



Planning &
Environment

2036

**North
Coast**

**Regional
Plan**

NORTH COAST REGIONAL PLAN 2036
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Crystal Shower Falls, Dorrigo National Park



Foreword



The North Coast of NSW is undoubtedly one of the state's most desirable places to live and work.

More than 12 million people visit the region each year, making it also one of the great tourist attractions of the nation.

With the State's most biologically diverse environment and vibrant communities increasingly connected to economic powerhouses to the north and south, the North Coast has a solid foundation for a sustainable and prosperous future.

The North Coast Regional Plan 2036 is our blueprint for the next two decades that reflects community and stakeholder aspirations and opportunities from leveraging the North Coast's position between two of the fastest growing population corridors in the nation.

The Pacific Highway is a critical link for Australia, NSW and the North Coast. Ongoing upgrades to the Highway and access to a series of regional and international airports will drive economic growth and bring communities closer together.

Tourism, agribusiness and commerce throughout the region will benefit from vastly improved access to national and international markets, whilst our environment and vibrant communities will be showcased, energising an increasing resident population.

The region's cities – Port Macquarie, Coffs Harbour, Lismore and Tweed Heads – will be vibrant cosmopolitan hearts, accommodating more than three-quarters of the region's population growth over the next 20 years, as well as supporting critical jobs growth and health and education services.

New housing will be also be accelerated in other centres to maximise existing services, meet the community's diverse housing needs and to improve housing affordability.

New release areas, including Cumbalum, Kings Forest, Cobaki and Thrumster will be new communities providing the North Coast with greater housing choice.

By focusing growth in cities and centres we have protected the sensitive coastal strip, productive farmland and land with significant environmental and cultural values.

This environment will be enhanced and managed to ensure future generations enjoy the same outstanding lifestyle that we have.

The distinctive design and character of the North Coast will be promoted and cycling and walking paths will be extended and embellished as we support active and healthy lifestyles and greater enjoyment of the North Coast's subtropical climate and natural beauty.

We recognise the Bundjalung, Gumbaynggirr, Yaegl, Dughutti and Biripi people are the traditional custodians of the North Coast region. They are important partners in the economic, social and environmental future of the North Coast and we will work in greater collaboration into the future.

The North Coast Regional Plan 2036 encompasses a vision, goals and actions geared towards delivering greater prosperity in the years ahead for those who live, work and visit this important region.

I urge everyone committed to the North Coast to work together to support its success.

Anthony Roberts MP

Minister for Planning
Minister for Housing
Special Minister of State

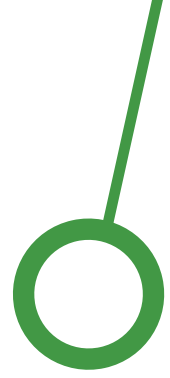




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Introduction



The Pacific Highway is unlocking the potential of one of Australia's most beautiful places

The North Coast boasts more endemic plants and animals than any other NSW region.¹ The subtropical climate and panoramic landscapes attract new residents and visitors, and support growing and thriving agriculture and tourism sectors.

The North Coast will harness the opportunities provided by its spectacular environment, growing cities and centres, and increasing connectivity between communities and with South East Queensland. Connectivity and prosperity will be delivered by significant infrastructure investment, led by the Pacific Highway and Gold Coast International Airport upgrades, which are expanding the global reach of the North Coast.

The *North Coast Regional Plan 2036* is the blueprint to deliver this exciting future.

The Plan will guide the NSW Government's land use planning priorities and decisions to 2036. It is not intended to be a step-by-step approach to all land use planning. Rather, it provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions. While a series of priority actions are included, medium-and longer-term actions will be identified to coincide with population growth and economic change.

Priorities for each council are set out in Local Government Narratives, which will guide further investigations and implementation.

The Plan is the product of extensive consultation with councils, stakeholders and the wider community, conducted around a draft Plan in 2016. The feedback from this consultation has been integral to finalising the *North Coast Regional Plan 2036*.

The NSW Government has listened to the North Coast community and has no intention to revive coal seam gas on the North Coast. More than \$27 million has been spent to buy back the exploration licences handed out by the previous government. This Plan makes it manifestly clear that coal seam gas resources on the North Coast will remain in the ground.

Investment on the North Coast ²

NSW Government investments on the North Coast include:

- a share of \$1.5 billion in funding towards the upgrade of the Pacific Highway in 2016-2017, including more than \$954 million towards the Woolgoolga to Ballina project;
- more than \$110 million committed in 2016-2017 for upgrades to hospitals and health facilities, including over \$75 million to fund the Lismore Base Hospital redevelopment and \$35 million for other health facilities;
- over \$7 million in funding in 2016-2017 to fund upgrades to North Coast TAFE Institute campuses and facilities; and
- \$8.8 million funded by the Regional Tourism Infrastructure Fund for upgrades to Lismore, Ballina-Byron and Coffs Harbour airports, with an additional \$9.5 million identified for potential further works to Ballina-Byron and Port Macquarie airports to boost their capacity, safety and ability to attract more visitors to regional NSW.³

Population Growth

2016-2036

76,200



+46,000
more homes required



New Dwelling Construction

2016-2036

\$11b

Projected Gross
Regional Product
Contribution

North Coast Gross Regional Product

2014-2015



\$20b

Agriculture Gross Value

2014-2015



\$930m

Tourism Impact

2016

\$3.7b
Regional Economy

12.2m
Tourist Visits

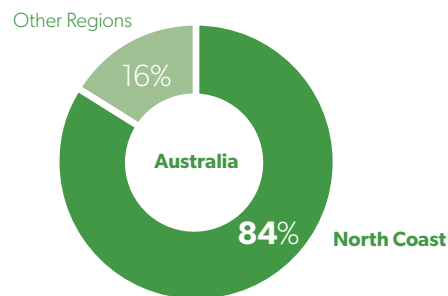
3RD

Most popular Australian tourist
destination by overnight stays



Blueberry Production

2011



\$134m
Economic
Contribution

Regional Airport Passengers

2006-2016



250%
Increase

1,064,100 (2016)

304,008 (2006)

Pacific Hwy Freight Transport

2011-2031



83%
Increase

Delivering the Plan

The NSW Government's commitment

To deliver the *North Coast Regional Plan 2036*, all levels of government, the private sector and the community will need to work together. The Plan will be incorporated into each stakeholder's future activities.

Coordination

The NSW Government has established the North Coast Delivery, Coordination and Monitoring Committee to deliver, coordinate and be accountable for achieving the vision and goals of the Plan (see Figure 1). This is a new dedicated body that will comprise councils and State agencies. It will listen and work with all stakeholders and the community to make sure that growth is aligned with infrastructure and delivered in the right places and at the right time.

Delivery

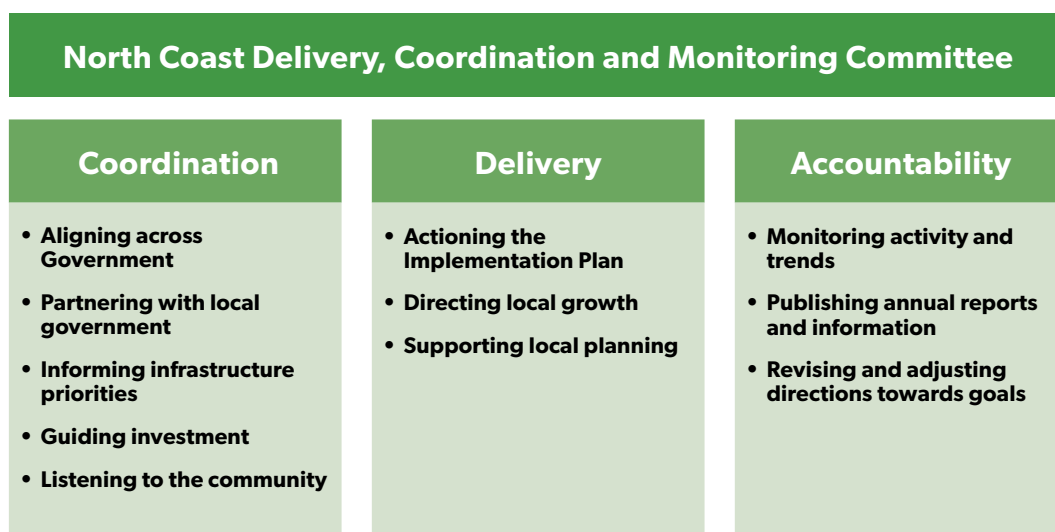
The Committee will implement this Plan, prioritising the actions needed to seize on immediate and emerging opportunities for the

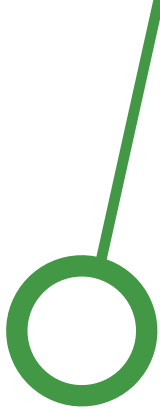
region. In the short term, its focus will be on supporting cities, cross-border planning, and managing important farmland, renewable energy projects and tourism opportunities. Over time, new priorities will be identified to support growth and change in the region. Funding will be coordinated for regional infrastructure covering transport, health, education, open space, recreation, emergency services and justice.

This Plan sets regional planning priorities and provides guidance and direction for regional and local planning decisions. It identifies where to focus new housing and jobs to deliver social and economic benefits. The Plan sets in place strategic, line-of-sight land use planning for the region and each local government area. Line-of-sight planning will support strategic-led planning and transparency by establishing clear objectives that will guide on-the-ground outcomes.

An Implementation Plan for 2017-2019 accompanies this Plan.

Figure 1: **North Coast Delivery, Coordination and Monitoring Committee**





Regional district planning may be undertaken through a partnership with all stakeholders, led by the Committee. Priorities for regional district planning are highlighted in this Plan where matters cross jurisdictional boundaries.

A Government direction will be issued to councils so that when they prepare new planning proposals or update local planning controls, they are consistent with the directions and actions outlined in the Plan. The Committee will support the preparation of local growth management strategies that translate the vision and guiding principles of this Plan into more detailed priorities for growth and change that can be applied at the local level.

Accountability

The Committee will monitor and review progress towards achieving the vision and goals for 2036. This will help prioritise infrastructure delivery and influence policy settings.

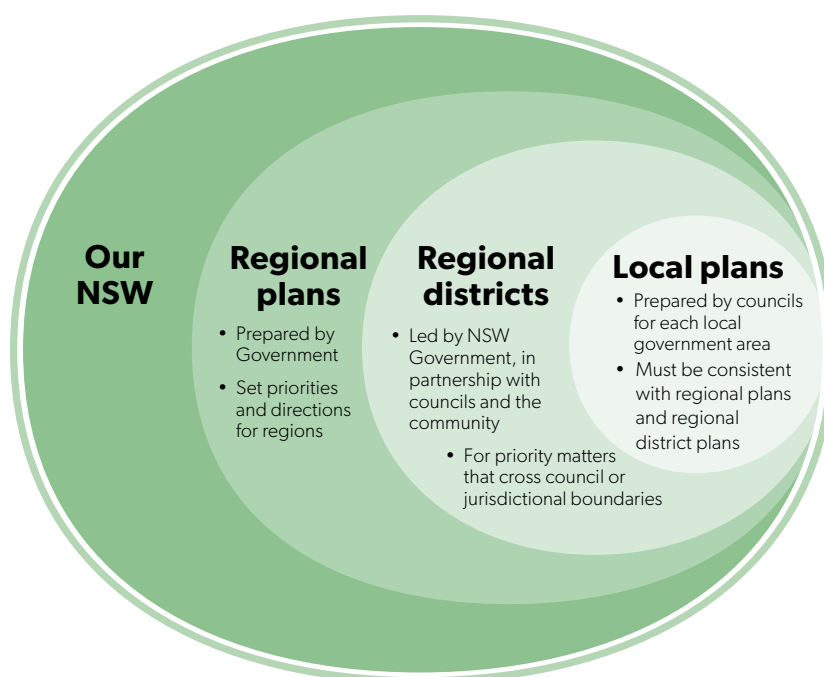
An annual report will be prepared that presents indicators for housing, employment, communities and the environment, as well as advice to government on the delivery of short-term actions.

The report will also include an annual review and, if necessary, an update of the appendices, and urban growth area maps. This monitoring will be conducted in partnership with councils. Every five years, or as necessary, the Plan will be reviewed and adjusted to make sure the vision for 2036 is realised.

Local Growth Management Strategies

Local growth management strategies will be prepared by councils to reflect the directions and actions contained in this Plan. Guidelines will be prepared to help councils develop local growth management strategies, which will be developed prior to preparing a local environmental plan to zone land for residential, rural residential, commercial and industrial land uses.

Figure 2: **State planning hierarchy**



Vision



The best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities

The natural beauty of its environment continues not just to enrich the lives of its residents, but also to sustain a thriving tourism and lifestyle economy. The North Coast's 15 World Heritage Areas are a symbol of its stunning biological diversity. The region's natural environment is safeguarded and enhanced to deliver a prosperous future and to ensure that it remains one of the most beautiful parts of the State.

Adding to the attraction of the region is a network of cosmopolitan cities and centres linked by the Pacific Highway and interconnected to vibrant coastal, hinterland and rural communities.

The regional cities of Tweed Heads, Lismore, Coffs Harbour and Port Macquarie are the primary growth anchors, delivering new jobs, and more diverse housing as well as high quality essential services.

The cities are complemented by two strategic centres, Ballina and Grafton, with new housing and employment opportunities and major infrastructure, such as the Grafton Hospital and Ballina-Byron Gateway Airport. A network of attractive coastal and hinterland centres, such as Bellingen, Byron Bay, Casino, Kempsey, Kyogle, Murwillumbah and Macksville complement the cities and strategic centres.

By supporting local and creative industries, agriculture and tourism, reinforcing local character and providing greater housing choice, the network of centres has enlivened their communities and enhanced the region's charm and community wellbeing.

Communities of interest deliver greater services and economic opportunities for residents and business.

Northern communities have established important links and are integrated with a burgeoning South East Queensland. Hinterland and rural communities are making the most of the increasing global demand for their high-quality agricultural products. Southern and coastal communities are building relationships and leveraging opportunities from the Pacific Highway upgrade.

This is a region where a myriad of lifestyles – rural, coastal, bohemian, cosmopolitan – and opportunities are available. This diversity and opportunity continues to make the North Coast one of the great places to live, work and visit.

***To achieve this vision the
NSW Government has:***

***acknowledged the importance
of the environment and the
opportunities of the Pacific Highway,
South East Queensland and the
region's cities and centres and...***

***set the following regionally
focused goals:***

- **The most stunning environment in NSW**
- **A thriving, interconnected economy**
- **Vibrant and engaged communities**
- **Great housing choice and lifestyle options**

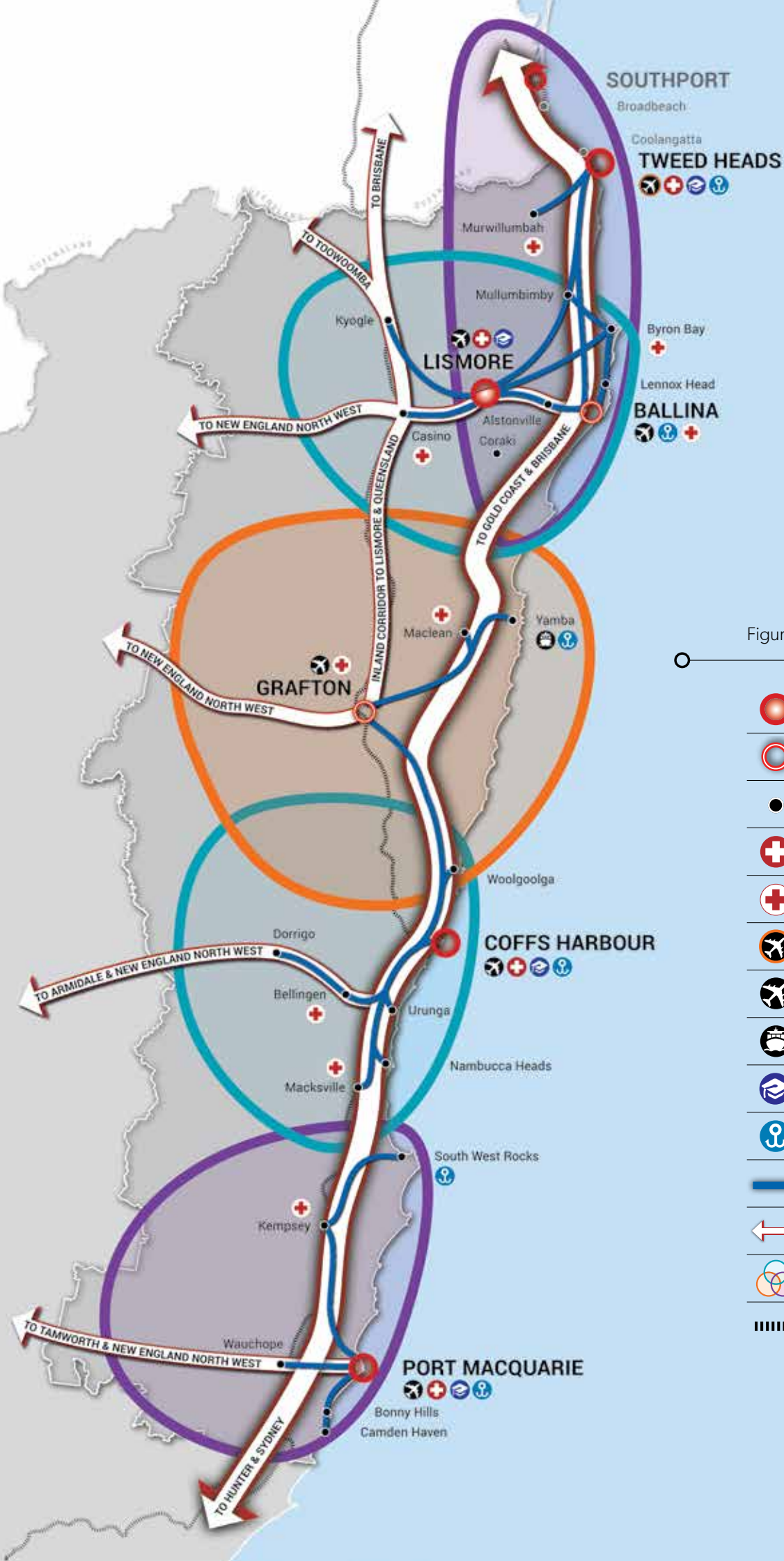














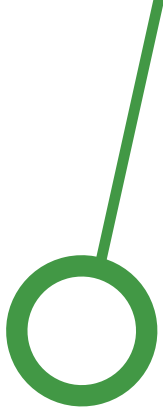


Figure 3: North Coast 2036

-  Regional City
-  Strategic Centre
-  Centre
-  Health Precinct
-  Hospital
-  Gold Coast Airport – Global Gateway
-  Airport
-  Commercial Port
-  Education
-  Harbour
-  Intra-regional Connection
-  Inter-regional Connection
-  Communities of Interest
-  Railway



Leveraging the Pacific Highway

A key component in the North Coast's success

The Pacific Highway upgrade is one of the largest and most important projects ever undertaken in Australia. By 2020, approximately \$15 billion will have been invested to deliver a four-lane divided highway through the North Coast, from Newcastle to Queensland.⁴ The focus for the future is to harness new opportunities that arise from the improved travel safety, reduced travel times, improved transport efficiency and lower freight transport costs.

Economic development will continue to be leveraged off the highway upgrade with stronger connections between the region's cities and centres as the engines of economic growth. The increased connectivity is building stronger partnerships and collaboration across communities of interest that will drive future prosperity.

The highway not only links the region together but connects it to the wider world. It is providing greater access to new markets and economic opportunities in adjoining regions, particularly the important and rapid growth in South East Queensland. Making the most of this access will underpin a vibrant economy that will deliver homes, jobs and infrastructure for the region's communities.

Network of stronger cities and centres

Leveraging and maximising the social and economic links being delivered by the Pacific Highway upgrade to cities and centres will provide business with access to new markets and offer residents greater choice in where to live and work.

Tweed Heads, Lismore, Coffs Harbour and Port Macquarie are regional cities. Ballina and Grafton are strategic centres and Kempsey, Macksville, Bellingen, Casino, Kyogle, Byron Bay, Mullumbimby and Murwillumbah are important centres. These cities and centres are the vibrant social and economic hubs of their surrounding communities.

By working together across councils, there are opportunities for more integrated communities of interest, such as Coffs Harbour-Clarence Valley and Kempsey-Port Macquarie. This will provide a diverse range of industry choices in areas that have the least constraints and greatest land availability.

Over the next 20 years, almost 77 per cent of population growth on the North Coast will be in the regional cities.⁵ There are opportunities for these regional cities to deliver greater housing choice, more jobs and services, and vibrant precincts that suit the needs of the growing and changing population.

To capitalise on these opportunities, action plans will be prepared for the regional cities to enable opportunities for growth and to manage development. A steering committee with representatives from each council will be established to oversee the coordination and implementation of these plans.

