations of fill area within the Richmond Valley precinct have been considered with the aim of optimising development potential in the Richmond Valley precinct, whilst ensuring that there is no significant impact on flood levels to existing development in areas surrounding the Richmond Valley precinct. For sub-precinct 3, offsite impacts to adjoining urban areas are limited within acceptable levels and provide overall benefit to existing residential areas in Casino and the Cassino Drive Industrial Estate. Impacts to adjoining rural land are within acceptable limits as described in the FIA and are generally confined to the drainage channel immediately north of the precinct.

Key considerations in the FIA have included:

- state and local flood planning provisions and floodplain risk management plans
- local drainage requirements
- analysis of any critical infrastructure servicing Richmond Valley precinct areas
- proposed redevelopment of the Casino STP and related infrastructure
- a review of the hydrological assessment supporting the new Rail Freight Terminal at Nammoona
- proposed staging of development in the eastern part of Area 3
- flood emergency evacuation routes and warning times.

In conclusion, a maximum fill area has been determined as a basis for strategic planning in this master plan. The fill area is shown in Figure 18.

Flood mitigation options 1B and 2B are considered the preferred options to manage flood flows related to the optimised fill extent, as shown in Figure 18. Both flood mitigation options result in similar outcomes in terms of flood impacts.

Option 1B involves reinstatement of a broad flow path through a natural depression in the terrain which is currently blocked by the STP tertiary treatment pond and other associated infrastructure, along with increasing the drainage capacity under Spring Grove Road.

Option 2B involves construction of a new broad channel within Crown Land adjacent to Naughtons Gap Road to provide a link between two natural gullies bypassing the existing STP, along with additional drainage under Spring Grove Road. Implementation of this option will require consultation with NSW Crown Lands and resolution of an Aboriginal land claim on the land in question.

The proposed flood mitigation works in these options will promote increased flows through or around the Casino STP, and will reduce flooding on the adjoining residential areas in Casino and in the Cassino Drive Industrial Estate.

The modelling indicates that some staging of implementation of fill areas is possible prior to the need for construction of the major drainage works in Options 1B and 2B. The filling of limited parts of sub-precincts 3A is expected to be feasible in the short term, as the effect of filling these areas is local and confined within sub-precinct 3. This will depend on the establishment of road connections for evacuation during flood events.

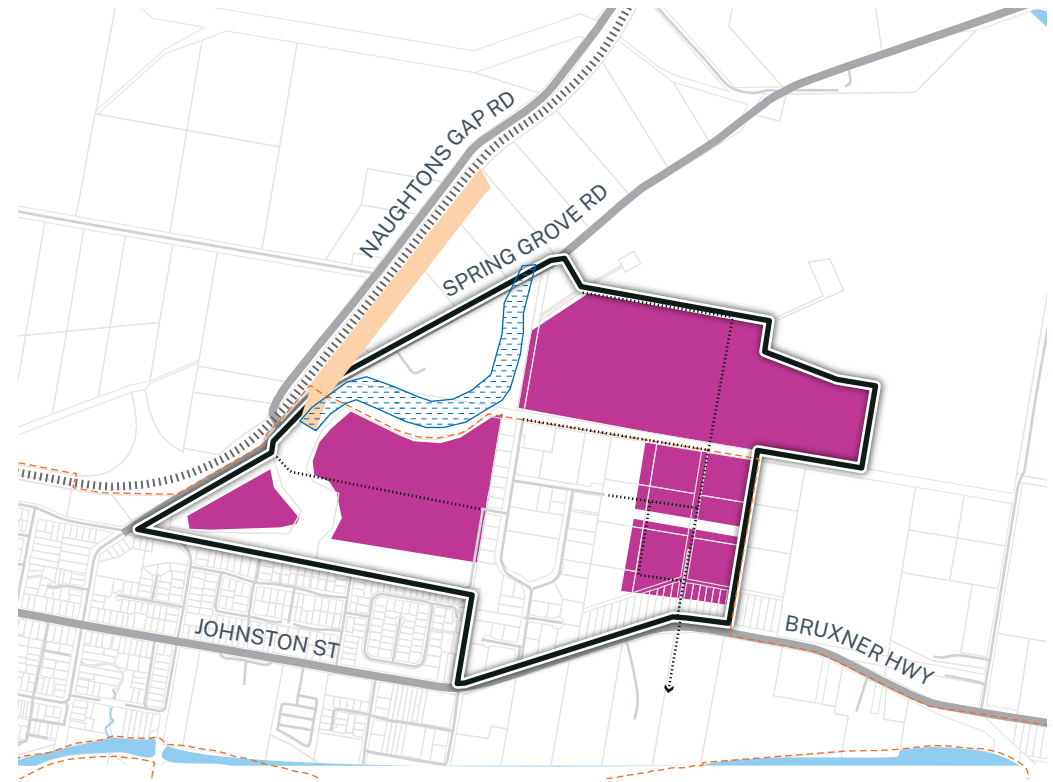
To support the establishment of allowable fill areas identified in the FIA, controls should be developed to limit the use of the non-fill areas. Any development within the non-fill areas will need to ensure it does not impede or redirect flood flows. Unacceptable uses will include storage, solid fencing and dense landscaping or vegetation. The non-fill areas will provide key drainage paths in times of flood and ensure development of sub-precinct 3 can occur.

### Water quality

The BMT report includes a stormwater quality assessment of the Richmond Valley precinct, to provide an indication of the size, potential location and performance characteristics of any proposed stormwater management strategy. There is a particular focus on the northern portion of sub-precinct 1 and on sub-precinct 3.

Riparian corridor widths, water quality performance, and stormwater generation performance targets have been identified, and BMT has evaluated three potential stormwater quality management strategies using a MUSIC model developed for the assessment. Of these strategies, bioretention systems were found to require less area than wetlands whilst still achieving stormwater quality performance targets. Indicative areas and locations of stormwater quality infrastructure have been proposed for consideration.

**Figure 18** Flood mitigation options and maximum development fill areas



- |                     |                            |
|---------------------|----------------------------|
| Existing road       | Development fill areas     |
| Proposed road       | Flood mitigation option 1B |
| Existing connection | Flood mitigation option 2B |
| Water bodies        | Urban growth boundary      |
| Conservation        | Cadastre                   |

## Recommendations for the planning framework

The planning framework should implement flood mitigation measures and ensure effective water quality measures are in place.

