### Appendix A

Threshold Sustainability Criteria

<table>
<thead>
<tr>
<th>Suggested Threshold Sustainability Criteria for defining potential development boundaries</th>
<th>Measurable explanation of criteria</th>
<th>Response</th>
</tr>
</thead>
</table>
| 1. Infrastructure Provision  
Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient manner |  
- Development is consistent with the Mid North Coast Regional Strategy, any subregional strategy, the State Infrastructure Strategy and relevant section 117 directions.  
- The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on Government methodology for determining infrastructure development contributions.  
- Preparedness to enter into development agreement. |  
The Strategy meets the requirements for a strategic approach related to genuine demand and the established settlement hierarchy by focussing development on the areas closest to the City Centre first (i.e. Bonville and Moonee Korora Sapphire).  
Future rural residential development will be incorporated into the Principal LEP and will be subject to contribution plans to provide efficient provision of services and facilities.  
Developer agreements will be determined on a case by case basis at the detailed planning stage (i.e. LES or DA stages). |
| 2. Access  
Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided |  
- Accessibility of the area by public transport and/or appropriate road access in terms of:  
  > Location/land use – to existing networks and related activity centres.  
  > Network – the area’s potential to be serviced by economically efficient transport services.  
  > Catchment – the area’s ability to contain, or form part of the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. |  
Bonville has been selected as suitable for short term release based on the improved access with the opening of the Bonville Highway Deviation.  
Existing highway and new urban release areas will enable improved bus access and services to be developed to service Bonville; the rural residential areas will ‘piggy back’ on these benefits. |
<table>
<thead>
<tr>
<th>Suggested Threshold Sustainability Criteria for defining potential development boundaries</th>
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<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2. Access (Cont)</strong></td>
<td>▪ No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.</td>
<td>The existing Highway will become a collector road with a suitable environmental capacity for the traffic loads expected and fitting in with the regional transport network.</td>
</tr>
<tr>
<td><strong>3. Housing Diversity</strong>&lt;br&gt;Provide a range of housing choices to ensure a broad population can be housed</td>
<td>▪ Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.</td>
<td>The Strategy will maintain the current mix of housing choices and meet the projected demand for 50 rural residential dwellings per year; 5-10% of the housing stock.</td>
</tr>
<tr>
<td><strong>4. Employment Lands</strong>&lt;br&gt;Provide regional/local employment opportunities to support the Mid North Coast’s expanding role in the wider regional and NSW economies</td>
<td>▪ Maintain or improve the existing level of subregional employment self-containment. ▪ Meets subregional employment projections.  &gt; Employment-related land is provided in appropriately zoned areas.</td>
<td>Provision of additional rural residential housing near the business centres of Boambee, Sawtell and Toormina and the City Centre will contribute to expanding the labour market close to these employment centres</td>
</tr>
<tr>
<td><strong>5. Avoidance of Risk</strong>&lt;br&gt;Land use conflicts, and risk to human health and life, avoided.</td>
<td>▪ No residential development within 1:100 floodplain. ▪ Avoidance of physically constrained land, e.g.  &gt; High slope.  &gt; Highly erodible. ▪ Avoidance of land use conflicts with adjacent existing or future land use as planned under relevant subregional or regional strategy. ▪ Where relevant available safe evacuation route (flood and bushfire).</td>
<td>The land identified for short-medium term release has been subject to a catchment analysis and sieving process to avoid areas subject to land use conflicts and physical risks, including the 1:100 yr flood extent and land over 20% slope. Lands identified for future urban purposes are avoided and sensitive land uses (i.e. water catchment) are also avoided. All the candidate areas can be provided with an evacuation route</td>
</tr>
</tbody>
</table>
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Threshold Sustainability Criteria (Cont)

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<tr>
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</table>
| **6. Natural Resources**  
Natural resource limits not exceeded/environmental footprint minimised | ▪ Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows.  
▪ Demonstrates most efficient/suitable use of land.  
  > Avoids identified significant agricultural land  
  > Avoids productive resource lands – extractive industries, coal, gas and other mining, and quarrying.  
▪ Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy – requires demonstration of efficient and sustainable supply solution. | Water will be supplied by on site means (i.e. water tanks or dams).  
Areas identified as regionally significant farmland under the farmland mapping project are excluded, except where it applies to areas under the existing strategy.  
Buffers to extractive resources are to be assessed on merit.  
Electricity systems are in place and can be extended to service expected demand; new dwellings will be subject to BASIX requirements. |
| **7. Environmental Protection**  
Protect and enhance biodiversity, air quality, heritage, and waterway health | ▪ Consistent with government-approved Regional Conservation Plan (if available).  
▪ Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC). This includes regionally significant vegetation communities, critical habitat, threatened species, populations, ecological communities and their habitats.  
▪ Maintain or improve existing environmental condition for air quality.  
▪ Maintain or improve existing environmental condition for water quality:  
  > Consistent with community water quality objectives for recreational water use and river health (DEC and CMA).  
  > Consistent with catchment and stormwater management planning (CMA and council).  
▪ Protects areas of Aboriginal cultural heritage value (as agreed with DEC). | Measures are proposed to protect waterways and natural vegetation mainly through DCP controls.  
Areas of ecological significance are excluded from the strategy; this is subject to review when the revised City-wide Vegetation Management Plan is completed.  
Strategy is expected to have a neutral impact upon air quality.  
Water quality is to be protected by buffers and controls on effluent disposal and soil erosion; the strategy recommends that new rural residential development be serviced exclusively with aerated wastewater treatment systems.  
Identified Aboriginal areas, items or places are excluded from the candidate areas. |
### Appendix A
Threshold Sustainability Criteria (Cont)

