



Coffs Harbour Local Growth Management Strategy 2020

Coffs Harbour to
2040 and beyond.



JANUARY 2020

Mayor's Foreword.

There are many things that make living in the Coffs Harbour local government area special, and we want to ensure that the growth anticipated in our urban areas enhance these qualities.

The aim of this Local Growth Management Strategy is to provide a coordinated, strategic and planned approach to cater for growth in our local government area to 2040. We've heard from the community that this needs to occur in a sustainable way, integrating new development with existing areas, retaining and enhancing unique identities and minimising urban footprint expansion.

To enable this, the strategy:

- looks at how and where projected population and employment growth is to be accommodated;
- reiterates and builds on the Community Strategic Plan's overarching vision for Coffs Harbour, and establishes a broad placemaking framework; and
- highlights the land use strategies Council will use to inform detailed planning investigations and controls including individual place manuals, the Local Environmental Plan, and the Development Control Plan to guide future development.

Acknowledgement of Country

Coffs Harbour City Council acknowledges traditional custodians of the land, the Gumbaynggirr people, who have cared for this land since time immemorial. We pay our respects to their elders, past, present and emerging, and commit ourselves to a future with reconciliation and renewal at its heart.



Strategic urban growth areas that have the potential to accommodate growth in the future are also identified at a broad level dependant on detailed investigations around constraints and infrastructure capacity.

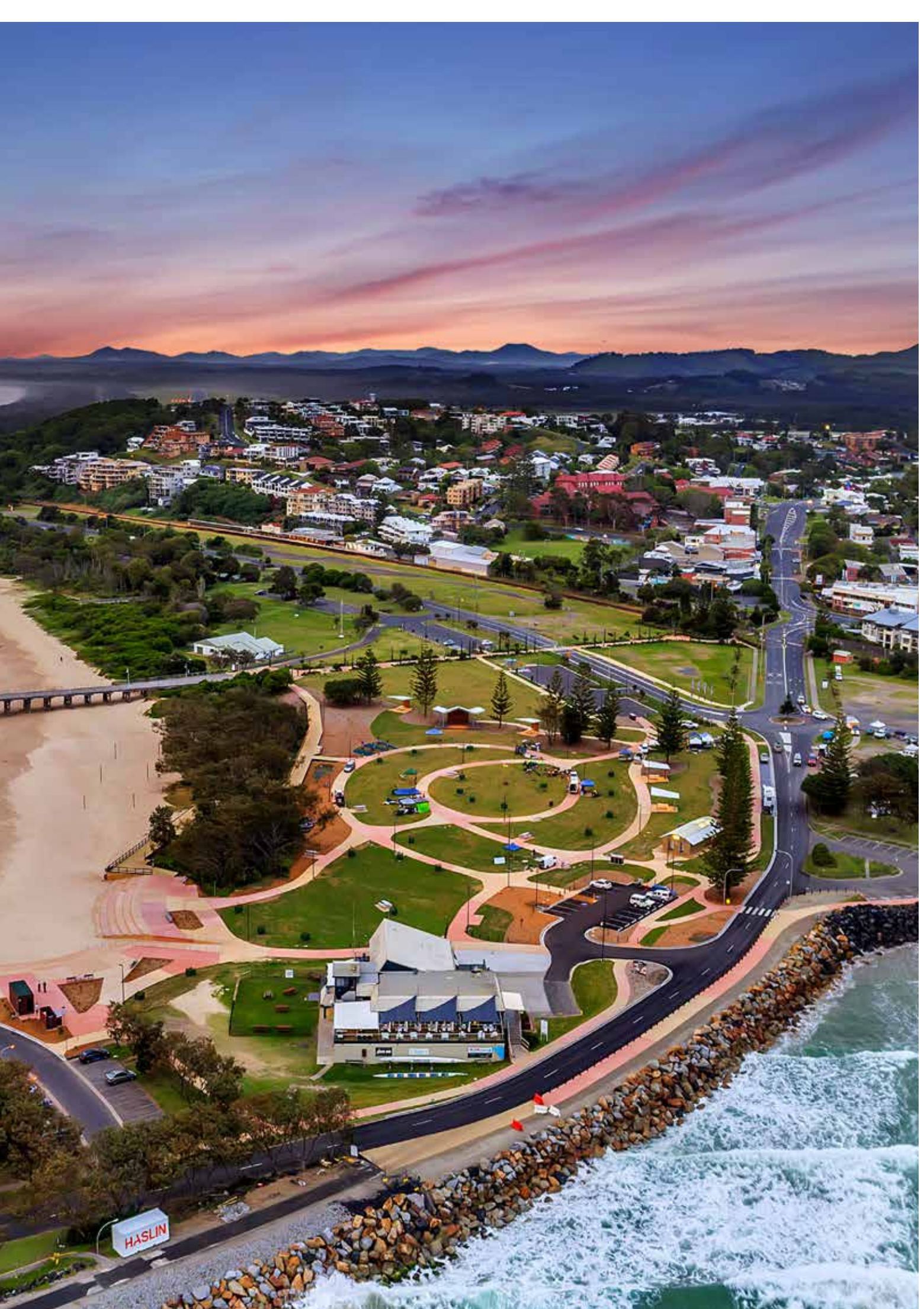
This strategy replaces the 2008 Our Living City Settlement Strategy. It is underpinned by the four key themes of the Community Strategic Plan:

- Community Wellbeing
- Community Prosperity
- A Place for Community
- Sustainable Community Leadership

A handwritten signature in black ink, reading "Denise Knight".

Cr Denise Knight | Mayor Coffs Harbour City Council





Actions Endorsed by Department of Planning, Industry and Environment

Chapters 1 - 4 of the Coffs Harbour Local Growth Management Strategy 2020 were adopted by Coffs Harbour City Council on 28 November 2019. The NSW Department of Planning, Industry and Environment (DPIE) endorsed these chapters on 13 January 2020. They are now able to be used by Coffs Harbour City Council for growth work to 2040 and to inform Council's Local Strategic Planning Statement 2020.

In endorsing Chapters 1-4, NSW DPIE advised that their endorsement is subject to detailed assessment of site-specific development constraints for the release areas at the structure plan or planning proposal stage, to confirm the overall suitability of the land for development as well as consistency with relevant State Environmental Planning Policies and Section 9.1 Directions, particularly in relation to issues such environmental value, agricultural significance, land use conflict, hazards, cultural heritage and infrastructure. Only when these investigations have been completed can it be determined whether the identified lands will be appropriate for more intensive development and rezoning.

DPIE further advised that the employment land investigation area post 2040 south of Bonville identified in Chapter 4 is not approved. This area has been excluded as it is inconsistent with the North Coast Regional Plan 2036 urban growth boundaries and is also beyond the scope of Council's 20-year strategy.

ABBREVIATIONS USED IN THIS PLAN

CSP	Community Strategic Plan
LGMS	Local Growth Management Strategy
CHCC	Coffs Harbour City Council
DPIE	Department of Planning, Industry and Environment
LEP	Local Environmental Plan
DCP	Development Control Plan
LGA	Local Government Area
LGMS	Local Growth Management Strategy

Coffs Harbour Local Growth Management Strategy
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1. Introduction

Coffs Harbour City Council currently has in place its Local Growth Management Strategy - Our Living City Settlement Strategy to 2031.

