

PART 6 - APPENDICES





APPENDIX A

WHY SUSTAINABLE DEVELOPMENT? ..

Sustainable communities are those who maintain and improve their social, economic and environmental characteristics so that residents can continue to lead healthy, productive and enjoyable lives. Sustainable development in these communities is based on the understanding that a healthy environment and healthy economy are both necessary for a healthy society (Flora, cited in Stephens, 2001).

The principles of sustainable development centre on three objectives – economic prosperity, community well-being and ecological integrity. The outcome of the interaction between the three objectives is the environment in which we live.

If the three objectives are equally balanced, a stable living environment is achieved.

The State Government has prepared guidelines for the development of urban settlements within the North Coast region. These guidelines focus on sustainable development. The benefits of sustainable development include (DUAP, 2000):

- cheaper services such as cheaper roads, water and sewerage, and electricity;
- easier access to facilities such as schools and shopping;
- less need to use cars and more opportunities to walk, cycle and use public transport;
- greater use of renewable resources such as solar energy; and
- an economy that protects the environment and ensures a good lifestyle for everyone.

AIMS OF THE SUSTAINABLE CITY APPROACH.....

- To live within natural resource limits and to minimize the ecological footprint.
- To protect and enhance biodiversity, air, water and agricultural land.
- To provide quality places to live and play.
- To provide a range of housing choices to ensure the broad population can be housed and adapted over time.
- To provide employment opportunities through improving and growing the City's economic base.
- To provide sustainable accessibility between homes, jobs, services and recreation.
- To provide quality and equity in services.
- To establish fair, efficient and equitable planning and decision making governance.



APPENDIX B

GLOSSARY

ABS	Australian Bureau of Statistics
AEP	Annual Exceedance Probability
AMCORD	Australian Model Code for Residential Development
CBD	Central Business District
Coastal City	A coastal city is a large coastal centre located with a population in excess of 30,000 people. These centres are generally increasing in population because they offer ease of access to the ocean, rivers, beaches and other natural areas as well as access to jobs and services. Coastal cities tend to have diverse populations with a range of socio-economic and ethnic groupings. They also offer the expectation for growth and opportunities for economic prosperity and development (NSW Coastal Design Guidelines Discussion Paper 2001).
Coastal Hamlet	Smallest settlement type with populations generally less than 100 – 200 people. Hamlets are isolated settlements often serviced by only one road, which may be unsealed. Hamlets contain few dwellings and offer fewer facilities, possibly one or two shops (NSW Coastal Design Guidelines Discussion Paper, 2001).
Coastal Town	A coastal town is a small centre with a population of about 10,000 people. Coastal towns offer a range of services and facilities which may include parks and beaches, a main street / centre, a commercial/retail town centre and some suburbs, churches and educational institutions, and medical facilities (NSW Coastal Design Guidelines Discussion Paper, 2001).
Coastal Village	A coastal village is a smaller centre with a population of up to 3,000. In coastal villages, the natural environment dominates in terms of views, environmental systems and vegetation types. Ecological systems surrounding and penetrating the settlement have a high level of integrity and tend to dominate the built environment. The boundaries between developed and natural areas within the village are indistinct (NSW Coastal Design Guidelines Discussion Paper, 2001).
DCP	Development Control Plans
DECC	Department of Environment and Climate Change
DNR	Department of Natural Resources
DoP	NSW Department of Planning
EP	Equivalent Population – The equivalent hypothetical residential population that would produce the same peak dry weather flow as that contributed by the area under consideration (i.e. all zonings including residential, commercial and industrial).