<table>
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<tr>
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<td>- Available and accessible services.&lt;br&gt;  &gt; Do adequate services exist?&lt;br&gt;  &gt; Are they at capacity or is some capacity available?&lt;br&gt;  &gt; Has Government planned and budgeted for further service provision.&lt;br&gt;  &gt; Developer funding for required service upgrade/access is available.</td>
<td>The preferencing for the candidate areas is based on proximity to areas with capacity for community services and facilities; in the case of Bonville, the area is selected in anticipation of services and facilities to be developed as part of the urban release area adjacent to the rural residential area. Contribution plan for services that can be provided by councils are recommended to be developed for all the candidate areas.</td>
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### Threshold Sustainability Criteria

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Rural Residential Strategy

Community Engagement Plan

January 2008
Updated 18 October 2008
Purpose of the Project

Coffs Harbour City Council has resolved to update its Rural Residential Strategy to guide rural residential development for the local government area. Council has sought expressions of interest for the services of firms capable of completing the tasks required. The project will involve community engagement at a number of stages in the development of the Strategy.

Coffs Harbour City Council’s existing Rural Residential Strategy was produced more than eight years ago. It does not include the newly amalgamated lands of Red Rock, Corindi Beach and Corindi Plateau. Much of the advice and information included in this Strategy is outdated, with many of the listed areas now already rezoned. The purpose of the current project is to review the existing strategy to establish a citywide approach to rural residential development and determine the future pattern of rural residential development in the Coffs Harbour local government area.

Key stakeholders are to be engaged during preparation of a draft Rural Residential Strategy, and the community is to be informed of the project, and given an opportunity to have input to the Strategy.

Community engagement for this project will be a shared responsibility of Council and the firm selected to prepare the draft Strategy.

Objectives of Community Engagement for Rural Residential Strategy

The new Rural Residential Strategy should provide for future rural residential development that is appropriate both in location and in regards to social needs and expectations. It will be used to inform Council Development Control Plans, the Comprehensive LEP Process and strategic planning decisions.

As such, Community Engagement is required to:

- Inform the community of Council’s intention to review and update the Rural Residential Strategy;
- Provide the community with the opportunity to contribute to the development of the Strategy;
- Identify social, economic, environmental and cultural heritage issues that need to be addressed in the Strategy;
- Inform Council of the real estate industry’s anticipated demand for rural residential land;
- Inform Council of the community’s expectations for services and the community’s expectations for the location of rural residential development;
- Provide the community and other stakeholders with the opportunity to review and comment on the draft Rural Residential Strategy.

More detailed information regarding statutory considerations and the key issues to be investigated (including to flora and fauna, archaeology and heritage, and service provision) is provided in the Rural Residential Strategy Brief for Consultancy to Review and Update Coffs Harbour’s Rural Residential Strategy.

Scope of Work

Consultant’s Role in Community Engagement

The consultant’s methodology should include a comprehensive community engagement process. Consultation with a number of state government bodies and stakeholders will be necessary. The consultant must address any issues raised by the government authorities.

Government agencies

Government authorities should include (but not necessarily be limited to) the Department of Planning, Department of Primary Industries, Department of Environment and Climate Change, Department of Natural Resources, the Rural Fire Service, Country Energy, adjoining councils and the Roads and Traffic Authority.
Indigenous and other stakeholder groups

During development of the draft Strategy, the Consultant shall also engage with:

- The Local Aboriginal Land Council (2/9 Park Avenue Coffs Harbour NSW 2450, phone (02) 6651-6333);
- Yarrawarra Aboriginal Corporation (Lot 170 Red Rock Road, Corindi Beach, phone 6649 2669);
- Various real estate agents;
- The Urban Development Institute of Australia (contact local representative Mike Lamont, phone (02) 6651 2688);
- Coffs Harbour, Sawtell and Woolgoolga Chambers of Commerce.

General community

As part of its preparation of the OLCSS and the Rural Settlement Policy, Council has received submissions from a number of landowners for inclusion of their lands into Council’s revised Rural Residential Strategy. It is possible that Council will receive additional submissions whilst the revised Strategy is being prepared.

These submissions will be provided to the successful consultant to inform their work on the Strategy.

The Consultant shall also attend a series of Community Shopfronts to be hosted by Coffs Harbour City Council during the public exhibition period for the draft Strategy. The Consultant's role at these shopfronts shall be to provide information to community members.

Public exhibition & evaluation of submissions

The draft Rural Residential Strategy will be placed on public exhibition for a period of up to 40 days, during which time submissions on the draft strategy will be invited from government agencies, Indigenous groups, business, and the wider community.