This updated Draft Local Growth Management Strategy (LGMS) looks at how we can plan for Coffs Harbour City Council's growing population and demographic changes over the next 20 years to 2040, as well as support business and employment growth. We need to protect our natural and built environment and heritage, local biodiversity and natural resources, whilst planning for liveable communities, hazards, amenities, transport improvements, local services, and the jobs our current and future population will need.

This strategy sets out the strategic direction and framework for land use and development in the Coffs Harbour LGA taking into account State, regional and local planning objectives, with a particular focus on the actions contained in the North Coast Regional Plan 2036.

This Strategy is part of a hierarchy of documents that work together to inform the Coffs Harbour Local Environmental Plan and Development Control Plan (as detailed in Figure 1.1).

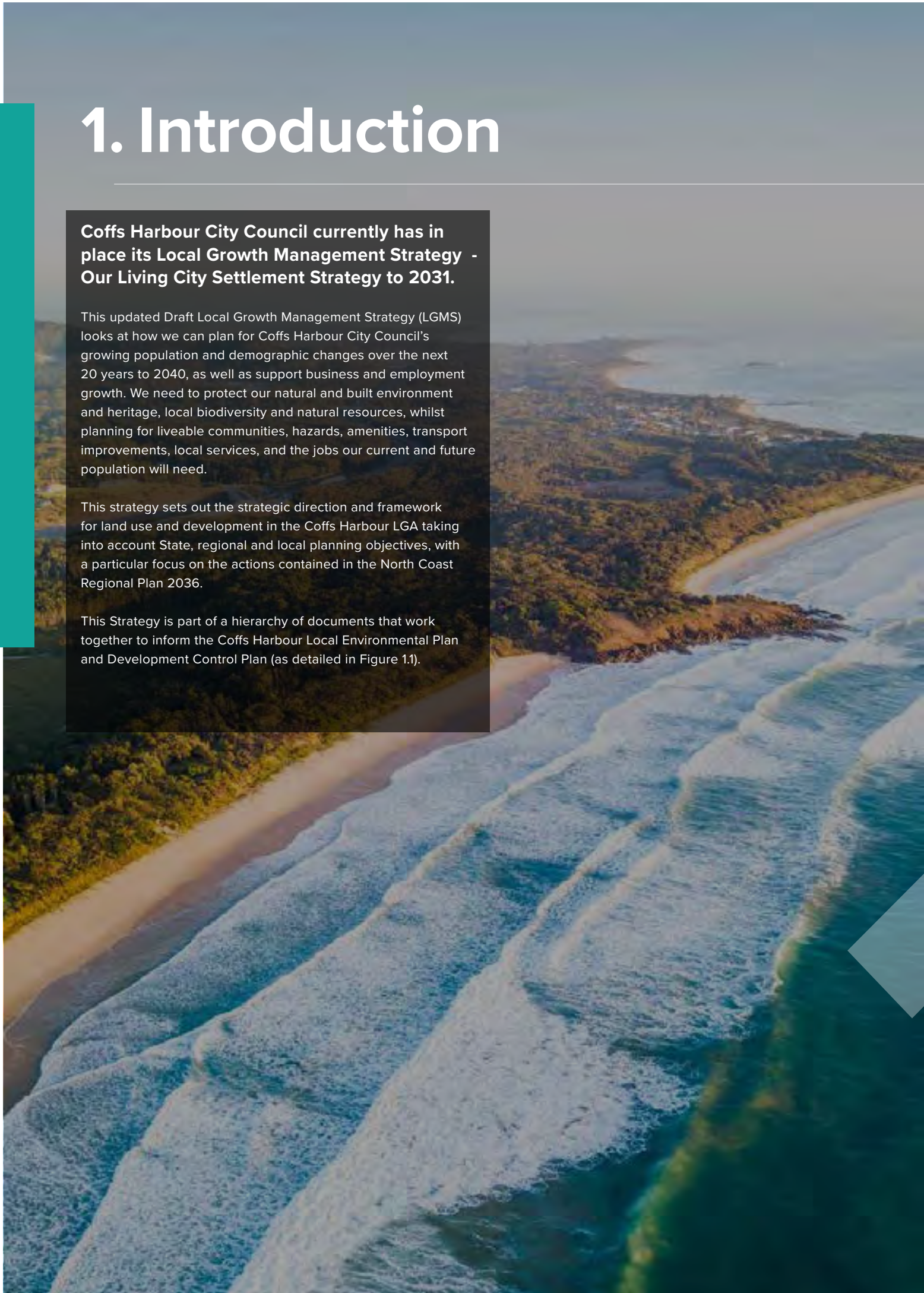




Figure 1.1 Relationship between planning documents

1.1 Overview

The overarching community vision for the future development of Coffs Harbour is as articulated in the MyCoffs Community Strategic Plan: Connected, Sustainable and Thriving.

As the region grows over the next twenty years, our aim is to develop well-designed communities that support and enhance the local character, provide active lifestyles and engender current and new residents with an ongoing sense of wellbeing and belonging. To do this, broad placemaking principles are provided, along with a series of actions which will help inform other key Council documents. The Local Growth Management Strategy outlines the evidence base of the growth trends, the resulting strategies, and actions that inform a co-ordinated response.

This Local Growth Management Strategy encompasses the future growth and management of:

- residential and mixed use land delivering both infill development and carefully managed urban expansion in already planned greenfield areas (supplemented by long-term compact development options);
- rural lands and large lot residential lands in appropriate areas, delivering viable agriculture and supporting the natural environmental values;
- employment lands delivering a strong business centre hierarchy and ensuring that industrial lands are located in suitable areas to minimise land use conflicts;
- tourist uses balancing competing concerns for supporting the tourism economy and protecting residential amenity; and
- key opportunities for transport and infrastructure.

1.2 Purpose of the Local Growth Management Strategy

The Coffs Harbour Local Growth Management Strategy has been prepared by Council to achieve the directions and actions contained within the North Coast Regional Plan and to align with the Settlement Planning Guidelines endorsed by NSW Planning and Environment. The Strategy is the mechanism to support effective and integrated planning across the Local Government Area (LGA), and to guide the preparation of updates to Council's Local Environmental Plan and Development Control Plan.

The vision for the North Coast in the Regional Plan is “the best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities”. Coffs Harbour, as a Regional City, is identified as one of the growth anchors for the North Coast, delivering new jobs, and more diverse housing as well as high-quality essential services. The vision for Coffs Harbour as it grows into a regional city is derived from the aspirations of the community is “**Connected, Sustainable, Thriving**”.

The purpose of the Local Growth Management Strategy is to: -

- provide an agreed approach to land use management and change in the local government area;
- inform the location and extent of land use zoning;
- establish placemaking principles; and
- inform other key Council documents that influence or are affected by the management of land use growth.

Council is seeking to provide strong leadership in terms of both the nature and location of growth for the next twenty years and beyond.