Objectives	Recommendations
<p>To optimise development potential in the Richmond Valley precinct, whilst ensuring that there is no significant impact on flood levels and existing development in areas surrounding the Richmond Valley precinct.</p> <p>To avoid any use which could be subject to unacceptable impacts due to flooding.</p> <p>To limit the use of non-fill areas related to industrial development to avoid impacts on the level or flow of floodwater in the locality.</p> <p>To implement flood mitigation measures to manage flood flows related to the optimised fill extent.</p> <p>To implement effective water quality measures and riparian corridors.</p>	<p>That Council:</p> <ul style="list-style-type: none"> <li>• progress the Draft Richmond Valley Flood Study Update, to inform detailed planning and development outcomes</li> <li>• implement flood mitigation Option 1B or 2B prior to the placement of any substantive fill within sub-precinct 3, with the exception of the staged fill areas</li> <li>• assume responsibility for implementation of drainage option 1B or 2B. Council should undertake further engagement with NSW Crown Lands regarding drainage option 2B and aim to implement drainage option 1B or 2B as soon as possible, noting that both options are expected to reduce the impact of major flood events on nearby existing areas of development in Casino</li> <li>• review hydro lines in the south of sub-precinct 1 for the presence of defined bed and banks or riparian vegetation and action appropriately in consultation with the Department.</li> </ul> <p>That Council update the Richmond Valley DCP controls to:</p> <ul style="list-style-type: none"> <li>• ensure flood levels of adjoining residential areas do not increase as a result of development in sub-precinct 3</li> <li>• ensure the minimum floor level at the 1% AEP flood level for general commercial/industrial use</li> <li>• apply a minimum floor level for commercial/industrial activities, which include storage of hazardous materials, of the 1% AEP + Risk-Based Freeboard (RBF) flood level</li> <li>• require the implementation of bioretention systems to meet a 10% reduction in mean annual stormwater volumes when compared to the baseline volume generated by the industrial land use</li> <li>• provide riparian corridor widths as outlined in the 'Controlled activities – Guidelines for riparian corridors on waterfront land fact sheet' (DPHI 2022)</li> <li>• ensure the design of the rail terminal in sub-precinct 1 includes an on-ground assessment of the watercourses and that riparian buffer corridors be included in the design, where required</li> <li>• provide clear controls for suitable activities within the non-fill areas of sub-precinct 3.</li> </ul> <p>The objectives in implementing changes to the Richmond Valley Local Environmental Plan 2012 are to:</p> <ul style="list-style-type: none"> <li>• provide staged development opportunities within sub-precinct 3 consistent with the recommendations of the flood impact assessment and completion of flood mitigation works.</li> </ul>



## 7.5 Bushfire prone land

Findings of the Bushfire Analysis Report have informed the master plan to ensure future development is resilient and will not increase bushfire hazards. Planning has taken into consideration the bushfire prone land mapping and new development within the precinct can be designed to meet the requirements of Planning for Bushfire Protection 2019.

Areas of defendable space may include the perimeter road network, drainage channels and maintained public open space. All recreational spaces and landscaped areas should be designed and managed to meet the requirements of an Asset Protection Zone (APZ) and must be maintained in perpetuity to ensure ongoing protection from the impact of bushfires, particularly in advance of the bushfire season.

The Richmond Valley precinct may also require the creation of APZs that need to be maintained sequentially until the final phase of development is completed to ensure each stage of development has the appropriate level of bushfire protection.

Bushfire prone land is land that has been identified which can support a bushfire or is subject to bushfire attack. A review of the Casino Bushfire Prone Land mapping has identified areas within the Richmond Valley precinct that are likely to be added to the existing bushfire prone land mapping to align with the modified category 3 vegetation.

## Recommendations for the planning framework

The planning framework should acknowledge bushfire risks within the Richmond Valley precinct and include complementary bushfire management and mitigation strategies.

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### Objectives












To reduce the risk of bushfire and ensure appropriate mitigation measures are integrated through the design and coordination of future development.