The Consultant will review and summarise submissions to the draft strategy, provide a written report to Council on feedback from the public exhibition and public shopfronts, consider appropriate alterations to the document based on community and other input, and make appropriate recommendations to Council.

Coffs Harbour City Council’s Role in Community Engagement

Coffs Harbour City Council will be involved in community engagement at various stages during the preparation of the Rural Residential Strategy. Council’s role will be to inform and consult with the community and government agencies.

Council’s role will include:

- Informing the community through newsletters;
- Informing and consulting with the community at Public Shopfronts;
- Consulting with government agencies during public exhibition;
- Informing and consulting with the community during public exhibition.

Newsletters

Council will prepare two community newsletters, distributed to residents of identified candidate localities, and published on Council’s website:

- Newsletter One will provide the community and stakeholders with a summary brief in regards to the preparation of a new Rural Residential Strategy – maps of individual localities will be provided for specific areas, and copies of maps for other areas will be available on request. This newsletter will be released at the commencement of preparation of a draft Rural residential Strategy;
- Newsletter Two will be issued when the draft Rural Residential Strategy is placed on public exhibition. This newsletter will provide a summary of the objectives of the Rural residential Strategy, including maps for specific localities, and will provide information to the community on where to view the draft strategy in detail, and how to make a submission.

Public exhibition & evaluation of submissions

Council will give consideration to issues raised at public shopfronts, and to submissions received as a result of the public exhibition. Council will also consider comment on these submissions by the Consultant and will assess any recommended alterations to the draft document.

Council will inform all parties who have lodged submissions of the outcome of Council’s resolution in regards to the Strategy, and advise of the consideration given to particular submissions.

Public Shopfronts

Council will facilitate a series of Public Shopfronts during the public exhibition stage.

Shopfronts will be hosted at each candidate locality: Coramba, Nana Glen, Karangi, Corindi, and Moonee.

The purpose of the shopfronts will be to inform residents of the detail of the draft Rural Residential Strategy, and to engage residents in regards to identifying social, environmental and economic issues that may need to be considered during the implementation of the Strategy.

The Consultant preparing the draft Rural Residential Strategy will attend the Public shopfronts to provide information to the public.

Website & media

Council will manage all website promotion and media contact prior to, during, and after development of a Rural Residential Strategy.

The community will be kept informed of the progress of the strategy through website updates and through media releases issued by Council.

All media enquiries to the Consultant must be directed to Council’s Media Officer, Sara Hinds, phone (02) 6648 4406. Council’s Media Officer will arrange for an appropriate Council officer to provide information and comment to the media.

Council will inform the community via the website and media releases of the outcomes of Council’s resolutions regarding the Strategy.
The following table outlines the process, responsibilities and timeframes for Community Engagement in the development of the Rural Residential Strategy. The table also details the level of Community Engagement to be employed according to the International Association for Public Participation (IAP2) spectrum.

<table>
<thead>
<tr>
<th>Stage</th>
<th>IAP2 Spectrum</th>
<th>Technique</th>
<th>Outcome</th>
<th>Timeframe</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Inform</td>
<td>Media releases Website information Newsletter</td>
<td>Community informed of process for new Strategy</td>
<td>March 2008</td>
<td>Council</td>
</tr>
<tr>
<td>2</td>
<td>Inform</td>
<td>Letters and phone contact with government agencies, Indigenous groups and other key stakeholders</td>
<td>Key stakeholders invited to participate in development of new Strategy</td>
<td>March 2008</td>
<td>Consultant</td>
</tr>
<tr>
<td>3</td>
<td>Engage</td>
<td>Liaison with government agencies and other key stakeholders to prepare draft Strategy</td>
<td>Draft Strategy that meets legislative requirements, addresses anticipated demand, and meets community expectations</td>
<td>March – July 2008</td>
<td>Consultant</td>
</tr>
<tr>
<td>4</td>
<td>Consult</td>
<td>Public exhibition and public shopfront information sessions</td>
<td>Government agencies and Community informed and consulted in relation to draft Strategy</td>
<td>Exhibit to Feb 2009 Shopfront Sessions Feb 2008</td>
<td>Council (Consultant to attend shopfront sessions)</td>
</tr>
<tr>
<td>5</td>
<td>Consult</td>
<td>Assessment and Presentation of submissions</td>
<td>Submissions summarised and reported to Council, along with recommendations Community input considered when adopting Strategy</td>
<td>April/May 2009</td>
<td>Council/Consultant</td>
</tr>
<tr>
<td>6</td>
<td>Inform</td>
<td>Media releases Website Letters</td>
<td>Community and other stakeholders informed of Council’s resolution on Strategy</td>
<td>June 2009</td>
<td>Council</td>
</tr>
</tbody>
</table>

**Council Contacts**

Key Contacts are:

- Clyde Treadwell, Project Manager Rural Residential Strategy, phone (02) 6648 4650;
- Damon Leach, Community Liaison Officer, phone (02) 6648 4406.
Appendix D
Rural Residential Areas:
Aggregated Collector Districts (CDs)

Heritage Park

Forest Glen
Appendix D
Rural Residential Areas:
Aggregated Collector Districts (Cont)

East Bonville

Note: Highway alignment may not be shown accurately.

