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7. Residential Lands





Executive Summary

NSW Department of Planning, Industry and Environment (DPIE) population projections released in late 2019 forecast a population of 88,450 people within the Coffs Harbour Local Government Area (LGA) by 2041. However when looking at more localised recent population projections undertaken by others (Chapter 2 of this Local Growth Management Strategy), population projections are estimated to reach 97,440 people by 2040. For the purposes of consistency across chapters within this overall strategy, the figure of 97,440 has been utilised.

Demand for residential dwellings arising from population growth and demographic change up to 2040 is forecast to be between 10,650 and 13,267 dwellings. The residential supply analysis (Chapter 2) shows that the LGA has the capacity based on urban-zoned land (infill and renewal) and realistic growth areas to supply about 14,345 dwellings up to 2040.

Into the future, it is predicted that by 2040, the proportion of the population over the age of 60 will have grown substantially, with the 'empty nesters and retirees' age group becoming our largest service age group. Importantly, the population over the age of 75 will more than double, which will require specific services and facilities within the LGA to service their needs.

Another notable projection is in relation to the "young workforce" population group - known as 'Millennials'. This 25 to 34 age group is expected to increase marginally by 2040. Whilst this is an increase rather than decrease, proportionally when weighed against the ageing population increase (67% increase in people over 60 by 2040), it will be insufficient to allow for a balanced population bell curve in 20 years. As such, Council needs to consider interventions to attract this population age bracket to either stay within, or to return to, the LGA.

The purpose of the Residential Lands Chapter of the Coffs Harbour Local Growth Management Strategy (LGMS) is to ensure that Council can facilitate the delivery of a greater housing supply, increase housing diversity and choice, and encourage opportunities for affordable housing for the region's changing population over a 20-year period. Therefore this chapter constitutes a housing strategy for the Coffs Harbour LGA.

Council's aim is to develop well-designed, connected neighbourhoods that support and enhance the local character, provide active lifestyles and engender current and new residents with an ongoing sense of wellbeing and belonging. Underpinning these objectives is the desire to create well-designed places to live and work, where communities are well connected and support social well-being.

The Residential Lands Chapter presents actions, strategies and incentives that encourage suitable housing densities and types to:

- provide a range of housing diversity, size and choice to increase options and affordability our population needs;
- attract and retain 'Millennials';
- deliver residential development in areas with good access to services, facilities, public open space and infrastructure;
- support vibrant precincts and places; and
- minimise land-use conflict between residential and other uses, such as agriculture and tourist uses.

To achieve this, the Residential Lands Chapter outlines broad placemaking principles, and directs future housing in areas that can deliver infill and renewal development, and carefully managed urban expansion in already planned Greenfield (growth) areas.

By directing housing in the right locations and incorporating placemaking principles, this approach supports a Compact City Model that protects valuable environmental land, creates better-connected communities, and provides more housing options to meet the needs of residents of a range of ages and incomes.

The Implementation Plan within the Residential Lands Chapter outlines the range of strategies that have been developed based on the directions from the North Coast Regional Plan 2036, including compliance with NSW Government policy directions and actions.

This Residential Lands Chapter was adopted by Coffs Harbour City Council on 12 November 2020 (Resolution 2020/258). It was endorsed conditionally by NSW DPIE on 10 December 2020.

Actions Endorsed by Department of Planning, Industry and Environment

Chapter 7 Residential Lands of the Coffs Harbour Local Growth Management Strategy 2020 was adopted by Coffs Harbour City Council on 12 November 2020 (Resolution Number 2020/258). It was conditionally adopted by the NSW Department of Planning, Industry and Environment on 10 December 2020.

In conditionally approving Chapter 7 Residential Lands, the NSW Department of Planning, Industry and Environment advised that this is subject to the exclusion of Action 20.1 which seeks to investigate a possible local exclusion for certain areas of the LGA from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 due to local character issues.

In their letter, the Department advised that they have "*developed a local character overlay and draft local character clause that will allow councils to insert a reference to local character in their LEP via a Local Character Statement and map which is on exhibition for comment until 29 January 2021. As this overlay and clause is not yet Government policy and may change following the receipt of submissions during the exhibition period, it is considered premature that Action 20.1 be endorsed at the present time. Once the Department finalises the overlay and clause, Council would be able to amend the strategy if necessary and seek further endorsement of the entire chapter at that time.*"

ABBREVIATIONS USED IN THIS PLAN

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

Chapter 7 Coffs Harbour Local Growth Management Strategy
October 2020 © Coffs Harbour City Council

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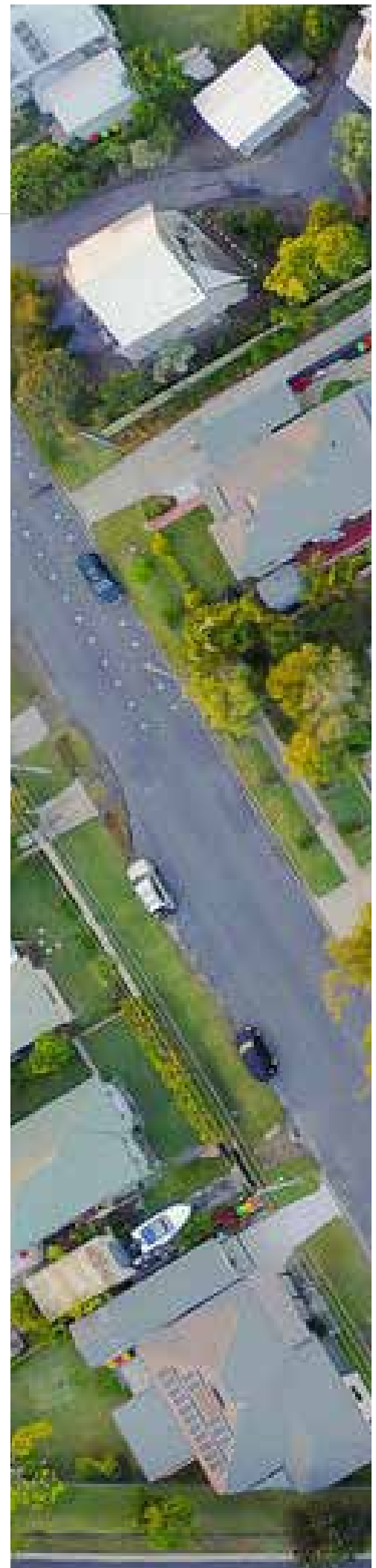
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7.1 Introduction

Why prepare a Residential Chapter?

As the Coffs Harbour region continues to grow, residential growth will need to be planned and managed in a way that meets the changing needs of our community, and so that it maintains liveability and creates additional benefits, including:

- a greater housing supply;
- an increase in housing diversity and choice;
- attracting 'Millennials';
- opportunities for affordable housing;
- vibrant places and precincts; and
- minimising land use conflicts.

Council's aim is to develop well-designed, connected neighbourhoods that support and enhance the local character, provide active lifestyles and engender current and new residents with an ongoing sense of wellbeing and belonging.

Underpinning these objectives is the desire to create well-designed places to live and work, where communities are well connected and support social well-being.

What is the purpose of the Residential Chapter?

- To prepare a strategic approach to guide residential land use and development over a 20-year timeframe.
- To present actions and strategies that encourage suitable housing densities, types and a range of dwelling mixes.
- To align with NSW Department of Planning, Industry and Environment (DPIE) requirements relating to North Coast Regional Plan 2036, Settlement Planning Guidelines 2019 and Local Housing Strategy 2018 requirements.
- To facilitate well-designed, connected neighbourhoods.

To achieve this, the Chapter will:

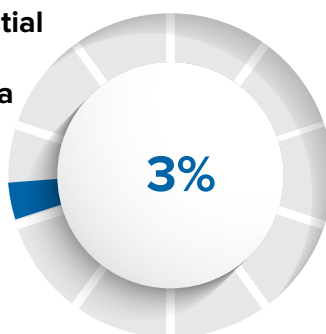
- have regard to regional policy and strategic context;
- accord with the objectives of the North Coast Regional Plan 2036;
- accord with the requirements of the Local Housing Strategy Guideline 2018;
- identify projected population and housing demands;

- direct future housing in residential areas that can deliver infill development renewal and urban expansion in identified growth areas through the Compact City Program;
- outline broad placemaking principles;
- provide guidance on key issues such as affordable housing and development standards for changing population needs; and
- inform policies and planning controls in the Coffs Harbour Local Environmental Plan 2013 and Development Control Plan 2015.

How much residential land do we have?

Land zoned for residential purposes makes up 3% of the overall LGA (3,350 hectares). While this appears small, a residential supply analysis undertaken during the preparation of this strategy has determined that there is sufficient zoned or proposed residential land to accommodate the estimated dwelling demand to 2040 (refer Section 7.5.2 of this chapter).

Residential Lands
3,350 ha



LGA 117,671 ha

Source: CHCC 2019

How will the Residential Chapter be implemented?

The Residential Chapter will be implemented through:

- development of Place Manuals for specific precincts and areas; and
- amendments to the local planning controls contained within Coffs Harbour Local Environmental Plan 2013 and Development Control Plan 2015.

7.2 Strategic and Statutory Framework

This chapter is consistent with the directions and actions contained within the North Coast Regional Plan 2036 and aligns with the North Coast Settlement Planning Guidelines 2019, both published by the NSW Department of Planning, Industry and Environment.

This chapter implements land use directions from the MyCoffs Community Strategic Plan and outcomes of Council's other core strategies in relation to the Integrated Planning and Reporting framework, as they relate to residential land use.

Regional Policy Context

North Coast Regional Plan 2036

The (former) NSW Department of Planning and Environment released the North Coast Regional Plan 2036 in 2017. Its purpose is to provide a strategic land use planning framework to guide land use and planning priorities in the North Coast Region to 2036. The Plan informs local strategic planning statements and local environmental plans.

The North Coast Regional Plan 2036 provides a minimum housing supply target of 8,950 dwellings for the Coffs Harbour LGA by 2036. Housing targets are discussed in more detail in Section 7.4 of this chapter.

The most relevant North Coast Regional Plan 2036 goal guiding this Chapter is Goal 4: Great housing and lifestyle options, which includes the following Directions:

Direction 22 - Support delivery of a greater housing supply

This Direction states that councils should deliver an appropriate supply of residential land within local growth management strategies to meet the region's projected housing needs. This includes facilitating accommodation options for temporary residents and seasonal workers.