Once adopted, the Local Growth Management Strategy will be in place until 2040. Council will monitor development and growth over the life of the strategy to ensure that planning and growth management approaches remain relevant and up-to-date.

All future requests for Local Environmental Plan amendments should demonstrate:

1. How they have considered and addressed the overarching aims of this Strategy
2. How they respond to the placemaking principles in this Strategy

Local Growth Management Strategies are used to provide guidance to the community, developers and Council, and are designed to reflect the directions and actions contained within the North Coast Regional Plan 2036. They identify where growth areas are located.

1.3 Context

The Coffs Harbour LGA is strategically positioned in the mid north coast of New South Wales, about 540 kilometres north of Sydney and 440 kilometres south of Brisbane. It is bounded by the Clarence Valley Council area in the north and west, the Pacific Ocean in the east, and Bellingen Shire in the south.

With an estimated resident population of 74,670 (ABS 2016 Census ERP) persons as at June 2016, the LGA encompasses a total area of 1,173.7 km² of land stretching from Red Rock in the north, south to Bundagen, and west past Brooklana and Lowanna.

The traditional home of the Gumbaynggirr people, Coffs Harbour was opened up by European settlers in the second half of the nineteenth century. It has since evolved from an agricultural centre into a vibrant, coastal city with an expanding economy. Coffs Harbour is the area's regional city

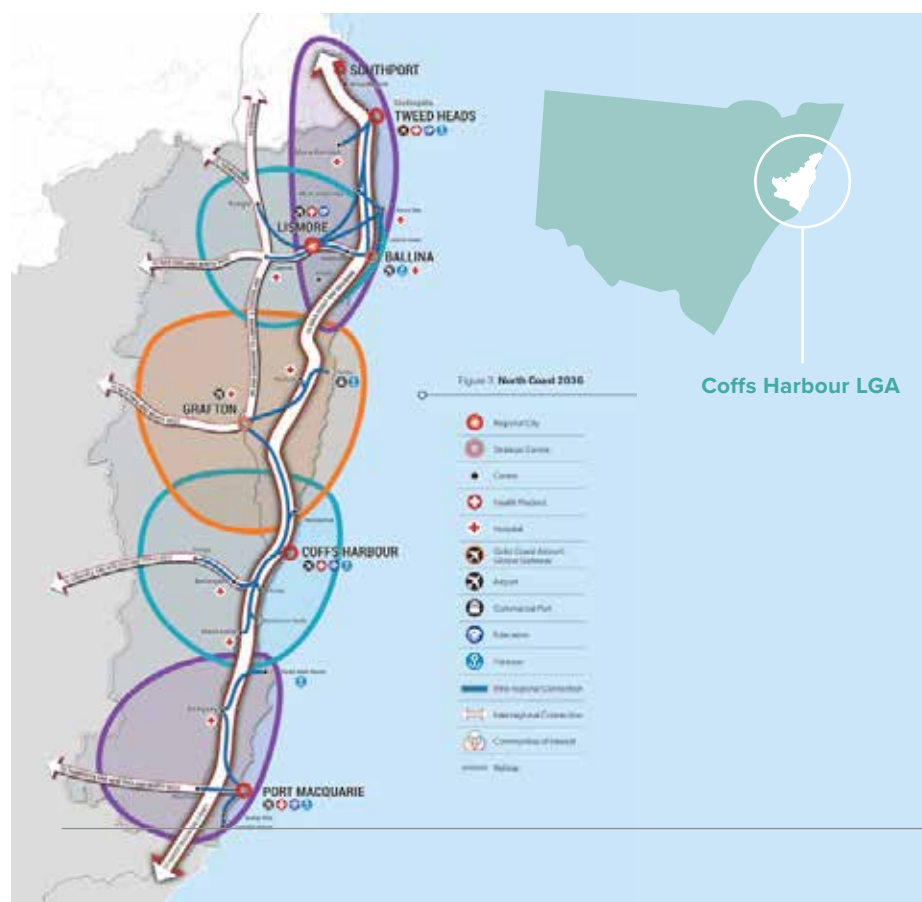


Figure 1.2 Context of Coffs Harbour in the Northern Region of NSW.
Source: North Coast Regional Plan 2036

(Figure 1.2). It provides a significant share of the region's housing and jobs, and delivers a variety of high-level services, including civic, entertainment and cultural venues.

Local services and jobs are also available at other centres such as Woolgoolga and Sawtell. Industry and service anchors like the Coffs Harbour Regional Airport and the Health and Education campuses support a growing and diverse economy which also includes the digital innovation and creative industries sector. Tourism, retail, manufacturing and construction, and government services also provide employment opportunities.

The agricultural hinterland is highly productive and includes broadacre crops, flowers, citrus fruit, grapes, vegetables, wool, milk, eggs, livestock, crops for hay and other fruit. The other fruit sector accounts for the majority of the overall value of agricultural production in Coffs Harbour, mainly attributed to the nationally

significant blueberry industry. The rural lands chapter of the Local Growth Management Strategy addresses interface and other issues related to rural use and development in more detail.

The region is renowned for its ecological diversity. Half of the LGA is dedicated as reserves, parks, National Parks and State Forest holdings including the Bongil Bongil and Bindarri National Parks – and is bounded offshore by the Solitary Islands Marine Park. It is valued as a desirable place to live and as a popular holiday destination. It is served by the Pacific Highway, the north coast railway line, Coffs Harbour Regional Airport and international marina. Coffs Harbour is said to have one of the best climates in Australia with subtropical temperatures, cooling sea breezes and mild winters.

The area has become a destination for international and national sporting events like the World Rally Championship, and is home to the Big Banana.

As at 2016, the Coffs Harbour LGA includes:

- 29,200 rateable properties;
- 968 km of Council roads;
- around 140 km of footpaths and cycleways;
- around 2,500 ha of reserves, parks and sporting fields; and
- 78.8 km of coastline.

The LGA is currently made up of coastal and hinterland villages, towns and localities and has several key employment areas. To understand the key challenges and opportunities that come with growth and further urbanisation, a review of global, national, regional and local trends and issues has been undertaken. This will assist to inform areas of focus for the LGA (refer Section 1.4 of this Strategy for further information).