Middle Boambee
Appendix D
Rural Residential Areas:
Aggregated Collector Districts (Cont)

Emerald Heights

Korora Basin
### Appendix D

#### Rural Residential Areas:
Aggregated Collector Districts (Cont)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>East Bonville</th>
<th>Heritage Park</th>
<th>Emerald Heights</th>
<th>Middle Boambee</th>
<th>Korora Basin</th>
<th>Forest Glen</th>
<th>Total Persons</th>
<th>% of Total Persons</th>
</tr>
</thead>
<tbody>
<tr>
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<td>15</td>
<td>20</td>
<td>24</td>
<td>6</td>
<td>87</td>
<td>2.32</td>
</tr>
<tr>
<td>75+</td>
<td>13</td>
<td>33</td>
<td>35</td>
<td>51</td>
<td>32</td>
<td>14</td>
<td>178</td>
<td>4.75</td>
</tr>
</tbody>
</table>
Why Change the Strategy?

Demand for rural residential housing in Coffs Harbour is expected to continue as Sea Changers and Tree Changers seek out a semi-rural lifestyle in coastal regions. While land earmarked in the present Strategy will meet short-term demand, there is a need to update the Strategy to meet the anticipated needs for rural residential land to the year 2031.

Purpose of the Update

The purpose of the project is to update the existing Strategy, and to establish a citywide approach to the future pattern of rural residential development in the local government area.

The 1999 Strategy needs updating to align it with contemporary planning rules, strategies and information, and to reflect changes in community expectations. The new Rural Residential Strategy will form part of the City’s Local Environmental Plan, which is being updated over the next two years.

Community Information - Fact Sheet #1 - April 2008

COFFS HARBOUR CITY COUNCIL and consultants are now updating the City’s Rural Residential Strategy, to guide future residential development for the local government area.

In addition, a significant amount of information and advice which were managed in 2002, does not include recent local, Coastal and floodplain studies. The existing Rural Residential Strategy was produced in 1999, and was developed before the local government area.

For further information contact Coffs Harbour City Council Land Use Planning

Phone: (02) 6648 4000 Fax: (02) 6648 5559
Website: www.coffsharbour.nsw.gov.au Email: coffs.council@chcc.nsw.gov.au

Update of Rural Residential Strategy

Community Information - Fact Sheet #1 - April 2008

Rural Residential Candidate Areas - Corindi Beach

Note: Locational and exclusionary criteria as detailed in Community Information Fact Sheet No. 1, yet to be applied.

This map compiled by Coffs Harbour City Council GIS Section - LRM 2008
Exclusionary Criteria

Localised Criteria

How do I get to have input into the new Strategy?

Council will consult with the community to update the Rural Residential Strategy.

The local community, government agencies and other key stakeholders will have an opportunity to have input into the process of the Rural Residential Strategy.

The community will be informed of the process and key issues.

Future Rural Residential Housing

Challenges we face in planning for future rural residential housing are:

1. How do I get to have input into the new Strategy?

2. To present the key issues raised by the community to Council for consideration during the planning;

3. To post a series of public notices during the planning process;

4. To prepare a draft update of the Rural Residential Strategy;

5. To present the draft Rural Residential Strategy to the community and other stakeholders for review;

6. To open the draft Rural Residential Strategy on public consultation;

7. To host a series of public meetings during the planning;

8. To host an exhibition of the draft Rural Residential Strategy for at least 28 days during which time public submissions will be received from the community;

9. To prepare a draft update of the Rural Residential Strategy;

10. To present the draft Rural Residential Strategy to Council for consideration during the finalisation of the Strategy.

The local community, government agencies and other key stakeholders will all have an opportunity to have input into the update of the Rural Residential Strategy.

The process for engaging the community and key stakeholders during the update of the Strategy is as follows:

1. To inform the community, special interest groups, government agencies and other authorities of the process for updating the Rural Residential Strategy.

2. To work with representatives of the rural sector, commerce, the real estate industry, farmers, social services organisations, environment groups, Indigenous groups, chambers of commerce and other interest groups, agencies and authorities to identify key issues that need to be considered in the update of the Rural Residential Strategy.

3. To present the key issues raised by the community and other key stakeholders during the planning process to Council for consideration during the planning process.

4. To open the draft Rural Residential Strategy on public consultation during which time public submissions will be received from the community.

5. To present the draft Rural Residential Strategy to the community and other stakeholders for review.

6. To post a series of public notices during the planning process.

7. To host an exhibition of the draft Rural Residential Strategy for at least 28 days during which time public submissions will be received from the community.

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This map compiled by Coffs Harbour City Council GIS Section ~ LRM April 2008

Potential Additional Candidate Areas

Candidate Areas: Rural Residential Strategy 1999

Note: Locational and exclusionary criteria as detailed in Community Information Fact Sheet No. 1, yet to be applied.
This map compiled by Coffs Harbour City Council GIS Section\LRM April 2008

Rural Residential Candidate Areas

Potential Additional Candidate Areas

Candidate Areas - Rural Residential Strategy 1999

Note: Locational and exclusionary criteria as detailed in Community Information Fact Sheet No. 1, yet to be applied.