Direction 23 - Increase housing diversity and choice

This Direction states that councils should respond to local housing needs and support initiatives to increase ageing in place. Housing diversity and choice should be encouraged by delivering 40% of new housing in the form of dual occupancies, apartments, townhouses or dwellings on lots less than 400m² by 2036.

Direction 25 - Deliver more opportunities for affordable housing

This Direction states that appropriate planning controls and incentives can help deliver more affordable housing, and that councils can incorporate policies and tools in their local growth management strategies and local planning controls that will enable a greater variety of housing types, including providing guidance on planning for local affordable housing needs.

Note that **Direction 24 - well-planned rural residential housing development** is specifically addressed in Chapter 6 - Large Lot Residential of this Local Growth Management Strategy.

Additional goals and directions from the North Coast Regional Plan 2036 guiding this Residential Chapter include:

Goal 1: The most stunning environment in NSW

- Direction 1: Deliver Environmentally Sustainable Growth

Goal 2: A Thriving, interconnected economy

- Direction 8: Promote the Growth of Tourism

Goal 3: Vibrant and connected communities

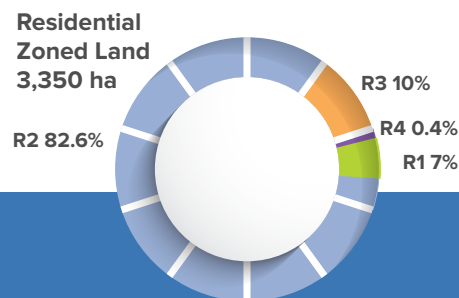
- Direction 14: Provide great places to live and work
- Direction 15: Develop safe, socially engaged and well-connected communities
- Direction 20: Maintain the region's distinctive built character

The specific priorities identified for Coffs Harbour in the North Coast Regional Plan 2036 that relate to housing include:

- Deliver housing at Corindi Beach, Woolgoolga and Bonville.
- Enhance the variety of housing options available by increasing the number of homes in and around the Coffs Harbour City Centre, Coffs Harbour Jetty and Park Beach.

Residential Zoned Land
3,350 ha

R2 82.6%



Source: CHCC 2019

Zones that apply to this Residential Lands Chapter

Zone R1 General Residential

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage the provision of appropriately scaled tourist and visitor accommodation and tourist-related development in locations where it can be adequately provided with services and where the scale and intensity of the development does not detrimentally impact on adjoining, predominantly residential land uses.
- To support active and safe mixed uses at street level compatible with residential living.

Zone R2 Low Density Residential

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

Zone R3 Medium Density Residential

- To provide for the housing needs of the community within a medium density residential environment.
- To provide for a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.

Zone R4 High Density Residential

- To provide for the housing needs of the community within a high density residential environment.
- To provide for a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that high density residential environments are of a high visual quality in their presentation to public streets and spaces.

NOTES

- Business zones under Coffs Harbour LEP 2013 also allow residential uses, such as residential flat buildings, boarding houses, hostels, seniors housing, multi-dwelling houses and shop top housing. These include:
 - Zone B1 Neighbourhood Centre
 - Zone B2 Local Centre
 - Zone B3 Commercial Core
 - Zone B4 Mixed Use
 - Zone B5 Business Development
 - Zone B6 Enterprise Corridor
- Dwellings are also permissible in other zones within the Coffs Harbour LGA.



7.3 Vision

As the region grows over the next twenty years, Council is seeking 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.

During the MyCoffs Community Strategic Plan consultation and early stages of developing the Local Growth Management Strategy, feedback from the community indicated a preference for a Compact City approach to guide future development in the Coffs Harbour LGA. This approach is characterised by a compact urban form focussing on infill and urban renewal and optimising greenfield developments to deliver housing stock and lifestyle benefits. It focuses on protecting the character and identity of rural villages, promoting green belts around urban areas and discouraging urban sprawl.

The strategic approach to this compact city growth model is outlined in Chapters 3 and 4 of this Local Growth Management Strategy. This chapter identifies residential issues in more detail, and provides Council with a housing strategy to achieve the Compact City Model.

7.4 Aim and Objectives

The aim of the Residential Chapter of the Coffs Harbour LGMS is to ensure that Council can facilitate the delivery of a greater housing supply, increase housing diversity and choice, and facilitate more opportunities for affordable housing, for changing population needs.

Underpinning this aim is the desire to create well-designed places to live and work, where communities are well-connected and support social well-being.

The Residential Chapter objectives are outlined as follows:

- Deliver quality housing that provides the choice our population needs, and caters to our changing population (including ageing, younger and working aged people).
 - Increase housing affordability by facilitating a greater housing supply that encourages diverse built forms and typologies.
 - Appropriately increase density in existing urban areas, effectively utilising existing infrastructure, enabling better public transport provision and ensuring quality access to goods and services.
 - Encourage residential development in and around town centres, to support vibrant, mixed-use precincts, and a broad range of commercial functions and services.
 - Deliver safe, connected neighbourhoods with distinctive characters, allowing space for walking, cycling and enjoying natural assets.
 - Deliver a quality public realm environment, particularly in infill areas.
 - Locate and manage residential development to minimise environmental impacts, risks and conflicts between residential uses, tourism and agriculture.
-



Vision.

Connected,
sustainable,
thriving
residential
lands.



7.5 Social and Housing Supply Snapshot

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

It is predicted that by 2040, the proportion of the population over the age of 60 will have grown substantially, with the 'empty nesters and retirees' age group becoming our largest service age group.

Importantly, the population over the age of 75 will more than double, which will require specific services and facilities within the LGA to service their needs. Another notable projection is in relation to the "young workforce" population group - known as 'Millennials'. This 25 to 34 age group is expected to increase marginally by 2040. Whilst this is an increase rather than decrease, proportionally when weighed against the ageing population increase (67% increase in people over 60 by 2040), it will be insufficient to allow for a balanced population bell curve in 20 years. As such, Council needs to consider interventions to attract this population age bracket to either stay within, or to return to, the LGA.

7.5.1 Coffs Harbour Today and in 2040

A summary of current key characteristics of the Coffs Harbour population and households today and by 2040 are summarised in Figure 7.1.

A more comprehensive population forecast and demographic analysis, and housing supply and demand analysis, has been undertaken to identify specific housing supply and housing need gaps. This analysis is provided in the Coffs Harbour Population, Demographic and Housing - Background Paper 2020.

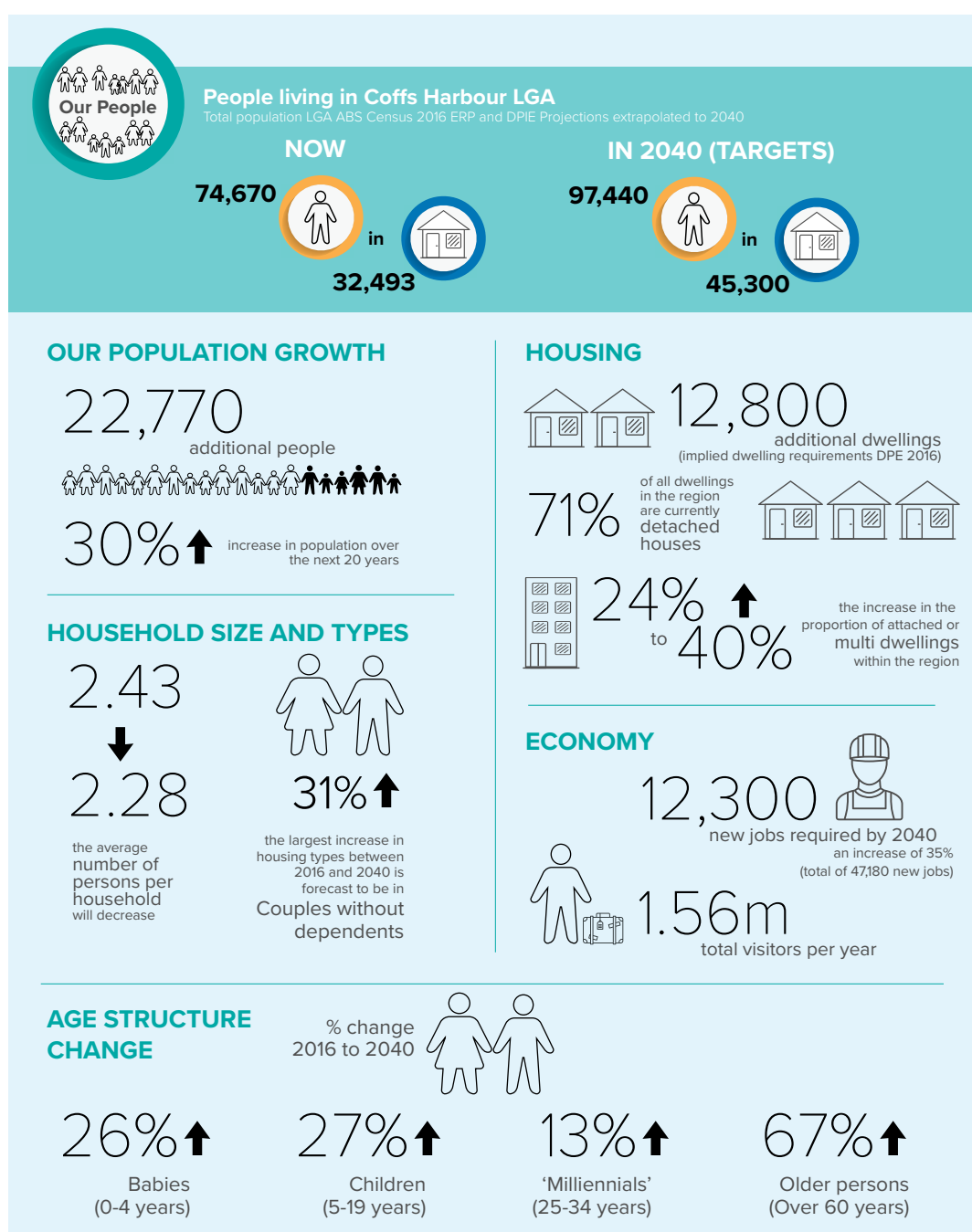


Figure 7.1 Coffs Harbour today and targeted in 2040
Source: ABS Census 2016 ERP and DPIE projections, extrapolated to 2040

7.5.2 Housing Supply and Demand Capacity Analysis

A Residential Supply analysis has been undertaken (LGMS Chapter 2) to determine if there is sufficient land within the Coffs Harbour LGA to match the estimated dwelling demand over the twenty-year planning period.