Cross-border opportunities with South East Queensland

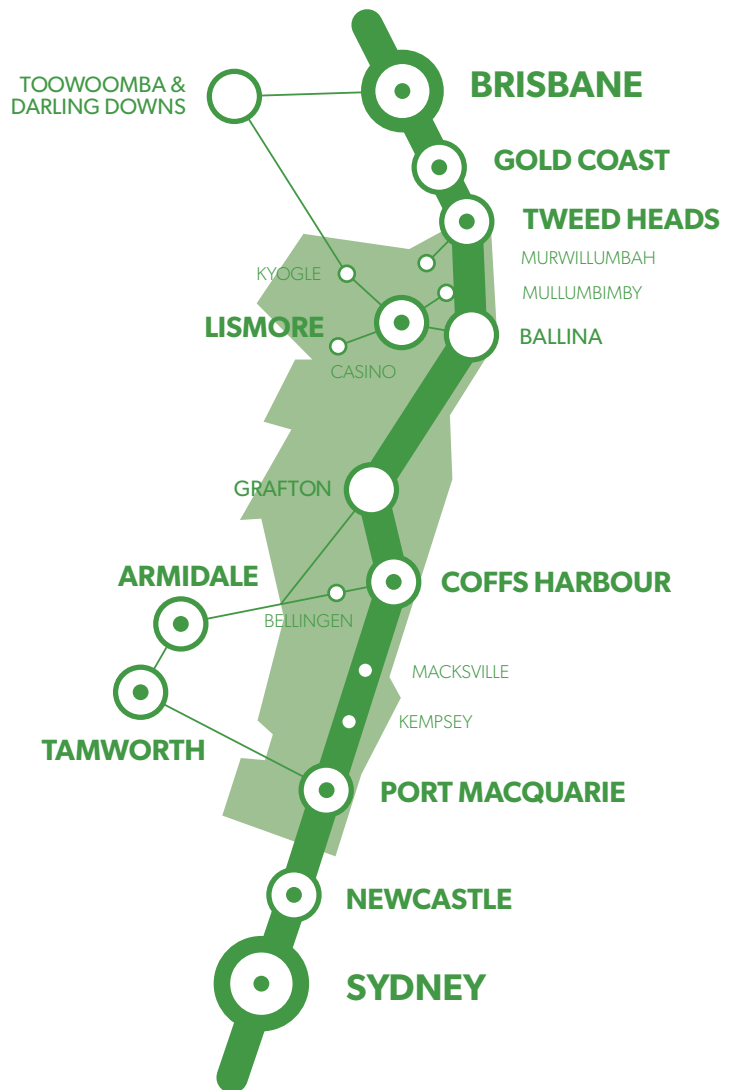
South East Queensland is having a growing influence on the North Coast. The Pacific Highway and digital technology in particular are helping to spread the influence of South East Queensland beyond the border areas and through the region towards the Mid North Coast. The access being provided by the Pacific Highway will enable the North Coast to deliver housing, jobs, tourism and recreation activities that maximise the opportunities provided by the growth of South East Queensland to more than five million people by 2041.⁶

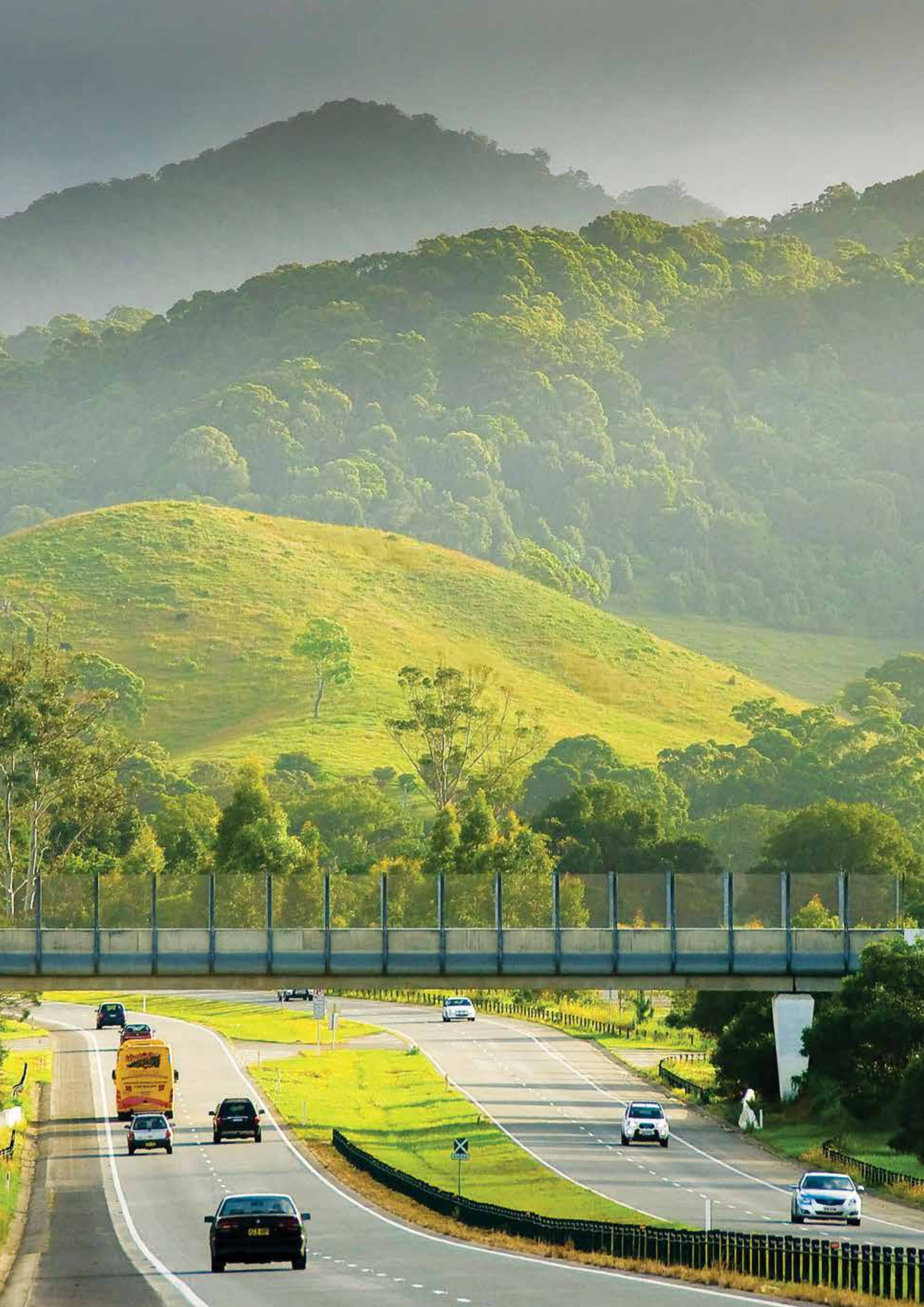
The Tweed Shire already has a strong relationship with the Gold Coast, which provides many services and facilities to the Far North Coast. Tweed Heads and Coolangatta function as 'twin towns', with retail and business opportunities as well as healthcare and education services used by residents from either side of the border.

Gold Coast Airport serves as the major international gateway to the region. Transport and economic linkages continue to develop between the rural hinterland areas of Lismore, Kyogle, Casino, Toowoomba, Beaudesert and the Darling Downs. New tourism and freight movement opportunities for the North Coast economy are also emerging from the expansion of the Gold Coast and Brisbane West Wellcamp airports.

The NSW Cross-Border Commissioner, the Queensland Government and councils will work together to better integrate cross-border servicing and land use planning to remove any barriers to economic, housing and jobs growth.

Interconnected Communities









GOAL 1

The most stunning environment in NSW

Panoramic coastal and rural landscapes define the distinctive environment, character and lifestyles of this region. The North Coast is one of the most biologically diverse regions in Australia,⁷ including the outstanding biodiversity assets of 15 World Heritage Areas, covering over 117,000 hectares.

These assets, in addition to their intrinsic value, deliver clean air and water to communities, and improve lifestyles and wellbeing. They provide the natural resources that underpin industries and are the foundation on which a significant tourism sector has been built.

The focus for the future is to deliver sustainable land use that protects the North Coast's biodiversity and environmental values, and its stunning environment. Directing growth to locations that do not compromise the natural environment will ensure the region grows sustainably and in line with community aspirations.

Growth can put pressure on environmentally sensitive areas, including the 49 coastal lakes and estuaries, 900 wetlands and 70 littoral rainforests on the North Coast. Opportunities for sustainable growth will be provided that protects highly valued environment for future generations.

Important planning principles that will help to achieve these outcomes are shown on the next page.

Ecosystems are also subject to natural hazards and climate change. It is important to build resilience and develop innovative ways to manage water, harness renewable energy and prepare for natural hazards.

Protection of koalas and their habitat

Koalas are an iconic species on the North Coast, and both landholders and the wider community hold the key to the future of this special animal.

The koala population on the North Coast is coming under increased stress, and protecting habitat is an important factor in reducing this stress and halting the decline of the population.

State Environmental Planning Policy 44 – Koala Habitat Protection and koala plans of management are important components of the strategy to protect koala habitat. Protecting koala habitat will have flow-on benefits for a wide range of other species and ecological communities. State policy will continue to seek ways to improve and implement appropriate measures to help minimise the impacts of development on koalas and their habitat.



NSW's most biologically diverse region

PLANNING PRINCIPLES

GUIDING GROWTH ON THE NORTH COAST

PRINCIPLE 1: DIRECT GROWTH TO IDENTIFIED URBAN GROWTH AREAS

Urban growth areas have been identified to achieve a balance between urban expansion and protecting coastal and other environmental assets. They help maintain the distinctive character of the North Coast, direct growth away from significant farmland and sensitive ecosystems and enable efficient planning for infrastructure and services.

Maps of these areas are shown in the Local Government Narratives.

PRINCIPLE 2: MANAGE THE SENSITIVE COASTAL STRIP

The coastal strip comprises land east of the planned Pacific Highway alignment plus the urban areas of Tweed Heads around the Cobaki Broadwater. The coastal strip is ecologically diverse and contains wetlands, lakes, estuaries, aquifers, significant farmland, and has areas of local, State, national and international environmental significance. Much of this land is also subject to natural hazards, including flooding, coastal inundation, erosion and recession.

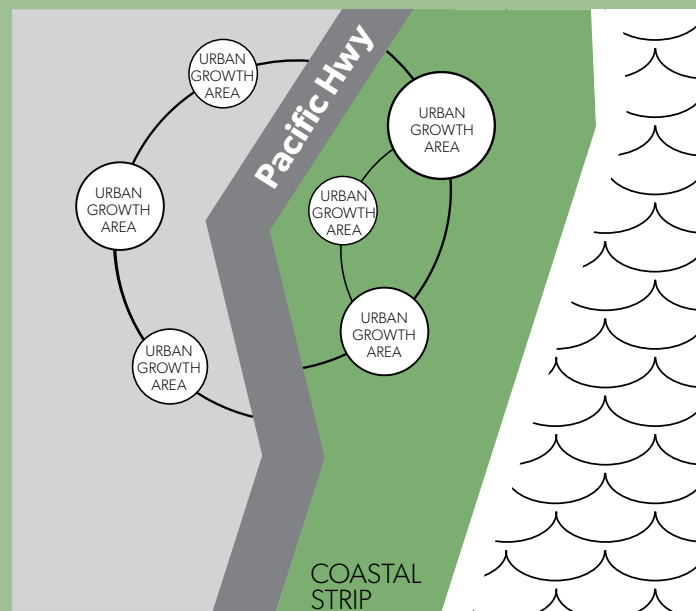
Demand for new urban and rural residential land in this area is high. To safeguard the sensitive coastal environment, rural residential development will be limited in this area, and only minor and contiguous variations to urban growth area boundaries will be considered.

PRINCIPLE 3: PROVIDE GREAT PLACES TO LIVE AND WORK IN A UNIQUE ENVIRONMENT

Making cities and centres the focus of housing diversity, jobs and activities makes communities more vibrant and active, reduces pressure on the environment, and makes it easier for residents to travel to work and access services.

The Plan guides councils in preparing local growth management strategies and planning proposals to deliver great places to live and work that maximise the advantages of the North Coast's unique environment.

Settlement Planning Principles



Direction 1: Deliver environmentally sustainable growth

The North Coast is known for its diverse rural and coastal landscapes and world-class natural environment. The focus for the future is to manage growth to protect the conservation and economic value of these important assets so that the region remains a great place to live and work.

The region's low-density settlement pattern has exacerbated growth pressure on sensitive environments. Directing future growth to locations that can sustain additional development, and are readily serviced, will deliver sustainable growth across the region and help protect the environment.

Most of the urban settlements are separated by farmland, bushland, floodplains or environmental features that give the region its distinctive character. The urban growth areas will maintain these 'green breaks' to protect environmental values and attract people to the region.

The coastal strip covers 12 per cent of the region and is home to 49 per cent of the population.⁸ As the region grows, development pressure is expected to continue in this area. A balanced approach to the use of this land is necessary to safeguard the sensitive coastal environment.

The NSW Government and councils will manage the growth of new land releases in the coastal strip by directing development to the mapped urban growth areas (see the Local Government Narratives). This will distribute housing across the region and strengthen the growth of hinterland communities, where there is capacity for additional rural and urban housing. It will also help to avoid pressure on the sensitive coastal environment.

Investigation areas within the urban growth areas represent potential future land release opportunities. Not all of these areas will be suitable for development and further detailed assessment will be required. Councils will use the urban growth areas to define the land available to investigate for release as they prepare their local growth management strategies.

Local growth management strategies will enable communities to assess the broader implications and consequences of identifying locations for proposed urban and employment land.

There may be a need to vary the urban growth areas as new information becomes available or to correct anomalies. Any variations must be in accordance with the *Urban Growth Area Variation Principles* (Appendix A) and will need to be considered and justified through a strategic planning or rezoning process.

Only minor and contiguous variations to urban growth areas in the coastal strip will be considered due to its environmental sensitivity and the range of land uses competing for this limited area.

Active and passive community open spaces may be located outside the urban growth areas. When deciding whether to locate future open space outside the urban growth areas, high-value environmental, heritage or natural resource areas should be avoided.

Actions

- 1.1 Focus future urban development to mapped urban growth areas.
- 1.2 Review areas identified as 'under investigation' within urban growth areas to identify and map sites of potentially high environmental value.
- 1.3 Identify residential, commercial or industrial uses in urban growth areas by developing local growth management strategies endorsed by the Department of Planning and Environment.
- 1.4 Prepare land release criteria to assess appropriate locations for future residential, commercial and industrial uses.





Direction 2: Enhance biodiversity, coastal and aquatic habitats, and water catchments

Enhancing areas of high environmental value is integral to maintaining the biological diversity of the North Coast. Areas with potential high environmental values have been mapped as shown on Figure 4. Using an evidence-based approach to identifying high environmental value areas and protecting important assets will help to maintain diversity and habitat for flora and fauna, including the region's iconic koala population.

The map showing areas of potential high environmental value will also be used to consider opportunities for biodiversity offsetting and to inform council planning strategies and local environmental plans.

The coastal environment, aquatic habitats and freshwater catchments are critical components for ecosystem health. They also support aquaculture, commercial and recreational fishing and boating, and tourism. To support these activities and ecosystem health, water quality should be managed in accordance with the NSW Water Quality and River Flow Objectives. The NSW Department of Primary Industries is continuing to allocate water in the region through water sharing plans.

New development should be appropriately located to limit any adverse impact on the region's biodiversity, coastal and aquatic habitats and water catchments.

Actions

- 2.1 Focus development to areas of least biodiversity sensitivity in the region and implement the 'avoid, minimise, offset' hierarchy to biodiversity, including areas of high environmental value.
- 2.2 Ensure local plans manage marine environments, water catchment areas and groundwater sources to avoid potential development impacts.

Explanatory note: Potential high environmental values map

A range of criteria were used to map areas of high environmental value, including:

- existing conservation areas, including national parks and reserves, marine parks, declared wilderness areas, Crown reserves dedicated for environmental protection and conservation, and flora reserves;
- native vegetation of high conservation value, including vegetation types that have been over-cleared or occur within over-cleared landscapes, old growth forests and rainforests;
- threatened ecological communities and key habitats;
- important wetlands, coastal lakes and estuaries; and
- sites of geological significance.

Some areas not identified on the map, including terrestrial and aquatic environments, will still require environmental assessment.

The data used to identify high environmental values in this Plan is intended to provide a regional-level overview for the purposes of strategic planning. This data will continue to be updated as new information becomes available. Interested parties should contact relevant agencies, including the Office of Environment and Heritage, Local Land Services and the Department of Primary Industries, for current data and further support.



Direction 3: Manage natural hazards and climate change

Many of the features that make the North Coast such a great place to live also make it prone to natural hazards, including bushfires, coastal erosion, rising sea levels, storms, floods, acid sulfate soils and landslips. Climate change may worsen some of these hazards.

The Integrated Regional Vulnerability Assessment undertaken by the Office of Environment and Heritage for the North Coast has identified climate change vulnerabilities and potential actions in response. This has provided an evidence base to enable State and Local Government to incorporate climate change considerations into service planning and delivery.

Thermal and energy-efficient buildings, greenways and stormwater re-use should be incorporated into the design of developments and subdivisions to create resilient environments for the future. Land that is prone to hazards should not be developed unless the hazards can be managed appropriately into the future.

The impacts of rising sea levels and climate change will be critical to managing coastal and floodplain risks. Planning and natural resource management authorities will need to consider mapping and model the impacts of sea-level rises, storm surges and inundation to provide adequate buffers for landward migration, protection of coastal saline wetlands, and to limit development in areas adjoining these wetlands. The Office of Environment and Heritage's *Adapt NSW* website provides information and tools to support communities to adapt to climate change.

Relevant councils will need to have coastal zone management plans and associated controls to deal with current and potential erosion. The Office of Environment and Heritage has developed a Community Resilience Innovation Program to support community-led projects designed to increase all-hazard disaster preparedness and build community capacity and resilience.

Flooding is a major hazard on the North Coast due to its topography and climate. The *NSW Floodplain Development Manual: the management of flood liable land* (2005) promotes a merit-based approach to flood risk management that balances social, economic, environmental and flood risk issues to determine the appropriate and sustainable use of the floodplain.

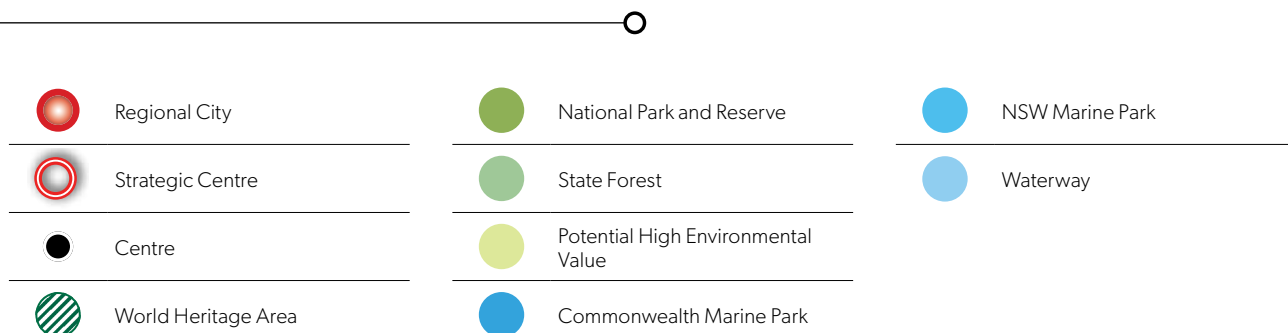
Some developments (such as aged care facilities) can be sensitive to natural hazard events due to the difficulty of evacuation in an emergency. Local environmental plans and development control plans will include appropriate controls for areas subject to natural hazard events.

Actions

- 3.1 Reduce the risk from natural hazards, including the projected effects of climate change, by identifying, avoiding and managing vulnerable areas and hazards.
- 3.2 Review and update floodplain risk, bushfire and coastal management mapping to manage risk, particularly where urban growth is being investigated.
- 3.3 Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.



Figure 4: **Potential High Environmental Values**





SOUTHPORT

TWEED HEADS

LISMORE

BALLINA

GRAFTON

Aratula

Kalbar

Boonah

Beaudesert

Kooralbyn

Broadbeach

Coolangatta

Murwillumbah

Mullumbimby

Kyogle

Byron Bay

Lennox Head

Casino

Alstonville

Coraki

Yamba

Maclean

Woolgoolga

Direction 4: Promote renewable energy opportunities

The region is fortunate to have a number of potential sources of renewable energy, including solar, bio-waste, small-scale hydro, wind, geothermal and wave power. These sources will contribute to electricity generation, reduce the region's carbon footprint and create new economic opportunities and industries.

A strategic and integrated approach to renewable energy projects is needed to leverage the opportunities of renewable energy, long-term sustainability, and to support the NSW Government's goal of a carbon-neutral NSW by 2050.

The Department of Industry's *Renewable Energy Action Plan* (2013) guides renewable energy development. Negotiations between network service providers and investors will be streamlined so that timeframes for grid connections in NSW are competitive.

Renewable energy potential maps for the North Coast can be found at:
www.resourcesandenergy.nsw.gov.au/energy-supply-industry/renewable-energy/renewable-resources-map.

Incorporating small-scale cogeneration measures into the design of new developments and providing employment lands for research and development opportunities in the sector will lend further support to the growth of the renewable energy sector.

Actions

- 4.1 Diversify the energy sector by identifying renewable energy resource precincts and infrastructure corridors with access to the electricity network.
- 4.2 Enable appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.
- 4.3 Promote appropriate smaller and community-scale renewable energy projects.



Dwellings in the region have a solar installation







GOAL 2

A thriving, interconnected economy

The North Coast has the foundations for a thriving economy. It has strong cities and centres with distinctive character, 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.

Opportunities exist to build relationships across communities by leveraging their longstanding social and economic associations and the increasing connectivity being provided by region-shaping infrastructure like the Pacific Highway upgrade, the Gold Coast Airport expansion and the new Brisbane West Wellcamp Airport.

The region's northern communities will develop stronger ties with South East Queensland; coastal communities will continue to benefit from upgrades to the highway; and hinterland communities will benefit from new opportunities in agriculture and agribusiness.

The North Coast will continue to be the number one tourist destination within regional NSW. The number of international and domestic visitors able to access the region will increase, thanks to the \$380 million upgrade currently under way of the Gold Coast Airport, ahead of the 2018 Commonwealth Games.⁹

Enhancing the social, economic and transport links between cities and centres, adjoining regions and with South East Queensland will open up new markets and increase job opportunities. Continued infrastructure delivery will be required to support the growth of the region's communities and economy.

Direction 5: Strengthen communities of interest and cross-regional relationships

The North Coast has growing and dynamic relationships across local government and state boundaries. These relationships are building broader communities of interest based on unique social and economic linkages, and are creating a more vibrant and diverse economy.

The greater connectivity provided by the Pacific Highway upgrade is expected to increase these opportunities. For example, by working together, Coffs Harbour-Clarence Valley and Kempsey-Port Macquarie can deliver employment lands in areas that have the least constraints and greatest land availability.

In a similar vein, there are economic opportunities arising from the rapid growth of South East Queensland, where the number of residents is projected to increase by 80,000 each year.¹⁰ Investors and businesses are seeking to leverage this growth with greater housing choice and affordability, and employment land with good access to local, national and international markets.

Cross-border servicing and land use relationships will be pivotal when planning for future growth, especially on the Far North Coast given the benefits of its outstanding natural environment and proximity to the Gold Coast.

Hinterland communities such as Lismore, Kyogle and Richmond Valley will also continue to prosper as relationships with inland communities of Beaudesert and Toowoomba are enhanced and access to freight transport opportunities at Beaudesert and West Brisbane Wellcamp Airport are improved.

The growth of the regional economy will be supported by the delivery of key enabling infrastructure. This infrastructure will unlock opportunities for future economic and employment growth.





Actions

- 5.1 Collaborate on regional and intra-regional housing and employment land delivery, and industry development.
- 5.2 Integrate cross-border land use planning between NSW and South East Queensland, and remove barriers to economic, housing and jobs growth.
- 5.3 Encourage ongoing cooperation and land use planning between the City of Gold Coast and Tweed Shire Council.
- 5.4 Prepare a regional economic development strategy that drives economic growth opportunities by identifying key enabling infrastructure and other policy interventions to unlock growth.

Centres of Employment



Direction 6: Develop successful centres of employment

The North Coast has a unique mix of cities and centres, and their distinctive character, accessibility and vitality make them hives of economic opportunity. Centres play a significant role within the regional economy as a centrepiece for employment activities.

The region's cities have sizeable anchors like major hospitals and university campuses that will shape change and growth. The creation of clusters of economic activity in the regional cities will continue to be a source of economic diversity and provide more high-skilled job opportunities (refer to Direction 7). Strategic centres and centres have opportunities to intensify economic activity around local industries. For instance, activities associated with the Kempsey District Hospital, the North Coast TAFE at Mullumbimby or creative industries in Byron will foster employment and economic activity. The employment activities within these centres will be enhanced as a focal point for enabling economic growth.

The healthcare and education sectors will continue to deliver important services and sustain employment growth, particularly with the ageing population. These sectors will continue to provide more high-skilled job opportunities and improve access to services for residents.

The education sector will continue to help retain and attract younger residents to deliver the jobs needed to serve the growing and ageing population. Southern Cross University's campuses will provide future opportunities for more interstate and international students by promoting a range of specialist courses.



The roll-out of the National Broadband Network (NBN) is enhancing digital connections and growing knowledge-intensive industries and small businesses. The NBN will continue to provide people with more options to enjoy the region's lifestyle while accessing wider markets.

There is enormous potential to leverage the significant concentration of creative professionals in the fields of visual arts, design, literature, publishing, screen and digital content. The growth of knowledge industries will drive demand for purpose-built business facilities in well-located and accessible areas that offer the benefits of agglomeration, corporate prestige, amenities and proximity to cost-effective labour.

Growing cities and centres as the principal centres 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. The vitality of central business precincts will be promoted.

New commercial precincts, outside of centres, will be of an appropriate size and scale relative to the area they will be servicing. They should demonstrate how they will deliver positive social and economic benefits for the wider community and maintain the strength of the regional economy. Proposals for new commercial centres will need to demonstrate how they:

- respond to retail supply and demand;
- respond to innovations in the retail sector;
- maximise the use of existing infrastructure (including public transport and community facilities) commensurate with the scale of the proposal; and
- enhance the value of the public realm.

An appropriate supply of employment land will be identified through local growth management strategies in locations that are supported by freight access and protected from encroachment by incompatible development. Certain industries may also need to be located away from existing centres due to their type, scale and nature, and this should be addressed in these strategies.

New investment will be attracted to the centres of employment by harnessing their unique local qualities and competitive advantages. To achieve this, partnerships will be forged with business and community leaders to:

- engage communities in the development of their area;
- develop initiatives that make cities and centres more attractive, grow employment and business opportunities, and improve the quality of life for the community; and
- develop opportunities for job growth to attract and retain younger people, and professional and skilled workers.

Actions

- 6.1 Facilitate economic activity around industry anchors such as health, education and airport facilities by considering new infrastructure needs and introducing planning controls that encourage clusters of related activity.
- 6.2 Promote knowledge industries by applying flexible planning controls, providing business park development opportunities and identifying opportunities for start-up industries.