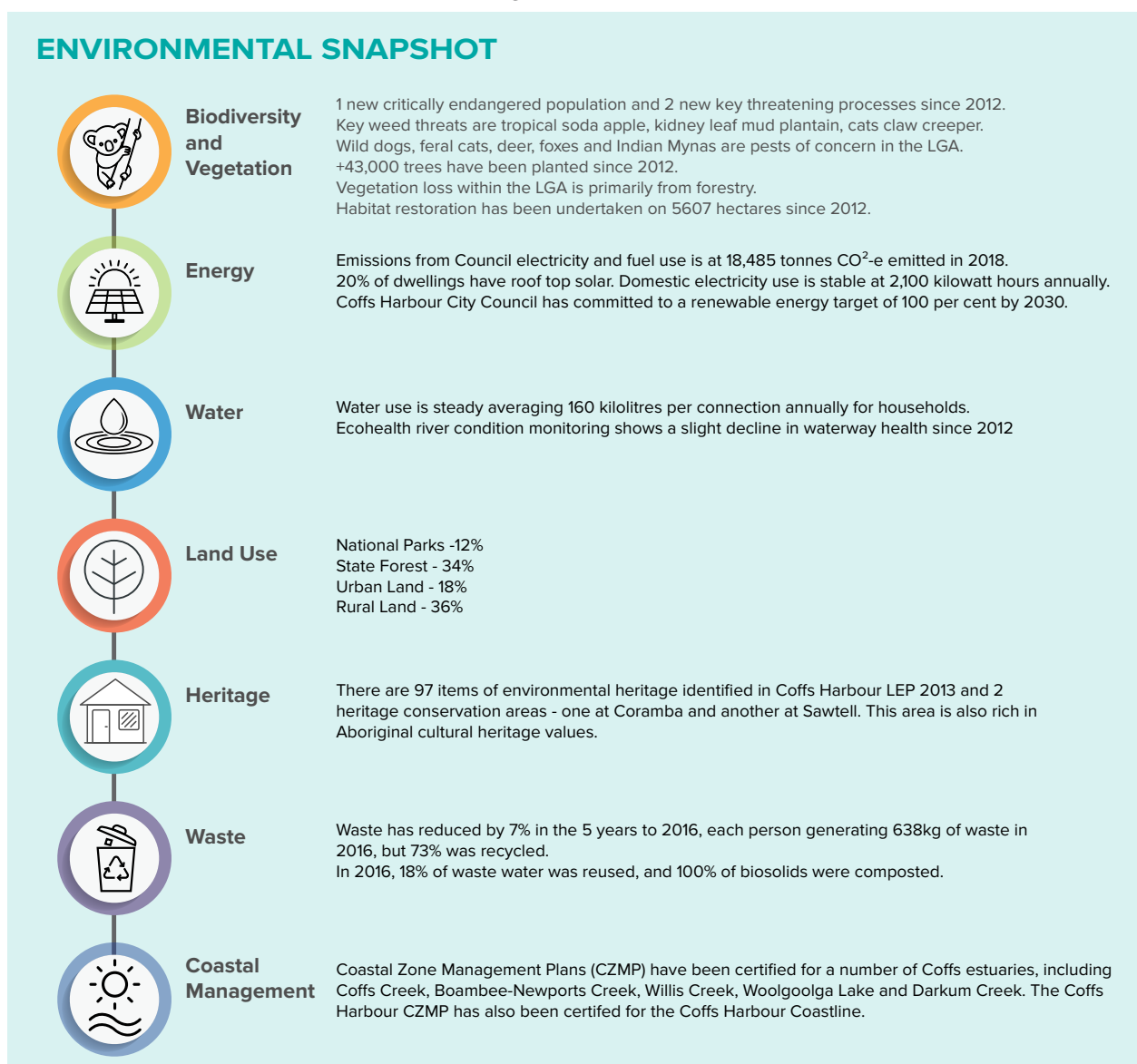


Figure 1.3 Environmental Snapshot.

Source: State of the Environment Report Card 2016 and Coffs Harbour Local Environmental Plan 2013

Social Snapshot

Coffs Harbour has a growing and diverse demographic profile, and its residents have evolving housing and accommodation needs.

A summary of current key characteristics of the Coffs Harbour population and households is summarised in Figure 1.4.

Economic Growth

A summary of recent statistical indicators shows that commercial development and property investment in Coffs Harbour have grown in recent quarters, leading to strong economic growth across the region (Figure 1.5).

As at 2016, key highlights of the local economy include:

- The Gross Regional Product (GRP) for Coffs Harbour increased in real terms

by 2.4% to \$3.22 billion in 2015/16¹.

- There were over 5,592 local businesses in Coffs Harbour in 2016/17².
- The unemployment rate for Coffs Harbour was 7.82% in the March Quarter 2018, above the Mid North Coast (5.42%) and for New South Wales (4.9%)³.
- The value of non-residential building approvals in Coffs Harbour has risen substantially from the 2016/17 year from approximately \$17m to \$60m plus (2017/year to April 18⁴).