ET	Equivalent Tenement – The basic unit of measure adopted to describe flow from contributing sources as a ratio to that flow expected from a single average residential sewer.
Gross dwelling density	The number of dwelling units per hectare, including residential lots, local open space, local roads, neighbourhood shopping centres and primary schools, but excluding regional facilities (as defined by Department of Planning)
Hinterland Village	A hinterland village is a small centre with a population of up to 1,000 people. They consist primarily of a “locality”, and may contain a main street, pre- or primary school, local church, and several shops. Ecological systems surrounding the settlement tend to dominate the built environment.
Household formation rate	The proportion of the total audit population classified by each household as person number one on the census form
Housing Balance Sheet	A table showing land supply relative to demand using various assumptions relating to occupancy rates, population growth and dwelling densities
kL/t/a	Kilolitres per tenement per annum
Land capability	The inherent physical ability to an area of land to sustain a particular land use for an indefinite period. It is a purely physical assessment of land in relation to the needs of individual land uses (CHCC 1980)
Land suitability	Expresses the appropriateness of using capable land in different situations. Suitability involves the total environment including the relation of the land to existing social and infrastructure systems (CHCC 1980)
LEP	Local Environmental Plan
LGA	Local Government Area
LIC	Land Information Centre
Long Term	Proposed planning projects to be implemented within the time period of 2016-2031
Major Regional Centre	As defined in the Department of Planning’s draft Mid North Coast Regional Strategy 2006, major regional centres are existing centres suited to accommodate the majority of regional population growth and employment opportunities, and to deliver state and regional services to the entire Region or within the centre’s subregion. A concentration of medium to higher density living, business, employment, professional services, higher order shopping, warehouses, transport logistics and bulky goods operations will be located in these centres. They will be the focal point for subregional road and other transport networks.
Major Town	As defined in the Department of Planning’s draft Mid North Coast Regional Strategy 2006, major towns have a functional role in serving their subregions with outreaches of regional services. They are self-contained with shopping and business services and may have bulky goods, warehousing, transport logistics, farm support services, health and professional services mixed with some medium density residential.
Medium Term	Proposed planning projects to be implemented within the time period of 2011-2016

ML	Megalitres
Occupancy rate	The number of persons per dwelling
Occupancy ratio	The number of persons per household
PMP	Place Management Plan
Protected Land	Land defined by the NSW Soil Conservation Service, including land with a slope greater than 18° (30% and land within zone of a prescribed stream. Tree clearing is prohibited on protected land without an authority from the Soil Conservation Service
REP	Regional Environmental Plan
RTA	Roads and Traffic Authority
Short Term	Proposed planning projects to be implemented within the time period of 2006-2011
STW	Sewage Treatment Works
Town	As defined in the Department of Planning's draft Mid North Coast Regional Strategy 2006, like major towns, towns are larger settlements, however their service catchments are limited relative to major towns. They have a small to medium scale concentration of retail, health and other services with lower density residential. They are reliant on major regional centres and major towns for high order services, retailing and employment.
Vacancy Rate	The proportion of dwelling units which are vacant at any point in time

NOTE:
 Minor areas not contained within "growth areas" of the Mid North Coast Regional Strategy growth area maps are NOT endorsed by this Strategy, and cannot be progressed by Council.

SUMMARY TABLE.....