Line denoting 2km from outer extent of Nana Glen's urban/village zone

Potential Candidate Areas

Note: Locational and exclusionary criteria as detailed in Community Information Fact Sheet No. 1, yet to be applied.
The purpose of the project is to review the existing Strategy and to determine the future pattern of rural residential development in the local government area. In addition, the Strategy needs to be in accordance with current planning rules, strategies, and information.

**Why Change the Strategy?**

While land earmarked in the existing Strategy will meet short-term demand, there is a need to update the Strategy to meet the anticipated needs for rural residential land in the future. The Strategy has recently been reviewed and updated with input from the community and stakeholders to present proposals for rural residential land release to the year 2031.

The current Strategy has been reviewed because it does not include the recently amalgamated areas of Red Rock, Corindi Beach, and Corindi Plateau. The update of the Strategy will ensure that guidelines on the future rural residential development for the entire local government area reflect accurate information.

The update of the Strategy will ensure that guidelines on the future rural residential development for the entire local government area reflect accurate information.

**Update of the Residential Strategy**

The draft Strategy provides a land release program that:

- Allows land to be brought forward if the genuine demand for rural residential development is higher than expected.
- Delays release if the genuine demand is not being realised.

The draft Strategy seeks to avoid the scattered release of rural residential land by timing the release of consolidated candidate areas. The release program should be viewed as a flexible program that:

- Allows land to be brought forward if the genuine demand for rural residential development exceeds the projections, but;
- Delays release if the genuine demand is not being realised.

The draft Strategy will require monitoring and review at least every five years with the review being undertaken to coordinate with the Census data (the next Census is to be held in 2031), the most accurate measure of population movement.

A formal register of rural residential land subdivisions and development applications for houses on newly-created allotments may need to be established. This will enable the monitoring of land release progress and the identification of any residential development that may cause concern.

**Proposed Land Release Timeframes**

The draft Strategy provides a land release program for rural residential development over a period of 30 years, from 2011 to 2040. The proposed land release timeframes are as follows:

- **Short-term (0-10 years):** Land at Bonville in the short-term.
- **Medium-term (10-15 years):** Land at Korora, Moonee, and Sapphire can be released on the basis that the highway upgrades are completed within this time frame.
- **Long-term (15+ years):** The remaining areas are earmarked for long-term release, but may be brought forward if there is demand.

The draft Strategy will require monitoring and review at least every five years with the review being undertaken to coordinate with the Census data (the next Census is to be held in 2031), the most accurate measure of population movement.
The draft Strategy covers the whole LGA including the areas of Red Rock, Corindi and Corindi Beach. It recognises that rural residential housing within the City is attractive to ‘sea’ and ‘tree’ changers, especially people wanting to live close to major centres.

The draft Strategy includes a planning horizon of 23 years to the year 2031, during which time the population of the City is expected to increase by a further 30,200 people. Some 5-10% of the new housing to accommodate these people is expected to be in the form of rural residential housing.

The draft Strategy considers the following areas for rural residential development: Korora, Moonee, Bonville, Karangi, Coramba, Nana Glen, Corindi and Red Rock. Land identified by the final Strategy will, over time, be rezoned for rural residential purposes.

The draft Strategy is required to fit within a rigid framework of policies that operate at a local, regional and state level. These policies require consideration of sustainability principles and encourage compact towns and cities. In identifying land for rural residential use, Councils are required to minimise rural land fragmentation and rural land use conflicts, minimise impacts from natural hazards, protect farmland, natural resources and biodiversity and consider social and economic welfare, as well as services and facilities.

The local community, government agencies and other key stakeholders have already provided input into the update of the Strategy, but there are still opportunities for comment.

Submissions are invited until close of business on Friday 13th March 2009. Community Information Shopfronts will be provided to discuss key issues for rural planning and will be held at the following locations and dates.

- **Coramba Hall**
  - Saturday 28 February 9.00 - 12.00pm

- **Corindi Hall**
  - Saturday 28 February 2.00 - 5.00pm

- **Nana Glen Hall**
  - Saturday 28 February 2.00 - 5.00pm

- **Moonee Beach Hall**
  - Saturday 7 March 9.00 - 12.00pm

- **Bonville Hall**
  - Wednesday 4 March 6.00 - 9.00pm

- **Coramba Hall**
  - Sunday 25 March 9.00 - 12.00pm

WHAT DOES THE DRAFT STRATEGY CONTAIN?

Can I have input into the new Strategy?

The draft Strategy can only identify land for release based on the genuine demand for rural residential allotments in the Coffs Harbour LGA. The genuine demand for rural residential allotments in the Coffs Harbour LGA has been calculated to be 55 allotments per annum.

The draft Strategy recognises that approximately 700 potential allotments might still be created from land presently zoned for rural residential purposes. The draft Strategy also recognises that little land remains available in the northern and southern areas of the City, with ample land available in the central (Korora basin) and western areas (Coramba).