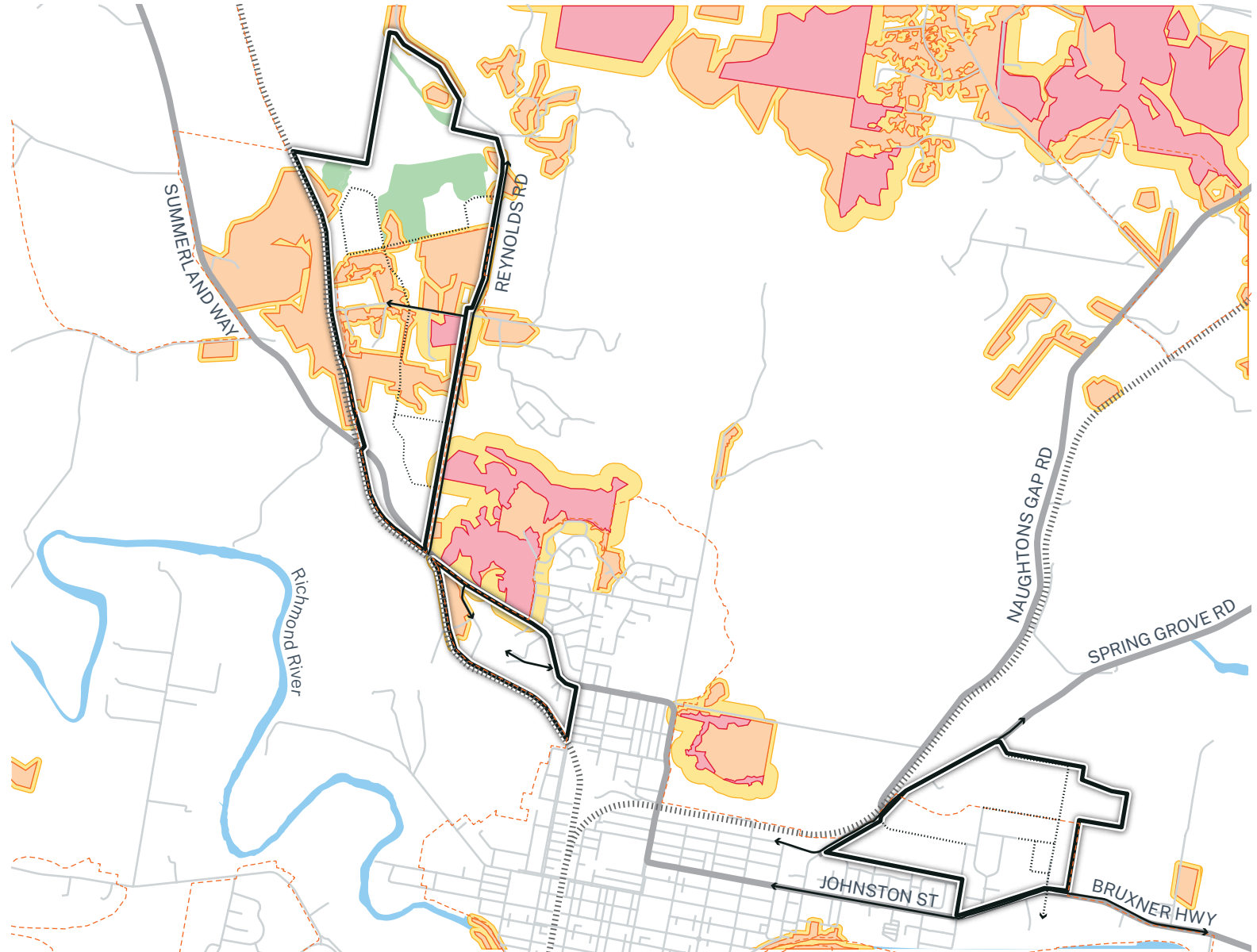
### Recommendations

That Council consider:

- updating existing bushfire prone land mapping to align with the NSW RFS Guide for Bushfire Prone Land Mapping 2015 and seek certification of the updated mapping from the Commissioner of the NSW RFS
  - establishing a complementary bushfire management and mitigation strategy, including existing access and egress routes across the locality
  - including controls within the Richmond Valley DCP to ensure APZs are established sequentially until the final phase of development is completed to ensure appropriate level of bushfire protection throughout development staging.
-

**Figure 19** Bushfire prone land

-  Richmond Valley precinct boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  Water bodies
-  Conservation
-  Vegetation Category 1
-  Vegetation Category 2
-  Vegetation Category 3
-  Urban growth boundary



## 7.6 Transport and Movement

A specialist Traffic Assessment has been completed by GHD Pty Ltd to help inform planning for the Richmond Valley precinct.

The GHD Traffic Assessment is based on the modelling of projected traffic flows, including the proposed Richmond Valley precinct road network and standard trip generation rates from proposed Richmond Valley precinct development areas in the draft master plan. This modelling provides a basis for determining where, when and how the road network will need to be upgraded to meet the additional road infrastructure demands generated by the precinct. Concept designs and cost estimates are provided for key intersections.

The Traffic Assessment considers road infrastructure requirements and active and public transport needs.

### Roads

Key road corridors servicing the Richmond Valley precinct include:

- Summerland Way – state road running north from Grafton, passing through Casino, and terminating at the border of NSW and Queensland, running approximately parallel to the Pacific Highway
- Bruxner Highway – 420km east-west state road, which traverses the Northern Tablelands connecting Casino to Lismore and Ballina, linking into the Pacific Highway
- Spring Grove Road – local road providing access to North Casino
- Cassino Drive – local road providing access to several commercial and industrial uses within Johnston Street sub-precinct
- Reynolds Road – local road providing access for existing industrial land uses within the Nammoona sub-precinct.

Generally, the road network has capacity to accommodate the additional traffic flows that are expected to be generated from development in the precinct.

However, road and intersection upgrades are required in several locations, including at Reynolds Road, Bruxner Highway/East Street, Bruxner Highway/Arthur Street and on Spring Grove Road.

### Active Transport

The GHD assessment of active transport needs (e.g. pathways and cycleways) considers the existing Richmond Valley Pedestrian Access and Mobility Plan (PAMP), which includes plans for future active transport infrastructure, such as a shared path on Summerland Way and on Spring Grove Road that will provide connectivity to the Richmond Valley sub-precincts.

Richmond Valley Council is also planning to provide an active transport path along the disused rail corridor between Casino and the town of Bentley (located in the Lismore LGA). The total length of this corridor is approximately 13.5km.

A proposed stop on the active travel path is located at the Primex site within sub-precinct 3. It is proposed to provide an at grade car park and picnic facilities north-west of the Primex site adjacent to Spring Grove Road for persons using the active transport path for recreational purposes.

### Public Transport

Casino is served by a rail service operating between Central Station in Sydney and Roma Street Station in Brisbane. The morning rail service travels between Sydney and Brisbane, and the evening service travels between Casino and Sydney.

There is a daily regional coach service that connects Casino to areas such as Brunswick Heads, Lismore, Byron Bay, and Ballina. Local bus services operate within Casino, but do not currently provide access to the Richmond Valley sub-precincts.

### Rail

Casino has strong freight transport linkages to Queensland and Northern NSW due to its location along the Sydney to Brisbane rail line, and the Bruxner Highway and Summerland Way.

Freight generating activities within Casino are dominated by the movement of bulk commodities such as timber, sugar and livestock, and freight attraction activities include food and non-food consumer goods, business and farm inputs, bulk fuel and transport equipment, and machinery.

Rail transport is the most competitive for the movement of export consignments as the rail line has direct access to port terminals mitigating the need for additional road movement.
