RESIDENTIAL AND RURAL RESIDENTIAL DEVELOPMENT

MAP NO.	LOCALITY																					
	RED ROCK / CORINDI	ARRAWARRA / MULLAWAY / SAFETY	WOOLGOOLGA	SANDY / EMERALD	MOONEE / SAPPHIRE	KORORA	COFFS HARBOUR URBAN								SAWTELL / TOORME.E.BOAM / N.BON	WEST BOAMBEE	BONVILLE	CORAMBA	ULONG	NANA GLEN / BUCCA	COFFS RURAL	TOTALS
							NORTH	PARK BEACH	JETTY	CENTRAL	NORTH WEST	WEST	SOUTH / NBV	COFFS URBAN TOTALS								
2	3	4	5	6	7	8A	8B	8C	8D	8E	8F	8G	8	9	10	11	12	13	14	15		
EXISTING POPULATION AND DWELLINGS																						
2004 ESTIMATED DWELLINGS	730	1090	1973	1422	1399	1197	910	1658	898	2269	2434	1301	1497	10967	6130	579	728	116	55	586	809	27781
DEVELOPMENT POTENTIAL																						
VACANT LOTS (2004)																						
DWELLINGS	178	163	87	84	60	64	28	43	27	71	48	253	92	562	198	0	53	6	8	10	36	1509
UNSUBDIVIDED RESIDENTIAL LAND (2004)																						
RESIDENTIAL																						
DWELLINGS	226	319	330	502	1634	145	392	130	240	40	15	510	1027	2354	630	0	194	0	2	0	0	6336
RURAL RESIDENTIAL																						
DWELLINGS	0	0	0	0	0	300	0	0	0	0	0	0	0	0	0	0	0	32	0	50	0	382
POTENTIAL INFILL DEVELOPMENT																						
RESIDENTIAL																						
DWELLINGS	0	0	657	70	0	0	0	0	0	0	0	0	0	1700	280	0	0	0	0	0	0	2707
POTENTIAL RESIDENTIAL LAND																						
SHORT TERM RESIDENTIAL																						
DWELLINGS	208	152	304	126	0	986	0	0	0	0	0	624	1326	1950	0	0	0	0	0	0	0	3726
RURAL RESIDENTIAL																						
DWELLINGS	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	239	98	0	99	157	639
LONG TERM RESIDENTIAL (BEIGE AREAS)																						
DWELLINGS		540	230																			2957
TOTAL DEVELOPMENT CAPACITY																						
DWELLINGS	1365	2264	3581	2204	3093	2692	1330	1831	1165	2380	2497	2688	3942	17533	7238	602	3401	252	65	745	1002	46037
2004 ESTIMATED DWELLINGS	730	1090	1973	1422	1399	1197	910	1658	898	2269	2434	1301	1497	10967	6130	579	728	116	55	586	809	27781
TOTAL NEW DWELLINGS	635	1174	1608	782	1694	1495	420	173	267	111	63	1387	2445	6566	1108	23	2673	136	10	159	193	18256



APPENDIX D

SCHEDULE OF LAND PARCELS WITH ZONING ANOMOLIES.....

LOCALITY	PROPERTY DESCRIPTION	ITEM DESCRIPTION
Ayreshire Park Drive, Middle Boambee	Lots 6 and 7, DP243053	The two parcels of land currently zoned 1A are located within an existing rural residential area, surrounded by 1B zoned land to east, west and south, and 7A zoned land to north. The subject site has similar characteristics to surrounding rural residential lands. Altering the zone boundary would only potentially create one additional rural residential allotment.
Church Street, Nana Glen	Lot 82, DP789243	<p>This is a residue piece of land zoned 1A which appears to have been overlooked during the LEP Amendment No. 15 process.</p> <p>It is a 2,349m² parcel of 1A zoned land surrounded to the north and east by 2A Residential and to the west and south by 1B Rural Residential. The zone of this land needs to be amended to 2A Residential.</p>

NOTE:
Minor areas not contained within “growth areas” of the Mid North Coast Regional Strategy growth area maps are NOT endorsed by this Strategy, and cannot be progressed by Council.



APPENDIX E

SCHEDULE OF LAND PARCELS FOR SPECIAL INVESTIGATION

Land parcels contained within this Schedule are lands which are already zoned for urban uses, but which require an investigation into the most appropriate future use of this land. This may result in alterations to either Council's Local Environmental Plan 2000 or one or more Development Control Plans.

NOTE:

Minor areas not contained within "growth areas" of the Mid North Coast Regional Strategy growth area maps are NOT endorsed by this Strategy, and cannot be progressed by Council.