The LGA has a wide range of residential land opportunities from north to south including significant infill and renewal of urban-zoned land as well as growth opportunities. Some of the infill areas such as the Coffs Harbour City Centre, Coffs Jetty and Park Beach, have significant capacity for residential dwellings in the form of medium and high

density that will come to fruition over a long time-frame. Some growth areas will also yield dwellings in the long-term as infrastructure is provided, and constraints are resolved.

NSW Department of Planning, Industry and Environment population projections released in late 2019 forecast a population of 88,450 people within the Coffs Harbour LGA by 2041. However when looking at more localised recent population projections undertaken by others (Chapter 2 of this Local Growth Management Strategy), population projections are estimated to reach 97,440 people by 2040. For the purposes of consistency across chapters within this overall strategy, the figure of 97,440 has been utilised.

Demand for residential dwellings arising from population growth and demographic change up to 2040 is forecast to be between 10,650 and 13,267 dwellings. Achieving the North Coast Regional Plan 2036 target of delivering 40% of new dwellings as multi-dwelling housing is realistic given the opportunities provided by infill and renewal localities.

The residential supply analysis shows that the LGA has the capacity based on urban-zoned land (infill and renewal) and realistic growth areas to supply about 14,345 dwellings up to 2040.

A summary of the dwelling demand balanced against supply for the LGA is presented in Figure 7.2. For more information regarding residential supply and demand, refer to LGMS Chapter 2 - Supply and Demand Analysis.



TOTAL DWELLINGS REQUIRED
10,650 – 13,267 additional dwellings required by 2040

DWELLINGS THAT CAN BE DELIVERED
14,345 by 2040

UP TO
3,760 above the 2040 target

SINGLE DWELLINGS REQUIRED
6,390 – 7,960 by 2040

SINGLE DWELLINGS THAT CAN BE DELIVERED
8,670 by 2040

UP TO
2,280 above the 2040 target

MULTI-DWELLINGS REQUIRED
4,260 – 5,306 by 2040

MULTI-DWELLINGS THAT CAN BE DELIVERED
5,740 by 2040

UP TO
1,480 above the 2040 target

Figure 7.2 Snapshot of the residential dwelling supply and demand analysis for the Coffs Harbour LGA up to 2040



7.5.3 Compact City Model

Providing land for future housing

The Compact City Program outlined in Chapter 4, is a growth model that minimises the expansion of the urban footprint and considers the environmental, social and economic benefits by directing residential development around town centres, and minimising conflict between residential uses, and other uses such as agriculture.

The Compact City Program identifies locations already earmarked for urban development that have been planned to avoid environmental and other constraints.

These locations are categorised as:

- Infill – land that is zoned to permit residential development and is currently developed for residential purposes.
- Renewal – land that is zoned to permit residential development, which is owned by social or community housing providers and which may be suitable for redevelopment at a higher density or for integrated housing.
- Growth – undeveloped land that is identified as suitable for residential development, but not yet zoned for future residential development.

Development in these growth areas will have a key objective of increasing the efficiency of land use and offer a greater diversity in housing to cater to changing demographics and improving housing affordability.

Placemaking will be integrated with this approach to reflect the work being undertaken by Council in partnership with the community to demonstrate support and an ongoing commitment to maintaining and enhancing what is working in areas, what can improve, and how new development can build on existing unique characteristics.

The Compact City Program outlined in Chapters 3 and 4 of the Local Growth Management Strategy identifies locations already earmarked for urban development capacity. Figure 7.3 provides an indication of possible future population yields by 2040 in various locations around the LGA as the Compact City Model is implemented.

What can infill development look like?

Residential infill means developing new housing in established neighbourhoods that are already zoned for residential uses. Infill housing can be developed as a granny flat or secondary dwelling on the same lot; by creating new residential lots by further subdivision; or replacing a single house on an existing lot with townhouses.



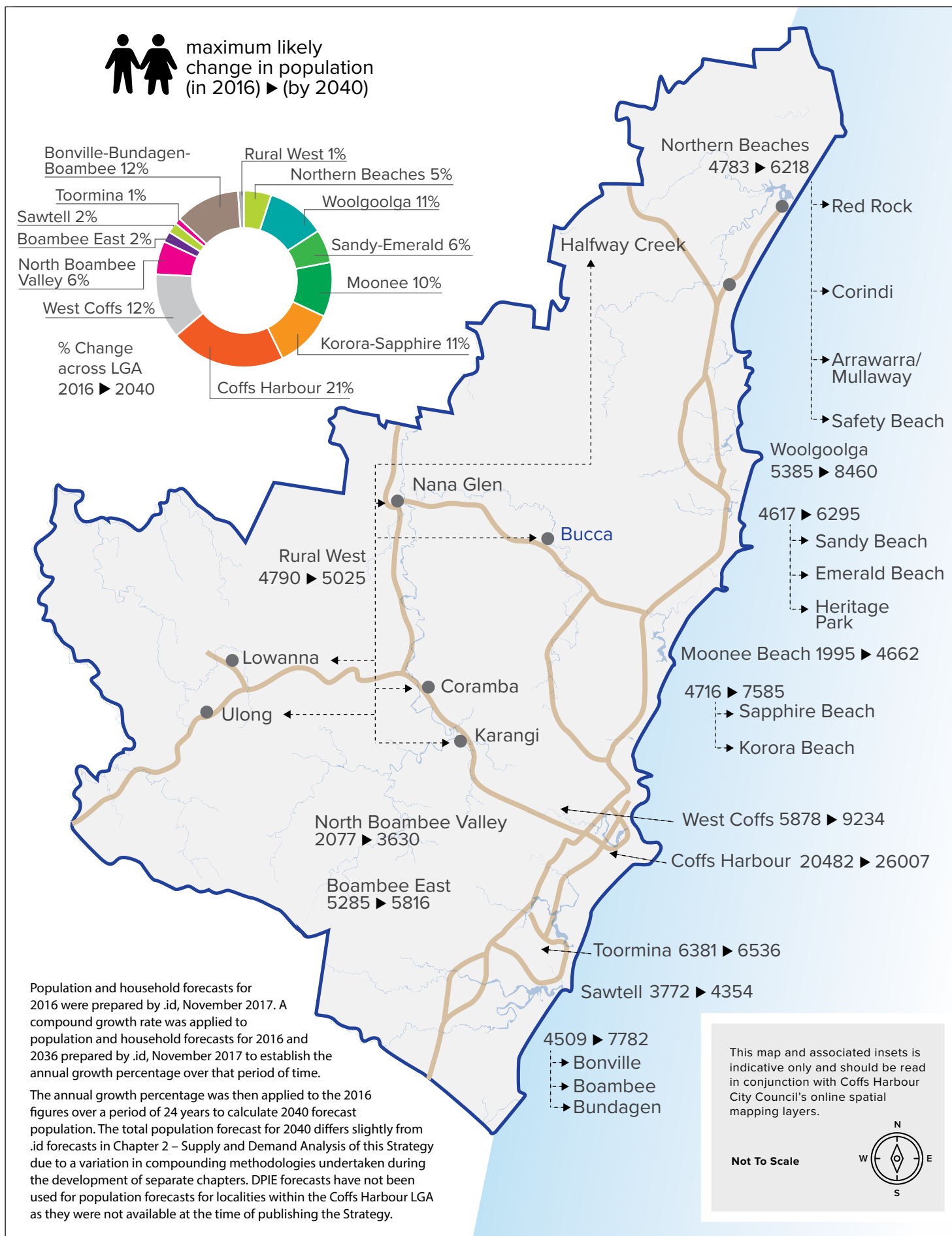


Figure 7.3 Possible future population yields by 2040 in various locations around the LGA as the Compact City Model is implemented.

7.6 Community Consultation

Preparation of this Residential Chapter has occurred over an extended period.

A multi-pronged community engagement approach, targeting a broad cross-selection of the community and stakeholder groups, has been used. Community consultation has involved the steps outlined in the following.

Coffs Harbour Residential Strategy - Draft Issues and Options Discussion Paper 2016

In early 2016 Council prepared a draft Issues and Options Discussion Paper for the Coffs Harbour Residential Strategy. The draft Discussion Paper provided a review of five key issues that emerged as requiring classification and/or policy direction in relation to residential planning provisions, throughout the Coffs Harbour LGA being:

- A growing and changing community.
- Evolving housing and accommodation needs.
- Better definition of the character of residential zones.
- A review of built form controls and how they should be administered.
- Consideration of special 'character' precincts.

Council sought direct community feedback on the draft Discussion Paper through workshops and the publically exhibited draft Discussion Paper.

Local Growth Management Strategy Review 2017 Consultation

In 2017 community consultation was undertaken to inform the Residential Strategy. This included online surveys and post cards for quick feedback; three workshops; and two market based drop in sessions.

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;
- the preferred growth model; and
- key opportunities and issues regarding specific localities.

Placescore 2019

Placescore is a 'place measurement tool' that measures community's key values. In 2019 Council undertook extensive community consultation utilising the Placescore methodology, which included online and face to face surveys.

A total of 2,075 responses were collected during the research. Residents from over 23 Coffs Harbour suburbs provided their feedback, with the most responses received from residents of the suburb of Coffs Harbour.

The Placescore survey asked the community about their top liveability priorities, important place attributes, and what they identified as important (but are currently underperforming).

In 2019, Council also had Placescore complete a Strategic Planning Community Insights Report, to assist Council in preparing its Local Strategic Planning Statement and Local Growth Management Strategy. This document provides insight into the community's ideas for strategic growth and change around the LGA.

Industry Stakeholder Feedback 2019

Between March and May 2019, Council obtained targeted feedback from over 35 industry stakeholders (including real estate agents, planning consultants, builders, architects and urban designers) through a consultative workshop and industry survey of the broader industry sector. The purpose of this consultation process was to understand their experience in delivering infill, and medium

to higher density housing in the Coffs Harbour LGA.

The consultation process was designed to specifically understand what planning controls, incentives and guidelines could be addressed to encourage more infill development and better urban design outcomes for Coffs Harbour.