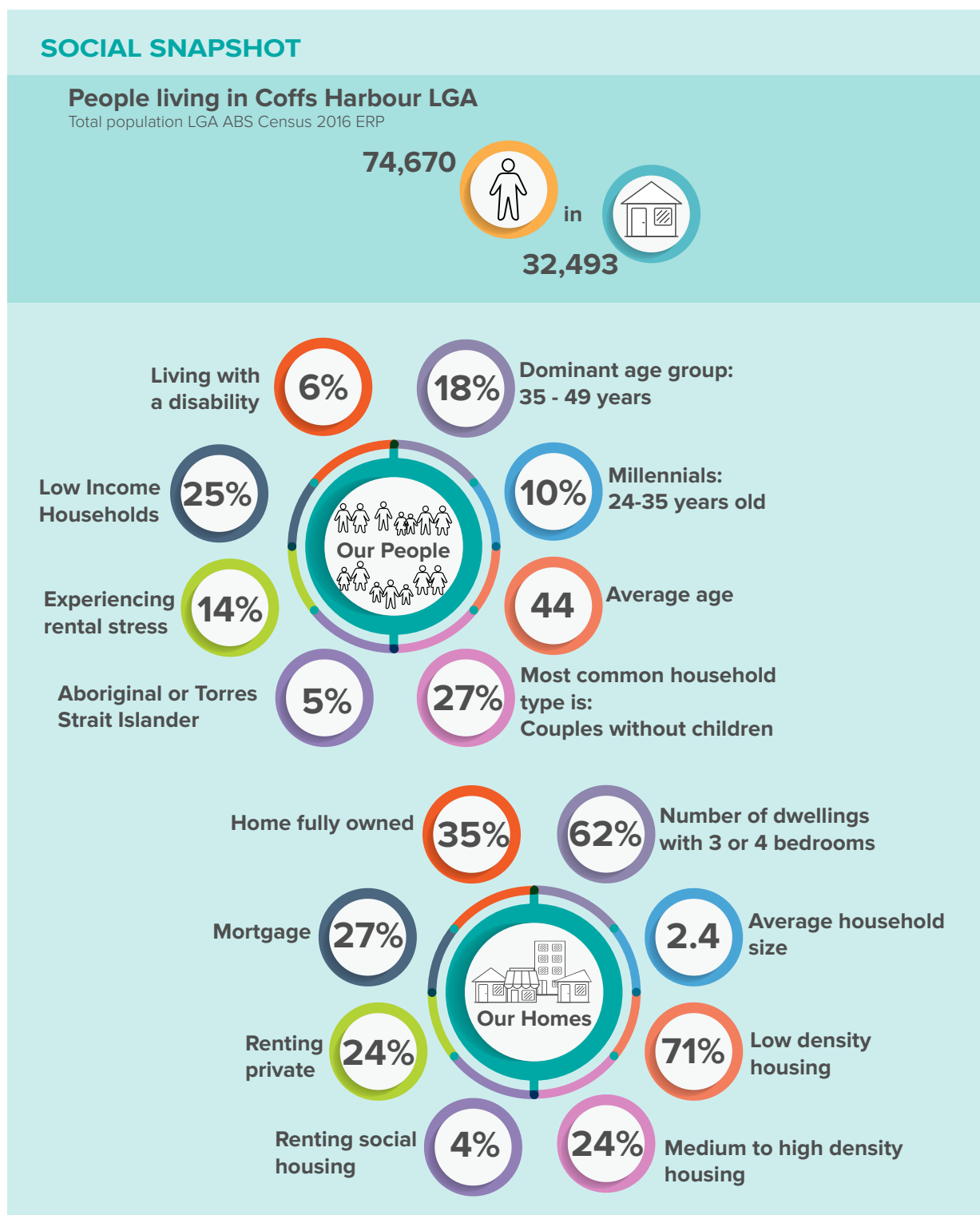


Figure 1.4 Social Snapshot.
Source: ABS Census 2016

- The average gross rental yield for separate houses in Coffs Harbour was 4.8% as at June 2017, significantly higher than the average for NSW (3.7%)⁵.
- There is a high jobs to worker ratio in Coffs Harbour LGA (0.99 jobs for every resident⁶). However, there is a significant number of jobs occupied by residents of surrounding LGAs (approximately 2,272 jobs⁷).

Council's Economic Development Strategy 2017-2022 has identified three key strategic objectives:

- Grow Coffs Harbour's capacity to become a more diverse economy.
- Attract younger people to provide vitality, fill jobs and provide services, and increase the city's economy of scale.
- Attract business investment and skilled workers, energy and ideas.

In its Economic Development Strategy 2017-2022, Council has outlined its intention to focus on the digital economy, the food manufacturing and agribusiness economy and the visitor economy. This work aligns with the more recent Coffs Coast Regional Economic Development Strategy 2018-2022.

A snapshot of the employment profile and local economy of Coffs Harbour is shown in Figure 1.5. Around 88% of resident workers live and work in the Coffs Harbour LGA and on average, worker productivity is shown below the NSW average in all industries except for mining and agriculture (Profile ID).

Tourism

In 2017, the Coffs Harbour LGA was one of the most visited areas by tourists on the North Coast with 1.6 million visitors and a tourism spend of \$525 million. Most visitors are domestic, with international visitors representing only 5% (DPIE 2017). Visitation to Coffs has been relatively flat since 2011, and the Coffs Coast Tourism Strategic Plan 2020 identifies that there is a negative visitor perception of Coffs

Harbour due to ageing infrastructure. The North Coast Regional Plan 2036 notes the need to identify opportunities to expand nature based, adventure and cultural tourism assets including Solitary Islands Marine Park.

Coffs Harbour Regional Airport is 4km south of the city centre and is an important driver of the economy. Between 2000 and 2016, airport passengers grew by 134%. A funding commitment by the NSW Government was made to upgrade the airport. Works are now completed and the airport can now process over 1,000 passengers per hour during peak periods (Coffs Harbour Airport website).

Important trends in tourism for Coffs are:

- domestic visitors are staying for shorter periods;
- attracting older demographics; and
- attracting higher proportion of business travellers.

The Coffs Coast Tourism Strategic Plan 2020 was endorsed in 2016. It identifies the potential for Coffs Harbour to boost its tourism market by developing new accommodation types and leveraging its hinterland to grow the tourism offer. The Marine Park, Jetty Foreshore and other coastal, hinterland, cultural and heritage assets, can all be utilised to grow the tourism industry.

An emerging issue to resolve in the Coffs Harbour LGA is the growth of short-term rental accommodation with around 2,000 online listings. Balancing the opportunities associated with this emerging trend with potential impacts on local residents is paramount.

The NSW Government is currently considering a new regulatory framework to govern short-term rental accommodation (Department of Planning, Industry and Environment (DPIE) 2017). Careful planning is required to ensure land for the tourism economy is available.

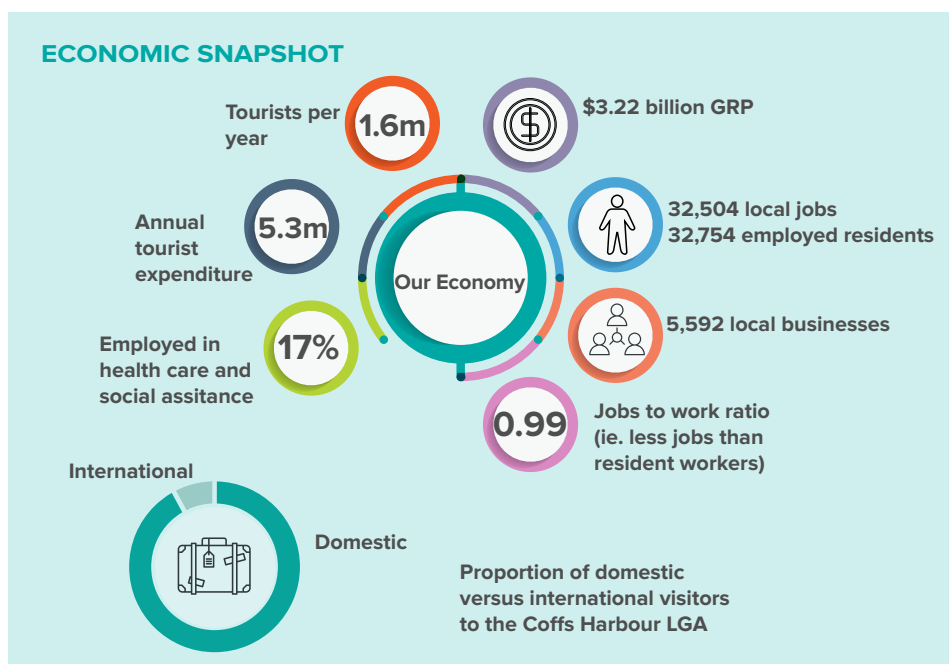


Figure 1.5 Economic Snapshot.

Source: Compiled and presented in economy.id by profile.id

¹ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population expert as viewed at <https://economy.id.com.au/coffs-harbour/gross-regional-product>

² National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population expert as viewed at <https://economy.id.com.au/coffs-harbour>

³ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population expert as viewed at <https://economy.id.com.au/coffs-harbour/unemployment>

⁴ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population expert as viewed at <https://economy.id.com.au/coffs-harbour/value-of-building-approvals>

⁵ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population expert as viewed at <https://economy.id.com.au/coffs-harbour/rental-listings>

⁶ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population expert as viewed at <https://economy.id.com.au/coffs-harbour/Employment-capacity>

⁷ National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population expert as viewed at <https://economy.id.com.au/coffs-harbour/workers-place-of-residence-industry>

Industries

The area also supports a highly productive agricultural hinterland, including the nationally significant horticulture industry. Jobs growth to 2011 indicates strong growth in health care, social assistance and construction.