LOCALITY AND USE	PROPERTY DESCRIPTION	ITEM DESCRIPTION
Lands at Corindi in the Blackadder Creek Flats area	To be investigated	Identified for investigation and assessment as potential Industrial/ Employment Generating lands.
Lands at Bonville near the rail siding in the Bonville Station Road locality	To be investigated	Identified for investigation and assessment as potential Industrial/ Employment Generating lands.
Sawtell Catholic Church Corner Boronia Street and Fourth Avenue, Sawtell	Lots 1, 2 and 3, Section 23, DP19360 and Lot 21, DP20607	This land is now surplus to the needs of the Catholic Church. It is surrounded by Residential 2B Medium Density zoned lands on all sides. The zone of this land needs to be amended to Residential 2B, to be consistent with prevailing land uses in the locality.
Seventh Day Adventist Church Corner Valley and Grafton Streets, Coffs Harbour	Lot 11, Section 36, DP758258	This land is now surplus to the needs of the Seventh Day Adventist Church. It is zoned Special Uses 5A Community Purposes (Church), and is surrounded by Residential 2C Medium-High Density zoned lands on all sides.
Ambulance Station Corner Market and Grafton Street, Coffs Harbour	Lot 406, DP752817	This land is now surplus to the needs of the Ambulance Service of NSW. It is zoned Special Uses 5A Community Purposes (Ambulance) and is surrounded by lands zoned Residential 2C Medium-High Density and Residential 2E Tourist.
Residential lands fronting West High Street west to Robin Street, Coffs Harbour	Various lands bound by Lot 503, DP826026 in the north, Robin Street in the west, Wilton Place in the south and Lot 500, DP813419, Lot 4, DP1084517 and Lot 2, DP1090163	This land is currently zoned Residential 2A Low Density. It contains some larger land parcels which may be suited for aged housing and infill development. The density provisions for these lands should be investigated.

LOCALITY AND USE	PROPERTY DESCRIPTION	ITEM DESCRIPTION
Vacant land at York Street, Coffs Harbour	Lot 2, DP731016	This land is currently zoned Residential 2C Medium-High Density. It consists of vacant cleared land. It may be suited for mixed use (business park) uses.
Residential lands fronting Harbour Drive, between Curacoa Street and Orara Street, Coffs Harbour	Various lands zoned Residential 2A in the general vicinity of Harbour Drive, between Curacoa and Orara Streets.	This is a parcel of land currently zoned Residential 2A Low Density. It is located between the City Centre and the Jetty DCPs, and is not covered by a site specific DCP. Recent road works associated with the extension of Hogbin Drive, have highlighted the fact that at least parts of this land in proximity to Harbour Drive may be more suited to zonings for mixed uses. It is proposed that the City Centre DCP be extended to meet the Jetty/ Harbourside locality boundary, and appropriate land uses investigated.
Lands owned by Department of Housing within the local government area	Various locations in Woolgoolga, Coffs Harbour and Toormina	These land parcels are generally zoned Residential 2A Low Density. The Department of Housing has requested that the density provisions for these land parcels should be investigated. This may assist the Department to meet its objectives in the provision of additional aged and affordable housing in the local government area.
Lands formerly known as the Coffs Harbour Zoo	Lot 7, DP245955 Lot 13, DP245956 Lot 1, DP668918 Lots 1 and 2, DP702888	These land parcels are zoned part Rural 1A Agriculture, part Open Space 6C Private Recreation, part Rural 1B Living, part Environmental Protection 7A Habitat and Catchment and part Environmental Protection 7B Scenic Buffer. The Zoo operator has vacated the site and the current zoning of 6C is no longer valid. Appropriate future land uses and zones need to be investigated for this entire property.



APPENDIX F

SUMMARY OF COMMUNITY CONSULTATION.....

Coffs Harbour City Council first addressed updating its 1996 Urban Development Strategy at its meeting of May 2004. At that meeting, Council endorsed the adoption of the “Vision 2020”.

During the preparation of this draft Strategy, Council was eager to obtain community input. A Discussion Paper was prepared to ask the community a series of questions about the development of the Strategy.

The “Our Living City” Discussion Paper identified three possible scenarios for development of the LGA to 2030 – compact, expanding and dispersed. These were defined in the Discussion Paper as:

- **Compact City** – Focuses on urban consolidation in existing urban areas, with little expansion of additional zoned residential areas and no additional rural residential development.
- **Expanding City** – Focuses on a balance of some expansion of residential and rural residential zones and consolidation in some urban areas.
- **Dispersed City** – Focuses on the expansion of urban development into new, previously undeveloped sites (known as “green field” development), with minimal consolidation of existing urban areas.