Coffs Harbour City Centre and its environs are the main centre in the City, and Sawtell/Toormina and Woolgoolga also provide a relatively wide range of goods and services. The closer rural residential housing is to local centres, the less journeys people have to make.

The Pacific Highway intersections for the Korora, Moonee and Sapphire candidate areas are currently operating at their limits from a safety perspective. A strategic approach to settlement suggests that no additional traffic loads should be imposed until the Highway upgrade is completed.

The local community, government agencies and other key stakeholders have already provided input into the update of the Strategy, but there are still opportunities for comment.
Land Release Strategy

Release Stage
- Stage 1: Short 0-10 yr (2008 - 2018)
- Stage 2: Medium 10-15 yr (2018 - 2023)
- Stage 3: Long 15+ yr (2023+)

Candidate Areas

Figure 25
This map compiled by Coffs Harbour City Council GIS Section—LRM September 2008

Note: Locational and exclusionary criteria as detailed in Community Information Fact Sheet No. 1, yet to be applied.

<table>
<thead>
<tr>
<th>Locality</th>
<th>Stage</th>
<th>Area of Land (Hectares)</th>
<th>Cumulative Area of Land (Hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonville</td>
<td>1</td>
<td>424.1</td>
<td>424.1</td>
</tr>
<tr>
<td>Korora, Moonee and Sapphire</td>
<td>2</td>
<td>252.4</td>
<td>676.5</td>
</tr>
<tr>
<td>Coramba (incl. Upper Orara) and Karangi</td>
<td>3</td>
<td>837</td>
<td>1,513.5</td>
</tr>
<tr>
<td>Corindil</td>
<td>3</td>
<td>32.9</td>
<td>1,546.4</td>
</tr>
<tr>
<td>Nana Glen</td>
<td>3</td>
<td>805.4</td>
<td>2,351.8</td>
</tr>
</tbody>
</table>
Community Engagement Workshops

Two consultation workshops were held in accordance with the Community Engagement Plan adopted for this project; one workshop was for Government agencies and the other workshop was for community representatives.

The purpose of the Government agencies’ workshop was to:
- provide whole of government approach to the development of the strategy;
- provide direction for strategy from government agencies’ point of view;
- involve government agencies in decisions which will affect the community.

The purpose of the community representatives’ workshop was to:
- seek community representative input;
- provide direction for the strategy from a community point of view;
- involve the community in decisions that will affect their future.

Methodology

The workshops required participants to collectively agree on the positive and negative aspects of rural residential development. The participants were then asked to collectively agree on the criteria required for two critical strategic components on the strategy, namely:
- suitable lot size or density for rural residential development;
- release area program for short, medium and long term release of rural residential zones.

Finally, participants were asked to outline any other issues that should be addressed in the rural residential strategy update.

The tables below provide the collective views put forward at the workshops.

Table 1: Costs and Benefits of Rural Residential Development

<table>
<thead>
<tr>
<th>Government Agencies</th>
<th>Community Representatives</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Positive Aspects</strong></td>
<td><strong>Increase in population from rural residential development can provide the critical mass for maintaining schools, community centres and improved services.</strong></td>
</tr>
<tr>
<td>Rural residential development can deliver a lifestyle choice for residents in Coffs Harbour</td>
<td>Increase in population from rural residential development can provide the critical mass for maintaining schools, community centres and improved services.</td>
</tr>
<tr>
<td>Where there are degraded landscapes, rural residential development may be able to deliver some benefits through environmental repair initiatives (i.e. revegetation, maintenance of wildlife corridors, etc.)</td>
<td>Household expenditure from rural residential development can provide a significant injection into local economy.</td>
</tr>
<tr>
<td>Government Agencies</td>
<td>Community Representatives</td>
</tr>
<tr>
<td>---------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td><strong>Positive Aspects</strong></td>
<td></td>
</tr>
<tr>
<td>The benefits of rural residential development are different along the coast compared to over the range; smaller communities over the range are likely to have more discernable benefits.</td>
<td>Rural residential development can attract young families and help reduce ageing profile of local population.</td>
</tr>
<tr>
<td>Rural residential development can provide a catalyst for environmental protection zoning controls and protection works.</td>
<td>Rural residential development can help create viable rural properties through property boundary adjustments (i.e. farmland amalgamation) which can lead to further investment capital.</td>
</tr>
<tr>
<td>Rural residential development can provide opportunities for incentives for environmental outcomes or as a means of appeasement to deliver these outcomes.</td>
<td>Opportunities for subsistence living can be provided on rural residential lots to reduce burden of external food sources.</td>
</tr>
<tr>
<td>Education opportunities for land management can be provided by allowing rural residential development.</td>
<td>Rural residential population can increase the social capital of a locality through new ideas and business opportunities.</td>
</tr>
<tr>
<td>Broad economic benefits can be provided from expenditure by rural residential households.</td>
<td>Increased rates and levies from developer contributions are a by product of rural residential development.</td>
</tr>
<tr>
<td></td>
<td>Rural residential development can increase the asset value of rural properties.</td>
</tr>
<tr>
<td></td>
<td>An opportunity to enhance the environmental values of properties can be provided by rural residential development.</td>
</tr>
<tr>
<td></td>
<td>Rural residential development can provide people with an affinity or connection with the land and rural living values.</td>
</tr>
<tr>
<td></td>
<td>An educational benefit for ‘sea’ and ‘tree’ changers can be provided from living in rural residential areas.</td>
</tr>
<tr>
<td></td>
<td>Sustainable outcomes can be provided from the ‘right type’ of rural residential development.</td>
</tr>
<tr>
<td></td>
<td>Existing rural settlements can be revived by rural residential populations.</td>
</tr>
<tr>
<td></td>
<td>A sense of community and stewardship (i.e. volunteers in Landcare, Rural Fire Service, etc.) can be developed from rural residential development.</td>
</tr>
<tr>
<td></td>
<td>Rural residential housing can allow for family succession and life cycle changes through additional housing opportunities; concessional allotments represented an example of this.</td>
</tr>
</tbody>
</table>
## Community Workshop Outcomes (Cont)