The area has a growing and diverse economy based on services and industry anchors like the Cultural and Civic Precinct in the Coffs Harbour City Centre, Coffs Harbour Regional Airport and the Health and Education campuses. The North Coast Regional Plan 2036 identifies the development of health, education and aviation precincts to drive opportunities in new sectors.

The notion of precincts around these anchor tenants is indicative of the need to approach economic development from the perspective of placemaking (as outlined in Chapter 3). The delivery of the National Broadband Network has facilitated a growing digital innovation sector and collaborative partnerships with adjoining local government areas. These adjoining areas have growing creative, manufacturing and transport industries that will facilitate new employment opportunities in Coffs Harbour and the Mid North Coast.

Transport & Infrastructure

Coffs Harbour's primary transport infrastructure is its road network. The Pacific Highway creates a north-south spine through the LGA and lower order collector and local roads run directly off the Pacific Highway. Coffs Harbour is also serviced by the Coffs Harbour Regional Airport and the North Coast rail line which runs from Sydney to Brisbane (Sawtell and Coffs Harbour stations) with 2-3 daily services.

The key challenge

An RMS study undertaken in 2004 found that: "The linear form of urban settlement together with the low housing density has made it difficult to develop an affordable public transport system within the Coffs Harbour LGA. Cars are the most commonly used form of transport in the study area, representing almost 80% of road travel (CHCC, 2000). This reliance

on cars is not only undesirable with respect to the environment, but at odds with Coffs Harbour's social structure which comprises lower household incomes and a higher proportion of elderly than the State average." (RMS 2004)

The most significant committed funding initiative is the Coffs Harbour Bypass in the May 2018 Federal Budget. Other Transport for NSW (TfNSW) initiatives include:

- using a Movement and Place Framework to plan our road network

and allocate road space in a way that improves the liveability of places;

- improving east-west crossings of the Great Dividing Range
- improving regional public transport; and
- increasing active transport mode share.

Medium-to longer-term projects flagged in the Future Transport Strategy 2056 (TfNSW 2018) are:

- Waterfall Way corridor improvement initiatives for investigation (0-10 years) for better east-west connections to the New England North West region;

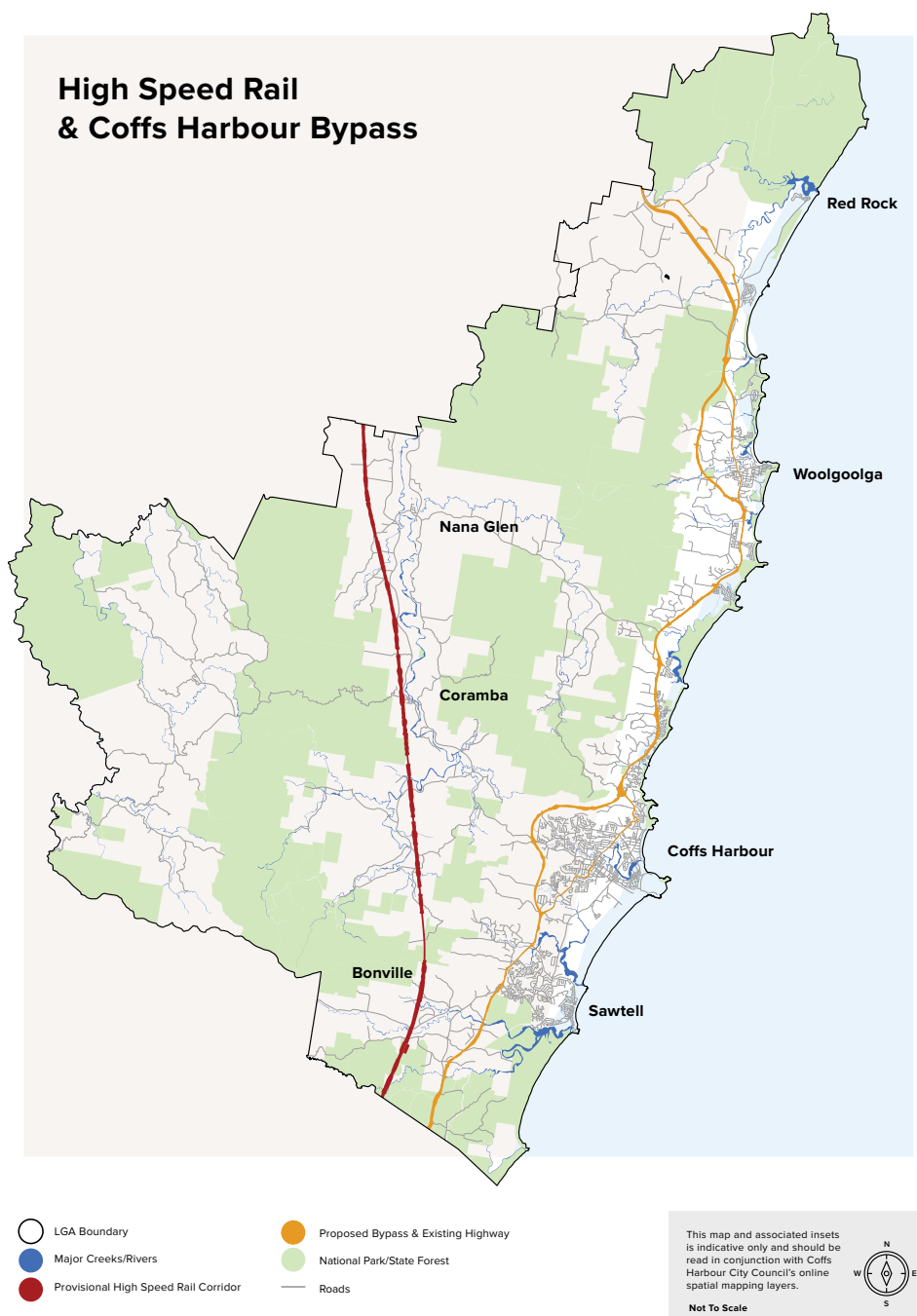


Figure 1.6 Coffs Harbour proposed Bypass and High Speed Rail corridors

- Coffs Harbour/Yamba cruise terminal/ infrastructure development Initiatives for investigation (10-20 years); and
- corridor protection for Higher Speed Connections Initiatives for investigation (10-20 years).

The high speed rail corridor options are identified in studies undertaken by Infrastructure Australia (refer Figure 1.6 previous page). Bonville is identified as one of the few locations with sufficient level land to accommodate a station.

Key opportunities for transport and infrastructure

- A more compact settlement form, with an intensification of land use, will assist in making active and public transport services more viable.
- Improving public transport in Coffs Harbour with different bus service models and adoption of new technologies such as on-demand transport
- Funding of active transport networks to make walking and cycling easier and planning for new technologies such as e-bikes and e-scooters.
- Using a Movement and Place Framework to improve centres and residential streets while providing efficient movement of people and goods

- Planning for potential residential development linking with a high speed rail corridor at Bonville post 2040.

Community services and facilities

The North Coast region as a whole is generally well supplied with community services and facilities. Coffs Harbour is a base for the provision of local and regional community services, with approximately half of all the community services concentrated in the Coffs Harbour Central area.