This Discussion Paper was placed on exhibition from 1 June to 5 August 2005.

Consultation:

A total of 38,000 flyers were distributed in the Advocate and Woolgoolga Advertiser papers at the start of the exhibition period, and 2000 copies of the Discussion Paper were printed advising residents of the project, for distribution via libraries and Council’s Administration Building.

Nineteen government agencies were contacted by mail, asked to provide input and invited to a Government Agencies Forum in the Council Chambers on 27 July 2005. A total of three government agencies attended that forum, plus Council officers and Councillors. Additional discussions since that time have been held with the Department of Planning and the Roads and Traffic Authority in relation to the draft Strategy.

The Discussion Paper and all associated documents were made available on Council’s website. Statistics for downloading of the information during the exhibition period are as follows:

Paper	No. of Downloads
Discussion Paper PDF	1969
Draft Social Working Paper	442
Map of Possible Expansion Areas	431
Land Capacity Assessment Part 1	177
Land Capacity Assessment Part 2	169
Draft Environmental Working Paper	139
Land Capacity Assessment Part 3	133
Land Capacity Assessment Part 4	126
Draft Economic Working Paper	99

A total of 106 submissions from the public and government agencies were received. Councillors were supplied with a summary document entitled “Settlement Strategy Submissions to “Our Living City” Discussion Paper”. This summary document identified the five submissions received from government agencies, and the 101 submissions received from community groups and the general public.

A map was attached to that summary document, identifying the location of land referred to in specific submissions. Submissions relating to land parcels were scattered along the coastal region of the LGA, with seven submissions for properties in proximity to Corindi Beach, nine between Arrawarra and south Woolgoolga, five between Sandy Beach and Sapphire Beach, 12 for Coffs Harbour and West Korora, five in North Boambee Valley, five in the Boambee - South Coffs area, and six in proximity to Bonville.

Of the submissions received, a total of three government authorities and 32 general public submissions stated their preferred option as compact development; eight general public submissions preferred expanding development, and five general public submissions preferred dispersed development. An additional five submissions suggested some combination of compact-expanding or expanding-dispersed development. In summary, 53 out of 106 submissions (50%) listed a preferred development style. Of these 53 responses, 60% requested a compact city as the preferred development style. Council noted the Department of Planning stated that it did not support the dispersed development scenario.

At its meeting of 1 December 2005, Council adopted the compact city scenario. Key advantages to adoption of this scenario were seen by Council as being:

- Focusing growth around the Coffs Harbour CBD and expansion of key centres will allow the retention of the character of our coastal villages.
- Concentrating infrastructure will assist Council with cost savings over time.
- Public transport will be most viable over time with this option and potential to reduce reliance on private vehicles.
- Arresting urban sprawl and subsequent environmental issues.
- Enhancing vitality of business centres / protecting existing centres.

At the time, Council was aware that some submissions from the public stated concerns with the compact city option include possible overcrowding, noise, road congestion, parking problems and altered visual amenity in existing urban areas. There were also comments that insufficient information was provided to allow a full assessment of implications of the options. These were considered valid concerns, and it was considered the compact model should be modified.

As part of the process in developing the compact city scenario, Council voted to undertake a workshop between Councillors and Council staff to explore the detail of this scenario. That workshop was held on 14 February 2006, with six Councillors present.

At that workshop, Councillors and staff agreed that future development should not be labelled in terms of scenarios, and that the draft Strategy should be written in general terms. The draft "Our Living City" Settlement Strategy was prepared based on the resolution of that workshop.

In accordance with a Council resolution from the meeting of 1 December 2005, letters were forwarded to all people who made submissions, offering information about recommendations adopted relating to their individual submission. This generated a total of seven additional submissions from landowners in the North Boambee Valley area, all stating a preference for residential and/or rural residential development in North Boambee Valley, rather than for employment generating purposes.

These submissions were reported to Council at its meeting in March 2006. Council at that time resolved that Woolgoolga and North Boambee Valley areas be listed in the draft Settlement Strategy as "Special Urban Investigation". A decision on the future development of these lands is to be based on the findings of further studies/ investigations.