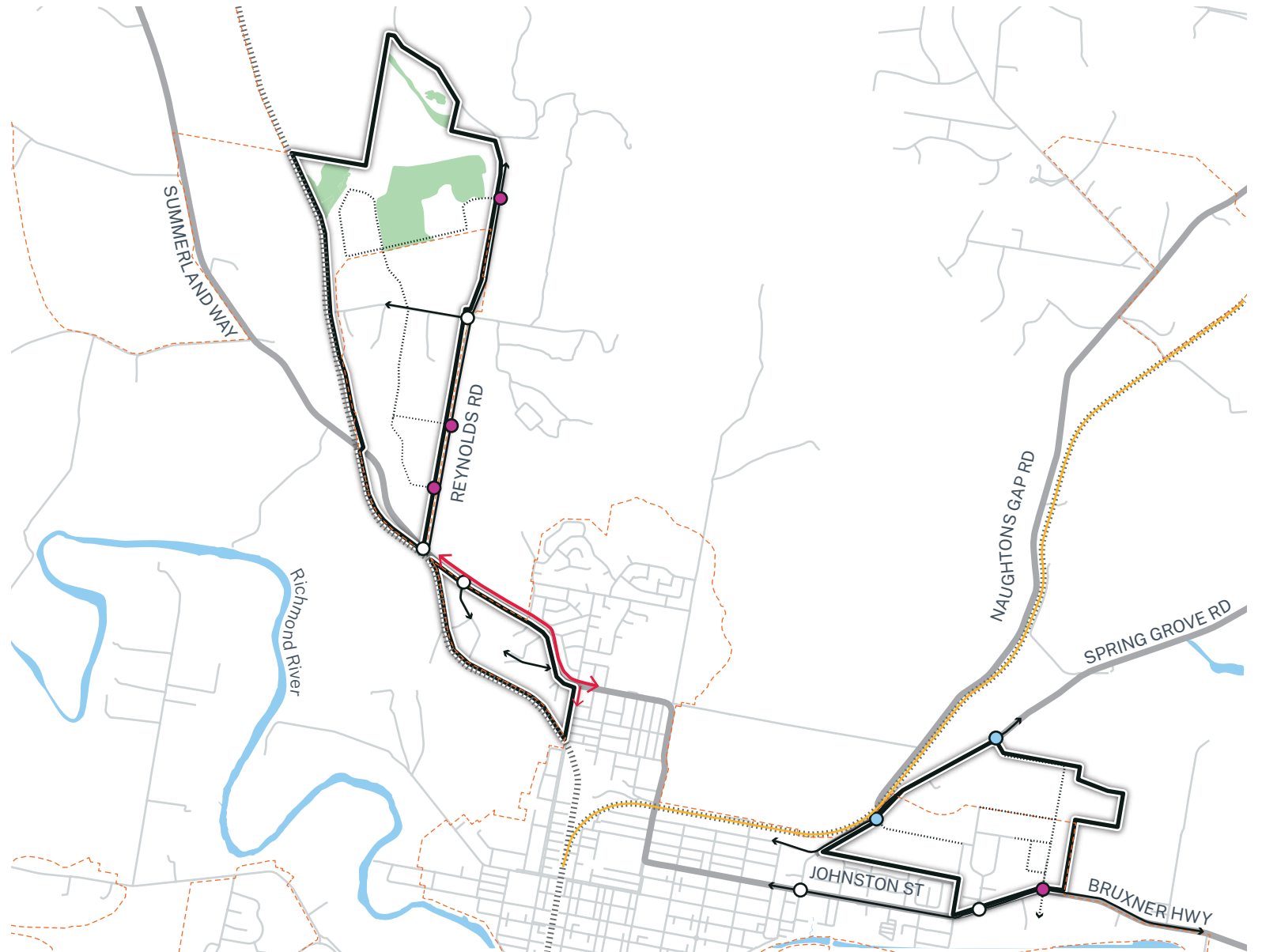
### Recommendations for the planning framework

The planning framework should support the delivery of the road network identified in the master plan to ensure efficient traffic movements and support active and public transport opportunities.

Objectives	Recommendations
<p>To provide a road network that supports employment and population growth within the Richmond Valley precinct.</p> <p>To encourage active transport within the Richmond Valley precinct.</p>	<p>That Council:</p> <ul style="list-style-type: none"> <li>• prepare an infrastructure strategy and establish an infrastructure funding framework to increase capacity of infrastructure to align with the master plan</li> <li>• update and/or prepare new contributions plans under sections 7.11 and 7.12 of the <i>Environmental Planning and Assessment Act 1979</i>, related to the coordinated funding and delivery of local infrastructure, including road and active transport infrastructure, that is required for the Richmond Valley precinct</li> <li>• enable flexibility within sub-precinct 3 for out of sequence development where delivery of ultimate infrastructure is not compromised. Consider planning agreements as an option to coordinate delivery of necessary infrastructure upgrades where appropriate</li> <li>• monitor infrastructure capacity and demand and undertake upgrades as necessary</li> <li>• work with public transport operators to improve public transport access within the Richmond Valley precinct.</li> </ul> <p>That Council consider updating the Richmond Valley DCP to:</p> <ul style="list-style-type: none"> <li>• locate rail dependent industries and land uses where they stand to benefit from co-location with freight rail facilities or rail accessibility and support development of efficient intermodal supply chains</li> <li>• align development staging with infrastructure planning and the delivery of enabling infrastructure.</li> </ul> <p>The objectives in implementing changes to the Richmond Valley Local Environmental Plan 2012 are to:</p> <ul style="list-style-type: none"> <li>• require satisfactory arrangements to be made for the provision of services that are essential for the proposed development.</li> </ul>

**Figure 20** Transport and movement hierarchy

-  Richmond Valley precinct boundary
-  Railway
-  Rail trail
-  Existing road
-  Proposed road
-  Existing connection
-  Summerland Way shared path
-  Water bodies
-  Conservation
-  Urban growth boundary
-  New intersection
-  Existing intersection
-  Potential new intersection



## 7.7 Hydrogeology, Water Quality and Demand

GHD Pty Ltd has undertaken a specialist analysis of Hydrogeology, water quality and demand to help inform this master plan.

The GHD report examines water supply and demand in Casino and options to increase water supply to meet Casino's growing needs. It includes estimates of future water demand for Casino, including from Richmond Valley precinct development, noting that there is a lot of variability in the types of industry that may be attracted to the Richmond Valley precinct.

GHD has assumed a light-medium industrial development mix to guide future capital works planning and developer contributions, noting that any future development proposals for high demand water industries would need to demonstrate they will not have an adverse impact on Casino's water security (e.g. by proposing an alternative water supply option).

Casino's water supply is currently sourced from the Jabour Weir. There has been little change in underlying water demand in Casino over recent years and bulk water supply is not currently an issue for Richmond Valley Council. However, as Casino grows and as climate patterns change, bringing longer periods of drought, inland communities such as Casino will experience greater water security challenges.

Richmond Valley Council follows the 5/10/10 rule set out in the draft guidelines issued by DPPI – Water for "Assuring future urban water security – Assessment and adaption guidelines for NSW local water utilities" to determine water security.

Council is currently investigating the modification of Jabour Weir infrastructure, to access untapped deep-water storage in the Weir, to upgrade its bulk water supply over the short-medium term. Other potential solutions considered by GHD include raising the Jabour Weir from its current 13.4 m AHD level to allow more storage, off-river storage, stormwater capture, use of recycled/treated water for non-potable uses, and new groundwater bores as an emergency supply option.

There are potential opportunities to support high water using industries that benefit from co-location and water recycling opportunities from the STP.

The delivery of utility infrastructure to the Richmond Valley precinct is further considered in Section 7.9 of this master plan.

### Recommendations for the planning framework

The planning framework should focus on increasing water supply, demand reduction and water reuse to ensure overall water supply can cater for growth and development in the precinct.