7.7 Key Issues and Opportunities

The preparation of the Residential Chapter has identified key issues and opportunities based on outcomes from the community consultation process, population projection forecasts, demographic analysis, and the housing supply and demand analysis.

7.7.1 Facilitating Infill Development

This Local Growth Management Strategy has established that there is enough land within existing urban areas to meet the forecast housing demand for the next 20 years, which is reinforced by the Compact City growth model approach.

This approach will primarily be achieved through infill development, and aims to:

- focus new development in existing urban areas;
- support a range of housing types to cater for the population as it changes and grows;
- promote new development near centres and services; and
- limit urban development on high conservation value and important agricultural land.

This will provide an opportunity to refocus on the types of communities that should be created; how best to provide residential choice in locations that are already well-serviced; and have high levels of amenity and lifestyle.

Stakeholder feedback during the preparation of this chapter has highlighted that Council's planning provisions under Coffs Harbour Local Environmental Plan 2013 and supporting



John and Sue Semi-retired

Live in a townhouse in Sawtell

"We moved here from Sydney after our kids left home, and that meant we could downsize."

"We really enjoy the friendly community here. The village is full of shops and cafes, and we love walking on the beach".

Development Control Plan 2015 may be presenting some barriers to achieving infill development and greater density; and that they provide little flexibility for more innovative urban design outcomes on land that could deliver a wider range of benefits.

Specifically, these shortcomings have been identified as:

- residential zones not achieving desired density outcomes;
- a lack of specific controls to promote design excellence for different residential uses;
- Council's planning controls (parking requirements, density controls, private open space controls and setback requirements) may be inhibiting infill development and innovative urban design outcomes;
- Council's current Contributions Plans only provide limited nexus to infrastructure needs, with low numbers of lot yields which won't provide the collection of sufficient funds to meet infrastructure requirements;
- lack of a coordinated and strategic delivery of public infrastructure (e.g. laneways, footpaths, kerb and gutter upgrades, parking and water sensitive urban design) to incentivise infill development; and
- excessive water and sewerage contributions, which are a disincentive for infill development.

Issues for Achieving Infill Development

The Compact City Program (outlined in Chapter 4) directs infill development into appropriate locations around the LGA. These locations have been planned to avoid environmental and other constraints, and to provide a good land use mix, high connectivity to services and to encourage more active living.

This Chapter identifies that local planning controls may currently inhibit development of smaller housing types, infill development and higher density development.

It recommends the introduction of guidance to achieve quality residential design outcomes; and that a review of funding mechanisms be undertaken to offer a coordinated approach to upgrading or improving infrastructure in existing residential precincts.

7.7.2 The Need to Create Great Places

The top community priorities identified through the Placescore community engagement process highlight the need for a place based approach to coordinate well-designed and well connected neighbourhoods.

Placescore results indicate a strong community preference for good quality public spaces; access and safety of walking, cycling and/or public transport; dual mode pathways that connect housing to communal amenities; and protection of the natural environment.

Our community and stakeholders have told us that the quality of our public spaces and built form is important and that we are not achieving design excellence in new development around the LGA. The consultation feedback validated the opportunity to encourage a design-led 'place-based' approach for residential development, in order to

identify and protect the unique landscape, values and built form character elements of Coffs Harbour's localities.

A 'place hierarchy' has been identified for the entire Coffs Harbour LGA (Figure 7.4). This approach has been discussed in Chapter 3, and outlines how Place Manuals will be prepared for identified key precincts in consultation with the community, to guide future development of precincts, providing the framework for differentiated neighbourhood character.

These Place Manuals will be accompanied by the preparation of Place and Movement Plans to ensure that the movement of people is considered in place planning.

Issues for Creating Great Places

The Compact City Program across the LGA aims to facilitate the the following outcomes for residential areas:

- infill development and coordinated infrastructure delivery;
- development incentives;
- housing diversity and choice;
- population diversity; housing affordability; and
- design excellence.

Consultation undertaken during the development of Chapter 4 confirmed a clear rationale for undertaking a strategic, place-based approach to coordinate growth, and promote each locality's definitive identity and character.

It is proposed to use the Placescore Strategic Planning Community Insights Report to deliver local character statements for coastal and hinterland villages and key precincts of the LGA (including the Jetty, Park Beach, South Coffs Enterprise Area, Toormina and West Coffs).

The Place Manual and Place and Movement Plan process will also guide collaborative discussions with identified communities, in order to capture the desired objectives, role and future opportunities for their neighbourhoods. This process should include consideration of appropriate design outcomes for Coffs Harbour's residential precincts, improved active and public transport modes, and reinforce this with a review of relevant zoning, built form and design controls.

Beverly Retired

Lives in seniors accommodation in Toormina

"I enjoy living here because I'm close to my friends, services and shops."

Now I'm less mobile and don't have my licence, I need to get around on my scooter. I'd like to see more footpaths and streets connected".

Frank and Penny Retired

Live in a 3 bedroom apartment at the Jetty

"Now we are much older, we want to live in a well-designed single-level apartment with lift access so we can avoid stairs. Security is also important to us."

We don't have the energy to mow the lawns anymore. Here we can just enjoy our ocean view".

High priority towns and precincts identified for the Place Manual and Place and Movement Plan body of work are the Coffs Harbour City Centre, Woolgoolga, the Jetty precinct, Park Beach and South Coffs Enterprise Area.

High priority precincts within the Coffs Harbour Regional City (refer inset in 7.4) present an opportunity to reinforce and enhance strategic transport connections, housing and employment between these precincts.

Medium priority villages and precincts for the preparation of the Place Manual and Place and Movement Plan body of work are Sawtell, Moonee Beach, Toormina and West Coffs.

Place Manuals and Place and Movement Plans will be developed for the remaining villages and precincts within the Coffs Harbour LGA over time.

The preparation and implementation of Place Manuals and Place and Movement Plans are subject to funding. Unfunded actions will not commence unless funding becomes available.

Consideration also needs to be given to the various mechanisms that exist to encourage design excellence in new development around the LGA.

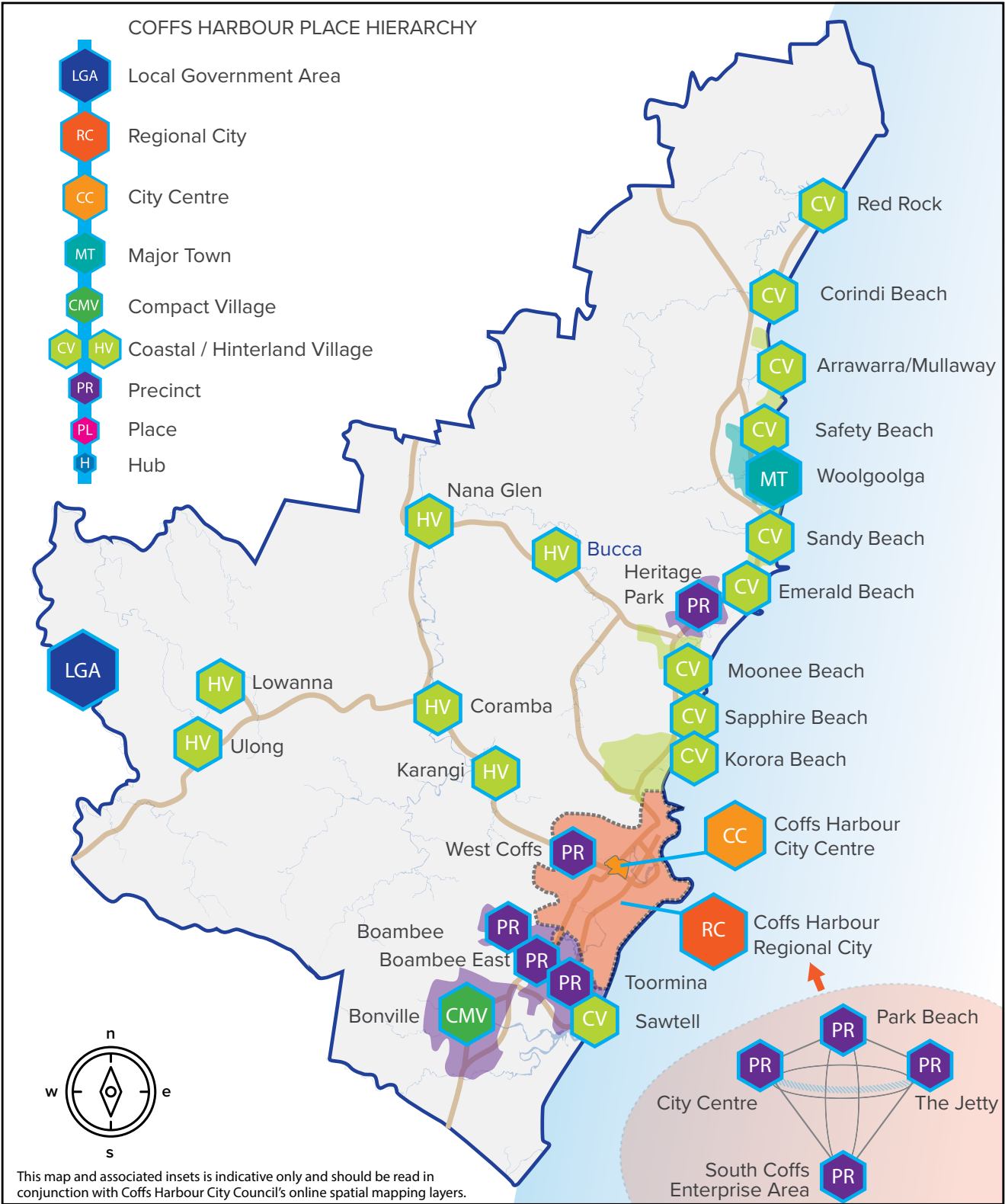


Figure 7.4 Coffs Harbour Place Hierarchy for delivery of Place Manuals.

7.7.3 The Need for Housing Diversity and Choice

Forecasts have identified that around between 10,650 and 13,267 additional dwellings will be required within the Coffs Harbour LGA by 2040.

Council needs to ensure that its planning provisions can provide for residential choice, quality and design options to accommodate changing preferences, affordability pressures and housing expectations. These expectations include sustainable and efficient housing design, universal housing design, proximity to public spaces, and connectivity to employment, services and centres.