The draft "Our Living City" Settlement Strategy was prepared based on all those previous resolutions of Council. A formal community engagement process was prepared and adopted for the Strategy.

Council resolved on 15 June 2006 to adopt the draft "Our Living City" Settlement Strategy, and to formally exhibit it from 3 July 2006 to 29 September 2006. This was further extended to 13 October 2006 by Mayoral Minute, to give additional time for proponents to lodge submissions. Consultation included public meetings at Woolgoolga, Coffs Harbour and Bonville, along with a meeting for industry stakeholders.

A total of 793 submissions were received, both during and well after the closure of the exhibition period. Submissions consisted of:

- eight (8) agency submissions; and
- 785 public individual submissions (total of 1,104 signatures).

Councillors were supplied with a submissions summary document containing summaries of all submissions, and responses to those submissions. A map attached to that summary document identified the location of land referred to in specific submissions. Table F.1 of this Appendix gives a summary of key issues from agency submissions, and groups key issues from public submissions.

Separate detailed letters of response were forwarded to every person who lodged a submission or signed a petition in relation to the draft "Our Living City" Settlement Strategy as exhibited.

Councillors visited most of the lands contained within the OLC Settlement Strategy on Wednesday, 27 June 2007. This has allowed them to familiarise themselves with the various matters and land parcels referred to in submissions.

A number of alterations have been made to the final document as a result of submissions received. These changes are discussed in more detail later in this report.

Changes added as a result of government feedback include a Structure Plan for Bonville (including a reduction in the area proposed for long term future residential development); maps indicating target densities and release timeframes for each release area; various strategic actions in Part 2; comments relating to the draft MNC Regional Strategy as exhibited; constraints maps for each release area; details about how land capacity was calculated; and proposed agreed growth areas discussed with the Department of Planning during the development of the draft MNC Regional Strategy.

Further changes have been added as a result of individual public submissions. These include removal of the words "final highway location" from all plans in the document; various strategic actions in Part 2; and provision of an additional appendix to the document - being a schedule of lands which are already zoned for urban uses, but which require an investigation into the most appropriate future use of the land.

TABLE F.1

FEEDBACK FROM EXHIBITION OF
DRAFT OUR LIVING CITY SETTLEMENT STRATEGY

KEY ISSUES – GOVERNMENT SUBMISSIONS

Roads & Traffic Authority (2 letters)

- Model road network to determine infrastructure requirements.
- Consider noise and vibration issues from new highway.
- Consolidate development to reduce travel and infrastructure costs.
- Locate community facilities for easy access to public transport.
- Council's parking code needs to be resolved.
- Planning for community facilities should be located well away from arterial roads.

NSW Department of Primary Industries

- OLC Strategy needs to be in keeping with Farmland Mapping project.
- Some of the proposed investigation areas may conflict with extractive industry resources (e.g. NBV, Bonville) and horticultural resources (e.g. South Woolgoolga, North Coffs, West Coffs, NBV).
- Particular concern over NBV – good land resource for primary industries – not supported for inclusion in the Strategy.
- Prefer concept of defined village at Bonville, but defined urban investigation area in draft Strategy may be too large.
- Support managed urban growth around Coramba.

NSW Department of Planning (2 letters)

- Appropriate that Pacific Highway preferred RTA upgrade route be shown in the Strategy.
 - Supports infill and consolidation east of highway, only supports western development when created as self-contained village.
 - Supports compact city, with infill development.
 - Strategy requires adjustment to indicate target densities for infill and greenfield areas – delay release of greenfields to allow more infill development to occur first.
 - Clarify whether possible future investigation areas and special investigation areas form part of land needs to 2031.
 - Two short-term Bonville parcels (i.e. BIG Resort) are inconsistent with Department of Planning advice for settlement west of highway. Strategy needs to show how these form logical components of the ultimate village development at Bonville.
 - NBV – if planning a self-contained village isn't possible, then consider expanding industrial lands into the valley.
 - Rural residential land issues – decide whether DG Clause 20 of NCREP approval is sought or whether to update 1999 Rural Residential Strategy.
 - Consider farmland-mapping issues when maps become available.
 - Coffs LGA already has an immediate supply of zoned land to meet short and medium term demand.
 - Council needs to justify demand if it wishes to reduce timeframes for greenfield development areas.
-