Objectives	Recommendations
<p>To ensure that arrangements are in place for the sustainable and integrated supply of water to Casino, including the Richmond Valley precinct.</p> <p>To investigate options to increase water supply.</p> <p>To monitor capacity and align water supply and waste water treatment capacity within the Richmond Valley precinct with growth as it occurs.</p> <p>To employ demand reduction and water reuse measures in conjunction with development in the Richmond Valley precinct.</p>	<p>That Council:</p> <ul style="list-style-type: none"> <li>• investigate the following priority options to increase the bulk water supply to Casino:               <ol style="list-style-type: none"> <li>1. access dead storage at Jabour Weir to achieve water security due to current water yield shortfall <i>Note: Council has commenced these investigations.</i></li> <li>2. prior to 2036, investigate the feasibility of:                   <ol style="list-style-type: none"> <li>a) a licence to access high security/emergency supply for peak drought period from Toonumbar Dam storage, in consultation with Water NSW</li> <li>b) off river storages (210ML), associated pipelines and WPSs</li> <li>c) a new 22 km pipeline to connect to Rous County Council pipeline to achieve water security due to current water yield shortfall</li> <li>d) the raising of Jabour Weir</li> </ol> </li> </ol> <p><i>Note: The above recommendations are in priority order. Priority 2 investigations are recommended to commence in the next few years given the lead times on these options</i></p> <ul style="list-style-type: none"> <li>• monitor water supply capacity and water demand (e.g. proposed industry use) and implement supplementary measures as necessary</li> <li>• investigate suitable locations for new groundwater bores as an emergency supply option</li> <li>• plan for lot-based and development scale stormwater reuse, as permitted in Council's DCP</li> <li>• investigate the potential use of recycled/treated water by new development to offset demand on the existing water supply network.</li> </ul> <p>That Council consider updates to the Richmond Valley DCP to:</p> <ul style="list-style-type: none"> <li>• require appropriate storm water drainage measures to minimise impacts on waterways and the water quality within the Casino water catchment area</li> <li>• include water sensitive urban design principles for all new development incorporating stormwater capture and recycling</li> <li>• ensure appropriate stormwater drainage measures to minimise impacts on adjacent land uses.</li> </ul> </li> </ul>

## 7.8 Utilities and services

Development of the Richmond Valley precinct will trigger the need for substantial new utility infrastructure, which will need to be planned, coordinated, and funded as part of overall growth planning for Casino.

GHD Pty Ltd has completed an assessment of utility infrastructure (water, sewer, trade waste, stormwater, waste management / recycling, electricity, and telecommunications) to support the preparation of this master plan.

### Water

Casino's bulk water supply from Jabour Weir is stored in three primary reservoirs located at the junction of Summerland Way and Rosewood Avenue, and in a secondary Reservoir located at the junction of Hare Street and Walker Street.

A new high-level storage tank/reservoir in the Casino Food Co-op complex area will be required by 2026 to supply sufficient pressures to the precinct. Areas above relative level of 45m Australian Height Datum (AHD) will require connection to an additional elevated reservoir and small booster pump station to provide sufficient pressure, including the immediate area surrounding the current northern reservoirs (in the allocated Casino Food Complex development). Such areas are less suitable for high water demand uses.

Approximately 1 km of DN200 rising water main will be required along Hickey Street.

Ongoing monitoring will be required of the capacity of the existing water treatment plant (WTP) to service additional development in the Richmond Valley precinct and at Fairy Hill.

### Wastewater

Wastewater is transferred to the Casino STP via 16 sewer pump stations and a network of trunk mains. Some of these sewer pump stations and mains are at or near capacity and will need to be upgraded to service growth in the Richmond Valley precinct, including new Sewer Pump Stations and rising mains along Reynolds Road Queensland and Naughtons Gap Road.

Planning has commenced to replace the existing STP, which was damaged by flooding in 2022 and needs significant refurbishment or rebuild. The new STP is expected to be constructed on land immediately east of the existing STP, as shown in the master plan for sub-precinct 3. Planning anticipates construction to be completed by 2026.

There are opportunities for Council to incorporate innovative sewage treatment technologies to supply treated water to high water using industries in sub-precinct 3.

### Stormwater

Bioretention facilities have been recommended as the most appropriate means of managing water quality, as discussed in the flood impact assessment in Part 7.4. GHD also recommend consideration of conversion of existing ponds/basins to detention/filtering structures in sub-precinct 1. Stormwater harvesting and treatment measures should be incorporated into the precinct planning utilising the existing basins to the north to capture runoff from the developments for reuse. These include permeable landscape features to reduce runoff volumes and promote infiltration.

Part of sub-precinct 1 (south of Summerland Way) and almost all of sub-precinct 2 are located within a drinking water catchment area to the north-west of Casino. Clause 6.9 of Richmond Valley Local Environmental Plan 2012 applies to these areas, with the objective of minimising the adverse impacts of development on the quality and quantity of water entering drinking water storages. GHD recommend consideration of detention/filtering structures and stormwater harvesting depending on the type of development proposed.

### Waste Management and Recycling

The main waste management facility in Casino is the Nammoona Waste and Resource Recover Centre operated by Richmond Valley Council and located in the Nammoona sub-precinct. The facility is proposed to be expanded to include a new landfill cell, which is expected to expand capacity for an additional 14 years to 2037, based on current residual waste volumes.

### Electricity

The Casino area is supplied electricity from the Casino Zone Substation located near the corner of Ellangowan Road and Summerland Way. Each of the sub-precincts are serviced by feeder connections, which are likely to require upgrades as significant load is added through development of the Richmond Valley precinct.

Planning for zone sub-station (ZSS) and transmission infrastructure is required to service projected growth in the Richmond Valley precinct. Ongoing engagement is proposed with Essential Energy regarding infrastructure delivery, including options to upgrade the existing Casino ZSS to defer costs associated with development of a new ZSS site.

Investment is proposed to supply high voltage electricity to sub-precinct 3 to support anticipated high energy use of the catalyst site adjacent to the Casino STP.

### Telecommunications

There are existing in-ground, NBN Co fibre services in the vicinity of each of the 3 sub-precincts. There are opportunities to expand these services to provide high speed, reliable internet, and telecommunications. Further liaison with NBN Co is required once the proposed land uses and end user requirements are understood.
