- 6.3 Reinforce centres through local growth management strategies and local environmental plans as primary mixed-use locations for commerce, housing, tourism, social activity and regional services.
- 6.4 Focus retail and commercial activities in existing centres and develop place-making focused planning strategies for centres.
- 6.5 Promote and enable an appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.
- 6.6 Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.
- 6.7 Ensure employment land delivery is maintained through an annual North Coast Housing and Land Monitor.

Direction 7: Coordinate the growth of regional cities

The region’s cities are popular places to live and work. Over three-quarters of future population growth is projected to occur in the Port Macquarie-Hastings, Coffs Harbour, Lismore and Tweed local government areas.¹¹

Action plans will be prepared, in collaboration with councils, to coordinate the investment and infrastructure that will underpin the delivery of over 32,700 homes¹² and a significant number of new jobs.

The Department of Planning and Environment will chair steering committees, which will include council officers and representatives from relevant State agencies, to oversee the delivery of these plans.

The action plans will identify opportunities, while protecting the unique character of these places. Providing greater housing choice in regional cities through more townhouses, villas and apartments will maximise the use of existing and new infrastructure and provide greater access to jobs, services and lifestyle opportunities.

Regional cities also have employment, health, education, residential and airport precincts that are capable of promoting employment growth for the entire North Coast.

Actions

- 7.1 Prepare action plans for regional cities that:
 - ensure planning provisions promote employment growth and greater housing diversity;
 - promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts;
 - identify infrastructure constraints and public domain improvements that can make areas more attractive for investment; and
 - deliver infrastructure and coordinate the most appropriate staging and sequencing of development.



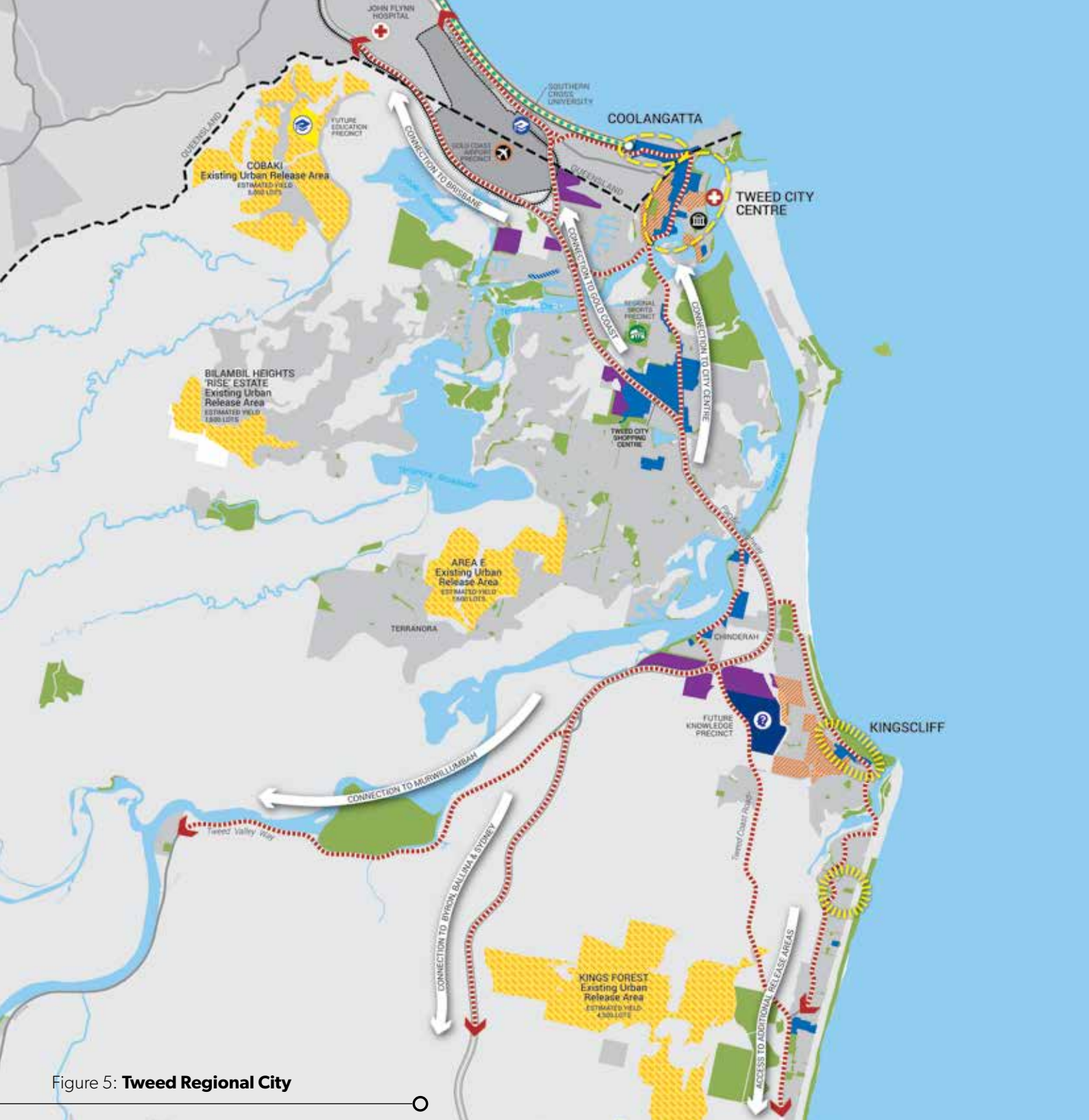
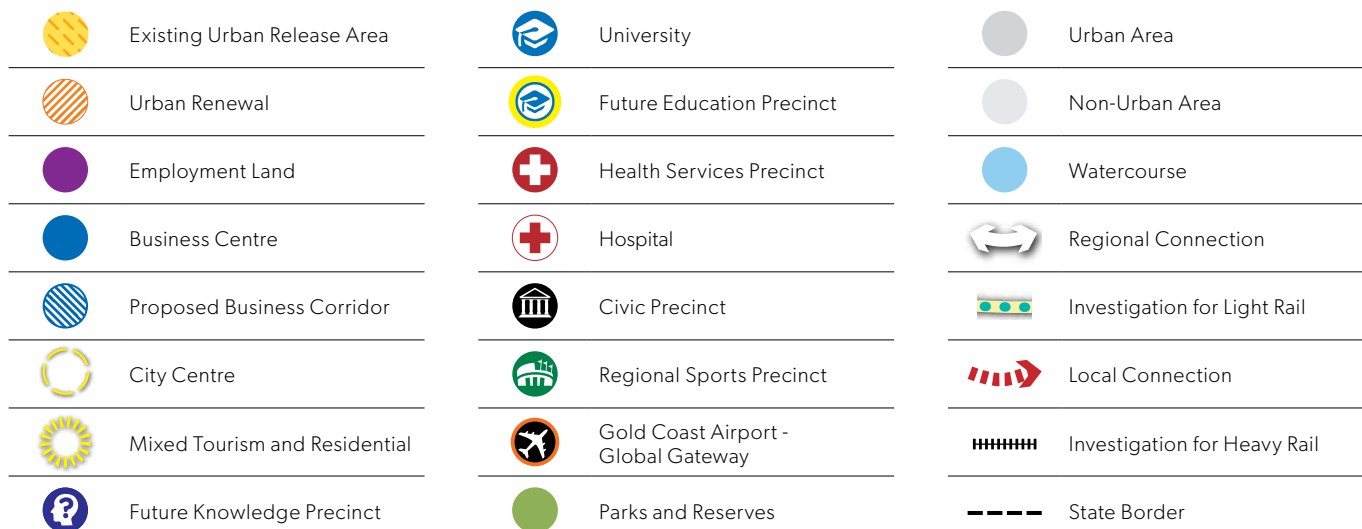


Figure 5: Tweed Regional City



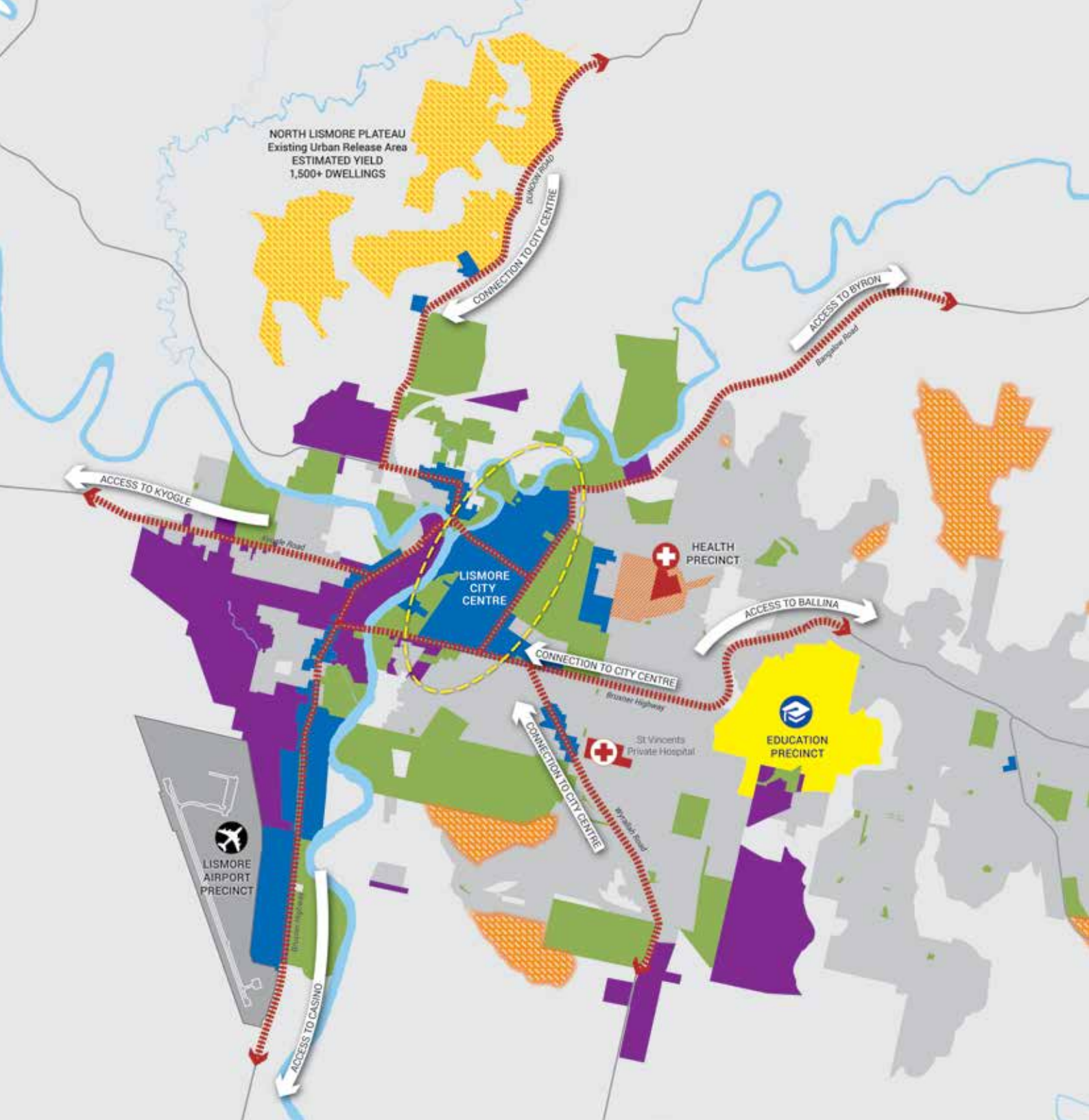


Figure 6: **Lismore Regional City**

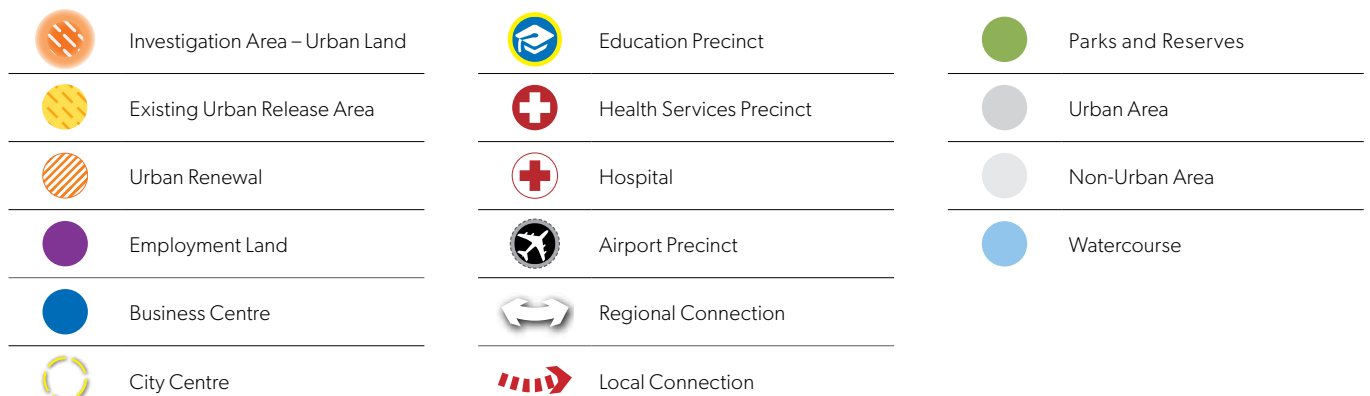
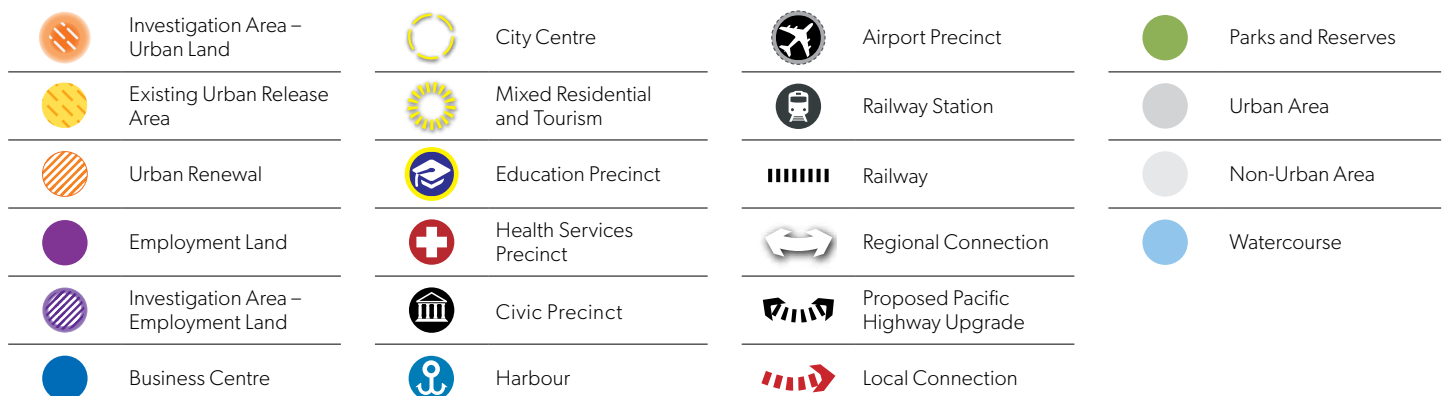




Figure 7: **Coffs Harbour Regional City**



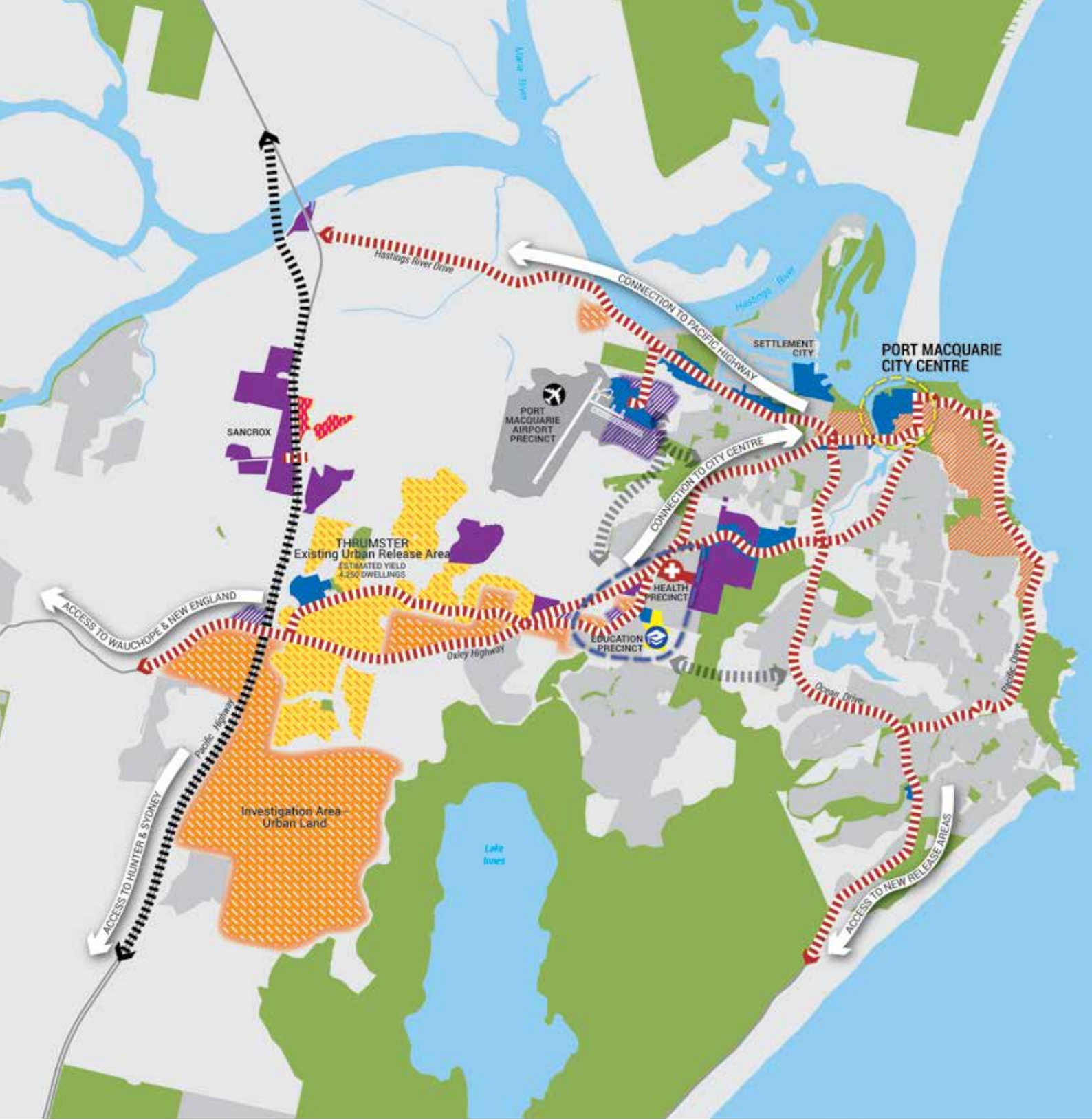
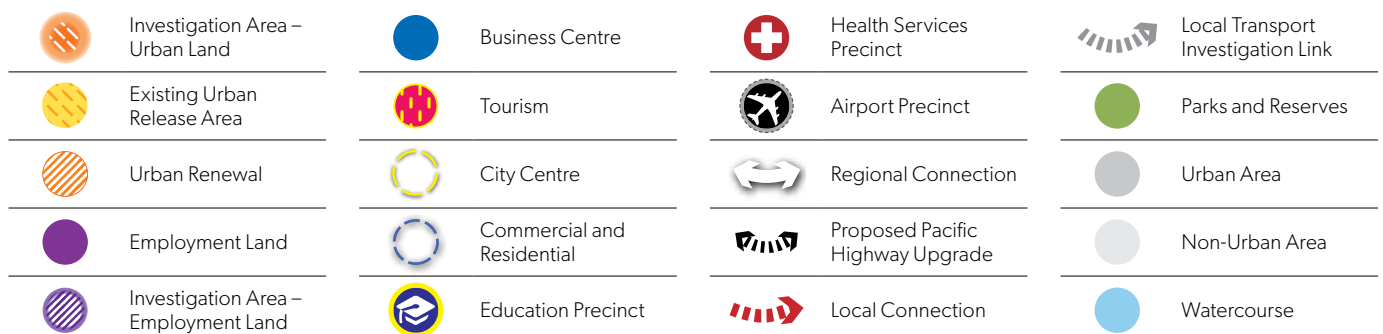


Figure 8: **Port Macquarie Regional City**



new SURFBOARDS
BUY | SELL | HIRE | REPAIRS

WE BUY SURFBOARDS
TRADES SALES

RASHIES
\$20

TOWELS
\$30

100%
WOODEN
PUNCHES
\$40

SURE SHOP
OPEN



Direction 8: Promote the growth of tourism

Over 12 million people visit the North Coast annually¹³ and the region will remain a major tourism destination, particularly given the greater access from an upgraded Gold Coast Airport.

There is an opportunity to expand nature-based tourism and heritage attractions, including the many ports, harbours, crown reserves and forests – and to capitalise and build on the region’s reputation as a host of major sporting events and cultural festivals.

The North Coast’s first people – the Bundjalung, Gumbaynggirr, Dunghutti, Biripi and Yaegl – have a rich cultural heritage. In consultation with local Aboriginal people, opportunities could be identified to celebrate and recognise this rich cultural heritage, which in turn could provide opportunities to economically empower local Aboriginal communities. Destination NSW’s *Aboriginal Tourism Action Plan 2013-2016* aims to support opportunities for visitors to engage with Aboriginal people and experience their culture.

Destination management plans or other tourism-focused strategies will showcase existing tourism sites and activities, build relationships with the regional and international airports of Ballina-Byron, Coffs Harbour, Port Macquarie, Lismore, Newcastle and the Gold Coast, and capitalise on new and emerging trends such as the growing Asian tourism market. Opportunities associated with ports, harbours and Crown reserves should also be considered when developing these plans.

The NSW Government recognises that tourism can both benefit and increase pressure on the environment and smaller communities. Tweed Heads, Ballina, Byron Bay, Coffs Harbour and Port Macquarie are prime tourism development areas, with conference and function centres, access to public transport and large-scale accommodation venues.

Medium-to smaller-scale nature-based and coastal tourism accommodation can be provided outside these prime tourism areas. Event, dining and accommodation options in rural areas should only be considered where they complement and are consistent with prime agricultural pursuits.

Eco-tourism and nature-based tourism should only be located where a long-term, beneficial and sustainable relationship with the environment can be established.

Tourism on the North Coast in 2036

The North Coast’s world-class network of national parks, pristine marine parks, magnificent wildlife – such as the iconic koala population and famous surf breaks – deliver unique and authentic tourism experiences that set the region apart from other tourism destinations.

Diverse range of communities enjoy a relaxed atmosphere and immediate access to a high-quality environment. This will continue to draw visitors for family holidays, tranquil getaways and vibrant cultural and sporting events and festivals.

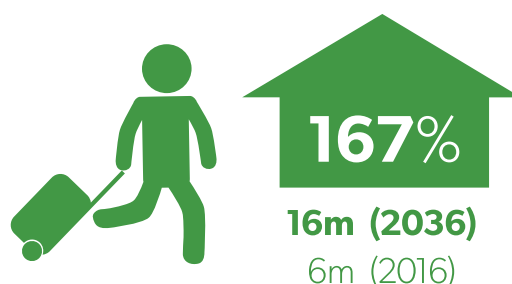
Roadside stalls selling fresh produce, paddock-to-plate cafes and a mix of rural experiences add to the appeal of travelling across the North Coast.

Aboriginal culture is showcased in a way that respects the wishes of local Aboriginal communities.

Enhanced walking and cycling trails will improve opportunities to enjoy the spectacular environment. Eco-tourism and adventure-based tourism will be sympathetically located in the environment. A dynamic events calendar showcases the diversity of the region and its communities.