The housing supply and demand analysis undertaken in Chapter 2 has found that the Coffs Harbour LGA has a dwelling stock profile where detached dwellings of 3 or 4 bedrooms are the predominant dwelling structure. This accounts for approximately 71% of Coffs Harbour's total private dwellings stock¹.

Population forecasts reveal that Coffs Harbour's empty nester and ageing population base is likely to significantly increase, particularly those over the age of 75. Average household size is predicted to decline from 2.43 to 2.28 persons by 2040. As such, there is a need to facilitate the delivery of a greater supply of smaller, and 1 or 2 bedroom homes, and meet the North Coast Regional Plan 2036 target of 40% of all housing being multi-dwelling housing.

The predicted increasing proportion of lone person households and dependents without children indicates a more diverse dwelling profile is needed, with a greater demand for smaller dwellings, adaptable townhouses and unit arrangements, closer to retail and commercial services. Providing a diverse mix of housing options will seek to address the mismatch between the current household structure and housing typology, as peoples' lifestyle needs and budgets change.

Community feedback has supported that Coffs Harbour City Centre, the Jetty and Park Beach are locations that have



Geoff Engineering consultant

Lives in a 2 bedroom apartment at Park Beach

"I enjoy living at Park Beach because I love a surf in the morning and grabbing a coffee down the road."

I travel often for work, so I can simply lock my door and easily get onto the highway".



Garry Physiotherapist

Lives on a rural property in Coramba

"My wife and I have lived on our property for 25 years. We also run a business in town which keeps us both busy."

We would like to keep the property in the family, but we would like to move to town and downsize to something small and manageable, close to work and free up time for hobbies".

capacity to deliver greater higher density living opportunities. Additional higher density housing in these localities would assist in meeting DPIE's housing targets, and would provide a broad range of benefits to residents as they are situated close to service hubs.

Modifying Council's planning controls to encourage a greater and more diverse housing supply in these infill areas will assist to free up existing 3 or 4 bedroom housing stock to meet the future demand for this product on existing residential zoned land without the need for expansion into greenfield areas.

Issues for Achieving Housing Diversity and Choice

The expected changing housing needs for Coffs Harbour LGA over the next 20 years need to be addressed by Council. It will be important to promote a mix of dwelling diversity and choice (such as 1 or 2 bedroom homes) to respond to the increasing proportion of lone person households, couples without dependents, empty nesters and retirees.

Council should consider how to best facilitate the development of 1 or 2 bedroom homes and multi dwelling

¹ABS

housing in priority precincts that cater to a wider range of householder types. Integration of universal design principles² in dwelling and apartment design should also be encouraged, so that practical design features are incorporated into new buildings so they are fit for these future population needs.

Such development should be concentrated in locations within proximity to activity centres, education and employment precincts and public transport facilities to enable greater connectivity, accessibility and amenity.

7.7.4 Attracting and Retaining 'Millennials'

In 2016, almost 30% of the Mid-Coast's population aged 18 to 30 years resided within Coffs Harbour (ABS Census, 2016).

This significant concentration of young residents highlights the attractiveness of the LGA to young persons in the workforce and the need to provide appropriate housing and employment opportunities.

Attracting and retaining a young work force (also known as the 'Millennial' cohort) is important, as this contributes to economic stability; helps to generate vitality and creativity, and adds to the demographic diversity of Coffs Harbour's future community.

Attracting the 'Millennial' cohort involves a multi-faceted approach, which considers education and training opportunities; working with key employers to encourage a locally-based workforce to gain relevant skills and qualifications; and providing appropriate housing options, living environments, lifestyle and recreation opportunities that are attractive to this age group.

Placescore results identified that the place attributes which are most important to 'Millennials' in their 'ideal town centre' are:

- cleanliness of public space;
- elements of the natural environment;
- a sense of safety;
- vegetation and natural elements;
- outdoor restaurant, café and/or bar seating;
- maintenance of public spaces and street furniture; and
- things to do in the evening.

Issues for Attracting and Retaining 'Millennials'

To attract and retain 'Millennials' within the LGA, Council should seek to facilitate higher density development in areas close to centres, services, shops, employment and education. This includes a role to promote and market Coffs Harbour's education offerings to tertiary-aged people.

Council should encourage an increase of housing options in proximity to the Coffs Harbour Education Precinct (such as accommodation within the City Centre) that can provide appropriate and affordable housing options. It is important to consider active transport and connections between key towns and centres to improve access between work, study and living opportunities. This will also contribute to activating the City Centre and surrounding areas.

² NSW Apartment Design Guide: <http://universaldesignaustralia.net.au/nsw-apartment-design-guide/>



Lindy Self-employed HR talent recruiter

Lives in a 1 bedroom apartment at Diggers Beach

"I moved back to Coffs Harbour after working in Brisbane. I'm a 'start-up' business, so at the moment work is mostly internet and skype-based.

I only need to live in a small apartment, but I need good broadband access. I can also use the co-working spaces in town. I like being walking distance to the shops and headlands".



Amrita Enrolled nurse

Lives with her parents in Woolgoolga

"I recently graduated from university, and now I have a job at the Coffs Harbour Health Campus.

I'm living with my parents, but I want to rent in a share house somewhere closer to town. I want to be able to ride my bike to work and be close to my gym".

7.7.5 The Need to Address Housing Affordability

The housing supply and demand analysis (Chapter 2) indicates that the Coffs Harbour LGA has experienced increasing land and property costs, and affordable housing supply is not meeting demand due to housing stock reductions. This could be influenced by an increase in short-term rental accommodation during tourist peak periods, and housing stock used for major infrastructure projects.

The growth of short-term rental accommodation such as Airbnb and Stayz has presented a growing opportunity for short term letting of houses and units as a popular accommodation option. There are currently around 2,000 short-term rental accommodation listings in the Coffs Harbour LGA. Whilst these platforms can present economic benefits to the region, there may be challenges for local residents acquiring secure, longer-term rental accommodation.

In 2016, 25% of Coffs Harbour's households were classified as "low income households" compared to 20% for NSW overall. Moreover, 14% of Coffs Harbour's households who rented their homes were experiencing rental stress compared to 13% of NSW overall. The rate is much higher among lower income earning households, with 38% of low income earning residents classified as being in rental stress. This is significantly higher than the NSW rate of 28%.

Opportunities to procure social housing are fraught with difficulties. The expected waiting time for a two to four bedroom property is between 5 to 10 years, as social housing supply is not keeping up with population growth and private residential building activity. There has been a shift in residents living in less secure housing types, and a reduction in permanent affordable housing through a loss of long-term sites in Crown-owned caravan parks.

Since 2005 Coffs Harbour has had around 1,000 refugees settle in the LGA, particularly attributed to the fact that Coffs Harbour was classified a "Welcome Refugee Zone" in 2008. There is a need to engage with housing providers of these groups to encourage and facilitate provision of suitably designed, located and sized housing for these groups.

The 2040 population forecast indicates that the Coffs Harbour LGA will experience a significant increased proportion of the ageing population (over 60 years), as well as people

experiencing disabilities. This may see an increase in staff required to support the sectors that provide various assistance to these cohorts. As jobs in these sectors are not highly paid, affordable housing is essential for this workforce.

As a result of all these factors, the Coffs Harbour LGA rental vacancy rate is tight, which results in a reduction in affordable housing rental stock. This can particularly affect very low or low income earners who are more susceptible to housing stress (people such as key workers, newly arrived migrant families and seasonal or itinerant workers, who need access to appropriate affordable housing options).



Marg School teacher

Lives in a granny flat in Boambee

"Since my husband has passed away, I now live in a self-contained granny flat on my daughter's property.

It's good to be close to my family, but to have my own space".



Shane Disability worker

Lives in a two bedroom apartment in Toormina

"My partner and I separated recently, so I'm renting an apartment I can afford on my own. It's close to my kids' school, and not far from work.

I'll live here until we sort things out with the house".

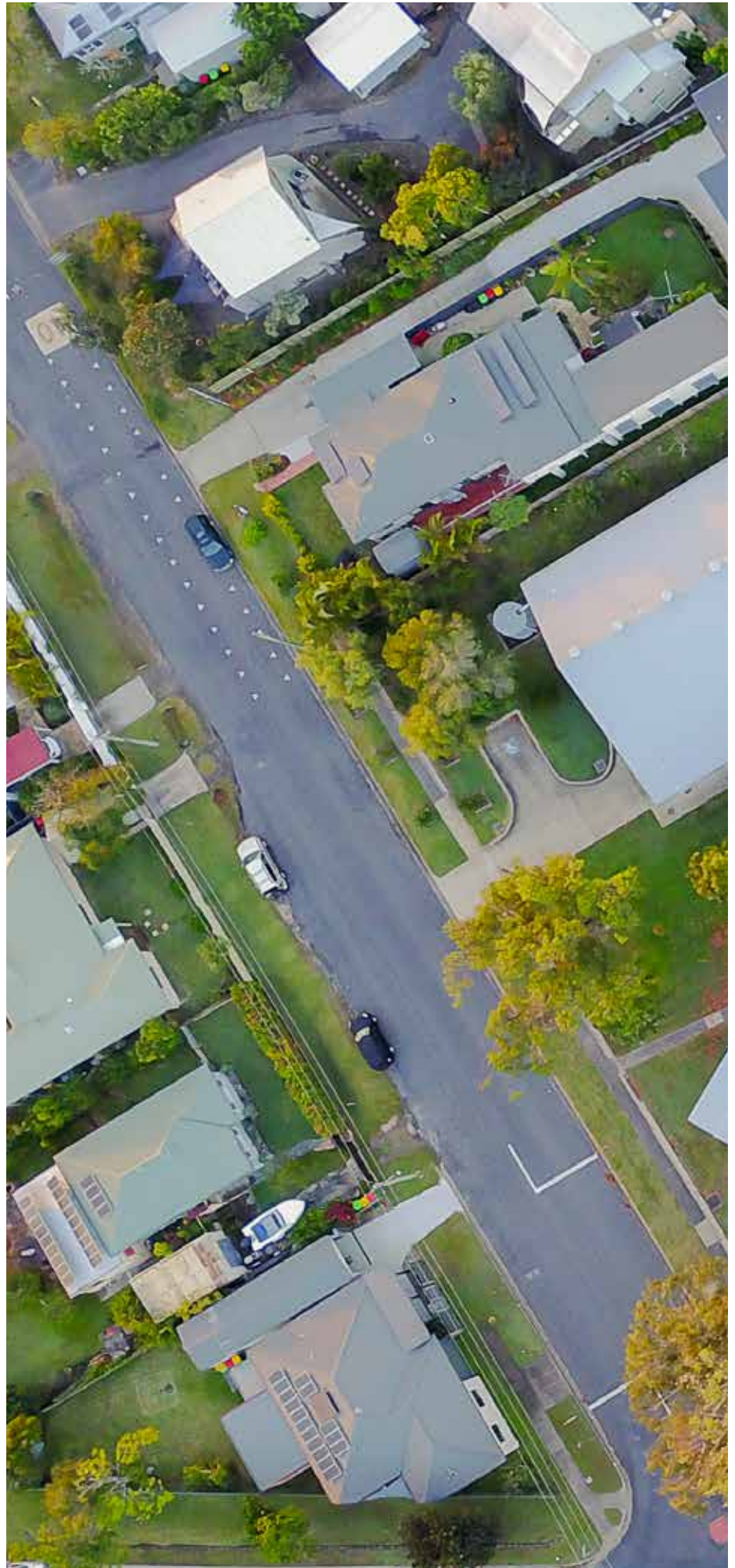
Issues for Addressing Housing Affordability

Council has a limited role in the direct provision of affordable housing. However, Council can provide a planning and policy framework that can influence the overall supply of housing, which can place downward pressure on housing affordability.

