



Department of
Infrastructure, Planning and Natural Resources

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Mr B Wilkinson
General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Our ref: G04/00135
Your ref: T.375.02

18 August 2005

Dear Mr Wilkinson

Subject: Casino Urban Land Release Strategy

Thank you for your letter of 21 June 2005 requesting the Director General's agreement to the above strategy under the provisions of Clause 38 of the North Coast Regional Environmental Plan.

I am pleased to advise that the Director General has agreed to the strategy and the areas identified for release subject to the following conditions:

- The release of land for urban settlement under this agreement shall be limited to the land identified for release as Stage one on Figure 2 in the Strategy. While the areas identified in Stage 2 and 3 are accepted as suitable for urban investigation, its release will require further agreement following a review of the housing balance sheet to determine the take up rate and the demand for additional urban land.
- Suitable buffers around the release areas as indicated in the Strategy shall be established and zoned appropriately to protect future development from unacceptable constraints,
- At the time of rezoning land under the strategy, Council shall undertake a traffic study in accordance with RTA guidelines to identify the impact on the road network and the necessary infrastructure required to cater for the additional traffic generated. A DCP and Section 94 plan may also be required to implement the findings of the study,

As some of the land identified contains a number of constraints, any rezoning will need to address these constraints and ensure such land is not inappropriately zoned.

I congratulate Council on its extensive work to prepare a comprehensive strategy and look forward to working with Council on its implementation.

Yours sincerely

Jim Clark
Local Planning Co-ordinator
(North Coast)