In summary, the facilities available are:

- 36 schools (includes public and independent);
- one university and a TAFE campus;
- 23 aged care facilities; and
- 10 community centres.

More community facilities may be required in areas where the population is growing, including facilities for community meetings/functions, libraries and more informal facilities.

Cultural Facilities

Coffs Harbour LGA hosts a number of facilities and spaces that are managed by public and private providers that support the cultural and artistic aspirations of our community. These include library services, a Regional and other galleries, museum, conservatorium, flat floor and smaller raked performing arts spaces/ theatre.

There are limitations with the current cultural infrastructure provision and areas for further planning include indoor and outdoor performing arts spaces, indigenous cultural centre and spaces/ precincts for cultural and creative industries sector development.

Informed by the City Centre Masterplan Council is undertaking a major regional project to revitalise the cultural facilities on offer through the development of a Cultural and Civic precinct which will include:

- A new state of the art Central Library, Regional Museum and Regional Gallery
- A co-working and digital workshop space.
- A multi-purpose meeting space also to be used for Council meetings and
- Council customer service and administration offices.



Sport and Recreation

Recreation facilities in the area are largely associated with the beach, natural environment and hinterland. The most popular recreation venues and activities are visiting clubs or restaurants, visiting foreshore beaches and reserves, picnics and barbecues at public recreation areas; and visiting parks and gardens.

The C.ex Coffs International Sports Stadium within the Coffs Coast Sport and Leisure Park attracts national and international events, and sport injects around \$30 million a year into the local economy.

The LGA area contains:

- 27 multipurpose sports field venues, which are managed either directly by Council, lease or other, supplemented by many single use facilities eg. netball, tennis, hockey; and
- 4 public swimming pools in Woolgoolga, Coffs Harbour, Sawtell and Nana Glen.

The Coffs Harbour Sports Facility Plan (2016) identifies a plan to meet community needs for sporting facilities to 2030.

Health

The Coffs Harbour Health Campus was opened in 2001. It provides a wide range of community and allied health services and is a teaching and research hospital. It is the major referral hospital for the Mid North Coast Local Health District providing specialist services to residents in Coffs Harbour, Bellingen and Nambucca.

Planning for the new Southern Cross University Allied Health Centre will add capacity to the growing demand in health care education in coming years, adding courses and facilities for students in pathology, occupational therapy, nursing, midwifery, psychological science and sport and exercise science. Importantly planning for the new health centre can be coordinated with the upgrade to the C.ex Stadium to revitalise the area in support of an integrated health, sport and education precinct.

1.4. Global trends influencing local responses

Global megatrends influence the way Council and the Coffs Harbour community needs to respond to protect and enhance quality of life, economy and environment. Below the global megatrends and the global challenges are outlined.

Global Megatrends

The CSIRO has completed an analysis of the global magatrends that will be of most influence in Australia. It is imperative that strategic planning considers the implications.

- **More from less** - The earth has limited supplies of natural mineral, energy, water and food resources essential for human survival and maintaining lifestyles. Conserving resources through science, technology, the way we do business and our lifestyles will need to adapt backed by robust government policy.
- **Going, going...gone** - Many of the world's natural habitats, plant species and animal species are in decline or at risk of extinction. The human footprint must be more carefully managed in the future to protect biodiversity resources.
- **The silk highway** - Coming decades will see the world economy shift from west to east and north to south. Trading partners, our produce and our tourism offerings will need to adapt to rising middle classes in Asia, South America and Africa.
- **Forever young** - The ageing population is an asset. Australia and many other countries that make up the Organisation for Economic Cooperation and Development (OECD) have an ageing population. However, retirement savings gaps and rising healthcare expenditure pressures will also be increasingly influential.
- **Virtually here** - This megatrend explores what might happen in a world of increased connectivity where individuals, communities, governments and businesses are immersed into the virtual world to a much greater extent than ever before. Impacts on retail models, how and where people work, city design and transportation models will need to adapt.
- **Great expectations** - This is a consumer, societal, demographic and cultural megatrend. It explores the rising demand for experiences over products and the rising importance of social relationships. Fostering social interaction in our communities will become of primary importance.

Similarly, analysis of global development challenges outlined by the OECD and Infrastructure Australia is summarised in Table 1.3.

Table 1.4 outlines how this relates to the North Coast region context and the Coffs Harbour LGA local context.

Source: Global Megatrends – The 2012 revision (CSIRO) <https://www.csiro.au/en/Do-business/Futures-Reports/Our-Future-World>



Source: Seen Australia

Table 1.3 - Development Trends

Global development challenge	
Managing urban growth	<ul style="list-style-type: none"> Rapid expansion of urban areas can lead to social inequalities and geographic divides.
Building competitive cities	<ul style="list-style-type: none"> Fostering competitiveness, innovation and sustainability. Access to affordable high speed broadband, efficient public transport and infrastructure. Competing for commerce and skilled labour, improving performance, aligning workforce availability and capacity to meet demand, support education, research and innovation.
Social challenges	<ul style="list-style-type: none"> Affordable housing; integration in the labour markets; demographic change including rapid ageing putting stress on infrastructure, health and education. Supporting urban development that supports ageing in place, is socially inclusive and is integrated with surrounding community facilities. Diverse dwelling forms and sufficient affordable housing options across all tenures including home-ownership, private rentals, social housing and crisis accommodation, to accommodate people for short or longer periods at different points in their lives.
Climate change and environmental damage	<ul style="list-style-type: none"> Driven by unsustainable production and consumption patterns leading to extreme weather events and flooding. Pressure on natural resources and stresses in water supplies. Promotion of transport decarbonisation, walking and cycling.
Sustainable management of natural resources	<ul style="list-style-type: none"> Reducing resource consumption and waste, improving water, energy and food security.
Sustainable urban finance	<ul style="list-style-type: none"> Traditional and new funding mechanisms, cost recovery, public private partnerships, monitoring performance of local services.
Quality of life	<ul style="list-style-type: none"> Social interactions, variety of services and local goods (including good public services), landscape and the built aesthetics, accessibility, energy costs.