Council should ensure that its planning controls support the supply of smaller forms of medium density dwellings (such as granny flats and small apartments) in appropriate locations; investigate the removal of barriers to the provision of housing; and incentivise affordable housing.

Council has prepared both the Affordable Housing in Coffs Harbour LGA - Issues and Options Paper 2020, and the Short Term Rental Accommodation - Issues and Options Paper 2020, both of which form key reference documents for this Chapter. Actions have been included in Section 7.9 of this chapter, to address those matters which are considered of highest significance to Council at this time.

Council should monitor long term rental vacancies and housing affordability, and intermittently review its recommendations in relation to housing affordability within the LGA.





7.8 Policy Directions

The Residential Chapter provides strategic directions to guide the future mix, location and design of housing throughout targeted areas of the LGA. Underpinning this, is the aim to create well-designed places to live and work, where communities are well connected and support social well-being.

This section outlines Council's approach to implement the Residential Chapter objectives. This approach includes actions that are based on a review of Council's existing planning controls; a review of non-planning mechanisms, such as incentives and funding to coordinate infrastructure provision; and existing opportunities that can be harnessed to deliver a range of housing and place-based outcomes. This approach addresses LGA-wide priorities, and Place-based priorities.

7.8.1 LGA Wide Priorities

ONE

Implement the Compact City by facilitating infill development

Council aims to deliver significant renewal and infill development by providing guidance on appropriate infill locations in the LGA. Consultation has identified various planning control barriers to achieving infill development. This chapter seeks to facilitate the delivery of infill development by addressing how its planning controls can encourage quality development within its existing residential zones.

Actions:

- Review the types of dwellings permissible within residential zones in infill areas.
- Review and amend Coffs Harbour Development Control Plan 2015 to address controls that may present

barriers to infill development (e.g. subdivision, building setbacks, private open space, landscaping, parking and height controls).

- Include an exception to Zone R2 Low Density Residential in Coffs Harbour Development Control Plan 2015, to enable higher densities where all other built form controls are satisfied and the low density character of the locality is maintained.
- Provide an incentive to consolidate lots in key infill areas (such as a height or density bonus).
- Review and amend car parking requirements for various residential developments.

TWO

Coordinated infrastructure delivery

Housing development is linked to the planning and provision of infrastructure and services. This chapter seeks to address the coordination and forward funding of public infrastructure delivery. This will address the provision of infrastructure that is both LGA wide and precinct-specific, to enable higher density development in key infill and renewal locations.

Actions:

- Investigate a new LGA-wide Contributions Plan to fund the progression of transport and open space infrastructure in existing residential areas.
- As part of the preparation of Place Manuals, identify key strategic infrastructure requirements in each locality, and develop new, locality specific Contributions Plans to forward fund service upgrades.
- Implement Council-led infrastructure projects and urban design outcomes identified in Council's Liveable Laneways Strategy.
- Ensure that Council's waste management strategy aligns with the Compact City Model.
- Update and align Council's Development Servicing Plans.

THREE

Promoting development incentives

A range of incentives and mechanisms can be used to encourage additional

housing supply, housing diversity and sustainable housing designs. Council needs to promote these incentives for the Coffs Harbour LGA to ensure there is a greater level of awareness across the community, government and development industry.

Actions:

- Promote existing incentives within Coffs Harbour Development Control Plan 2015 that allow density to be maximised within Zone R3 Medium Density Residential and Zone R4 High Density Residential.
- Promote Council's reduced contribution charges for small dwellings and granny flats.
- Investigate incentives to promote sustainable housing designs.
- Promote awareness of the Coffs Harbour City Centre Development Incentive Policy which specifies exemption of developer charges and development contributions that meet the policy criteria and timeframes.
- Apply for funding towards critical infrastructure upgrades or provision to accelerate housing delivery in Urban Release Areas at South Coffs and Bonville priority areas through the NSW Department of Planning Industry and Environment Housing Acceleration Fund capital program.

FOUR

Encourage housing diversity and choice to address changing needs

Council has a role to encourage a range of housing choices for all residents as they move through different life changes and their housing needs change. This Chapter seeks to address a range of planning mechanisms to provide guidance on a specific housing design outcomes, and encourage a range of dwelling types in suitable locations.

Actions:

- Implement planning controls to ensure that all new housing will be designed with adaptable or universal housing standards, thus enabling residents to age in place.
- Review appropriateness of existing Zone R4 High Density Residential and investigate the feasibility of this zone within the Park Beach precinct, during the development of the Park Beach Place Manual.

- Investigate the feasibility of higher density living around key transport hubs.

FIVE

Attract and retain 'Millennials' to support future population diversity

It is important that Council seeks to attract and retain a broad population base, particularly the younger working population. This involves facilitating the provision of appropriate housing options and lifestyle opportunities that may be attractive to this cohort.

Actions:

- Encourage residential development in proximity to education precincts, and introduce mechanisms to attract younger people, such as student accommodation within the Coffs Harbour City Centre.
- Improve active and public transport connections between the Coffs Harbour Education Campus to the City Centre, Park Beach and The Jetty.
- Work with Southern Cross University, TAFE NSW and health institutions to market the Coffs Coast region to retain and attract people within the tertiary education and young workforce age groups.

SIX

Address and influence housing affordability

Council can play a role to influence the delivery of affordable housing options by working with the NSW government and the development industry to promote desired housing outcomes; and influencing outcomes through its planning controls and policy framework.

Actions:

- Develop a Coffs Harbour Housing Affordability Policy, including a review of surplus or underutilised Council owned land in suitably serviced urban locations to identify land suitable for affordable and/or social housing projects.
- Investigate the introduction of an Affordable Housing Contribution Scheme in suitable locations in

conjunction with a review of Zone R4 High Density Residential.

- Implement incentives to promote smaller dwelling types in all residential zones in suitable locations.
- Monitor Short Term Rental Accommodation in the Coffs Harbour LGA on a two yearly cycle. If significant land use conflict is occurring in particular localities, investigate the need to amend the day threshold for non-hosted Short Term Rental Accommodation in those localities.
- Ensure that Council's planning controls facilitate seasonal and itinerate workers accommodation in suitable locations.
- Ensure that Council's planning controls incentivise tourist and visitor accommodation in appropriate locations (e.g. higher density opportunities). This review should consider the appropriate locations of Zone R1 General Residential (which has specific provisions for tourist and visitor accommodation permissibilities).

SEVEN

Encourage design excellence and design led outcomes

Council can play a role in encouraging design-led excellence and outcomes that contribute to the natural, cultural, visual and built character values of Coffs Harbour. This chapter seeks to provide guidance and direction to achieve better quality design outcomes; and embed design excellence in the planning process.

Actions:

- Educate relevant staff within Council of design excellence provisions within Coffs Harbour Local Environmental Plan 2013.
- Provide urban design training to relevant staff within Council.
- Ensure that Council's local planning controls adequately facilitate the promotion of design excellence, and reflect NSW Government best practice design guidelines.
- Establish a Design Review Panel to review and provide recommendations for development on key sites and significant development proposals.
- Pilot a Coffs Harbour City Council building and planning design excellence awards program.

7.8.2 Place Based Priorities

PLACE MANUALS

A Place Manual is a document that captures a common vision; a masterplan to guide growth and changes, in line with the community's needs and aspirations; and an implementation strategy.

Chapter 3 of this Local Growth Management Strategy outlines how Place Manuals will be prepared for key precincts in consultation with the community. These Place Manuals will guide the future development of key precincts around the LGA and will provide the framework for differentiated neighbourhood character.

The development of Place Manuals in consultation with the community will result in desired character statements and built form outcomes for that locality. This will inform projects, initiatives and public realm works, including an update of relevant planning controls to reflect the community's desired built form outcomes.

Place Manuals will support infill, renewal and growth objectives by identifying opportunities to address site constraints, achieve quality urban design outcomes, and coordinate connectivity between private and public spaces. The results of the 2019 Placescore Report have informed this selection of key priorities for preparation of Place Manuals.

Actions:

- Develop local character statements for coastal and hinterland villages and key precincts.
- Develop Place Manuals and Place and Movement Plans for high priority residential locations as shown in Figure 7.5. These priorities include:

HIGH

» City Centre

The Coffs Harbour City Centre provides opportunities for higher density residential living. Planning controls for land located within the City Centre have been amended to provide an uplift to height and densities, enabling a greater supply of

diverse housing choice in the centre of Coffs Harbour. Active and public transport will be prioritised in the heart of the City Centre.

» Woolgoolga

Woolgoolga has growth potential and urban qualities to underpin a sub-regional role and shape a competitive economic and lifestyle identity. This approach will address medium and higher density living and built form and improved urban quality.

» The Jetty precinct

The Jetty precinct will provide a mix of housing types and new public areas along the Harbour Drive spine that links the Coffs Harbour City Centre to the Jetty Foreshores. The Jetty Foreshores present opportunities to become an outstanding destination through enhanced public facilities and amenity upgrades. Appropriately-scaled and located development will allow for an increase in medium density housing.