Gold Coast Airport Passengers

2016-2036





Actions

- 8.1 Facilitate appropriate large-scale tourism developments in prime tourism development areas such as Tweed Heads, Tweed Coast, Ballina, Byron Bay, Coffs Harbour and Port Macquarie.
- 8.2 Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through local growth management strategies and local environmental plans.
- 8.3 Prepare destination management plans or other tourism-focused strategies that:
 - identify culturally appropriate Aboriginal tourism opportunities;
 - encourage tourism development in natural areas that support conservation outcomes; and
 - strategically plan for a growing international tourism market.
- 8.4 Promote opportunities to expand visitation to regionally significant nature-based tourism places, such as Ellenborough Falls, Dorrigo National Park, Wollumbin-Mount Warning National Park, Iluka Nature Reserve and Yuraygir Coastal Walk.
- 8.5 Preserve the region's existing tourist and visitor accommodation by directing permanent residential accommodation away from tourism developments, except where it is ancillary to existing tourism developments or part of an area otherwise identified for urban expansion in an endorsed local growth management strategy.

Direction 9: Strengthen regionally significant transport corridors

The region benefits from regional infrastructure corridors that provide businesses with good access to South East Queensland and international markets, and residents with easier movement around the region.

The Pacific Highway upgrade is one of Australia's most significant infrastructure investments, and should be finished by the end of the decade. The upgrade will improve user safety and travel times and generate new economic and employment opportunities.

The upgrade of the highway has highlighted opportunities for new and expanded freight facilities and distribution centres. These have particular locational needs as they depend on efficient supply chains, access to customers, land availability and access to main roads. Local growth management strategies should consider the location of these facilities to maintain jobs growth and grow transport-related industries.

Maintaining the safety of this transport corridor is important. Access to motorway-class sections of the highway will only be allowed via grade-separated interchanges. Local traffic will be directed along service roads or local arterial road networks, and highway service centres that encourage motorists to take breaks will be appropriately located.

Pacific Highway Investment

1996-2020

\$15b





Corridor strategies for State roads in NSW are being developed to identify connectivity improvements and to consistently manage and plan the State road network. These include the Lismore to Bangalow, Oxley Highway, Summerland Way and the Waterfall Way draft corridor strategies. The strategies will respond to current and future challenges and issues, and set short-medium and long-term priorities and actions.

Improved regional roads are also increasing the efficiency of the freight network across the North Coast, which is contributing to job and business growth.

Actions

- 9.1 Enhance the competitive value of the region by encouraging business and employment activities that leverage major inter-regional transport connections, such as the Pacific Highway, to South East Queensland and the Hunter.
- 9.2 Identify buffer and mitigation measures to minimise the impact of development on regionally significant transport infrastructure including regional and state road network and rail corridors.
- 9.3 Ensure the effective management of the State and regional road network by:
 - preventing development directly adjoining the Pacific Highway;
 - preventing additional direct 'at grade' access to motorway-class sections of the Pacific Highway;

- locating highway service centres on the Pacific Highway at Chinderah, Ballina, Maclean, Woolgoolga, Nambucca Heads, Kempsey and Port Macquarie, approved by the Department of Planning and Environment and Roads and Maritime Services; and
- identifying strategic sites for major road freight transport facilities.

Direction 10: Facilitate air, rail and public transport infrastructure

The North Coast's air, rail and public transport systems are major economic assets that will help to underpin economic growth.

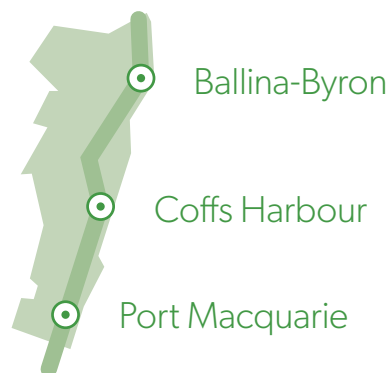
Airports are important gateways for business, tourism and personal travel, as well as high-value freight. Airport precinct plans will be developed to investigate opportunities for compatible and complementary air transport-related industry and business uses on land adjoining airports. The development of retail and bulky-goods uses should be avoided in these areas.

Opportunities to further increase access to the Gold Coast Airport will be explored to leverage the benefits its proximity brings to the north of the region and the export opportunities for North Coast produce and products.



**3 of the 5
Busiest**

Regional NSW Airports



Left: Pacific Highway upgrade, Macksville

Above: Port Macquarie Airport, courtesy of Port Macquarie-Hastings Council

The North Coast Rail Line is a nationally significant rail line and part of the National Land Transport Network. Enhancements are being made to the regional rail network to increase freight and passenger capacity. They will enable the development of intermodal and rail freight terminals to support manufacturing and agricultural sectors, and to better connect communities.

The Australian Government is also investigating opportunities for a high-speed rail network through the region. Land uses that may affect the long-term viability of the proposed corridor should be avoided.

Transport for NSW will work with bus operators to develop routes and timetables to improve bus services in cities and centres and their connections with regional communities, as well as work on programs that serve the unique needs of each town and a variety of other transport initiatives.

Actions

- 10.1 Deliver airport precinct plans for Ballina-Byron, Lismore, Coffs Harbour and Port Macquarie that capitalise on opportunities to diversify and maximise the potential of value-adding industries close to airports.
- 10.2 Consider airport-related employment opportunities and precincts that can capitalise on the expansion proposed around Gold Coast Airport.
- 10.3 Protect the North Coast Rail Line and high-speed rail corridor to ensure network opportunities are not sterilised by incompatible land uses or land fragmentation.
- 10.4 Provide public transport where the size of the urban area has the potential to generate sufficient demand.
- 10.5 Deliver a safe and efficient transport network to serve future release areas.

Direction 11: Protect and enhance productive agricultural lands

The North Coast's rich soils, reliable rainfall and range of landscapes support a diverse and important agricultural sector. The most important farmland has been identified and mapped to support long-term agricultural production (Figure 9).

A review of the consistency, methodology and application of the *Northern Rivers Farmland Protection Project* (2005) and *Mid North Coast Farmland Mapping Project* (2008) will provide an opportunity to establish consistent standards and application for important farmland across the North Coast.

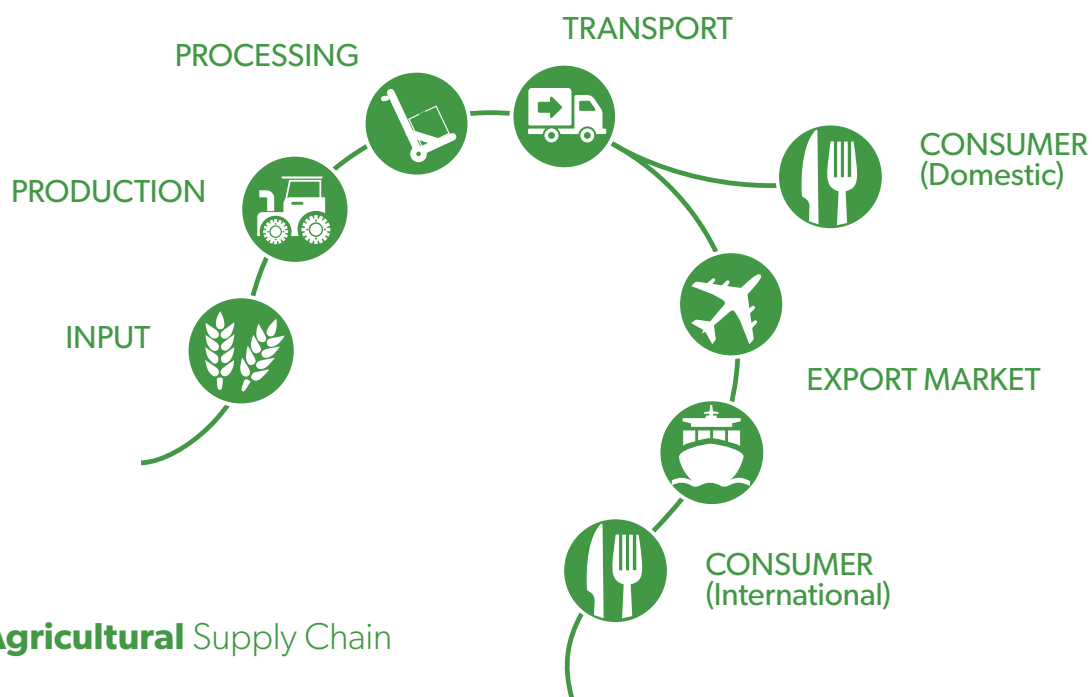
It is recognised that agricultural production may not be suitable on some small pockets of mapped important farmland due to non-biophysical factors that make the land more suited to other uses. Pending completion of a review of the existing farmland mapping projects, interim important farmland variation criteria will be used to assess the suitability of these pockets of land for non-agricultural land use (Appendix B).

Minimum subdivision standards for rural zones will be used to enhance the viability of the agricultural sector, maximise production efficiencies and support the delivery of local fresh foods by limiting land fragmentation. Limiting dwellings in rural zones will also help to avoid potential land use conflicts with agricultural activities.

Agricultural activities, such as horticulture, are growing rapidly on smaller holdings across the North Coast. Local planning controls can help to support these industries by identifying potentially suitable locations for small-lot primary production.

Encouraging greater diversity in the agricultural sector – for example, through agritourism and the processing and packaging of produce and associated retail services – can make the sector more sustainable. Boutique commercial, tourist and recreation activities that do not conflict with primary production offer similar opportunities.





Agricultural Supply Chain

Biosecurity will continue to be an important consideration for agricultural areas as it contributes to the strength of the agricultural sector. In 2013, the NSW Government developed the *NSW Biosecurity Strategy 2013-2021* to highlight the measures that can be taken to protect the economy, environment and community from the negative impacts of pests, diseases and weeds.

Biosecurity risks can be minimised by undertaking risk assessments, taking into account biosecurity plans and applying appropriate buffer areas.

Actions

- 11.1 Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland and identifying locations to support existing and small-lot primary production, such as horticulture in Coffs Harbour.
- 11.2 Deliver a consistent management approach to important farmland across the region by updating the *Northern Rivers Farmland Protection Project (2005)* and *Mid North Coast Farmland Mapping Project (2008)*.

- 11.3 Identify and protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural residential expansion.
- 11.4 Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, and build the sector's capacity to adapt to changing circumstances.
- 11.5 Address sector-specific considerations for agricultural industries through local plans.

Direction 12: Grow agribusiness across the region

Food and fibre production, agrichemicals, farm machinery, wholesale and distribution, freight, logistics and processing all help to support agriculture. It is important that these uses are permitted in a range of locations to ensure they are efficient and viable.

Existing agribusiness sites should be protected from the encroachment of inappropriate land uses that can limit their operation. Appropriate co-location of related industries should be



encouraged to maximise infrastructure and facility, decrease supply chain costs, increase economies of scale and attract further investment. Industries that co-locate have the potential to use the by-products and waste materials of other industries to create new products and services.

Increased confidence and opportunities in agribusiness on the North Coast have led to a number of new initiatives. The agrifood sector is recognised as an important industry and employer, and agencies are working collaboratively and with industry to support and guide its growth. There are also opportunities for exporting food to the South East Asian market.

Actions

- 12.1 Promote the expansion of food and fibre production, agrichemicals, farm machinery, wholesale and distribution, freight and logistics, and processing through flexible planning provisions in local growth management strategies and local environmental plans.
- 12.2 Encourage the co-location of intensive primary industries, such as feedlots and compatible processing activities.
- 12.3 Examine options for agribusiness to leverage proximity from the Gold Coast and Brisbane West Wellcamp airports.
- 12.4 Facilitate investment in the agricultural supply chain by protecting assets, including freight and logistics facilities, from land use conflicts arising from the encroachment of incompatible land uses.

Direction 13: Sustainably manage natural resources

The NSW Government has no intention to revive coal seam gas on the North Coast. More than \$27 million has been spent to buy back the exploration licences to ensure that coal seam gas resources on the North Coast will remain in the ground.

The region's other resources support the economy by providing the raw materials for major infrastructure projects, new housing, and industrial and agricultural businesses. It is important that these resources are not affected or sterilised by the encroachment of sensitive land uses, and that mining activities are undertaken sensitively to minimise negative impacts on the environment, significant agricultural land, neighbouring businesses and the community. Planning for these activities will help to avoid potential land use conflicts.

The location of current exploration and mining titles in NSW, explanations of mining and production titles, and information about the role of community and government in the decision-making process for mining and resource projects may be found at:
www.commonground.nsw.gov.au

Forests provide tourism and recreation activities, and wood products. They also play a vital role in the environment in terms of water quality, native habitat and connectivity with other forests (such as national parks).

Planning for long-term timber supplies relies on balancing the relative value and compatibility of agricultural lands with plantation forestry. Protecting timber supplies, processing facilities and forestry hubs of related industries from the encroachment of incompatible land uses is necessary to support the region's forestry industry.

Actions

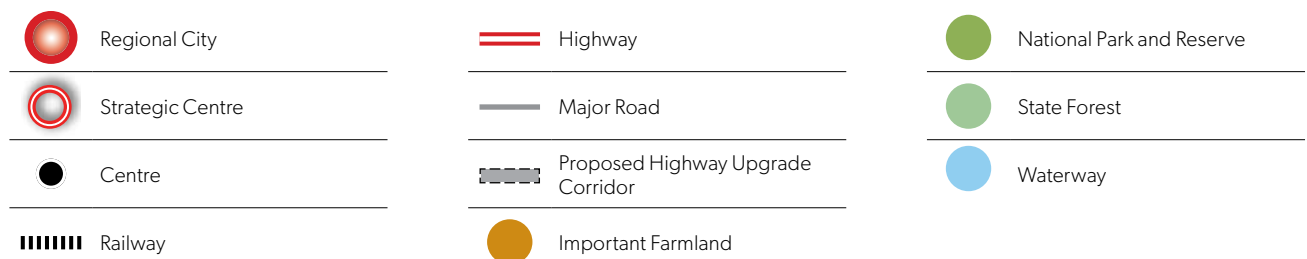
- 13.1 Enable the development of the region's natural, mineral and forestry resources by directing to suitable locations land uses such as residential development that are sensitive to impacts from noise, dust and light interference.
- 13.2 Plan for the ongoing productive use of lands with regionally significant construction material resources in locations with established infrastructure and resource accessibility.

Left: Cattle sales yard, Casino

Above: Blueberry processing, Coffs Harbour



Figure 9: **North Coast Important Farmland**







CELLAR

CROSSING AHEAD

Essex
F...
Banglow
6487 1900



GOAL 3

Vibrant and engaged communities

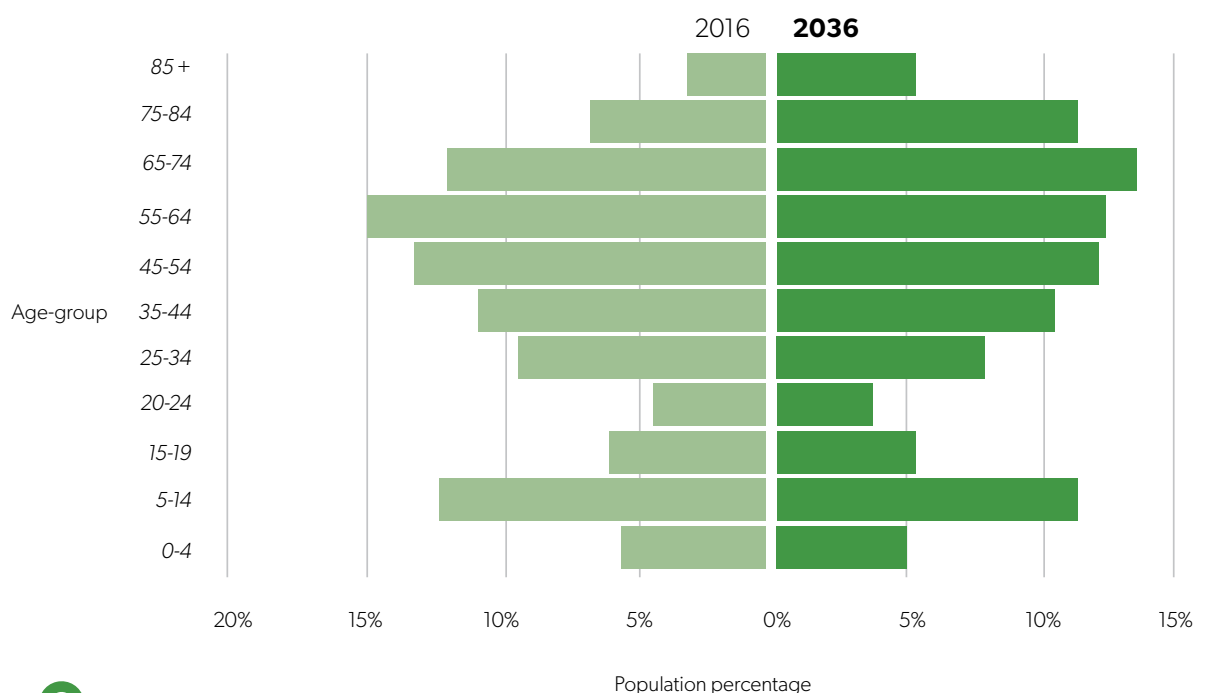
The North Coast’s tapestry of coastal and hinterland communities are central to the region’s identity. As the region grows over the next twenty years, well designed communities will support local character, active lifestyles and provide residents with a greater sense of wellbeing and belonging.

Many communities are set amongst spectacular natural features and green breaks. Access to recreational and environmental areas will be retained and best practice design features will be pursued to respond to our unique natural surrounds. Communities will also be supported with appropriate social infrastructure to respond to local needs.

The region has a rich and diverse Aboriginal and historic heritage. The Bundjalung, Gumbaynggirr, Dunghutti, Biripi and Yaegl are the first people of the region. They have a spiritual, social, cultural and economic relationship with their traditional land and waters, and make an ongoing contribution to regional identity. Aboriginal cultural heritage and communities will be respected and supported as the region grows.

European settlement on the North Coast has resulted in a range of buildings and places that also have community significance. Historic heritage also contributes to the identity of a local community and its sense of place and belonging.

2016-2036 Population Pyramid





Direction 14: Provide great places to live and work

The North Coast has communities with a distinct character, and this is a significant draw card. Most communities have a vision for their local area, and local precinct planning can be used to deliver that vision.

Precinct planning can be used to plan urban renewal and expansion, coordinate development and infrastructure, protect the local character and environment of an area, and establish stronger relationships between communities.

Through the precinct planning process, councils will work with their community to establish land use and development standards; coordinate environmental, community facility and infrastructure improvements; and promote housing and jobs. Local precinct planning should be consistent with the guidelines in Appendix C.

It is particularly important that precinct planning is undertaken for proposed urban areas and locations that are anticipated to undergo significant change, such as communities that will be bypassed by the Pacific Highway upgrade. Precinct plans for these areas will help deliver development that is consistent and in keeping with the community's desired future. Precinct plans can take different forms, including locality plans, structure plans or master plans.

Actions

- 14.1 Prepare precinct plans in growth areas, such as Kingscliff, or centres bypassed by the Pacific Highway, such as Woodburn and Grafton, to guide development and establish appropriate land use zoning, development standards and developer contributions.
- 14.2 Deliver precinct plans that are consistent with the *Precinct Plan Guidelines* (Appendix C).

Direction 15: Develop healthy, safe, socially engaged and well-connected communities

North Coast communities enjoy the great outdoors and being active. It is critical that urban environments continue to enable this lifestyle. The design of the urban environment, including streetscapes, and recreation and community facilities, can help build community health, social wellbeing and cohesion.

Providing housing, services and facilities that are within walking distance of each other, or easily accessible by public transport, can also help to deliver these outcomes. The NSW Government is in the process of developing healthy living guidelines to support active living.

Expanding on the recreational walking and cycling trails that already exist will allow more people to experience the region's villages and wonderful natural areas. Waterways, such as the Clarence, Hastings and Tweed rivers, also support important water-based recreational activities.

All communities need access to social infrastructure, such as child care facilities and emergency accommodation. Councils should establish benchmarks to ensure communities are supported with timely social infrastructure delivery that responds to community needs and creates focal points for social participation. Planning controls need to ensure these opportunities are available and delivered relative to the needs of the community.

Crime prevention through environmental design (CPTED) principles can be used to reduce the potential for crime through design and place management. Integrating CPTED principles can help deliver community safety and comfort. Safe, active and lively community spaces are often supported by events and promotion. In turn, healthy living through physical activity, social interaction and community pride is fostered.



Actions

- 15.1 Deliver best-practice guidelines for planning, designing and developing healthy built environments that respond to the ageing demographic and subtropical climate.
- 15.2 Facilitate more recreational walking and cycling paths and expand inter-regional and intra-regional walking and cycling links, including the NSW Coastline Cycleway.
- 15.3 Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.
- 15.4 Create socially inclusive communities by establishing social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.
- 15.5 Deliver crime prevention through environmental design outcomes through urban design processes.

Supporting increases in walking and cycling

The North Coast has an extensive and expanding walking and cycling network focused on centres and access to waterways.

The design of the network needs to consider equal access, shade, landscaping, seating, water bubblers, rest points, signage, changes in surface treatments and 'end of trip' facilities, such as showers and lockers.

Many councils have prepared Pedestrian Access and Mobility Plans to map and prioritise improvements to their networks.

Transport for NSW, in partnership with councils, has created a number of programs to increase opportunities for people to be more active and healthier. These programs focus on:

- prioritising infrastructure improvements for two-kilometre footpaths and five-kilometre cycling tracks that lead to town centres, as well as improving access to transport interchanges; and

- using information and events to promote walking and cycling as a form of transport.

Beyond supporting communities, well-designed pedestrian and cycling options should be pursued to value-add and support the tourism industry by linking tourism areas, or to capitalise on emerging tourism opportunities.

Relevant examples within the North Coast include:

- the potential to reuse parts of the Casino to Murwillumbah rail line to support nature-based tourism and recreation, subject to further community consultation and relevant legislative requirements; and
- the implementation of the Coffs Harbour Jetty4Shores Project, which includes generous shared paths and interpretive walks within a larger landscaped public space that is expected to increase visitation.



Left: Channon Markets, Lismore
courtesy of Lismore City Council

Above: Ballina Head Lookout,
East Ballina



Direction 16: Collaborate and partner with Aboriginal communities

The connection of Aboriginal communities to their ancestral country is a result of passing down histories and 'place awareness' through generations. Consultation processes on future land use planning should ensure that Aboriginal people have their interests and responsibilities acknowledged, respected and considered through the planning process.

Local growth management strategies and local environmental plans should be prepared in consultation with Aboriginal communities to build a relationship based on trust and integrity, and to tap into their unique knowledge. Involving Aboriginal people in planning empowers their communities to identify their own issues, strategic directions and solutions. It requires appropriate mechanisms that acknowledge the diversity of Aboriginal communities and the resources they need to participate.

Actions

- 16.1 Develop partnerships with Aboriginal communities to facilitate engagement during the planning process, including the development of engagement protocols.
- 16.2 Ensure Aboriginal communities are engaged throughout the preparation of local growth management strategies and local environmental plans.

Direction 17: Increase the economic self-determination of Aboriginal communities

There are significant opportunities to build wealth and strengthen economic independence in Aboriginal communities. Economic strength will assist in community empowerment and participation in, and the protection of, cultural heritage. Economic opportunities stem from a range of sources, including land held by Aboriginal communities, promotion of language and culture and from the enterprise and innovation already empowering many Aboriginal communities.

OCHRE (Opportunity, Choice, Healing, Responsibility and Empowerment) is the NSW Government's plan for Aboriginal communities. It focuses on revitalising and promoting Aboriginal languages and culture, creating opportunities and capacity, providing choice, and empowering Aboriginal people to exercise that choice, as well as giving them the tools to take responsibility for their own future.

Together, Aboriginal Affairs NSW and the Department of Planning and Environment will work with the Local Aboriginal Land Councils to identify their landholdings and to map the level of constraints for each site. This information can be used by Aboriginal communities to consider potential uses of the land for housing and employment opportunities. This approach has the potential to provide economic returns to local communities that can be invested in community programs.

Other approaches to increasing economic independence include developing tailored training on the planning system to assist in knowledge sharing and the empowerment of local Aboriginal communities, devising targeted procurement policies that engage Aboriginal consultants and contractors, and supporting place-based initiatives that identify opportunities to support local communities, such as Aboriginal cultural tourism.