<table>
<thead>
<tr>
<th><strong>Government Agencies</strong></th>
<th><strong>Community Representatives</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Negative Aspects</strong></td>
<td></td>
</tr>
<tr>
<td>Low density of this type of development increases vehicle trips, greenhouse gas emissions and road impacts.</td>
<td>Land fragmentation and dispersal of urban settlement can result from rural residential development.</td>
</tr>
<tr>
<td>Interface impacts with State Forest and Crown reserves increase with rural residential development.</td>
<td>Rural residential development can have environmental impacts relating to sewerage systems failure, quality of ground water, surface water quality, biodiversity, climate change and peak oil crisis.</td>
</tr>
<tr>
<td>Rural residential development requires considerable resources to service.</td>
<td>Rural residential development can create land use conflicts and personal conflicts and can impede the ‘right to farm’.</td>
</tr>
<tr>
<td>Rural residential development can lead to environmental degradation in terms of noise, weeds, air quality (i.e. burning off), soil erosion (especially on steep slopes), water quality, domestic animals, land clearing, biodiversity, water extraction, stream structure (i.e. dams, excavation, etc.), waste disposal and cost of implementing rules/compliance.</td>
<td>Social isolation and poor access to community services can be created by rural residential development.</td>
</tr>
<tr>
<td>Loss of agricultural land can be a significant corollary of rural residential development (i.e. right to farm issues, loss of employment, reduced critical mass for viable agricultural industry).</td>
<td>Increased property prices from rural residential development can decrease the affordability of land in the locality.</td>
</tr>
<tr>
<td>Social impacts associated with isolation and life cycle needs can be significant in relation to rural residential development.</td>
<td>Rural residential subdivision can affect the orderly growth of urban development; land that may be required in the future for urban development may be lost to rural residential development.</td>
</tr>
<tr>
<td>Increased cost to access services, such as public transport, are associated with rural residential development.</td>
<td>The cost of policing and compliance with land rules can increase with rural residential development.</td>
</tr>
<tr>
<td>Rural residential development can increase the chance of bush fires.</td>
<td>Social costs of servicing (i.e. medical services) can be significantly higher for rural residential development compared to higher density development.</td>
</tr>
<tr>
<td>Cost of building is increased with rural residential development.</td>
<td>Occupiers of rural residential development can have an urban mentality, are less likely to be included in community and undertake inappropriate land management activities (i.e. burning off).</td>
</tr>
<tr>
<td>Rural residential development can have a significant impact upon the scenic quality and amenity of an area, particularly the exposed ridgelines.</td>
<td>Rural residential housing can create inequity with the cost burden of this type of development being borne by wider community.</td>
</tr>
</tbody>
</table>
### Negative Aspects

Rural residential development can provide inequities in terms of cost sharing in the community; rural residential housing is more costly in terms of servicing than conventional housing.

A lack of opportunity for increasing social capital and providing community cohesion is provided by rural residential development.

### Table 2: Strategic Planning Criteria for Rural Residential Development

<table>
<thead>
<tr>
<th>Government Agencies</th>
<th>Community Representatives</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density/Lot Size Criteria</strong></td>
<td></td>
</tr>
<tr>
<td>Density should have regard to the ability of the land to accommodate effluent disposal to protect waterways.</td>
<td>Lot size and density should be determined having regard to health and water quality issues concerning effluent disposal.</td>
</tr>
<tr>
<td>Lot size should provide for adequate buffers (i.e. bushfire, vegetation, waterways, adjoining houses, etc.)</td>
<td>Lot size should relate to the desired design outcomes; consideration of community title schemes to achieve these outcomes should be given.</td>
</tr>
<tr>
<td>Density and lot size to be cognisant of the aesthetics and amenity of a locality.</td>
<td>Lot size should allow for adequate buffers for noise, air quality, watercourses, bushfire hazard and adjoining agricultural activities.</td>
</tr>
<tr>
<td>Lot size to ensure that adequate provision for drainage is allowed.</td>
<td>Density should relate to the desired amenity and streetscape.</td>
</tr>
<tr>
<td>Lot sizes should be determined having regard to the required road standards, access for fire fighting vehicles and the capacity of the Crown road network.</td>
<td>Lot sizes should be based on the ability to provide for exclusion zones to protect the land’s values.</td>
</tr>
<tr>
<td>Lot size and configuration should be determined on the basis of limiting water access rights.</td>
<td>Density of development should provide some flexibility to allow for merit considerations and performance assessment, as opposed to a fixed minimum or maximum standard.</td>
</tr>
<tr>
<td>Allowable density should have consideration to the cumulative impacts upon the natural and built environment.</td>
<td></td>
</tr>
<tr>
<td>Some options to consider in determining subdivision patterns and density include: community title subdivision, relating lot size to the ability of the lot to sustain a households’ food needs, and introducing an average, as opposed to minimum, lot size.</td>
<td></td>
</tr>
</tbody>
</table>
### Government Agencies

