

Re-imagining HOUSING in the Northern Rivers



UNLOCKING
Casino's development
potential

The 2022 floods have shown us that the traditional approach of centralising services in regional cities is not sustainable for the Northern Rivers . . .



We need to build a stronger network of resilient, connected communities for the future - finding new safe places to live, work and invest



In an increasingly uncertain market, hinterland communities such as Casino can lead the way in building housing resilience to support future regional growth

\$2 BILLION +
NEW INVESTMENT

- ❖ 50 years' supply of flood-safe housing land
- ❖ Lower-cost homes for working families - Median price \$485,000
- ❖ Regional Jobs Precinct
- ❖ 2000 new jobs in the pipeline
- ❖ Pipeline of \$2 billion+ renewable & commercial projects



CASINO'S South Fairy Hill urban growth precinct can deliver . . .

- ❖ Up to 4,400 flood-safe homes
Stage One: 1,500 homes
- ❖ Master-planned community with housing choice from medium density to larger lifestyle lots
- ❖ On-site commercial precinct
- ❖ 4,000 population increase by 2050

- ❖ \$86 million in expanded consumer demand
- ❖ Projected 22.5% reduction in regional house prices through increased supply
- ❖ Long-term social change for our community



RESOLVING the challenges for pioneer investors

- ❖ Lower internal rate of return, higher up-front infrastructure costs, longer payback periods impact feasibility
- ❖ Historic lower growth in hinterland towns means ageing infrastructure needs replacing & augmentation
- ❖ Post-Covid costs have doubled the cap-ex required for water/sewer
- ❖ No government funding support for emerging regional housing precincts



TO DELIVER long-term
change in the regional
housing market



WE WILL NEED

New thinking from government investment
partners, planners and developers to unlock the
true potential of our inland towns