Marine Parks Authority

- Incorporate predicted climate change into planning documents (sea level rise up to 0.88m over next 100 years).
- Map SIMP in Strategy, and provide non-developable buffers to SIMP (50-100m from the predicted 100 year sea level).
- Protect wetlands south of Corindi Beach.
- Protect Arrawarra Headland.
- Protect saltmarsh & wetland areas of Corindi River system.
- Improve operation of sewerage pump stations.

Department of Environment & Conservation

- Principles of compact city model have not been reflected in proposed investigation areas – should encourage infill development before greenfields development.
- Strategic actions would be strengthened if included implementation of actions and lists of responsible persons.
- While steep lands generally not appropriate for housing, some areas of cleared crests and valleys present further options for dense village style housing (e.g. West Korora Road).
- Need to put more emphasis on environmental sustainability matters in overall strategy.
- Areas identified for growth are supported provided that proper assessment occurs to protect environment and heritage issues.
- Areas of Bonville marked for short-term development (i.e. BIG Resort) not supported. Should occur after infill in Coffs, Sawtell and Toormina.
- Emphasis on expanding Coffs, Korora and Woolgoolga's populations before Moonee's.
- Development in Arrawarra needs to avoid high conservation significance areas – protect creek vegetation.
- Development zones should not extend all way up to highway – incorporate a buffer.
- Vary development areas on Map 8A to avoid lots containing high value vegetation.

NSW Department of Housing

- Wants to maintain and improve the development potential of its assets to meet housing needs, and also to promote housing affordability more generally.
 - Has undertaken an extensive review of its housing resources in the Coffs Harbour LGA. Several Department sites were identified for potential rezoning. The Settlement Strategy should allow for future rezonings of these lands.
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KEY ISSUES – PRIVATE SUBMISSIONS

ISSUE	NO. SUBS.
1 Pacific Highway upgrade	
• Want far western bypass – not inner bypass	623
• Aims / objectives of draft can't work with inner bypass	54
• Remove Strategy and/or inner bypass from Strategy	22
2 Supply and Demand Issues	
A. Increase land to Priority 1	
• Various areas	13
B. Add residential lands	
• North Boambee Valley	11
• Mullaway	5
C. Add rural residential lands	
• Gaudrons Road / The Mountain Way	16
• Convert banana lands to rural residential various locations	8
• Various other locations	15
D. Other	
• Solve use issues at Bakker Drive Park (access, uses, fence)	11
• 55m AHD zoning constraint around Coffs should be lifted	8
• Preserve green backdrop to city – urgent	6
• No residential development at Bonville	5
• Better investigate Hearnes Lake for development areas	5
• Consolidate development around city centres (i.e. compact)	5
• Better urban design necessary in whole LGA	5
• Keep Gaudrons Road transition zone or protected against development	4
• Increase densities of use (West High Street for residential; CBD fringe with mixed uses; special investigation area at Richmond Drive for residential; Department of Housing land in Bray and High Streets for residential)	4
• Issues with infill development (oppose high density Jetty, Sawtell)	3
• Use North Boambee Valley for industrial development	2
• Need for village core at Korora	1
• Provide industrial land at Bonville	1
• Provide industrial land at Hulberts Road	1
• Parking in CBD is issue	1
• Extend business zone at Woolgoolga	1
• Create business park near Park Beach (York Street)	1
• Avoid extending Mullaway	1
• Use only Englands Road part of NBV for industrial	1

This summary table documents those submissions relating to specific parcels of land and/or urban investigation areas, as well as Pacific Highway issues. Other requests for alterations or additions to Part 2 Strategic Directions are not summarised in this table.