» South Coffs Enterprise Area

The South Coffs Enterprise Area contains a precinct zoned R2 Low Density Residential. It is important that people movement is a key consideration in and around this enterprise area.

» Park Beach

Park Beach is identified as a mixed residential and tourism precinct. It has potential to provide a variety of medium-high density housing options to contribute to housing choice and affordability, whilst increasing connections between retail centres and the coastal foreshore parklands.

MEDIUM

» Toormina

Toormina provides a significant business and retail hub, housing and open spaces. There are opportunities to improve the design and function of active transport and safer open spaces that will provide greater connections and accessibility for the community.

» Sawtell Coastal Village

The village of Sawtell presents opportunities to deliver greater housing diversity and choice in existing infill and renewal development areas, whilst maintaining its strong neighbourhood character and coastal values.

» Moonee Beach

Moonee Beach is a coastal village with a defined local centre that acts as a service hub for neighbouring coastal and hinterland residents. There are opportunities to deliver high quality infill and renewal developments that provide housing diversity and choice, and respond to environmental and coastal values.

» West Coffs

The community has told Council that they would like to improve the West Coffs neighbourhood to address walking and cycling connections, and access and safety of walking, cycling and public transport.

- Develop Local Character Statements, Place Manuals and Place and Movement Plans for the remaining villages, precincts and places within the Coffs Harbour LGA.
- Deliver projects, initiatives and public realm works identified through the Place Manual process, including an update of relevant planning control changes as a result of desired built form outcomes.

LOCAL CHARACTER STATEMENTS

A local character statement is a description of an area's existing character and an expression of its desired future character.

Character is what makes a neighbourhood distinctive and it is the identity of a place. It encompasses the way a place looks and feels. It is created by a combination of land, people, built environment, history, culture and tradition, both Indigenous and non-indigenous, and it looks at how they interact to create an area's character¹.

Local character is distinctive, it differentiates one area apart from another. It includes the sense of belonging a person feels to that place, the way people respond to the atmosphere, how it impacts their mood, what their emotional response is to that place and the stories that come out of peoples' relationship with that place. It has been shown that communities with high social capital are more resilient, inclusive and cohesive.

The NSW Government has identified the importance of creating Local Character Statements as real opportunities to enhance place. Local character is now being elevated for consideration in NSW planning decision making².

Council is able to introduce Local Character Statements which outline an area's existing and desired character. These statements can then be given effect through a local character overlay in a Local Environmental Plan.

Three approaches have been identified by the NSW Government, as outlined in Figure 7.5. Coffs Harbour City Council will use the "Approach 2 - Overlay and Local Character Statement Driven" approach to identify and create distinctive neighbourhood environments. The character statements provided in the Placescore Strategic Planning Community Insights Report 2019 will be a starting point to test and refine the local character with the various communities.

20 year vision from strategic plans



Local Strategic Planning Statement and Local Housing Strategy translate the strategic priorities and directions for the local government area.

As part of the development of Local Character Statements and/or Place Manuals, Coffs Harbour City Council will investigate the need for a local exclusion map pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to prevent the carrying out of complying development in areas where the local character of the area requires protection.

1

APPROACH 1 - LOCAL STRATEGIC PLANNING STATEMENT DRIVEN

- LSPS identifies the character areas and desired future character
- LEP is reviewed and zones, objectives and standards aligned to LSPS
- DCP is updated with detailed controls to achieve desired future character

2

APPROACH 2 - OVERLAY AND LOCAL CHARACTER STATEMENT DRIVEN

- LSPS translates the strategic direction and broad character influences
- Standalone local character statement is prepared including character assessment and desired future character
- Local character overlay in LEP and LEP reviewed to ensure zones, objectives and standards align to local character statement
- DCP is updated to ensure controls achieve desired future character

3

APPROACH 3 - DEVELOPMENT CONTROL PLAN DRIVEN

- LSPS translates strategic direction and general character context and identifies character areas
- LEP is reviewed to ensure zoning, objectives and standards are aligned to DCP character statement
- DCP includes detailed description of the character areas, their desired future character and detailed development controls.

Figure 7.5 Model for creation of desired future character for the LGA.

¹ NSW Department of Planning and Environment. 2018. Local Character and Place Collection, February 2019. (c) Crown Copyright.

² NSW Department of Planning and Environment 2018. Local Character and Place Guideline, February 2019. (c) Crown Copyright.

7.9 Directions, Actions and Implementation

The strategic directions for the Residential Chapter incorporate the achievement of a number of the relevant Goals, Directions and Actions of the North Coast Regional Plan 2036.

These and the program to implement delivery of the Local Growth Management Strategy are as outlined in the following.

The timeframes specified in the following tables relate to Council's internal resourcing processes as follows:

- Quick Wins (Immediate)
- Short Term Actions (1 to 4 Years)

- Medium to Longer Term Actions (5+Years).

It should be noted that some specific actions will be identified in various land use chapters of this Strategy, where not addressed in Table 7.1.

Table 7.1: LGMS Chapter 7 Actions

GOAL 2: A THRIVING, INTERCONNECTED ECONOMY

Direction 8: Promote the growth of tourism

				Coffs Harbour LGMS Actions	
North Coast Regional Plan 2036 Actions	Objective	Priority	Quick Wins	Short Term Actions (1-4 years)	Medium to Long Term Actions (5+ Years)
8.5 * MyCoffs B2.1 * REDS 1, 4	Preserve existing tourist and visitor accommodation in the Coffs Harbour LGA	High		Ensure that Council's local planning controls incentivise tourist and visitor accommodation in appropriate locations (e.g. higher density opportunities). This review should consider the appropriate locations of Zone R1 General Residential (which has specific provisions for tourist and visitor accommodation permissibilities)	
20.1 * MyCoffs B2.1 * REDS 1, 4	Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009)	High		Develop local character statements for coastal and hinterland villages and key precincts in accordance with Section 7.8.2 of this chapter.	
		High-Med		Develop Place Manuals and Place and Movement Plans for key priority areas (refer Section 7.8.2).	
		Low			Develop Place Manuals and Place and Movement Plans for the remaining villages, precincts and places within the Coffs Harbour LGA.
		High		Deliver projects, initiatives and public realm works identified through the Place Manual process, including an update of relevant planning controls as a result of desired built form outcomes.	
		High		Educate relevant staff within Council of design excellence provisions within Coffs Harbour Local Environmental Plan 2013.	
		High		Provide urban design training to relevant assessment staff within Council.	
		Med			Establish a Design Review Panel (and terms of reference) to review and provide recommendations for development on key sites and significant development proposals.

Note: unfunded actions will not commence unless funding becomes available

** IP&R aligned programs (MyCoffs 2030 and Coffs Coast Regional Economic Development Strategy 2022 (REDS))*

GOAL 3: VIBRANT AND ENGAGED COMMUNITIES

Direction 20: Maintain the region's distinctive built character

Direction 21: Coordinate local infrastructure delivery

				Coffs Harbour LGMS Actions	
North Coast Regional Plan 2036 Actions	Objective	Priority	Quick Wins	Short Term Actions (1-4 years)	Medium to Long Term Actions (5+ Years)
20.1 * MyCoffs B2.1 * REDS 1, 4	Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009)	Low			Pilot a Coffs Harbour City Council building and planning design excellence awards program
		High	Amend Coffs Harbour Local Environmental Plan 2013 and Development Control Plan 2015 to ensure that Council's local planning controls adequately facilitate the promotion of design excellence.		
		High		Undertake a review of Coffs Harbour Development Control Plan 2015 so that development controls within this Plan are based on development types as opposed to land use zones.	
		The NSW Department of Planning, Industry and Environment have not approved this action.		Investigate appropriate locations for the application of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 during the development of Local Character Statements and Place Manuals. Amend Council's local planning controls to accord with recommendations of the Local Character Statements and Place Manuals.	
22.1 * MyCoffs C1.2	Deliver an appropriate supply of residential housing within local growth management strategies and local plans to meet the regions projected housing needs	High		Implement Chapter 4 to deliver renewal and infill development in the Coffs Harbour LGA, to offer greater housing choice and affordability and to ensure that remaining greenfield development is limited.	
		Low			Review the appropriateness of the existing Zone R4 High Density Residential locations and amend planning controls in response to the outcomes of this review.
		High		Investigate the feasibility of Zone R4 High Density Residential within the Park Beach precinct, during the development of the Park Beach Place Manual and amend planning controls in response to the outcomes of this review.	
		High		Amend Coffs Harbour Development Control Plan 2015 to provide an incentive to consolidate lots in key infill areas (such as a height or density bonus).	
		Med			Investigate the feasibility of higher density living around key transport hubs and amend planning controls in response to the outcomes of this review.
		Med		Investigate funding opportunities for the provision of new infrastructure (including active transport infrastructure) to accelerate housing density and delivery in key priority areas.	
		Med		Investigate the feasibility of a local clause within Coffs Harbour LEP 2013 that prescribes a minimum lot size of less than 1 hectare for caravan parks, pursuant to Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005, in suitably serviced urban locations, to facilitate tiny homes.	

Note: unfunded actions will not commence unless funding becomes available

* IP&R aligned programs (MyCoffs 2030 and Coffs Coast Regional Economic Development Strategy 2022 (REDS))

GOAL 4: GREAT HOUSING CHOICE AND LIFESTYLE OPTIONS

Direction 22: Deliver greater housing supply

Direction 23: Increase housing diversity and choice

Direction 25: Deliver more opportunities for affordable housing

				Coffs Harbour LGMS Actions	
North Coast Regional Plan 2036 Actions	Objective	Priority	Quick Wins	Short Term Actions (1-4 years)	Medium to Long Term Actions (5+ Years)
22.1 * MyCoffs C1.2	Deliver an appropriate supply of residential housing within local growth management strategies and local plans to meet the regions projected housing needs	High		Amend Council's local planning controls to align with the Coffs Harbour Transport Strategy (when adopted by Council) where it relates to the provision of on-site parking.	
		High		Promote awareness of Council's reduced development contribution charges for small dwellings <100m ² and granny flats <60m ² .	
		Low			Review and update development incentives as required.
		High		Promote awareness of the Coffs Harbour City Centre Development Incentive Policy which specifies exemption of developer charges and development contributions for residential development, tourist and visitor accommodation, and shop top housing.	
		High		Include an exception to Zone R2 Low Density Residential in Coffs Harbour DCP 2015, to enable higher densities where all other built form controls are satisfied and the low density character of the locality is maintained.	
		High		Promote existing incentives within Coffs Harbour DCP 2015 that allow a higher density to be achieved within Zone R3 Medium Density Residential and Zone R4 High Density Residential.	
		High		Implement incentives to promote smaller dwelling types in all residential zones in suitable locations (ie. amend Coffs Harbour DCP 2015 to remove minimum requirements for parking spaces for dwellings with 1-2 bedrooms).	
		High		Amend Coffs Harbour DCP 2015 to: <ul style="list-style-type: none"> • reduce front setback requirements from 6 metres to 4.5 metres for buildings less than 8.5 metres in height; and • require garages, carports and carparking spaces (attached to dwellings and accessed from a primary road) to have a minimum setback of 5.5 metres from front boundary. 	
		High		Amend Coffs Harbour Development Control Plan 2015 to allow an articulation zone for residential development in Zone R4 High Density Residential to mirror the existing requirements for Zone R3 Medium Density Residential, to facilitate more infill development.	