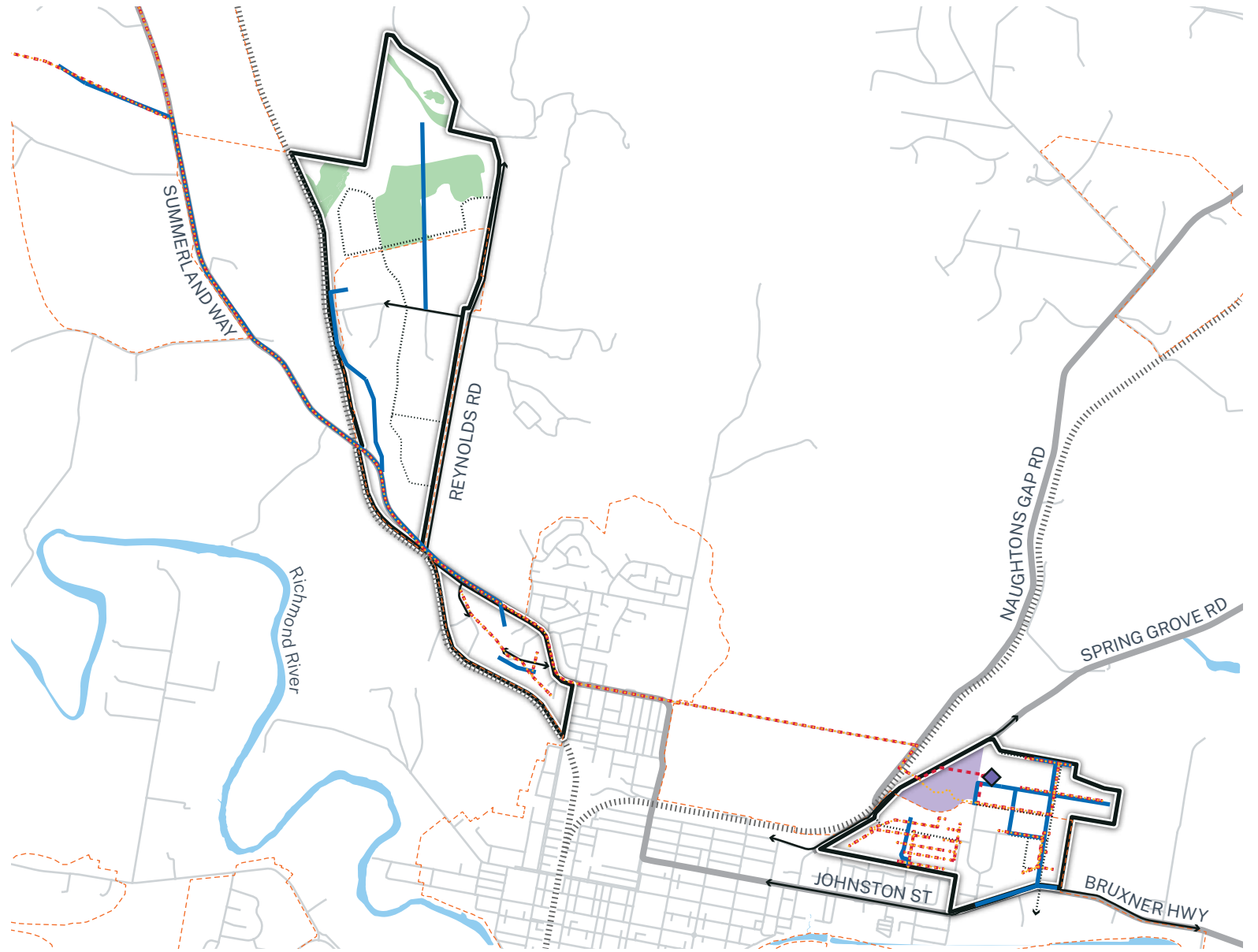
## Recommendations for the planning framework

The planning framework should support the future delivery of infrastructure and align with the staging whilst also providing flexibility to respond to demand and uptake of land.

Objectives	Recommendations
<p>To ensure that arrangements are in place for the sustainable and integrated supply of water to Casino, including the Richmond Valley precinct.</p> <p>To investigate options to increase water supply.</p> <p>To monitor capacity and align water supply and waste water treatment capacity within the Richmond Valley precinct with growth as it occurs.</p> <p>To employ demand reduction and water reuse measures in conjunction with development in the Richmond Valley precinct.</p>	<p>That infrastructure planning is undertaken to:</p> <ul style="list-style-type: none"> <li>• develop an Infrastructure Strategy to inform an infrastructure funding framework to increase capacity of infrastructure to align with the master plan</li> <li>• update the Richmond Valley Council Development Servicing Plan 2010 and other Council infrastructure planning to address the coordinated funding and delivery of trunk water and sewerage infrastructure related to the Richmond Valley precinct</li> <li>• update and/or prepare new contributions plans under sections 7.11 and 7.12 of the <i>Environmental Planning and Assessment Act 1979</i>, related to the coordinated funding and delivery of other local infrastructure, including transport infrastructure, that is required for the Richmond Valley precinct</li> <li>• enable flexibility for out of sequence development where delivery of ultimate infrastructure is not compromised. Consider planning agreements as an option to coordinate delivery of necessary infrastructure upgrades where appropriate</li> <li>• monitor infrastructure capacity and demand and undertake upgrades as necessary</li> <li>• undertake planning for replacement of the existing Casino STP</li> <li>• undertake detailed infrastructure planning in conjunction with staged development of the precinct, including design of stormwater infrastructure to manage water quality, and minimise adverse impacts on the quality and quantity of water entering drinking water storages</li> <li>• engage Essential Energy and NBN Co regarding infrastructure delivery and funding options.</li> </ul> <p>The objectives in implementing changes to the Richmond Valley Local Environmental Plan 2012 are to:</p> <ul style="list-style-type: none"> <li>• ensure satisfactory arrangements are made for the provision of services that are essential for the proposed development.</li> </ul>

**Figure 21** Utilities and services in the Richmond Valley precinct

-  Richmond Valley precinct boundary
-  Railway
-  Existing road
-  Proposed road
-  Existing connection
-  New sewer main
-  Sewer main extension
-  Proposed water pipe
-  Water bodies
-  Existing sewerage treatment plant
-  Conservation
-  Urban growth boundary
-  Potential new sewerage treatment plant site





## 7.9 Industry related hazards

Development within the Richmond Valley precinct should support orderly, efficient, and streamlined development by minimising the potential for land use safety conflict during future development approval processes.

The Land Use Considerations Report by Sherpa Consulting has identified that the Richmond Valley precinct can support a range of land uses that maximise the opportunity for employment across the three sub-precincts whilst minimising the potential for land use safety conflict.