Actions

- 17.1 Deliver opportunities to increase the economic independence of Aboriginal communities through training, employment and tourism.
- 17.2 Foster closer cooperation with Local Aboriginal Land Councils to identify the unique potential and assets of the North Coast communities.
- 17.3 Identify priority sites with economic development potential that Local Aboriginal Land Councils may wish to consider for further investigation.



Direction 18: Respect and protect the North Coast's Aboriginal heritage

Aboriginal heritage includes places and objects that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history, such as pre-contact, habitation and usage sites, burial sites, battle sites and camping, hunting or fishing sites. Aboriginal cultural heritage also relates to the connection and sense of belonging that people have with the landscape and with each other.

Engagement and partnerships with Aboriginal communities provide opportunities for information sharing and more effective management of cultural values and cultural heritage. Harm to Aboriginal objects and places, or areas of significance to Aboriginal people, should be avoided. Any proposed management or development activity must consider the potential impacts on Aboriginal cultural heritage values.

Actions

- 18.1 Ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of local Aboriginal communities.
- 18.2 Undertake Aboriginal cultural heritage assessments to inform the design of planning and development proposals so that impacts to Aboriginal cultural heritage are minimised and appropriate heritage management mechanisms are identified.
- 18.3 Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.
- 18.4 Prepare maps to identify sites of Aboriginal heritage in 'investigation' areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage.

Direction 19: Protect historic heritage

Historic heritage is a major contributor to the region's identity and character. It also has the capacity to generate economic value, particularly through tourism.

Developing local heritage studies in consultation with the wider community will help to identify and secure the ongoing protection and management of heritage items.

Regeneration of heritage assets through adaptive re-use can help preserve and restore heritage items and can deliver unique and exciting places that can be used well into the future. Where impacts from new development near heritage items and areas cannot be avoided, proposals that reduce impacts through sympathetic design should be developed, in accordance with relevant statutory processes.

Actions

- 19.1 Ensure best-practice guidelines are considered such as the *Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance* and the *NSW Heritage Manual* when assessing heritage significance.
- 19.2 Prepare, review and update heritage studies in consultation with the wider community to identify and protect historic heritage items, and include appropriate local planning controls.
- 19.3 Deliver the adaptive or sympathetic use of heritage items and assets.

Direction 20: Maintain the region's distinctive built character

The distinctive and diverse character of communities defines the North Coast and makes it unique from other areas in NSW. The region's character is drawn from its environment and environmentally responsive communities. Whether it's the waterside communities that facilitated the early commerce via rivers and ports, the roads that follow historic farming trails through rolling terrain or the humble fishing shacks positioned to enjoy the climate, the region's history acknowledges and celebrates the environment.

The *North Coast Urban Design Guidelines* (2009) were prepared to maintain the unique character of the region. As the North Coast grows, they will become increasingly important. A review of the guidelines will be undertaken to ensure they are still relevant and continue to protect the character of the region.

Actions

- 20.1 Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the *North Coast Urban Design Guidelines* (2009).
- 20.2 Review the *North Coast Urban Design Guidelines* (2009).

Direction 21: Coordinate local infrastructure delivery

New development should be located to take advantage of both existing and new road, water, sewer, social and stormwater infrastructure. The design of infrastructure should accommodate, wherever possible, the capacity for cost-effective expansion. This will maximise the efficient use of land, reduce costs and limit environmental impacts.

Detailed infrastructure service planning should be undertaken for new major release areas to establish that the land can be feasibly and cost-effectively serviced. This will support the timely and affordable release and development of land.

Communications infrastructure is essential in increasing employment opportunities and satisfying the day-to-day communication needs of residents. In accordance with the Australian Government's National Broadband Network (NBN) initiative, a fibre-ready pit and pipe network that allows for the installation of Fibre To The Premises (FTTP) broadband service should be considered as part of local infrastructure planning.

The provision of sufficient space for cemeteries and crematoria for communities also needs to be addressed through future land use planning.

The North Coast Housing and Land Monitor will provide annual information about the rate at which housing and employment land is being developed across the region. This information will be used to prioritise future infrastructure and services to support growth.

Actions

- 21.1 Undertake detailed infrastructure service planning to support proposals for new major release areas.
- 21.2 Maximise the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure or promoting the co-location of new infrastructure.







GOAL 4

Great housing choice and lifestyle options

There will be a number of changes over the next 20 years to household size and make-up. A different approach to housing delivery will be required on the North Coast to respond to these changes.

The region will accommodate an additional 76,200 people, which will generate the need for 46,000 new homes.¹⁴ Almost one-third of residents will be aged over 65 years, and couple-only and single-person households will represent the largest share of households.¹⁵ These changes will not only increase the demand for housing, but also the need for a greater variety of housing.

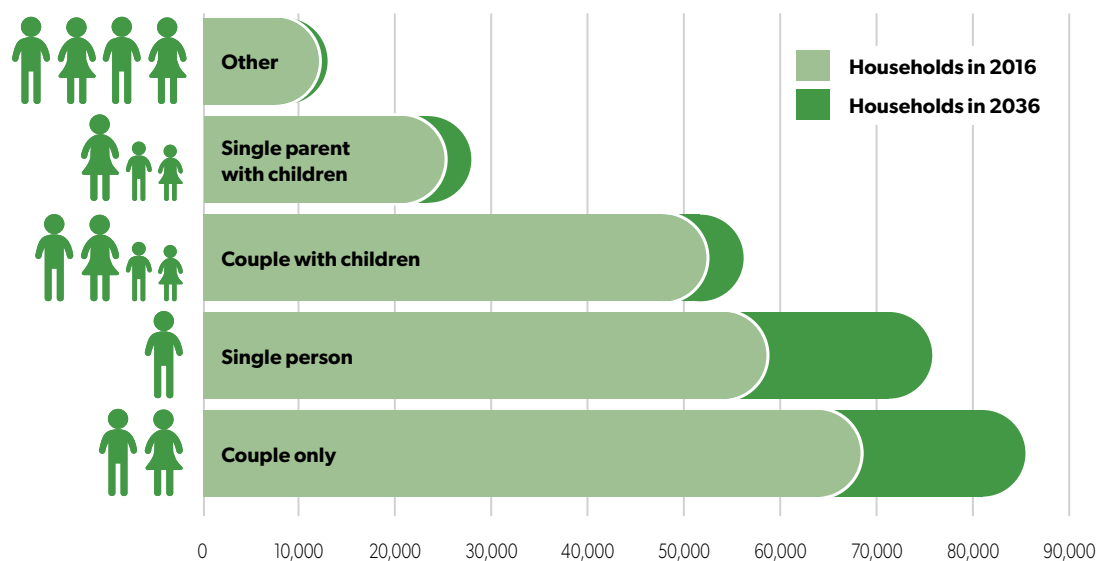
Future housing will be directed to locations that can accommodate more housing and that have existing or planned infrastructure and services.

Pursuing suitable housing densities in the right locations will create a more compact urban footprint and protect significant environmental areas.

This approach to housing delivery will be more sustainable as it will protect the environment and create stronger, better-connected communities.

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.

Household Composition Forecast 2016-2036



Direction 22: Deliver greater housing supply

Having a ready supply of well-located land for residential development will create downward pressure on house prices, maximise the use of existing infrastructure and ensure that environmentally sensitive areas are avoided. Mapped urban growth areas have identified land in sustainable locations to cater for overall housing needs.

Figure 10 shows the minimum housing supply each local government area should plan to deliver over the next 20 years to meet population growth. Certain councils may not have sufficient capacity in their urban growth areas to satisfy demand. As a priority, councils should work with their local communities to identify appropriate locations to provide an adequate supply of residential land.

The delivery of housing in significant release areas can be accelerated by identifying where upfront investment in local infrastructure can assist land release. The NSW Government's Housing Acceleration Fund offers funding for new infrastructure projects that support housing supply. Other approaches that can expedite housing delivery include site-specific complying development standards or the potential development of low-rise medium-density complying development.

Construction of large-scale infrastructure projects and seasonal agricultural employment can generate rapid increases in temporary populations and increase pressure on housing and accommodation supply. Peaks in housing demand may be satisfied through seasonal and itinerant workers accommodation. The size and scale of these facilities should be planned in partnership with local communities, and issues such as social integration, land use conflicts and impacts on community facilities need to be considered.

Actions

- 22.1 Deliver an appropriate supply of residential land within local growth management strategies and local plans to meet the region's projected housing needs.
- 22.2 Facilitate housing and accommodation options for temporary residents by:
 - preparing planning guidelines for seasonal and itinerant workers accommodation to inform the location and design of future facilities; and
 - working with councils to consider opportunities to permit such facilities through local environmental plans.
- 22.3 Monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.

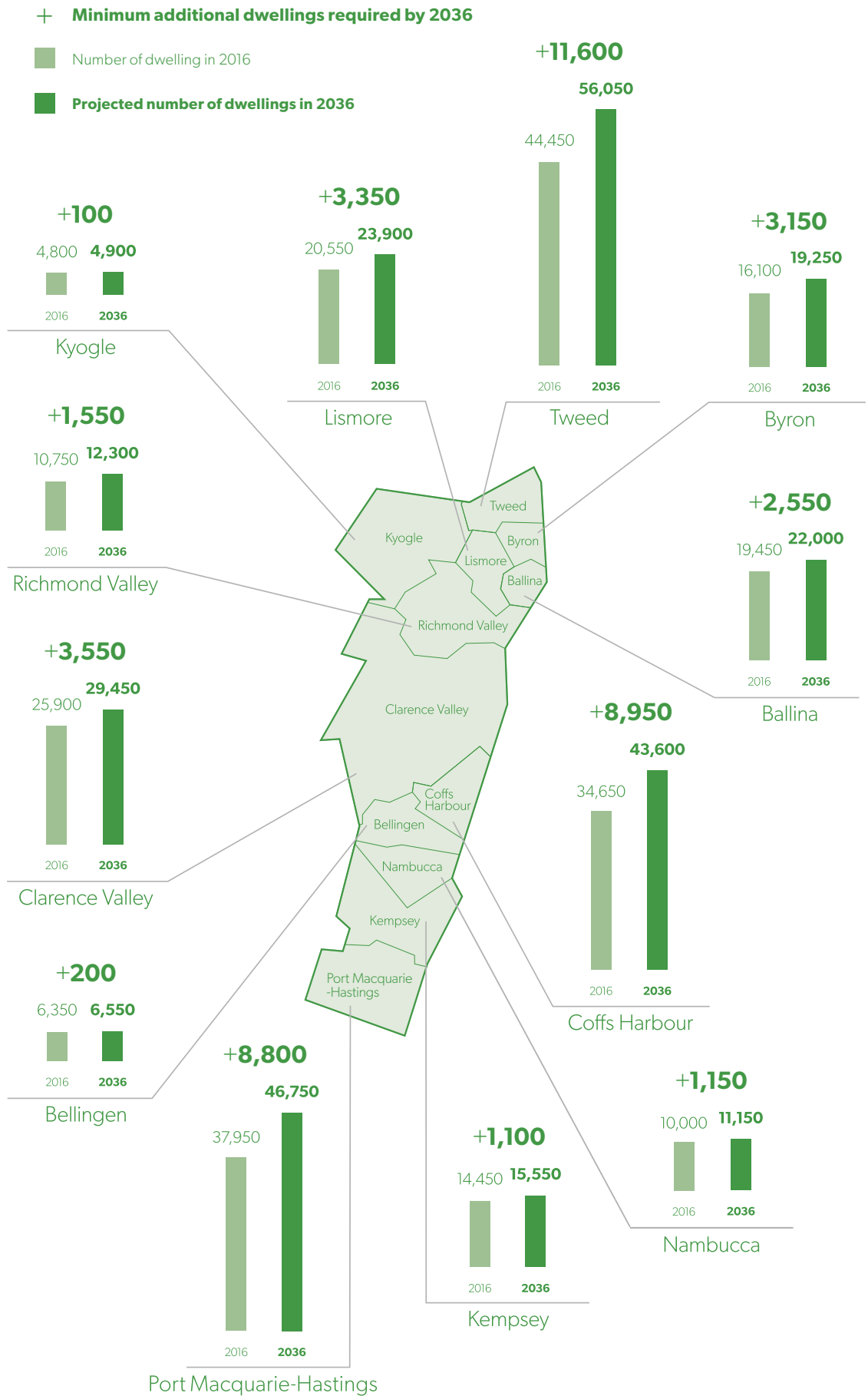
Population Growth

2001-2016



+1.2% each year

Figure 10: **Minimum housing supply (2016-2036)**





Direction 23: Increase housing diversity and choice

Providing housing diversity and choice will improve affordability, help meet the needs of an ageing population and support the reduction of household size.

To support the changing population and dwelling needs, a 40 per cent target has been set for new dwellings to be in the form of apartments, dual occupancies, townhouses, villas and homes on lots less than 400 square metres, by 2036.

Local growth management strategies should be used to consider local housing needs based on household and demographic changes. These strategies should plan for a range of housing choices, including retirement villages, nursing homes and opportunities to modify existing dwellings to enable occupants to age in place. Strategies should also identify the infrastructure necessary to support local communities and provide access to transport and community services and facilities.

The strategic direction established through local growth management strategies will then be implemented through local planning controls to provide housing choice and diversity, and liveable homes that are responsive to the changing needs of occupants.

Promoting ageing in place should be encouraged by the development of liveable homes that are easy to enter and navigate; responsive to the changing needs of occupants; and relatively easy to adapt (for injured, disabled or elderly residents).

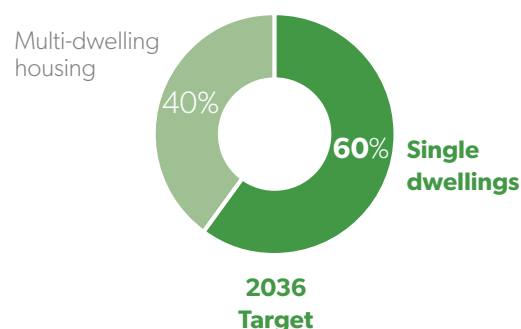
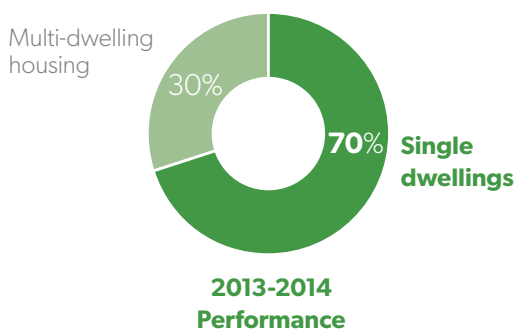
Actions

- 23.1 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 400 square metres, by 2036.
- 23.2 Develop local growth management strategies to respond to changing housing needs, including household and demographic changes, and support initiatives to increase ageing in place.

Direction 24: Deliver well-planned rural residential housing areas

Rural residential development has the potential to conflict with valuable agricultural or environmental land, and it requires access to services and facilities. As such, it needs to be planned strategically.

New Housing Delivery by Type





The *Settlement Planning Guidelines: Mid and Far North Coast Regional Strategies* (2007) can assist with planning for rural residential development and highlight the issues that need to be considered when identifying additional areas for rural residential housing through a local growth management strategy (or rural residential land release strategy). The guidelines will apply on an interim basis until new land release criteria are finalised.

New rural residential housing will not be permitted in the coastal strip, unless the land is already zoned for this purpose, or is identified in a Department endorsed current or future local growth management strategy (or rural residential land release strategy).

Actions

24.1 Facilitate the delivery of well-planned rural residential housing areas by:

- identifying new rural residential areas in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment; and
- ensure that such proposals are consistent with the *Settlement Planning Guidelines: Mid and Far North Coast Regional Strategies* (2007) or land release criteria (once finalised).

24.2 Enable sustainable use of the region's sensitive coastal strip by ensuring new rural residential areas are located outside the coastal strip, unless already identified in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment.

Direction 25: Deliver more opportunities for affordable housing

The North Coast has a high proportion of low income earners and housing in many areas is less affordable than the State average. Appropriate planning controls and incentives can help deliver more affordable housing. A range of tools will be considered through local planning, such as:

- bonus development provisions, where a percentage of affordable housing is included in a proposal;
- reduced contributions or other development incentives that may boost construction of secondary dwellings as alternative affordable housing;
- planning incentives or negotiated planning agreements to encourage private investment in social and affordable housing;
- promotion of new caravan parks and manufactured home estates on unconstrained land in existing settlements and new land release areas in the urban growth areas; and
- the preparation of local affordability analyses and precinct plans to support local growth management strategies and planning proposals that identify responsive lot size and planning controls.

Actions

25.1 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.

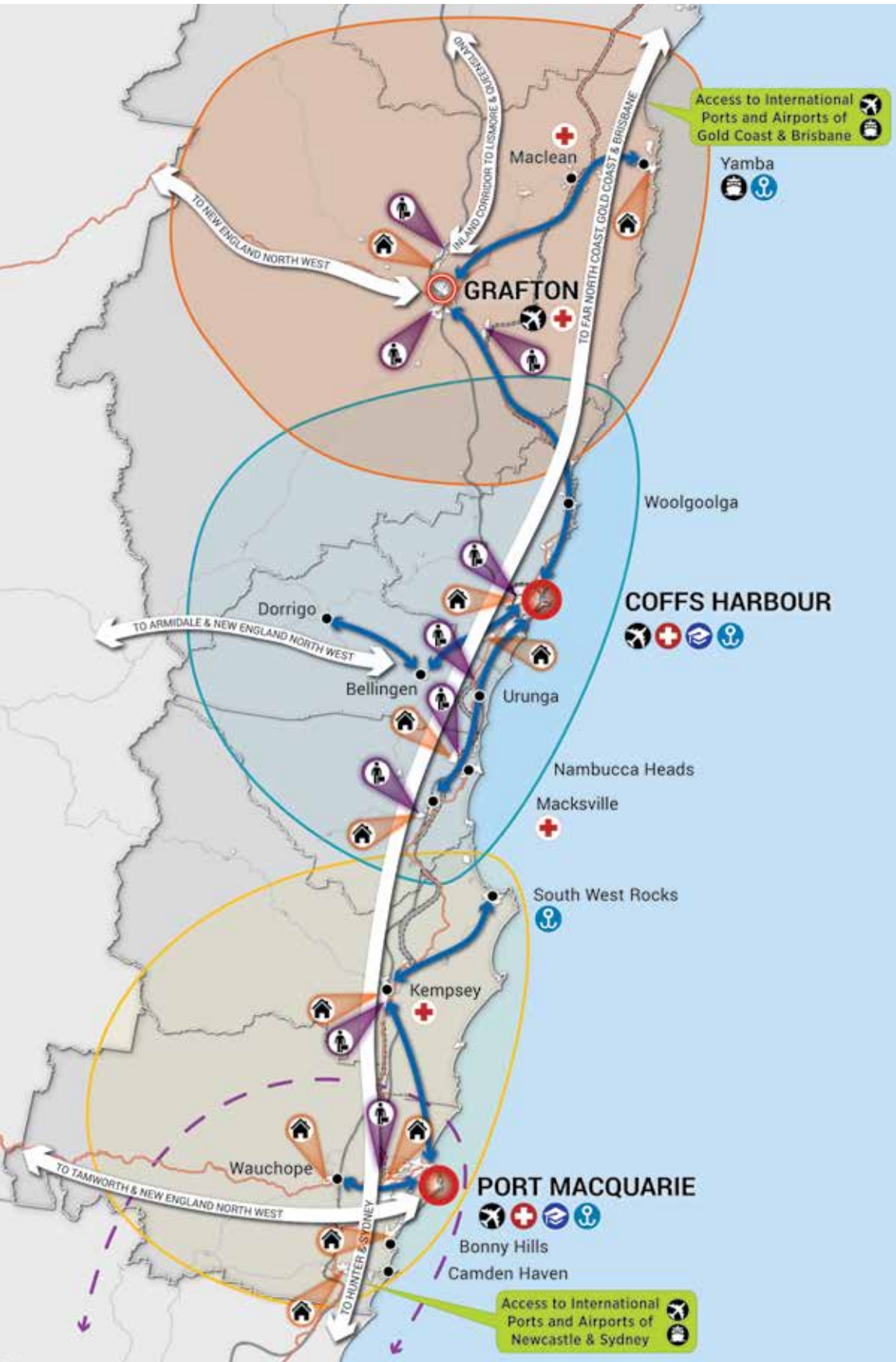
25.2 Prepare guidelines for local housing strategies that will provide guidance on planning for local affordable housing needs.



Left: Nobbys Head, Port Macquarie
courtesy of Destination NSW

Above: Kingscliff, Tweed Shire

Figure 11: Mid North Coast



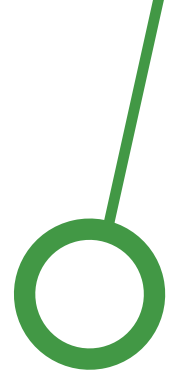
-  Regional City
-  Strategic Centre
-  Centre
-  Health Services Precinct
-  Hospital
-  Airport
-  Port
-  Education Precinct
-  Harbour
-  Inter-regional Connection
-  Intra-regional Connection
-  New Housing
-  New Employment Lands
-  Communities of Interest
-  Railway
-  LGA Boundary
-  Proposed Highway Upgrade Corridor
-  Highway
-  Major Road

Figure 12: Far North Coast



	Regional City		Airport		Inter-regional Connection		Railway
	Strategic Centre		Port		Intra-regional Connection		LGA Boundary
	Centre		Education Precinct		New Housing		Proposed Highway Upgrade Corridor
	Health Services Precinct		Harbour		New Employment Lands		Highway
	Hospital		Freight and Logistics Hub		Communities of Interest		Major Road
	Gold Coast Airport – Global Gateway		Bromelton State Development Area (QLD)		Investigation for Light Rail		

Local Government Narratives



Urban Growth Area Maps

The NSW Government will work with each council to deliver the directions and actions set out in this Plan. Priorities for each local government area are set out in the following section and will guide further investigations and implementation.

The priorities build on the directions and actions in this Plan to achieve desired outcomes on the ground. Planning will encourage infrastructure delivery that targets the needs of each community. It will also encourage more efficient allocation of resources and investment to improve the liveability and sustainability of the region.

The NSW Government will assist councils to translate these priorities into local plans.

This section also contains urban growth area maps for each council. These maps will be updated regularly, with the latest maps available on the Department of Planning and Environment's website.

Far North Coast

The Far North Coast comprises the Tweed, Kyogle, Richmond Valley, Lismore, Byron and Ballina local government areas and adjoins South East Queensland to the north, New England to the west and the Mid North Coast to the south. The traditional owners of the Far North Coast are the Bundjalung people, who maintain a strong connection to country.

Ballina Shire

Population

2036 (Projected)	45,850
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Dwellings

2036 (Projected)	22,000
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Ballina Shire is a popular lifestyle, tourism, cultural and recreation destination. Ballina is the shire's strategic centre and provides essential and higher-level services to residents. Lennox Head, Alstonville and Wollongbar fulfill local service needs for residents who are based further inland and on the coast.