Note: unfunded actions will not commence unless funding becomes available

* IP&R aligned programs (MyCoffs 2030 and Coffs Coast Regional Economic Development Strategy 2022 (REDS))

				Coffs Harbour LGMS Actions	
North Coast Regional Plan 2036 Actions	Objective	Priority	Quick Wins	Short Term Actions (1-4 years)	Medium to Long Term Actions (5+ Years)
22.1 * MyCoffs C1.2	Deliver an appropriate supply of residential housing within local growth management strategies and local plans to meet the regions projected housing needs	High	Amend Coffs Harbour DCP 2015 so that private open space requirements are a minimum of 24m ² with a minimum width of 3 metres and maximum slope of 1:8 (excluding serviced apartments and development to which State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development applies).		
		High	Amend Coffs Harbour DCP 2015 to require privacy controls for residential accommodation to minimise direct overlooking of all habitable windows and balconies on adjoining properties.		
		High	Amend Coffs Harbour DCP 2015 to align private open space requirements for serviced apartments with the NSW Government's Apartment Design Guideline to facilitate infill development.		
		High	Amend Coffs Harbour DCP 2015 to include a requirement for the provision of a mix of lot sizes as part of greenfield subdivisions on land within Zone R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and Zone R4 High Density Residential.		
		High	Amend side setback controls within Coffs Harbour DCP 2015 for development on land within Zone R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and Zone R4 High Density Residential, so that building setbacks are as follows: <ul style="list-style-type: none"> For buildings ≤ 8.5m in height: <ul style="list-style-type: none"> 900mm (from walls) or 675mm (from outer edge of roof gutter and eaves). For buildings > 8.5m in height: <ul style="list-style-type: none"> 3m for building components up to 12m in height; 4.5m for building components between 12m and 25m in height; or 6m for building components > 25m in height. Exception: buildings > 8.5m in height may provide a side setback of a minimum of 900mm (from walls) for single storey components of the building.		
		High	Amend rear setback controls within Coffs Harbour DCP 2015 for development on land within Zone R2 Low Density Residential to 3m setback.		

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* IP&R aligned programs (MyCoffs 2030 and Coffs Coast Regional Economic Development Strategy 2022 (REDS))

				Coffs Harbour LGMS Actions	
North Coast Regional Plan 2036 Actions	Objective	Priority	Quick Wins	Short Term Actions (1-4 years)	Medium to Long Term Actions (5+ Years)
22.1 * MyCoffs C1.2	Deliver an appropriate supply of residential housing within local growth management strategies and local plans to meet the regions projected housing needs	High		Amend Coffs Harbour DCP 2015 to control site coverage for all residential development with minimum landscaping requirements as follows: - one dwelling = 35% percentage of site area; and - two dwellings = 30% of site area. For three or more dwellings retain existing Coffs Harbour DCP 2015 controls.	
		High		As part of Local Character Statement and Place Manual preparation for key villages and precincts, investigate the suitable height of buildings. Amend Council's local planning controls to accord with recommendations of the Local Character Statements and Place Manuals.	
22.2 * MyCoffs D2.2	Facilitate housing and accommodation options for temporary residents	Med		Regularly review Council's local planning controls to ensure that they facilitate seasonal and itinerate workers' accommodation in suitable locations.	
		Med		Monitor Short Term Rental Accommodation in the Coffs Harbour LGA on a two yearly cycle. If significant land use conflict is occurring in particular localities, investigate the need to amend the day threshold for non-hosted Short Term Rental Accommodation in those localities.	
23.1 * MyCoffs D2.2	Encourage housing diversity by delivering 40 per cent of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400m ² , by 2036.	High		Review infrastructure requirements within Coffs Harbour DCP 2015 where they relate to development for the purposes of residential accommodation, to facilitate development viability and amend local planning controls as required.	
		High		Review the minimum lot size applicable to dual occupancies in Zone R2 Low Density Residential and amend local planning controls as required, to facilitate infill development.	
		High		Amend Coffs Harbour DCP 2015 to allow access handles to be included when calculating the density of development in Zone R2 Low Density Residential, to facilitate infill development.	
		Med		Investigate incentives to promote sustainable housing designs.	
		High		As part of the preparation of Local Character Statements, Place Manuals and Place and Movement Plans in appropriate locations, identify key strategic infrastructure requirements and develop new, locality specific contributions plans to forward fund service upgrades (e.g. progression of laneway construction, associated stormwater improvements, stormwater treatment, kerb and guttering).	
		High		Amend Coffs Harbour DCP 2015 to introduce design requirements for buildings on steep land which front a public road or are highly visible from a public space, to ensure that such development does not negatively impact on the character of the streetscape or locality.	

				Coffs Harbour LGMS Actions	
North Coast Regional Plan 2036 Actions	Objective	Priority	Quick Wins	Short Term Actions (1-4 years)	Medium to Long Term Actions (5+ Years)
23.1 * MyCoffs D2.2	Encourage housing diversity by delivering 40 per cent of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400m ² , by 2036.	High	Amend Coffs Harbour LEP 2013 to prohibit dwelling houses within Zone R3 Medium Density Residential.		
		High		Review visitor parking and minimum parking requirements for residential accommodation as part of the development of the Coffs Harbour Transport Strategy to facilitate housing diversity; and amend local planning controls if required.	
		High	Investigate the reduction of the width of pedestrian access handles to the primary road frontage to a lane within Coffs Harbour DCP 2015 to facilitate infill development, and amend local planning controls if required.		
		High	Amend Coffs Harbour DCP 2015 to require the provision of smaller dwelling types (one or two bedrooms) as part of new development comprising four or more dwellings, to facilitate housing diversity.		
		High		Implement Council-led infrastructure projects and urban design outcomes identified in the Living Laneways Strategy, Place Manuals and Place and Movement Plans.	
		High		Review and amend (if appropriate) waste management and infrastructure controls in Coffs Harbour DCP 2015 to ensure they align with the Compact City model program (e.g. garbage trucks, screening / setback of bins and 'waste reduction incentives' are designed to service future infill development, including laneways and narrow roads).	
		High		Investigate new LGA wide contributions plans to fund the progression of regional and district transport and open space infrastructure (including delivery of roads, footpaths, lighting and cycle ways, street trees, services) in existing residential areas, and delivers infrastructure upgrades on a priority basis.	
		High		Investigate options for Council to forward fund the strategic provision of infrastructure such as footpaths, cycle paths, stormwater and laneway upgrades to remove barriers to infill development in appropriate infill locations.	

Note: unfunded actions will not commence unless funding becomes available

* IP&R aligned programs (MyCoffs 2030 and Coffs Coast Regional Economic Development Strategy 2022 (REDS))

				Coffs Harbour LGMS Actions	
North Coast Regional Plan 2036 Actions	Objective	Priority	Quick Wins	Short Term Actions (1-4 years)	Medium to Long Term Actions (5+ Years)
23.2 * MyCoffs D2.2	Develop local growth management strategies to respond to changing housing needs, including household and demographic changes, and support initiatives to increase ageing in place.	High	Amend Coffs Harbour DCP 2015 to require: - Silver Level compliance with Liveable Housing Standards for all housing types; and - Gold Level compliance with Livable Housing Standards for a minimum of 20% of dwellings within multi-dwelling housing, attached dwelling, residential flat building and serviced apartment developments.		
		High		Ensure that Place Manuals and Place and Movement Plans facilitate infill residential development in appropriate locations, to attract and retain 'Millennials'.	
		High		Implement actions within the Coffs Harbour Transport Strategy to deliver active and public transport connections between the South Coffs Enterprise Area to the City Centre, Park Beach and the Jetty.	
		High		Amend Coffs Harbour DCP 2015 in relation to the provision of public open space as part of residential development to align with the Coffs Harbour Public Realm Strategy when finalised and endorsed by Council.	
25.1 * MyCoffs D2.2	Deliver more opportunities for affordable housing by incorporating policies and tools into local growth management strategies and local planning controls that will enable a greater variety of housing types and incentivise private investment in affordable housing.	Med		Develop a Coffs Harbour Housing Affordability Policy, including a review of surplus or underutilised Council owned land in suitably serviced urban locations to identify land suitable for affordable and/or social housing projects.	
		Med			Investigate the introduction of an Affordable Housing Contribution Scheme in suitable locations in conjunction with a review of Zone R4 High Density Residential.
		Med		Implement incentives to promote smaller dwelling types in all residential zones in suitable locations.	
		High	Advocate for changes to the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 to remove unnecessary barriers to the siting and occupation of single caravans, including tiny homes on wheels on vacant or underutilised land, such as backyards in suitably serviced urban locations.		

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* IP&R aligned programs (MyCoffs 2030 and Coffs Coast Regional Economic Development Strategy 2022 (REDS))

7.10 Resourcing Policy Actions

Resourcing implications need to be considered with the adoption by Council of Chapter 7.

This Strategy identifies that local planning controls should be amended to more proactively allow the Compact City infill development program to be implemented.

It is anticipated that some additional internal staff resources may be required to undertake the preparation of Local Character Statements, Place Manuals and Place and Movement Plans and other actions generated by these policy changes.

Additionally, funding is required for the preparation of Place Manuals and Place and Movement Plans for key villages and precincts around the local government area.