Whilst potentially hazardous developments are likely to be acceptable in sub-precinct 1, this relies on:

- retention of the existing rural zoning in the north-west of the sub-precinct and the 600-800m buffer to the urban growth boundary to the west
- maximisation of the distance between storage and handling of toxic dangerous goods in the Casino Rail Freight Terminal and the urban growth boundary.

There is no available risk profile of the Casino Food Co-op, however the following recommendations are provided in the Land Use Considerations Report for sub-precinct 2:

- the Department of Education site is not recommended for a sensitive land use such as a school or residential development, due to its location near the existing operations of the Co-op. Subject to application of the Resilience State Environmental Planning Policy and a specific risk assessment, the site may provide an opportunity for industrial development or a non-residential, adult education facility
- expansion or addition of inventories of toxic dangerous goods above the screening threshold includes an assessment of cumulative risk from all development in sub-precinct 2.

Potentially hazardous developments are likely to be acceptable in sub-precinct 3 based on the current land use safety policy and supporting processes being applied under existing planning requirements. Provision of lower intensity development in the southern portion of the precinct will provide a buffer to residential areas.

A new STP may include a bio-gas power generation facility. The proposed plan should include a 100m buffer to accommodate fire and explosion risks associated with such a facility.

## Recommendations for the planning framework

The planning framework should ensure land use safety is a consideration for future development of the Richmond Valley precinct.

Objectives	Recommendations
To ensure high impact industries are directed to suitable locations. Conserve areas of high environmental value.	<p>That Council consider updating the Richmond Valley DCP to:</p> <ul style="list-style-type: none"> <li>• incorporate mechanisms to allow for evidence-based deviations from buffers set in the DCP</li> <li>• establish areas for high impact industry locations where air, noise, and odour impacts are manageable</li> <li>• retain and enhance existing vegetation to establish landscape buffers</li> <li>• require consideration of compatibility of land use with Casino Co-op</li> <li>• limit new land uses that adjoin residential areas to daytime operations to minimise impacts</li> <li>• limit development within the 7 odour unit, other than development that is ancillary to the STP and not odour sensitive.</li> </ul> <p>The objectives in implementing changes to the Richmond Valley Local Environmental Plan 2012 are to:</p> <ul style="list-style-type: none"> <li>• support a range of land uses that maximise the opportunity for employment across the 3 sub-precincts whilst minimising the potential for land use safety conflict</li> <li>• retain existing rural zoning north of the approved intermodal terminal</li> <li>• conserve areas of high environmental value</li> <li>• allow industrial uses that may benefit from accessibility to rail</li> <li>• maintain potential for alternative employment generating uses</li> <li>• allow mixed low impact industrial / commercial uses where land is adjacent residential land.</li> </ul>

## 7.10 Planning and Urban Design

Findings of the draft Structure Plan have informed the master plan to ensure future development is designed and planned to create a cohesive and attractive landscape across the Richmond Valley precinct. Building and design features should create good urban design through landscaping, retention of existing natural vegetation, and the use of high-quality materials.

The urban design of the Richmond Valley precinct should be iterative in nature with the draft Structure Plan providing the design framework alongside the technical reports. It should build on the existing character, including consistent use of landscaping, perimeter fencing, and coordinated signage to create an attractive external appearance of the precinct.

### Sub-precinct 1 – Nammoona Industrial precinct

The character of Nammoona provides a highly vegetated landscape with an abundance of trees. Existing natural features exist along Reynolds Road and offer screening from existing industrial uses. Along with the tree planting undertaken by Council along the southern part of Nammoona, the precinct displays a strong amount of existing vegetation.

The southern portion of the sub-precinct adjoins Summerland Way and is the western gateway into Casino. Summerland Way is also the northwest gateway into Casino from Kyogle putting emphasis and consideration needed through the masterplan transport network. As this network is developed visual quality will be improved.

Potential opportunity areas for heavy industry will be generally identified in the central-eastern and north-eastern parts of the sub-precinct, as shown in the Air, Noise and Odour technical report. Such development will be subject to detailed assessment, including specific air, noise, and odour modelling to ensure there is adequate separation from sensitive receptors, and reduced risk of conflict with surrounding development.

### Sub-precinct 2 – Casino Food Co-op precinct

Existing landscaping along Summerland Way provides a softened visual outlook from the industrial operations in the area. The character of the sub-precinct to the north-east is rural in nature with existing rural large lots and industries.

To the north-east of the precinct with Summerland Way, the rural character is retained and defined by post and timber rail fencing and informal perimeter tree planting. This extends through to Hillcrest Lane, the driveway to the food co-op, with formal tree planting giving a rural feel to the character of the area.

### Sub-precinct 3 – Johnston Street industrial precinct

Johnston Street and the Bruxner Highway form the southern boundary of sub precinct 3. It is the key gateway to the town of Casino and the arrival into the eastern gateway. Urban design of this area will require crucial consideration. This portion of the Bruxner Highway also provides views to the Richmond River to the eastern portion of the Richmond Valley precinct. There is minimal vegetation, security style fencing and large setbacks to the Bruxner Highway. Urban design for future development in this area is recommended to provide a welcoming feel to the sub-precinct.

Spring Grove Road is the entryway to the remainder of this precinct. It is characterised by the STP and rural features. Future development in this area will be visible from Spring Grove Road to the northeast. It is another important gateway location of the precinct, with hikers and vehicles frequently passing the area. The locality is known for its scenic qualities, and it is vital that any development is sympathetic to this.

## Recommendations for the planning framework

The planning framework should ensure high quality development that enhances the rural environment and landscape of the Richmond Valley precinct