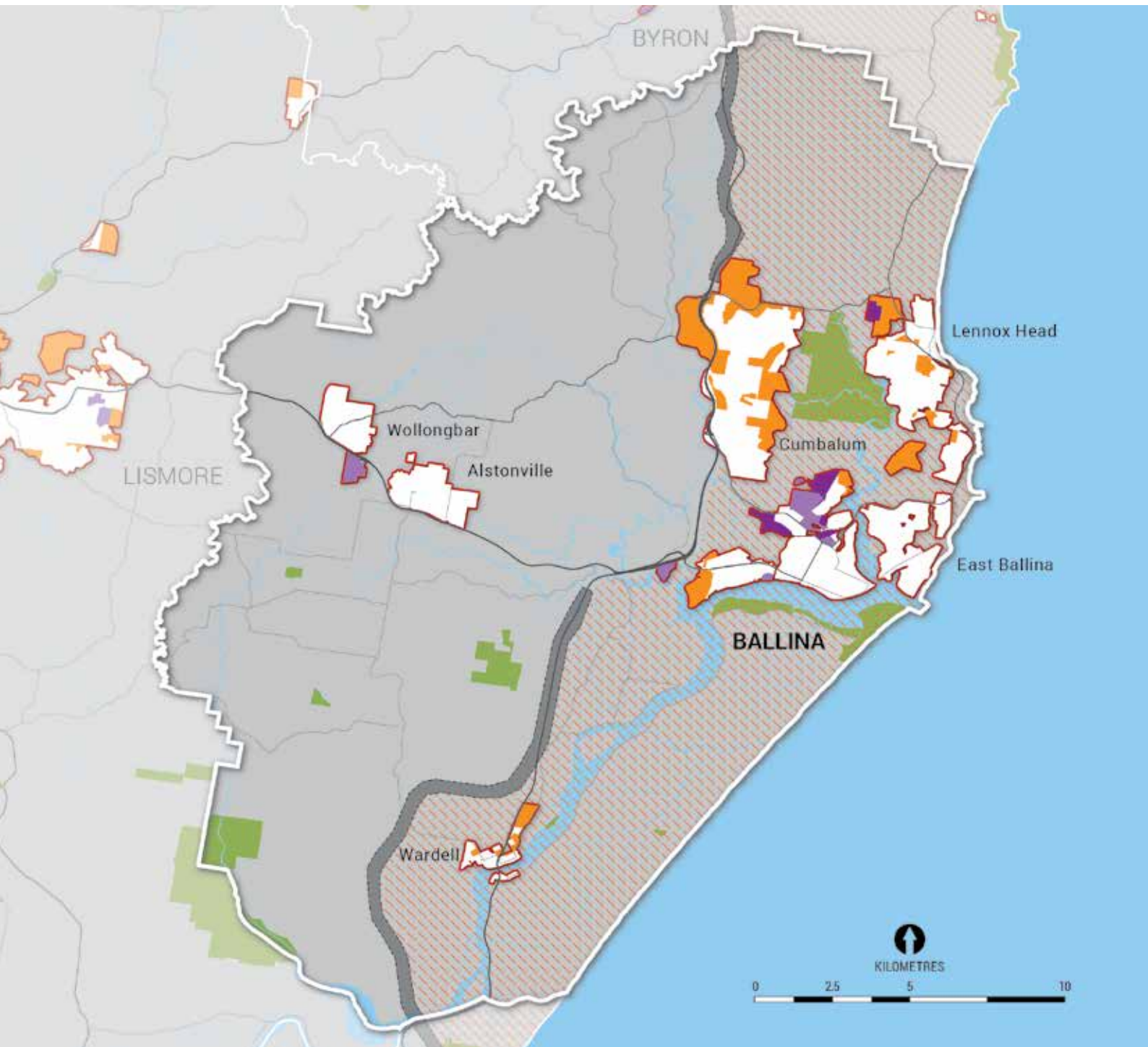
Ballina's environment consists of distinctive coastline, lowland, escarpment and plateau areas. The Ballina to Lennox Head coastal strip and the red soil plateau, in particular, possess unique landscapes and cultural values, and will form the basis for ongoing lifestyle and economic opportunities. Ballina's extensive open space assets contribute significantly to the social, economic and environmental wellbeing of Ballina.











Ballina has a strong and diverse economy that is sustained by a stable and highly skilled workforce. The shire delivers a range of employment opportunities, with a strong retail sector in Kerr Street as well as health, education, cultural and recreation opportunities.

Regional priorities

- Support economic growth associated with the Ballina-Byron Gateway Airport.
- Enable opportunities for strategic identification of freight facilities, warehousing and distribution centres, and encourage clustering of associated industries given its advantageous location at the junction of the Pacific and Bruxner highways.

Figure 13: **Urban growth area map for Ballina Local Government Area**



- | | |
|--|---|
|  Urban Growth Area |  LGA Boundary |
|  Investigation Area – Urban Land |  Highway |
|  Investigation Area – Employment Land |  Proposed Highway Upgrade Corridor |
|  Existing Employment Land |  National Park and Reserve |
|  Coastal Strip |  Waterway |

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

- Foster stronger connections and alignment with Tweed, Byron and Lismore centres, particularly in relation to employment land delivery.
- Maximise opportunities associated with growth in South East Queensland and the increased connectivity provided by the upgraded Pacific Highway and digital technology.

Economy and employment

- Maximise the opportunities associated with the growth of the Southern Cross Industrial Precinct to deliver jobs.
- Support employment lands and jobs at Ballina, Wollongbar and Lennox Head.
- Protect important farmland areas at Wollongbar, Alstonville, Rous Mill, Empire Vale, Wardell and Fernleigh, and support the development of the agricultural sector and agribusiness.
- Identify opportunities to expand nature-based, adventure and cultural tourism places, and enhance visitor experiences in areas such as Alstonville and Lennox Head or major events spaces in Ballina.

Housing

- Deliver housing at Cumbalum, Wardell, North Creek Road and Lennox Head.
- Support the delivery of greater housing diversity in appropriate locations, including higher housing density in Ballina.

Byron

Population

2036 (Projected)	37,950
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Dwellings

2036 (Projected)	19,250
------------------	--------

Byron Shire is one of Australia's most visited local government areas, with stunning beaches, beautiful hinterland and vibrant centres like Byron Bay, Brunswick Heads, Mullumbimby and Bangalow. These communities are centres of creativity, provide boutique retail, food and accommodation options, essential services, and offer a unique lifestyle.

Byron Shire is known for its natural beauty and character. Unique environmental features such as the Arakwal National Park and the Cape Byron Marine Park will continue to draw domestic and international tourists, contribute to attractive lifestyles and grow the local economy.

Byron has a strong economy based on the tourism, creative arts, agricultural, food manufacturing and health sectors. Continuing connectivity improvements to Lismore, Ballina, Tweed and South East Queensland through the Pacific Highway upgrade and digital technology will support future economic growth and opportunities.

Regional priorities

- Identify additional urban and employment investigation areas to secure future housing and employment land supply.
- Support a strong and diversified economy based on Byron Shire's unique character, landscapes and important farmland.
- Manage and support growth in Byron Bay.
- Encourage new opportunities for agribusiness, particularly in relation to organic and boutique food production.
- Foster stronger connections and alignment with Tweed, Ballina, Lismore and South East Queensland.

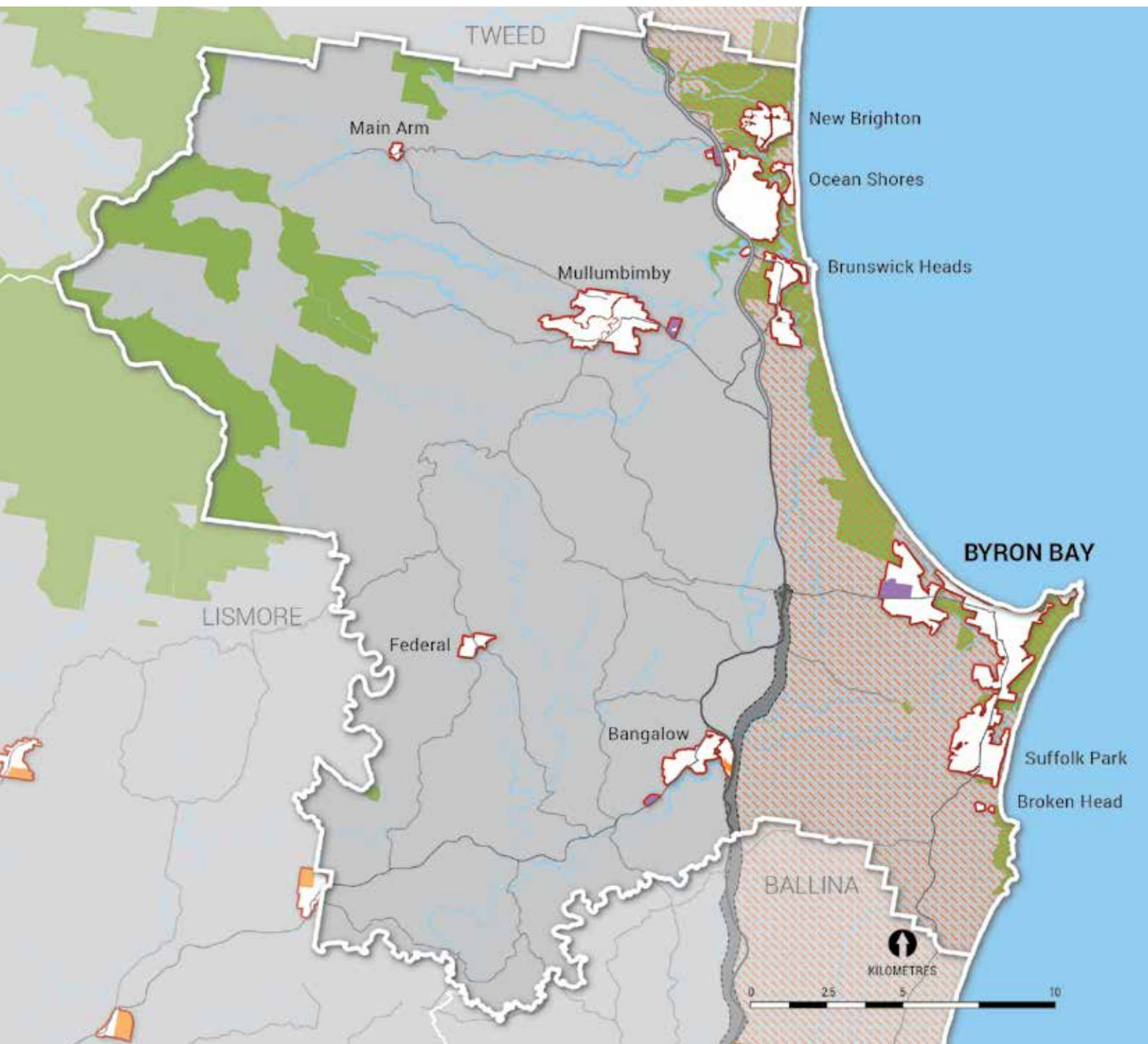
Economy and employment

- Maximise opportunities associated with the growth of South East Queensland.
- Investigate opportunities for additional employment land at West Byron Bay.
- Protect important farmland at Eureka, Federal, Bangalow, Goonengerry, Coorabell, Tyagarah, Mullumbimby, Nashua and Billinudgel to support the agribusiness sector.

Housing

- Deliver housing at West Byron.
- Investigate opportunities for increased housing diversity in the form of additional multi-unit dwellings in appropriate locations.


Figure 14: **Urban growth area map for Byron Local Government Area**




 Urban Growth Area

 Investigation Area – Urban Land

 Investigation Area – Employment Land


 Existing Employment Land

 Coastal Strip

 LGA Boundary

 Highway

 Proposed Highway Upgrade Corridor

 National Park and Reserve

 Waterway

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Kyogle

Population

2036 (Projected) 9,550

Dwellings

2036 (Projected) 4,900

The Kyogle Local Government Area has a rich history and is well known for its heritage buildings and architecture that reflect the early timber milling and agricultural ventures of the area. Kyogle is the focal centre of the area, providing local retail, commercial and community services and a high quality of life for residents and visitors.

Kyogle has an array of spectacular natural and cultural attributes, including the renowned Border Ranges, Toonumbar and Richmond Range national parks. The striking landscape and local character are major drawcards for tourists, particularly those seeking eco-tourism and adventure tourism experiences.

Kyogle is the gateway to the rich agricultural areas in Queensland, including the Scenic Rim and Darling Downs. Improved transport connectivity to Lismore, Casino and the adjoining areas of Queensland will support future economic opportunities for Kyogle.

Regional priorities

- Grow agricultural links along the Summerland Way corridor to South East Queensland to maximise connections with national and international markets.
- Support the important local grazing, dairy, crops and horticulture industries and promote new opportunities for agribusiness.
- Foster stronger connections and alignment with the Scenic Rim, Richmond Valley and Lismore communities.
- Identify opportunities to expand nature-based, adventure and cultural tourism places and enhance visitor experiences within areas such as the Border Ranges.

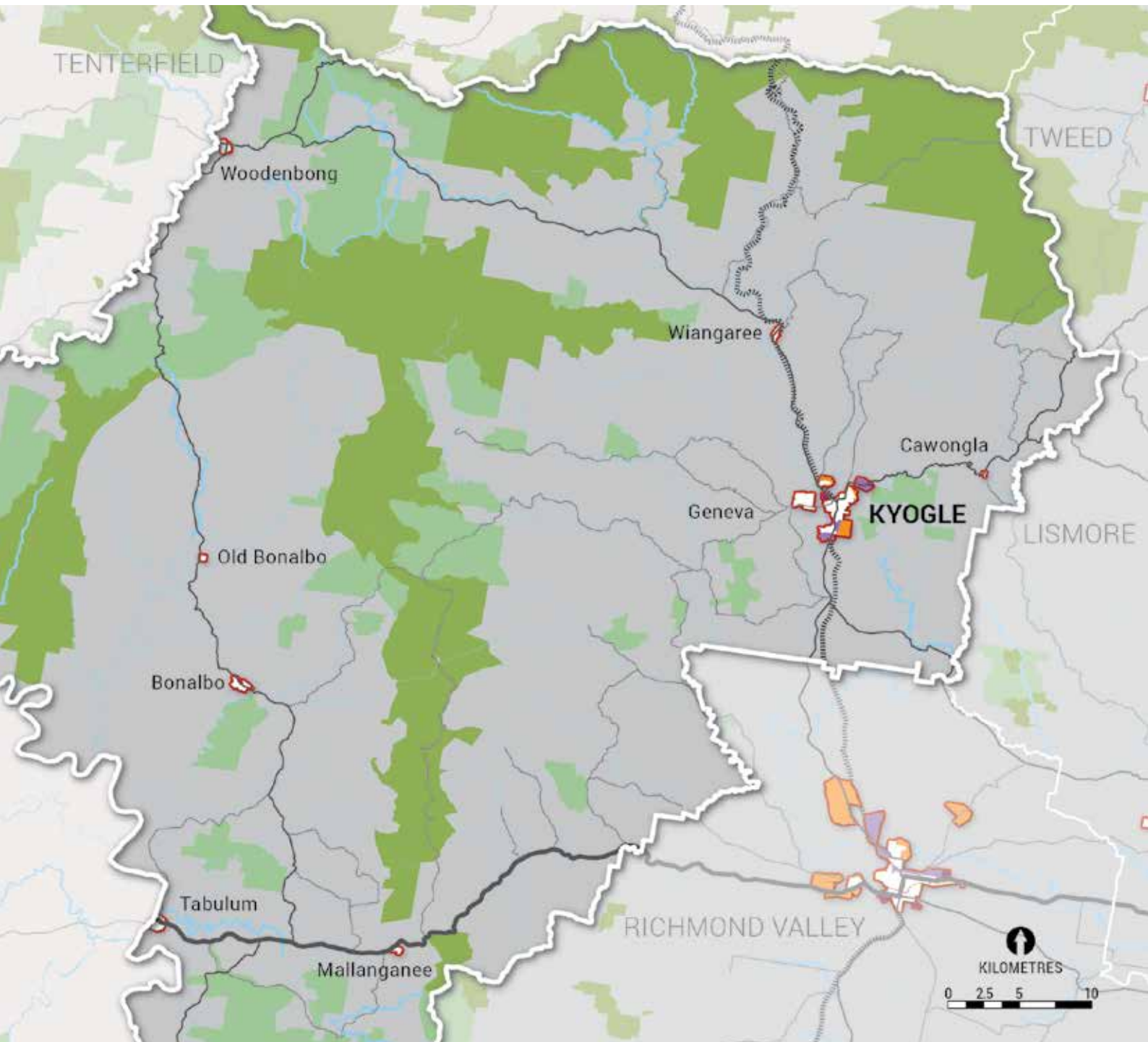
Economy and employment











- Maximise opportunities associated with Brisbane West Wellcamp Airport and the expansion of the Bromelton State Development Area to support Kyogle's agricultural sector.
- Develop employment land at Kyogle.
- Protect important farmland at Kyogle, Wiangaree, Cedar Point, Edenville, Dyraba Central, Roseberry Creek, Robinvale, Old Grevilla and Eden Creek.

Housing

- Deliver housing to the northern, eastern and southern fringes of Kyogle.
- Support the village and rural lifestyle of Woodenbong, Bonalbo, Tabulum, Mummulgum, Cawongla, Old Bonalbo, Geneva, Wiangaree and Mallanganee.

Figure 15: **Urban growth area map for Kyogle Local Government Area**



- | | |
|--|---|
|  Urban Growth Area |  Railway |
|  Investigation Area – Urban Land |  Highway |
|  Investigation Area – Employment Land |  National Park and Reserve |
|  Existing Employment Land |  State Forest |
|  LGA Boundary |  Waterway |

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Lismore

Population

2036 (Projected) 51,750

Dwellings

2036 (Projected) 23,900

Lismore is a regional city providing essential and high-level services to residents. Smaller local centres such as Goonellabah, Bexhill, Clunes, Dunoon, The Channon, Nimbin, Goolmangar, Caniaba and Wyrallah fulfil local service needs and contribute to the unique local character of the area.

Lismore includes part of the Border Ranges rainforest region, one of 15 Australian biodiversity hotspots, and supports fertile, productive land and expansive floodplains. This rich environment underpins the area's important agricultural and tourism sectors.

Lismore has a strong and growing economy that continues to attract and support jobs, anchored by major retail, civic and tertiary infrastructure. Lismore Base Hospital will continue to be a catalyst for growth of the health services industry. The Lismore campus of Southern Cross University will deliver sustained growth in education and training.

The Lismore business centre showcases public art, and hosts markets and events, supporting a flourishing creative arts scene.

Lismore's proximity to significant rural production areas in the Richmond Valley and Kyogle council areas offer opportunities to activate agribusiness and leverage cross-border agricultural activities in the Darling Downs and freight transport opportunities at Beaudesert and Brisbane West Wellcamp Airport.

Regional priorities

- Grow stronger connections and alignment with Richmond, Kyogle, Ballina, Byron and South East Queensland.
- Enhance housing delivery and diversity.
- Identify opportunities to expand nature-based, adventure and cultural tourism places and enhance visitor experiences associated with areas such as the Gondwana Rainforests and Border Ranges.

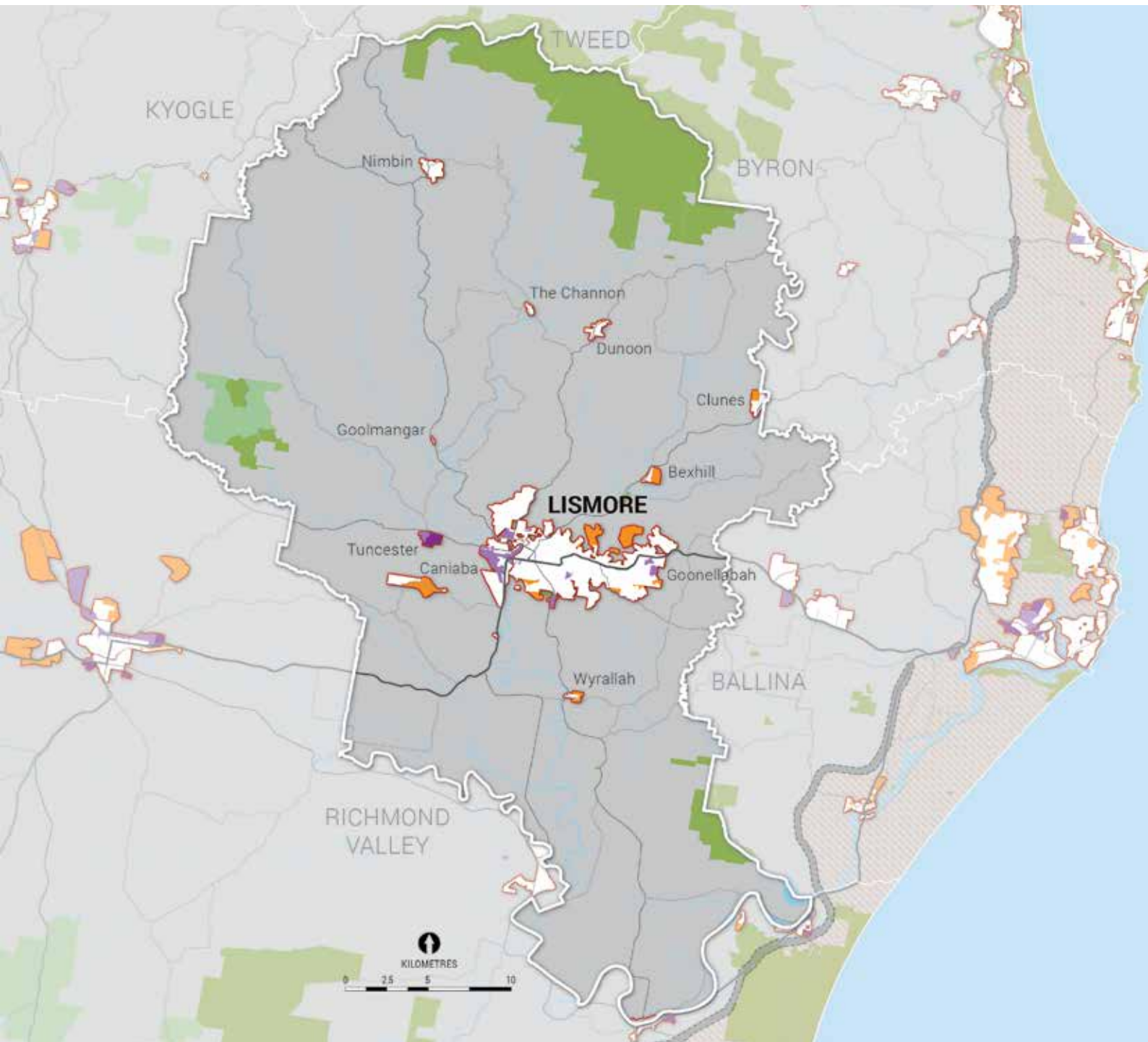
Economy and employment









- Foster the growth of knowledge-based, education and health-services industries within the Southern Cross University and Lismore Base Hospital precincts.
- Maximise the opportunities associated with the strong local livestock and horticulture sectors to encourage new opportunities for agribusiness.
- Protect important farmland areas at Nimbin, Tuntable Falls, Dunoon, Dorrroughby, Corndale, Rosebank, Eltham, Bexhill, Lismore, Tuncester, McKees Hill and South Gundurimba to grow the agricultural sector.
- Support the development of employment lands in South Lismore and Tuncester.

Housing

- Deliver housing at North Lismore and Goonellabah, with additional land to be investigated at Dunoon, Clunes, Bexhill, Wyrallah, Caniaba and Nimbin.
- Support the delivery of enhanced housing diversity in appropriate locations – including higher-density housing in Lismore.

Figure 16: **Urban growth area map for Lismore Local Government Area**



- | | | | |
|---|--------------------------------------|---|-----------------------------------|
|  | Urban Growth Area |  | Highway |
|  | Investigation Area – Urban Land |  | Proposed Highway Upgrade Corridor |
|  | Investigation Area – Employment Land |  | National Park and Reserve |
|  | Existing Employment Land |  | State Forest |
|  | LGA Boundary |  | Waterway |

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Richmond Valley

Population

2036 (Projected) 25,650

Dwellings

2036 (Projected) 12,300

The Richmond Valley spreads from the coastline at Evans Head, along the Richmond River to the rural heartland of Casino and out to the Richmond Ranges. Casino is the focal centre of Richmond Valley and the region's beef industry, and is the location of the Northern Co-operative Meat Company and the Northern Rivers Livestock Exchange, the largest abattoir and livestock exchange in Northern NSW.

Casino is supported by centres such as Woodburn, Evans Head, Broadwater, Coraki and Rileys Hill, which provide rural lifestyle and coastal living opportunities. These centres provide economic diversity through strong retail and tourism sectors and emerging creative industries.

Richmond Valley also has a number of important environmental assets, including wetlands and coastal heath systems located within the Broadwater and Bundjalung national parks. These assets continue to draw tourists and contribute to attractive lifestyles.

Regional priorities

- Grow agricultural and freight links along the Summerland Way corridor to South East Queensland.
- Support the local agricultural sector and associated value-adding industries, such as the NSW Sugar Mill and Richmond Dairies at Casino.
- Foster stronger connections and alignment with Kyogle, Lismore and South East Queensland.
- Identify opportunities to expand nature-based, adventure and cultural tourism places and enhance visitor experiences within Evans Head, Broadwater and Woodburn.