Source: Adapted from <https://www.oecd.org/urban/roundtable/45159707.pdf> and http://www.un.org/en/development/desa/policy/wess/wess_current/wess2013/Chapter1.pdf
Adapted from http://infrastructureaustralia.gov.au/policy-publications/publications/files/Our_Cities_National_Urban_Policy_Paper_2011.pdf



Table 1.4 Regional and local development trends

Regional and local trends	
Focus growth in cities and centres	<p>Directing growth to locations that do not compromise the natural environment will ensure the region grows sustainably and in line with community aspirations. This approach protects the sensitive coastal strip, productive farmland and land with significant environmental and cultural values for current and future generations.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Evolving housing and accommodation needs. • Managing the growth of the population that Coffs Harbour is anticipated to expect by 2040. • Accommodating Coffs Harbour's changing age structure to ensure that there is adequate age based health and community services. • Planning for appropriate dwelling typology outcomes (noting the tertiary education age bracket is low in the LGA). • Ensuring that local planning provisions provide for residential choice, quality and design options to allow for ageing in place, housing diversity and affordability as the population changes over time.
Manage natural hazards	<p>Managing natural hazards can involve developing innovative ways to manage water, harness renewable energy and prepare for the impacts of climate change.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • The need for appropriate planning controls for areas at risk. • Guidelines for development to ensure built-form and infrastructure resilience.
A thriving economy	<p>Developing inter-regional and cross-border links, growing farming and tourism sectors, high-quality infrastructure and a unique environment. Leveraging these assets will grow jobs and the economy over the longer term.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Opportunities for job growth to attract and retain younger people, and professional and skilled workers. • Capitalising on the improvements to inter-regional links as a result of the Coffs Harbour Bypass.
Infrastructure delivery	<p>Continued infrastructure delivery will be required to support the growth of the region's communities and economy. Greater connectivity provided by the Pacific Highway upgrade should increase these opportunities.</p> <p>The NBN will continue to provide people with more options to enjoy the region's lifestyle while accessing wider markets.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Preparing for the Coffs Harbour bypass and the issues and opportunities that presents. • Ensuring that growth areas, in particular, can be adequately serviced.
Vitality of business centres	<p>Growing cities and centres as the principal focus of employment for commerce and retail sectors as well as for social activity will support tourism, foster a strong sense of place and service growing populations.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Supporting centres by delivering a critical mass of residents within the centre. • Ensuring the vitality of the tourism industry to further support centres while balancing the needs of long-term residents.
Employment land	<p>An appropriate supply of employment land will need to be identified in locations that are supported by freight access and protected from encroachment by incompatible development.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Ensuring adequate supply of well-located employment land. • Exploring opportunities for job growth to attract and retain younger people, and professional and skilled workers. • Partnering with neighbouring Council's to enable adequate supply of industrial land that cannot be provided in the LGA due to land based constraints.

Regional and local trends	
Well-designed communities	<p>Precinct planning can be used to support local character; active lifestyles; provide residents with a greater sense of wellbeing and belonging; plan urban renewal and expansion; coordinate development and infrastructure; protect the local character and environmental values of an area; and establish stronger relationships between communities - supported by appropriate social infrastructure to respond to local needs.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Delivering a placemaking framework to shape its towns, villages, precincts and places. • Enabling the type of development outcomes required to meet growth and future needs.
Heritage	<p>Aboriginal cultural heritage and communities will be respected and supported as the region grows. Links with heritage also contributes to the identity of a local community and its sense of place and belonging.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Ensuring local heritage is captured and investigate opportunities to protect the area's Aboriginal and non-Aboriginal heritage.
Housing choice & tourism accommodation	<p>Future housing will be directed to locations that can accommodate more housing and that have existing or planned infrastructure and services. Pursuing suitable housing densities in the right locations will create a more compact urban footprint and protect significant environmental areas.</p> <p>Housing that meets the needs of residents on a range of incomes will also be important in addressing affordable and social housing to help reduce social disadvantage and provide shelter.</p> <p>Balancing the need to support a thriving tourism economy and protecting residential amenity will be critical.</p> <p>What this means for Coffs Harbour:</p> <ul style="list-style-type: none"> • Ensuring the local planning provisions provide for residential choice, quality and design options to allow for ageing in place, housing diversity and affordability as the population changes over time. • Addressing the pressure for the conversion of tourist resorts to housing lots as Short-Term Rental Accommodation leads to affordability and amenity issues.

Source: North Coast Regional Plan 2017



1.5. Methodology

The preparation of the Local Growth Management Strategy has been undertaken over an extended period.

Process:

Preparation of the Local Growth Management Strategy involved the following steps:

- **Desktop review** of existing studies and information. Key guiding documents include:
 - » The Community Strategic Plan (MyCoffs); and
 - » The North Coast Regional Plan 2036.
- **Community consultation**, with responses informing the overall approach, placemaking principles and recommendations.
- **Analysis of expected population growth** and population profile using data provided by the NSW Department of Planning, Industry and Environment, Australian Bureau of Statistics, profile.id and ARUP as outlined in Section 2.1 of this Strategy.
- **Analysis of supply and demand** for various land uses drawing on:
 - » population projections;
 - » the current capacity of land based on up-to-date information regarding subdivision and development applications;
 - » development projections; and
 - » housing and employment trends
- **Analysis of existing growth** areas and potential infill opportunities.
- **Key parameters** such as the ability of the urban structure to accommodate densification; the current and potential planning controls that could apply to certain localities; analysis of lot size and strata patterns; conversion rates to 2040.
- **Liaison** with the NSW Department of Planning, Industry and Environment.

Specific Issues:

To plan for and manage population growth, it is important to understand the issues influencing supply and demand for various land uses within the LGA. For residential, large lot residential and employment land uses, the LGMS needs to estimate the legitimate demand for each land use and consider whether there is sufficient land supply to meet future needs.

The following matters and issues have also informed the Local Growth Management Strategy:

- Changes in population and demographic profile and future trends.
- Outcomes of the 2016/17 Housing and Land Monitor.
- Land supply opportunities and constraints.
- Estimates of the capacity for infill and renewal in the existing urban footprint to minimise impact on environmentally and culturally sensitive land, heritage and scenic values, and agriculturally significant land.
- Infrastructure delivery to maximise efficiency of land use planning and the cost burden to the community.
- Balancing land use planning to ensure that employment land needs are protected.
- The amount of land to be released for residential land uses is addressed in Chapters 4 and 7 of this Strategy.
- The amount of land to be released for large lot residential and employment land uses are addressed in Chapters 6 and 8 of this Strategy.

1.6. Community consultation

To maximise feedback during development of this Strategy, a multi-pronged community consultation approach was taken including:

- Online survey (258 responses).
- Post cards for quick feedback (165 responses).
- Workshop 1 – Coramba.
- Workshop 2 – Woolgoolga.
- Jetty Markets drop in sessions, Coffs Harbour.
- Workshop 3 – Sawtell.

Feedback was specifically elicited on the following matters:

- land use and development outcomes in local neighbourhoods;
- supporting jobs and business opportunities in local neighbourhoods;
- improving the quality of the urban environment and making local neighbourhoods more people-friendly;
- what makes the character of local neighbourhoods unique or special;
- comments and suggestions for consideration by Council for local areas and the broader LGA;
- the preferred growth model;
- key opportunities and issues regarding specific localities;
- opportunities and issues associated with rural lands; and
- results from the [Place Score](#) place measurement tool.

Residents from over 23 Coffs Harbour suburbs provided their feedback, with the most responses received from residents of the suburb of Coffs Harbour.

The Coffs Harbour LGA 2019 Place Score project resulted in a total of 2,075 responses. Key strengths for the overall LGA were identified as elements of the natural environment; and locally owned and operated businesses. Liveability improvement priorities included the quality and general condition of public space; access and safety of walking, cycling and public transport; and protection of the natural environment.

"Protect the environment and green spaces"

Resident of Coffs Harbour

"Urban Consolidation not urban sprawl"

Resident of the Jetty

"Better designed developments"

Resident of Avocado heights

"Better footpaths"

Resident of Coffs Harbour