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Objectives	Recommendations
To ensure development protects, complements, and enhances the visual quality of the rural environment and landscape of the precinct.	<p data-bbox="443 515 1144 539">That Council consider updating the Richmond Valley DCP to:</p> <ul data-bbox="443 555 2148 1023" style="list-style-type: none"><li data-bbox="443 555 1469 579">• incorporate urban design recommendations from the Richmond Valley Structure Plan</li><li data-bbox="443 595 2085 619">• retain and build on the existing provisions for streetscape and built form and signage within the precinct, and signage chapters of the DCP</li><li data-bbox="443 635 2018 659">• ensure development protects, complements, and enhances the visual quality of the rural environment and landscape of the precinct</li><li data-bbox="443 675 1417 699">• provide landscaping buffers to soften the visual appearance of industrial activity</li><li data-bbox="443 715 1653 738">• maintain and enhance existing vegetated interfaces, including the Northern Rivers Rail Trail interface</li><li data-bbox="443 754 1319 778">• provide a suitable balance between site coverage and landscaped space</li><li data-bbox="443 794 1308 818">• require high quality design to protect the visual quality of key gateways</li><li data-bbox="443 834 1626 858">• acknowledge Mary Madden Park as a key public space at the entry to the Nammoona sub-precinct</li><li data-bbox="443 874 1686 898">• facilitate the design, construction, and operation of environmentally sustainable buildings and precincts</li><li data-bbox="443 914 2107 962">• avoid large expanses of walls and roofs, and design buildings to give a sense that large bulky buildings are comprised of a variety of smaller elements</li><li data-bbox="443 978 2074 1026">• provide appropriate worker amenity in terms of access to natural light and ventilation, and sufficient indoor and outdoor areas for worker recreation.</li></ul> <p data-bbox="443 1038 1626 1062">The objectives in implementing changes to the Richmond Valley Local Environmental Plan 2012 are to:</p> <ul data-bbox="443 1078 2148 1244" style="list-style-type: none"><li data-bbox="443 1078 2148 1126">• remove barriers created by height of building provisions that unnecessarily restrict development outcomes in areas where building height will not significantly impact adjoining areas</li><li data-bbox="443 1142 1722 1166">• remove barriers created by minimum lot size provisions to facilitate adaptability to evolving market demand</li><li data-bbox="443 1182 1771 1206">• provide diversity of business and require high amenity / lower impact industries in proximity to residential areas</li><li data-bbox="443 1222 1485 1246">• direct lower amenity / higher intensity industries to suitable locations in sub-precinct 1.</li></ul>

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# 8

## Next steps



Aerial of Codrington family farm in Richmond Valley



**This section** sets out the next steps for realising the full development potential of the Richmond Valley precinct.

The Richmond Valley precinct master plan provides a strategic planning framework for development in the Richmond Valley precinct. It is intended to support planning changes to permit industrial development in the Richmond Valley precinct.

The master plan will provide greater certainty for potential investors and developers, as well as the basis for coordinated development outcomes. However, there will be a need for more detailed planning investigations for particular uses, and a need to complete priority planning, infrastructure and flood mitigation works.

The master plan should be read in conjunction with the discussion paper which describes proposed changes to the Richmond Valley LEP, including changes to zones, heights of buildings and minimum lot size provisions.

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## 1

### **Updated Richmond Valley Development Control Plan provisions to:**

- Establish direction for the location of high impact industry
- Ensure development within sub-precinct 3 does not result in increased flood levels for existing urban and residential areas
- Provide urban design direction for new developments
- Manage air, noise, and odour impacts
- Protect areas that have heritage and biodiversity value
- Enhance and increase vegetation buffers

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## 2

### **Infrastructure Servicing strategy**

- Detailed design work, feasibility and funding mechanism for upgrade or replacement of the sewerage treatment plant
- Staging and funding for required road and utility infrastructure

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## 3

### **Critical flood mitigation works**

- Detailed design work, feasibility, and funding to complete critical flood mitigation works to enable full development of sub-precinct 3

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## 4

### **Urban Growth Boundary**

- Work with NSW Government on the review of the Urban Growth Boundary in the North Coast Regional Plan.

# 9

## Glossary

JH Williams building supplies in the Johnston Street sub-precinct





**This section** includes a glossary of key terms and definitions used within the master plan.

**Alternative waste treatment systems:**

Alternative waste treatment systems process waste, which is largely made up of non-recyclable materials, including organic waste.

**Bioenergy:**

Bioenergy is a form of renewable energy generated from the conversion of biomass into heat, electricity, biogas, and liquid fuels. Biomass is organic matter derived from forestry, agriculture, or waste streams.

**Development Control Plan:**

A development control plan is a detailed guideline that illustrates the controls that apply to a particular type of development or in a particular area.

**Discussion paper:**

The discussion paper describes, and provides justification for, proposed amendments to the local environmental plan to facilitate development of the Richmond Valley precinct.

**Energy from waste:**

Energy from waste involves the thermal treatment of waste or waste-derived materials for the recovery of energy.

Based on engagement with Richmond Valley Council and their engagement with the Richmond Valley community, energy from waste is referred to as Alternative Waste Treatment Systems throughout the master plan.

**Local Environmental Plan:**

A local environmental plan is the principal legal document for controlling development at the council level. It contains zoning provisions that establish permissibility of uses and specifies standards that regulate development.

**Master plan:**

The master plan considers opportunities and barriers to development and provides a long-term vision and framework to guide future growth and development.

**Planning framework:**

The planning framework includes the master plan, local environmental plan, and development control plan.

**Renewable energy:**

Renewable energy is defined separately to Alternative Waste Treatment Systems and involves the production of energy using natural resources including sun, wind, water, and trees and includes bioenergy.

**Sensitive receptor boundary:**

The sensitive receptor boundary is a contour line surrounding the precinct where no sensitive receptors such as houses should be located to minimise or control land use conflicts from air, odour and noise emissions.

# A

## Appendices

Aerial view of farmland in Richmond Valley







The Richmond Valley precinct master plan process relied on the following technical studies to inform upfront strategic planning and planning assessment.

## Appendix 1: Supporting documents



Agricultural Land Assessment Report - GHD Pty Ltd



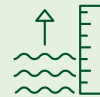
Heritage Report - Environmental Resources Management Australia Pty Ltd



Biodiversity Technical Report - Environmental Resources Management Australia Pty Ltd



Air, noise, and odour Technical Report - Todoroski Air Sciences



Flood Impact Assessment - BMT Commercial Australia Pty Ltd



Bushfire Analysis Report - Environmental Resources Management Australia Pty Ltd



Soils, Geology and Contamination Technical Report - Environmental Resources Management Australia Pty Ltd



Traffic Assessment - GHD Pty Ltd



Hydrogeology, water quality and demand Analysis Report - GHD Pty Ltd



Utilities Infrastructure Analysis Report - GHD Pty Ltd



Land Use Considerations Technical Report - Sherpa Consulting



Intermodal Feasibility - George Stanley Consulting



Richmond Valley Regional Job Precinct Structure Plan - Gyde Consulting



## Have your say

Have your say on the NSW Planning Portal or go to the website for more information.



### Have your say on the NSW Planning Portal

[planningportal.nsw.gov.au/draftplans/richmondvalleyRJP](https://planningportal.nsw.gov.au/draftplans/richmondvalleyRJP)



### For more information

[nsw.gov.au/regionaljobprecincts](https://nsw.gov.au/regionaljobprecincts)