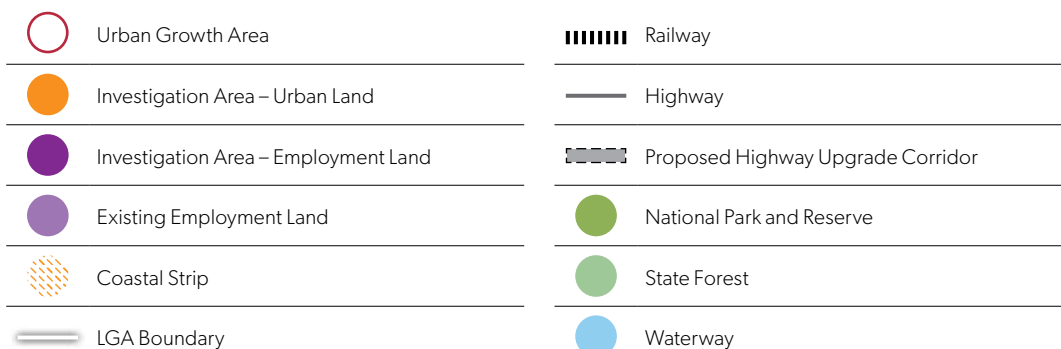
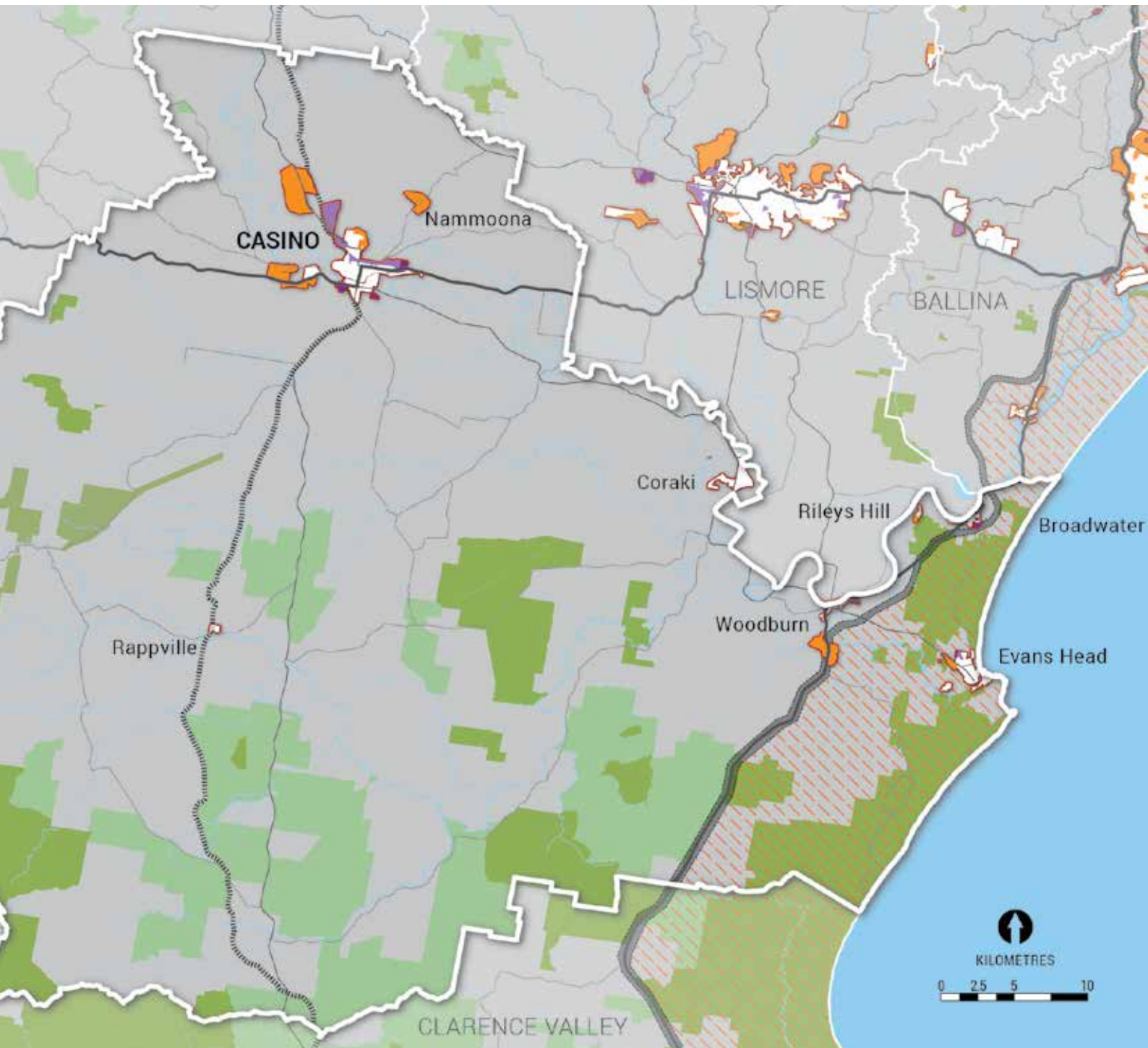
Economy and employment

- Support the development of an intermodal freight facility at Casino.
- Protect important farmland at Woodburn, Coraki, Fairy Hill, Casino, Shannonbrook and Leeville, to support the agricultural sector.
- Deliver new employment opportunities at Casino, Woodburn, Broadwater and Evans Head.

Housing

- Deliver new housing in Rileys Hill, Evans Head, Woodburn and Casino.
- Enhance the variety of housing options available in Casino, Evans Head and Coraki and support the unique character of local towns and villages.

Figure 17: **Urban growth area map for Richmond Valley Local Government Area**



Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Tweed

Population

2036 (Projected) 115,350

Dwellings

2036 (Projected) 56,050

The Tweed Shire is the gateway between the North Coast and South East Queensland, and is the fastest growing area in the region.

Tweed Heads is a regional city that continues to develop and integrate with South East Queensland and its 'twin town' of Coolangatta. Tweed residents will continue to access high-quality services and facilities from both sides of the NSW-Queensland border. Local services and facilities are provided at Kingscliff, Casuarina, Cabarita, Pottsville and Murwillumbah.

The coastal settlements of the Tweed Shire have experienced some of the strongest growth on the North Coast. The popularity of the Tweed Coast is expected to continue into the future, particularly as opportunities for Greenfield housing on the Gold Coast become more limited. Kingscliff will be an important centre in this regard and will service the growth of the Tweed Coast's network of villages.

The Tweed is recognised for its iconic natural environment and contains the Mt Warning Caldera, World Heritage listed rainforests and dramatic mountain ranges. This environment, and the Tweed's proximity to the nationally significant tourist area of the Gold Coast, will support ongoing growth in the tourism industry.

Regional priorities

- Manage and support growth in Tweed Heads.
- Foster stronger alignment and integration with South East Queensland and adjoining local government areas such as Byron, Ballina and Lismore.
- Deliver housing and jobs growth in Tweed Heads, Murwillumbah and Pottsville.

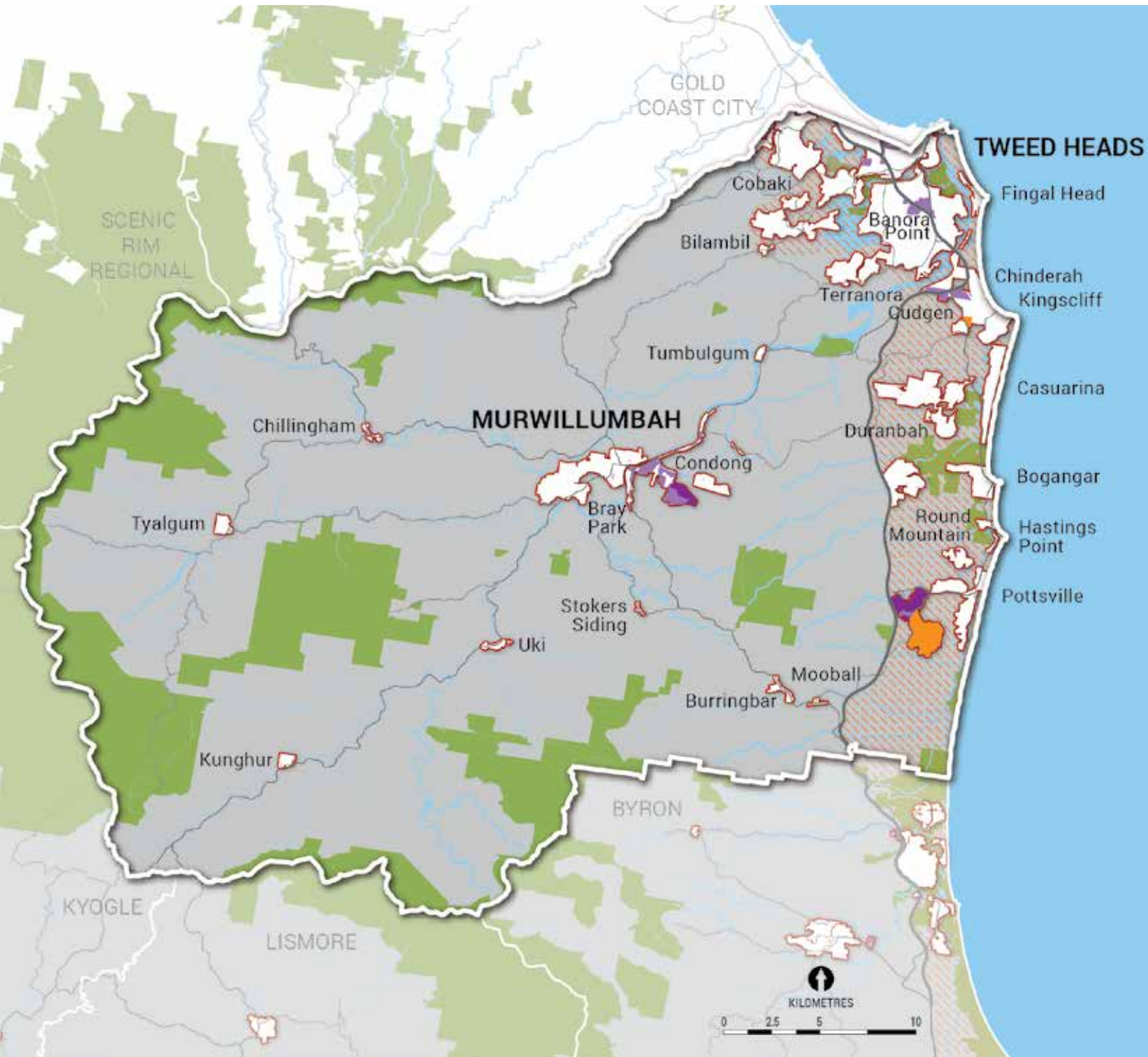
Economy and employment










- Foster the growth of knowledge-based, education and health-services industries within the Southern Cross University and The Tweed Hospital precincts.
- Maximise opportunities associated with the growth of South East Queensland.
- Promote economic diversification and business, industrial and aviation-industry employment growth by leveraging opportunities related to the Gold Coast Airport.
- Deliver new employment and business park opportunities at Kingscliff, Pottsville and Murwillumbah.
- Identify opportunities to expand nature-based, adventure and cultural tourism places and enhance visitor experiences associated with areas such as the Wollumbin, Mebbin, Mount Jerusalem and Nightcap national parks.

Housing

- Deliver housing in Kingscliff, Cobaki, Bilambil, Terranora, and Kings Forest, and explore additional Greenfield opportunities at Dunloe Park in Pottsville.
- Enhance housing diversity by increasing the number of homes in Tweed Heads, Kingscliff, Cobaki, Kings Forest and Dunloe Park.

Figure 18: **Urban growth area map for Tweed Local Government Area**



- | | | | |
|---|--------------------------------------|---|---------------------------|
|  | Urban Growth Area |  | LGA Boundary |
|  | Investigation Area – Urban Land |  | Highway |
|  | Investigation Area – Employment Land |  | National Park and Reserve |
|  | Existing Employment Land |  | Waterway |
|  | Coastal Strip | | |

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Mid North Coast

The Mid North Coast comprises the Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey and Port Macquarie-Hastings local government areas. It is located midway between Sydney and Brisbane and adjoins the Far North Coast, New England, North West and the Hunter. The Biripi, Gumbaynggirr, Dughutti, Yaegl and Bundjalung are the traditional owners of this land.

Bellingen

Population

2036 (Projected)	12,850
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Dwellings

2036 (Projected)	6,550
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Bellingen Shire has a diverse range of coastal, hinterland and rural communities, and is a popular tourism, cultural and recreation destination. Bellingen is the administrative centre and boasts a rich architectural heritage, rural charm and a bohemian atmosphere. Dorrigo and Urunga fulfil the local service needs for residents who are based further inland and on the coast.

Bellingen Shire is well known for its idyllic mix of natural landscapes, including the Dorrigo Plateau, the World Heritage rainforests of the Waterfall Way, the fertile valleys of the Kalang and Bellinger rivers, and its picturesque coastline. More than half of Bellingen Shire falls within the National Reserve System. Managing this unique natural environment appropriately will be key to delivering a sustainable future and a strong local economy.

The local economy and employment base is underpinned by the agriculture and tourism sectors. Its proximity and growing connectivity to adjoining council areas, particularly Coffs Harbour, is creating strong social and economic links between the communities, and ensuring access to high-level employment, health, education and cultural opportunities for the Bellingen community.

Regional priorities

- Identify additional urban and employment investigation areas for inclusion in the urban growth areas, to secure future housing and employment land supply in proximity to Bellingen and Urunga.
- Support the growth and diversification of the Bellingen Shire's agricultural base by leveraging the strength of dairy and livestock activities to encourage new opportunities for agribusiness, support emerging organic and boutique food production and maximise connections with the New England.
- Identify opportunities to expand nature-based, adventure and cultural tourism by leveraging natural and heritage assets and the emerging creative industries sector.
- Foster stronger connections and alignment with the Coffs Harbour and Nambucca local government areas.

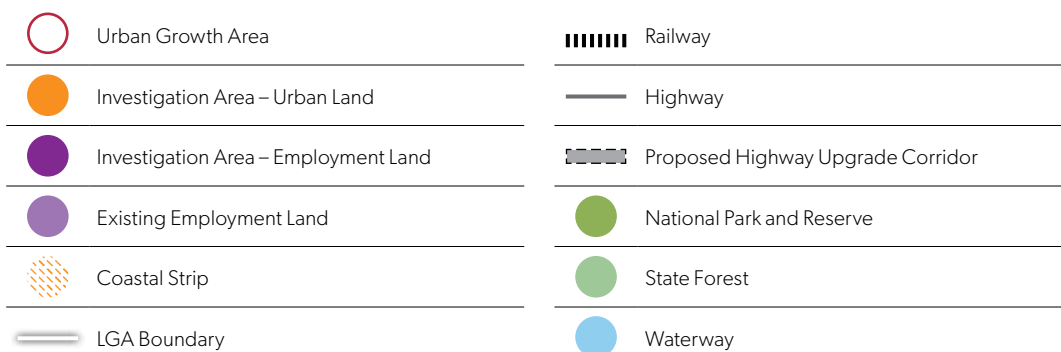
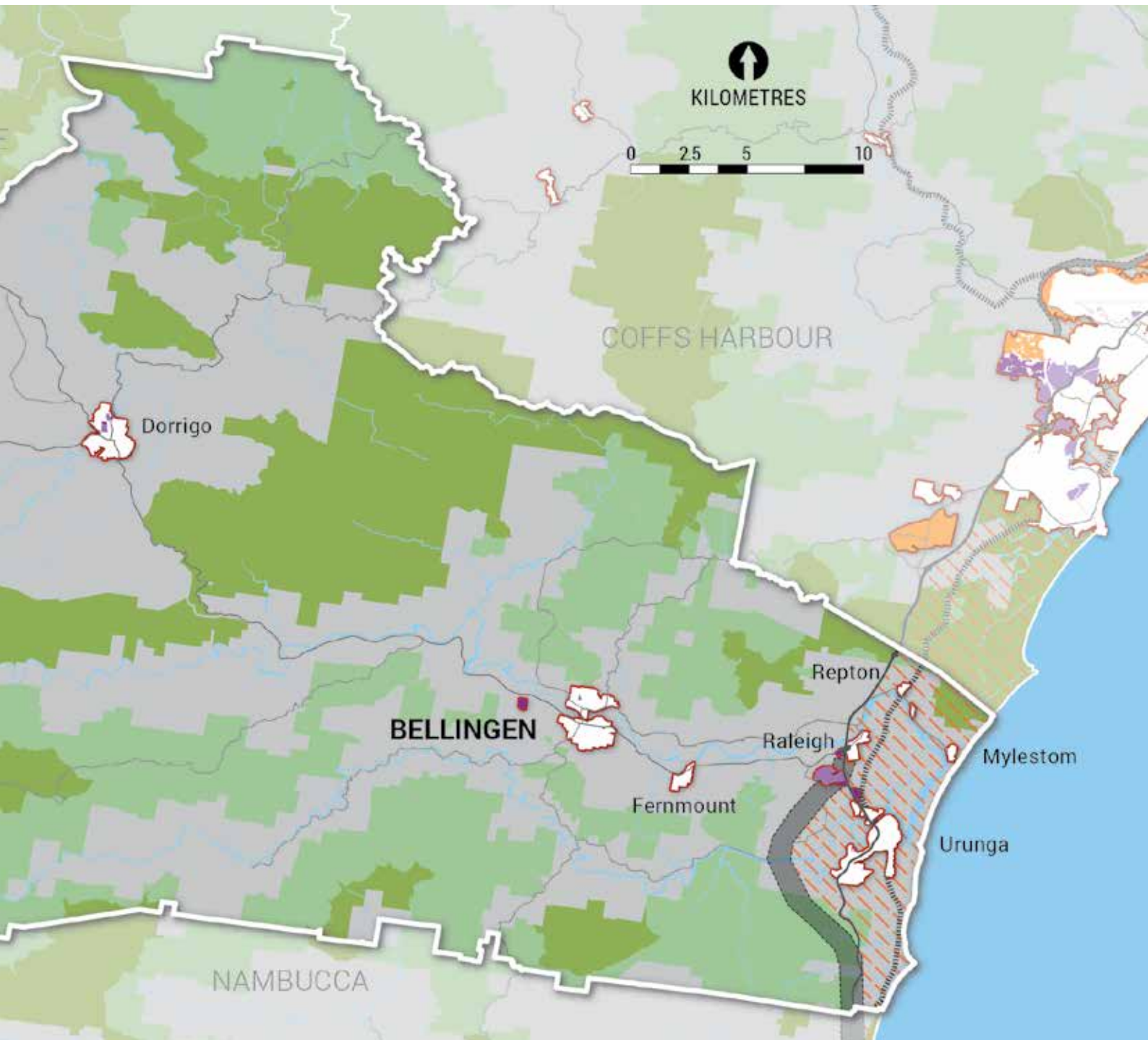
Economy and employment

- Support the development of employment land at Raleigh to maximise the opportunities associated with the Pacific Highway upgrade and supplement employment land delivery in Coffs Harbour.
- Protect regionally important farmland areas, including the Dorrigo Plateau and the Kalang and Bellinger valleys, to support the agricultural sector.
- Identify opportunities to enhance natural and cultural tourism assets such as the Dorrigo and Bellinger River national parks, and coastal and heritage assets that support the tourism sector.

Housing

- Deliver housing at North Bellingen, South Urunga and East Dorrigo.
- Enhance the variety of housing options to cater for an ageing population in Bellingen and Dorrigo, and support the distinctive character of Bellingen Shire's towns and villages.

Figure 19: **Urban growth area map for Bellingen Local Government Area**



Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Clarence Valley

Population

2036 (Projected) 57,450

Dwellings

2036 (Projected) 29,450

The Clarence Valley Local Government Area takes in an array of coastal and hinterland communities. Grafton is a strategic centre that provides a range of high-level specialist services to local residents and the wider regional community, and was one of the first major commercial centres on the North Coast. Yamba and Maclean fulfil the local service needs of residents north of Grafton and on the coast.

The Clarence Valley has abundant environmental assets, including the Bundjalung and Yuraygir national parks and the Clarence River which underpins a significant aquaculture sector. Managing these assets will be important to delivering a healthy environment and a strong economy.

Major infrastructure investment in projects like the Pacific Highway upgrade and the second Clarence River Crossing project will significantly enhance regional connectivity and provide new economic opportunities. The Clarence Valley's strong tourism and agricultural base will also be supplemented by the continued development and delivery of regional government services including justice and health facilities.

Regional priorities

- Foster stronger strategic relationships with Coffs Harbour in relation to employment land delivery.
- Develop Grafton's role as a transport hub by leveraging opportunities associated with regional road and rail freight corridors and infrastructure investment.
- Support the growth and diversification of the shire's agricultural base by leveraging the strength of sugar cane and cattle production to encourage new opportunities for agribusiness and associated manufacturing and transport.
- Identify opportunities to expand nature-based, adventure and cultural tourism by leveraging Clarence Valley's natural and heritage assets.

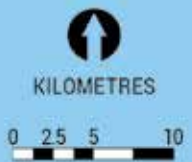
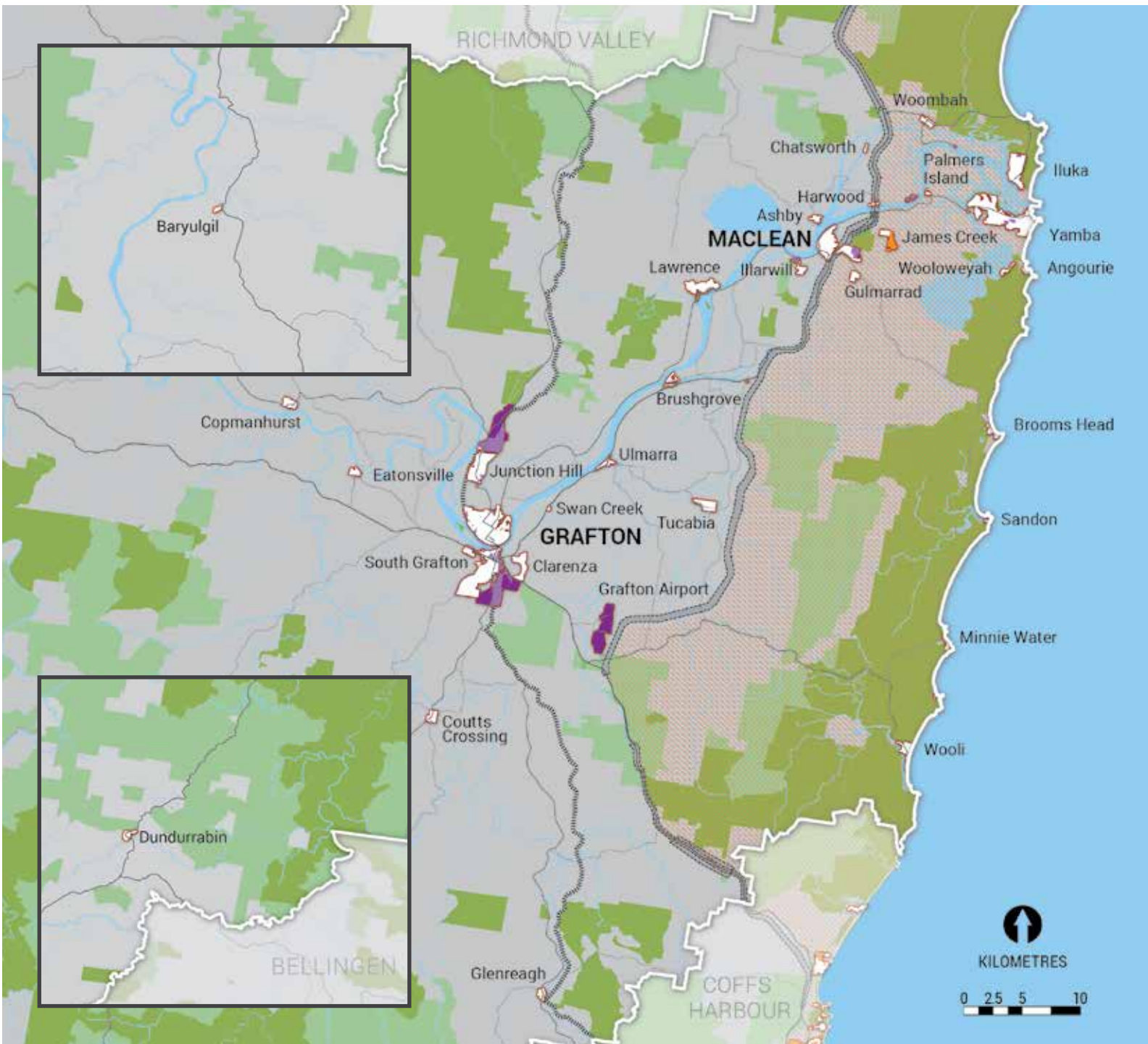
Economy and employment

- Build on the access provided by the Pacific and Gwydir highways, the Summerland Way and the North Coast Railway Line, and explore opportunities for aviation-related clusters to be fostered at Clarence Valley Regional Airport.
- Maximise opportunities associated with regional health and justice infrastructure, including Grafton Base Hospital, Grafton District Court, and existing and proposed correctional facilities near Grafton.
- Support employment land at Junction Hill, Clarenza, Glenugie and South Grafton, and explore opportunities to complement employment land delivery in Coffs Harbour.
- Protect natural assets like the Clarence River and regionally important farmland in the Clarence, Nymboida and Orara Valleys that support local aquaculture and agriculture ventures, and cultural, recreation and tourism activities.