<table>
<thead>
<tr>
<th>Release Area Program Criteria</th>
<th>Community Representatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program should be consistent with existing settlement strategies and mindful of commitments for rural residential development under existing rural residential strategy.</td>
<td>Preference should be given to areas with access to community infrastructure and services.</td>
</tr>
<tr>
<td>Important criteria will include access to shopping, recreation and employment opportunities.</td>
<td>Areas with less topographical constraints which are easier to develop should be given priority.</td>
</tr>
<tr>
<td>Program should have regard to market demand, preference to be given to areas with higher demand.</td>
<td>Prioritisation of release areas should be based on market demand.</td>
</tr>
<tr>
<td>Consideration should be given to releasing areas with highest potential yield having regard to existing subdivision pattern.</td>
<td>The capacity for land to be self supporting and deliver environmental benefits should form the basis for preferencing.</td>
</tr>
<tr>
<td>Staging should have regard to the Pacific Highway Upgrading Strategies.</td>
<td>Opportunity for larger scale release to cover cost of development should be a consideration in determining a release program.</td>
</tr>
<tr>
<td>Potential for connectivity to housing release areas should be considered in determining the release area program.</td>
<td>The capacity of the existing road network is to be taken into account in determining preferences for release areas.</td>
</tr>
</tbody>
</table>

### Other Issues

- Consideration should be given for establishing a building exclusion zone to protect areas on the allotment instead of a building envelope.
- Protection of the green backdrop in Coffs Harbour is important.
- Slope, vegetation, rural conflict, land stability and effluent disposal are all important considerations in determining the preference for rural residential development in different areas.
- The strategy needs to take into account open space and recreation issues, the Catchment Action Plans and Crown road network.
- Strategy should consider potential health hazard of mosquito borne diseases in locating rural residential development.
- Mapped areas should clearly show areas to be excluded because of constraints to avoid confusion in the community.
- The opportunity for rural residential development in the far western areas (i.e. Brooklana, Lowanna, Ulong) should not be discounted simply because of distance.
- The proximity to services; buyers need to be aware when buying property how distant and what services are available.
- The suggested general 50 lot per year demand is questionable; the demand should be based on sound data/evidence.
- The 150m buffer issue provided in the Mid North Coast Regional Strategy represents a trigger for further investigation.
## Government Agency Representatives

<table>
<thead>
<tr>
<th>Name</th>
<th>Government Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>David Greenhalgh</td>
<td>Marine Parks Authority</td>
</tr>
<tr>
<td>John Clerke</td>
<td>Northern Region Catchment Management Authority</td>
</tr>
<tr>
<td>Peter Newley</td>
<td>NSW Department of Primary Industries</td>
</tr>
<tr>
<td>Josh Chivers</td>
<td>NSW Department of Environment, Conservation and Climate Change</td>
</tr>
<tr>
<td>Justine Leahy</td>
<td>Rural Fire Service</td>
</tr>
<tr>
<td>Ron Collingridge</td>
<td>Rural Fire Service</td>
</tr>
<tr>
<td>Peter Baumann</td>
<td>NSW Department of Lands</td>
</tr>
<tr>
<td>Claire Aman</td>
<td>Department of Planning</td>
</tr>
<tr>
<td>Clyde Treadwell</td>
<td>Coffs Harbour City Council</td>
</tr>
<tr>
<td>Alexandra Williams</td>
<td>Coffs Harbour City Council</td>
</tr>
<tr>
<td>Raechel Squires</td>
<td>Coffs Harbour City Council</td>
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</tbody>
</table>

## Community Representatives

<table>
<thead>
<tr>
<th>Name</th>
<th>Organisation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connie Seward</td>
<td>Landcare</td>
</tr>
<tr>
<td>Jim O'Connell</td>
<td>CROPO</td>
</tr>
<tr>
<td>David Wilson</td>
<td>CROPO</td>
</tr>
<tr>
<td>Gary Dew</td>
<td>NSW Farmers</td>
</tr>
<tr>
<td>Martin Miller</td>
<td>Rural Lands Protection Board</td>
</tr>
<tr>
<td>Stan Dasey</td>
<td>Coffs Harbour Chamber of Commerce</td>
</tr>
<tr>
<td>Mike Lamont</td>
<td>UDIA</td>
</tr>
<tr>
<td>Matt Cooper</td>
<td>RDM</td>
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</tbody>
</table>