Housing

- Deliver housing in Grafton, Clarenza, James Creek, Junction Hill and West Yamba to support population growth.
- Enhance the variety of housing options in Grafton, Maclean and Yamba, and support the unique character of the valleys, towns and villages.

Figure 20: **Urban growth area map for Clarence Valley Local Government Area**



- | | |
|--------------------------------------|-----------------------------------|
| Urban Growth Area | Railway |
| Investigation Area – Urban Land | Highway |
| Investigation Area – Employment Land | Proposed Highway Upgrade Corridor |
| Existing Employment Land | National Park and Reserve |
| Coastal Strip | State Forest |
| LGA Boundary | Waterway |

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Coffs Harbour

Population

2036 (Projected) 92,650

Dwellings

2036 (Projected) 43,600

The Coffs Harbour Local Government Area is strategically positioned midway between South East Queensland and Sydney. Coffs Harbour is the regional city for this area. 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.

The area has a growing and diverse economy based on services and industry anchors like the Coffs Harbour Regional Airport and the Health and Education campuses. 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. The area also supports a highly productive agricultural hinterland, including the nationally significant blueberry industry.

Recreation and tourism are important contributors to the Coffs Harbour economy. The area has become a destination for international and national sporting events like the World Rally Championship, and has significant natural areas including the Solitary Islands Marine Park and Bongil Bongil and Bindarri national parks.

Regional priorities

- Manage and support growth in Coffs Harbour.
- Increase and strengthen social, economic and strategic links with communities in surrounding local government areas such as Bellingen, Clarence Valley and Nambucca.
- Deliver housing and job opportunities in Coffs Harbour, Woolgoolga, Sawtell and Bonville.
- Protect environmental assets and important farmland that sustain the agricultural and tourism industries.
- Maximise opportunities associated with the increased connectivity provided by the upgraded Pacific Highway and digital technology.

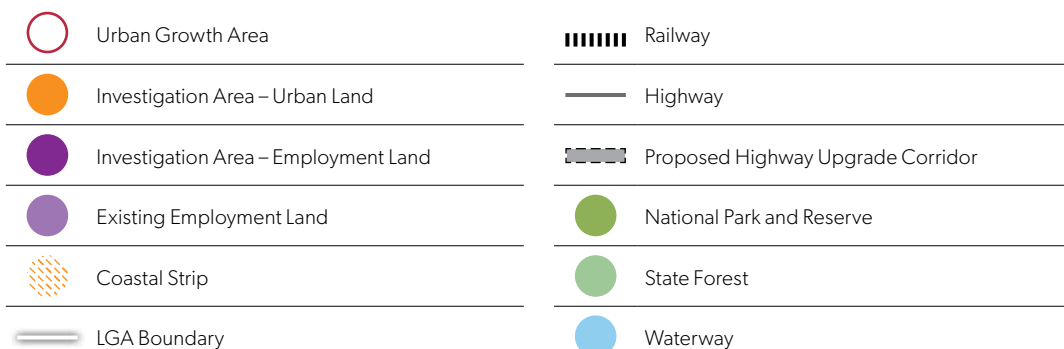
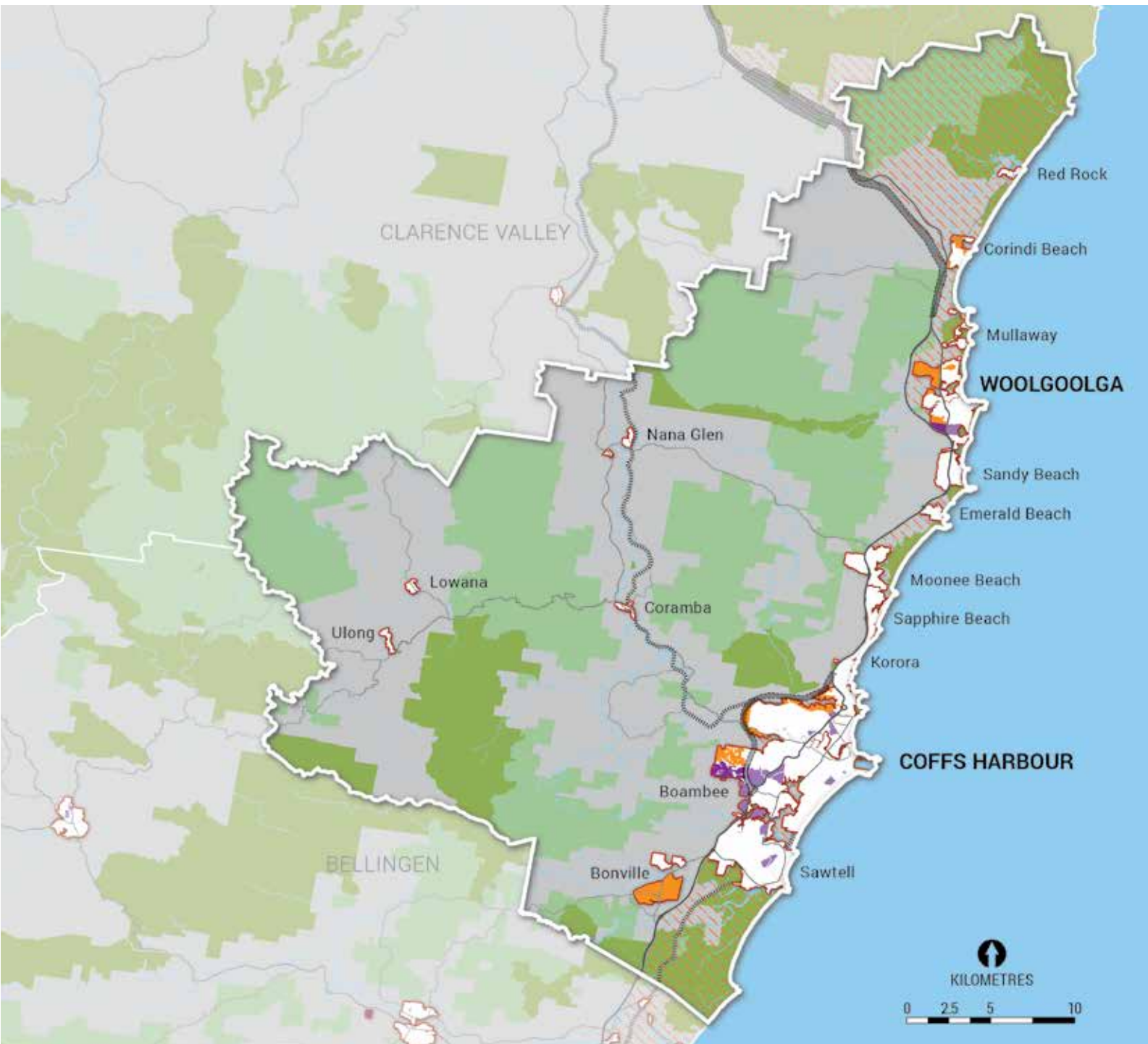
Economy and employment

- Develop health, education and aviation precincts at Coffs Harbour, and new employment land at Woolgoolga and Bonville, which will drive opportunities for new investment in a range of sectors.
- Protect important farmland areas at Corindi and Bonville and encourage initiatives like the Coffs Coast Local Food Alliance to support the development of the agricultural sector and agribusiness.
- Identify opportunities to expand nature based, adventure and cultural tourism assets including Solitary Islands Marine Park, the Jetty Foreshore and other coastal, hinterland, and heritage assets, which will grow the tourism industry.

Housing

- Deliver housing at Corindi Beach, Woolgoolga, North Boambee Valley 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.

Figure 21: **Urban growth area map for Coffs Harbour Local Government Area**



Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Kempsey

Population

2036 (Projected) 30,850

Dwellings

2036 (Projected) 15,550

The Kempsey Shire has a unique mix of coastal and rural centres, including Kempsey, Frederickton, South West Rocks, Crescent Head, Stuarts Point, Smithtown, Gladstone and Kundabung.

The area has a diverse range of natural landscapes, including; sandy beaches, bays, headlands and rural hinterland, including Hat Head, Arakoon, Limeburners Creek and Goolawah national parks.

Kempsey is the focal centre and provides essential retail, commercial and community services to a range of local communities.

Kempsey Shire has a strong local economy underpinned by the agricultural sector, which supports a number of major manufacturers like Nestle and Akubra Hats, and the Macleay Valley Food Bowl brand. The continuing growth of the tourism, health and education sectors will also increase economic diversity and job opportunities. Improved transport accessibility, as a result of the Pacific Highway upgrade, and iconic destinations like South West Rocks and Trial Bay Gaol will continue to enhance the area's popularity with visitors.

Kempsey Shire has a strong and growing Aboriginal community. Cultural venues like the Wigay Aboriginal Park and Dunghutti-Ngaku Aboriginal Art Gallery celebrate and share Dunghutti culture with the wider regional community.

Regional priorities

- Foster stronger strategic relationships with Port Macquarie and the Nambucca Valley.
- Develop opportunities to grow local jobs associated with increased connectivity provided by the upgraded Pacific Highway.
- Support the growth and diversification of the shire's agricultural base by leveraging the strength of the dairy and cattle sector to encourage new opportunities for agribusiness and associated manufacturing and transport.

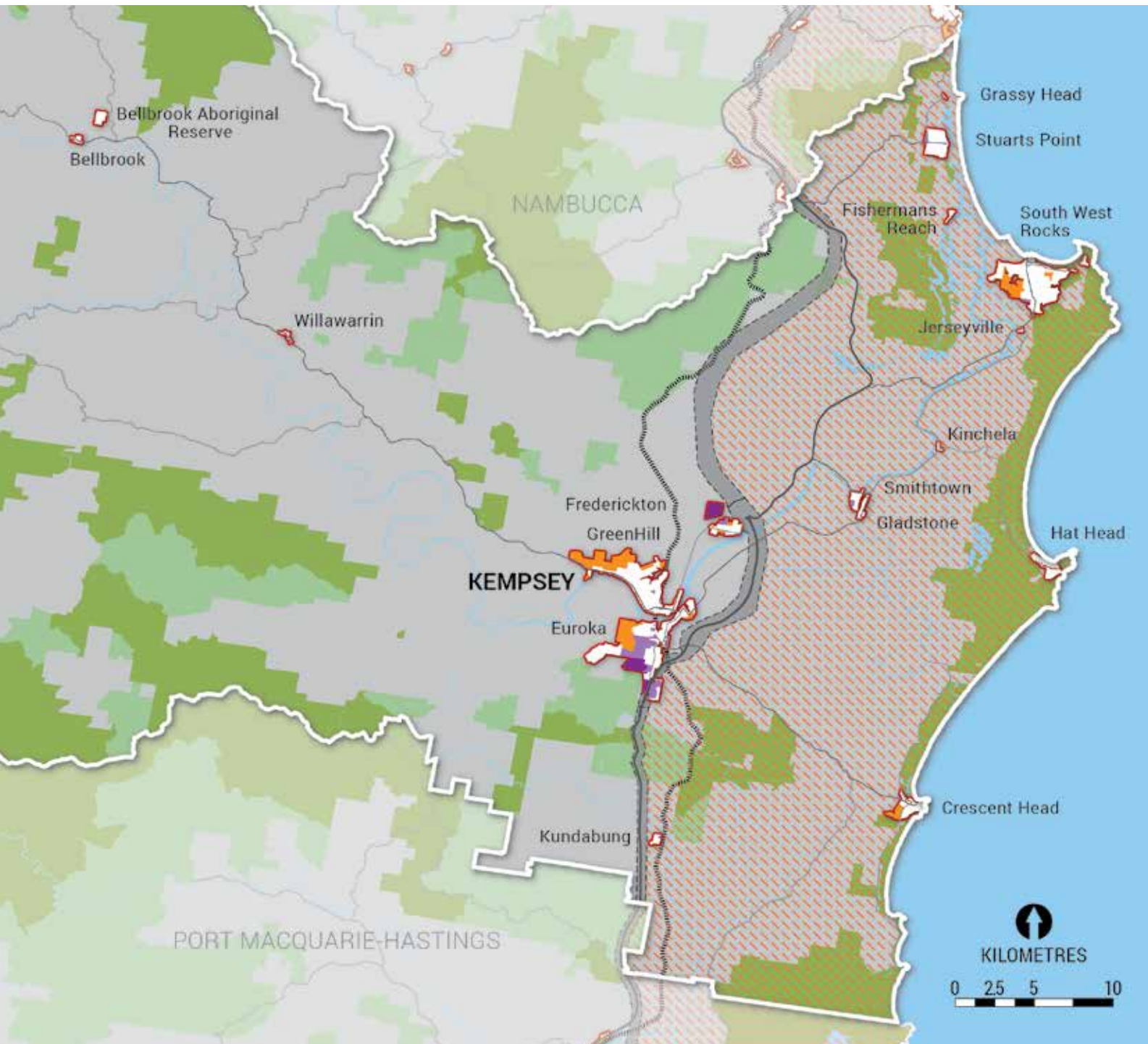
Economy and employment













- Support new and emerging job opportunities associated with Kempsey District Hospital and the Kempsey TAFE campus.
- Develop employment land at South Kempsey and Frederickton.
- Protect important farmland in the Macleay Valley.
- Identify opportunities to expand nature-based, adventure and cultural tourism by leveraging the area's environmental and iconic assets such as Trial Bay Gaol and Smoky Cape Lighthouse.

Housing

- Deliver housing in Kempsey, Crescent Head and South West Rocks.
- Support the unique character of the area's towns and villages, and deliver rural residential housing opportunities at Collombatti, Frederickton, Yarravel, Euroka, Dondingalong, Verges Creek, Crescent Head, South Kempsey, Kundabung and Yarrahapinni.

Figure 22: **Urban growth area map for Kempsey Local Government Area**



- | | |
|--|---|
|  Urban Growth Area |  Railway |
|  Investigation Area – Urban Land |  Highway |
|  Investigation Area – Employment Land |  Proposed Highway Upgrade Corridor |
|  Existing Employment Land |  National Park and Reserve |
|  Coastal Strip |  State Forest |
|  LGA Boundary |  Waterway |

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

Nambucca

Population

2036 (Projected) 20,850

Dwellings

2036 (Projected) 11,150

The Nambucca Shire has important scenic and ecological values, including pristine coastal waters; the Gaagal Wanggaan (South Beach), Yarriabini and Dunggir national parks; parts of the New England Plateau; and the Nambucca River and Taylors Arm floodplains.

Macksville is the administrative centre of the Nambucca Valley, providing essential retail, commercial and community services. Housing and jobs are also located at Nambucca Heads, Valla and Bowraville.

The region has a strong economy based on tourism, agribusiness and manufacturing. Competitive land prices and strong industry networks will create more jobs in a greater range of sectors.

Nambucca has strong links with Coffs Harbour which provides residents access to a variety of higher-order employment, health and education services. Enhanced connectivity as a result of the Pacific Highway upgrade will strengthen this relationship and be an important driver of future growth.

Regional priorities

- Protect important environmental assets to support the tourism sector and centres such as Nambucca Heads, Valla Beach and Scotts Head.
- Foster stronger connections and alignment with the regional city of Coffs Harbour and other surrounding local government areas such as Bellingen and Kempsey.
- Identify agribusiness opportunities that harness the flourishing dairy, beef and macadamia industries.

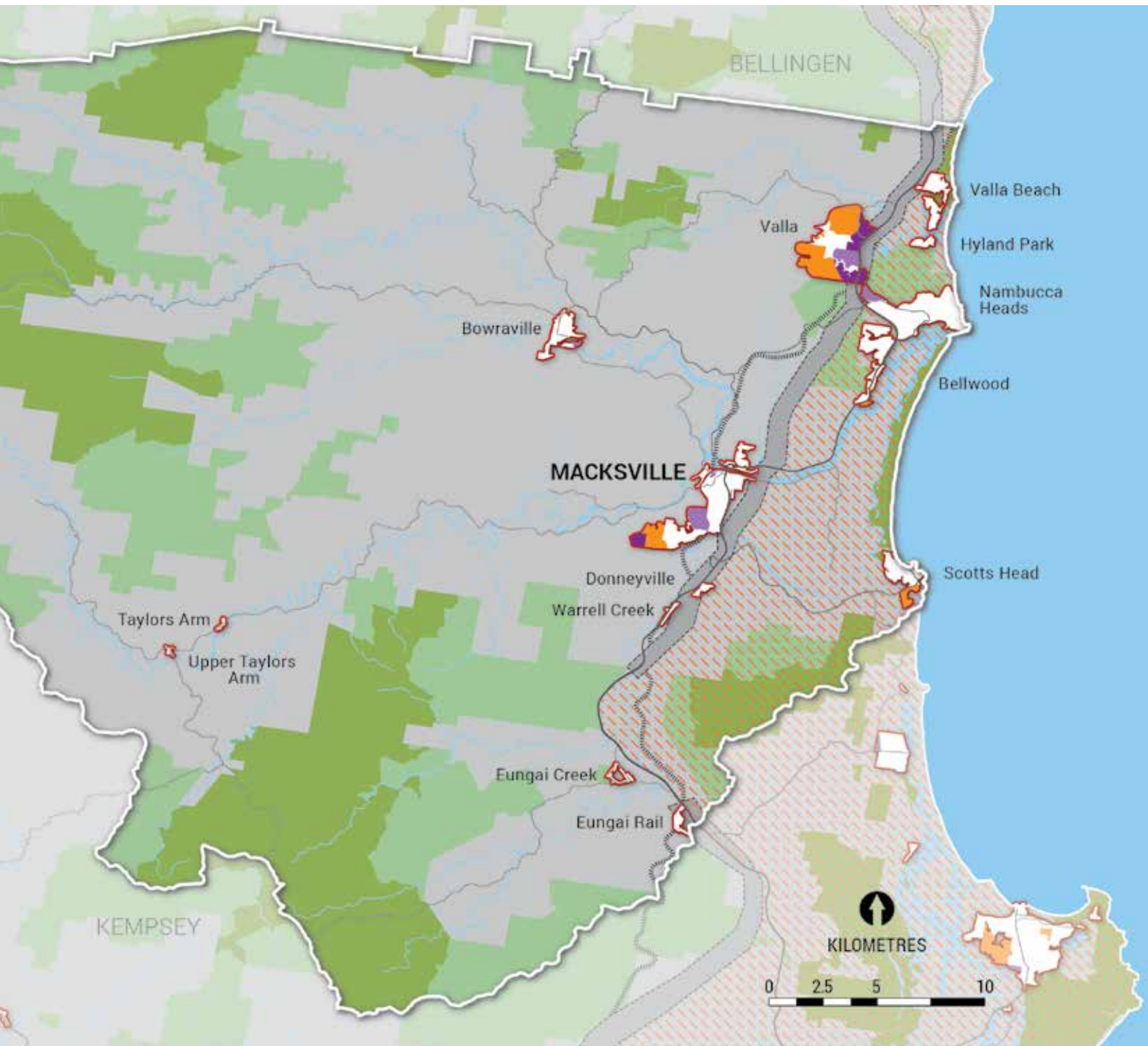
Economy and employment













- Deliver job opportunities by supporting Nambucca's growing economy, competitive land prices and diverse industrial base.
- Direct future growth away from important farmland and towards Macksville, Nambucca, Bowraville, Valla and Scotts Head.
- Use the Pacific Highway upgrade and improved digital technology to drive growth and reinforce and strengthen connections with Coffs Harbour and other surrounding centres.
- Develop employment lands at Macksville and Valla.
- Identify opportunities to expand nature-based, adventure and cultural tourism.

Housing

- Deliver housing at Macksville, Valla and Scotts Head.
- Support rural residential housing opportunities in appropriate locations.

Figure 23: **Urban growth area map for Nambucca Local Government Area**



- | | |
|--|---|
|  Urban Growth Area |  Railway |
|  Investigation Area – Urban Land |  Highway |
|  Investigation Area – Employment Land |  Proposed Highway Upgrade Corridor |
|  Existing Employment Land |  National Park and Reserve |
|  Coastal Strip |  State Forest |
|  LGA Boundary |  Waterway |

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

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Port Macquarie-Hastings

Population

2036 (Projected) 94,700

Dwellings

2036 (Projected) 46,750

Port Macquarie-Hastings is the southern gateway to the North Coast, and has a diverse and high-quality environment. The environment underpins the local economy, attracts residents and visitors, and enables international sporting events like IRONMAN Australia, which continue to grow Port Macquarie's events and tourism calendar.

Port Macquarie is a regional city with a thriving cultural and civic centre, accommodating a distinctive mix of retail, commercial, tourism, entertainment and cultural activities. Coastal and rural centres, such as Lake Cathie, Bonny Hills, Laurieton and Wauchope, will continue to provide local jobs and lifestyle housing options that support their character.

The area has a diverse and vibrant economy as a result of ongoing investment in the health, education, agriculture and aviation sectors. The Port Macquarie Base Hospital; the development of the new Charles Sturt University Campus; and the ongoing delivery of tertiary education by other providers, including the University of Newcastle and North Coast TAFE, will increase local opportunities and deliver jobs.

Regional priorities

- Manage and support growth in Port Macquarie.
- Grow community connectivity between centres and with Kempsey Shire.
- Deliver housing and job opportunities in Port Macquarie, Wauchope, Lake Cathie, Bonny Hills and Camden Haven.
- Protect environmental assets and important farmland areas that sustain the agricultural and tourism industries.
- Maximise opportunities associated with growth in the Hunter region and the increased connectivity provided by the Pacific Highway upgrade and digital technology.

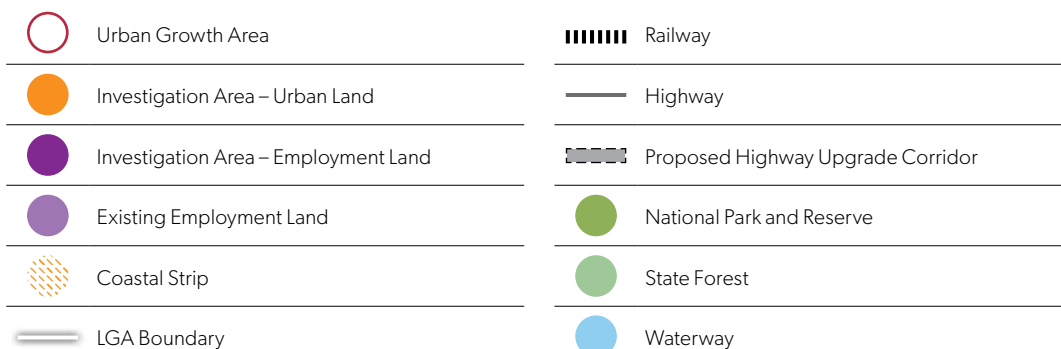
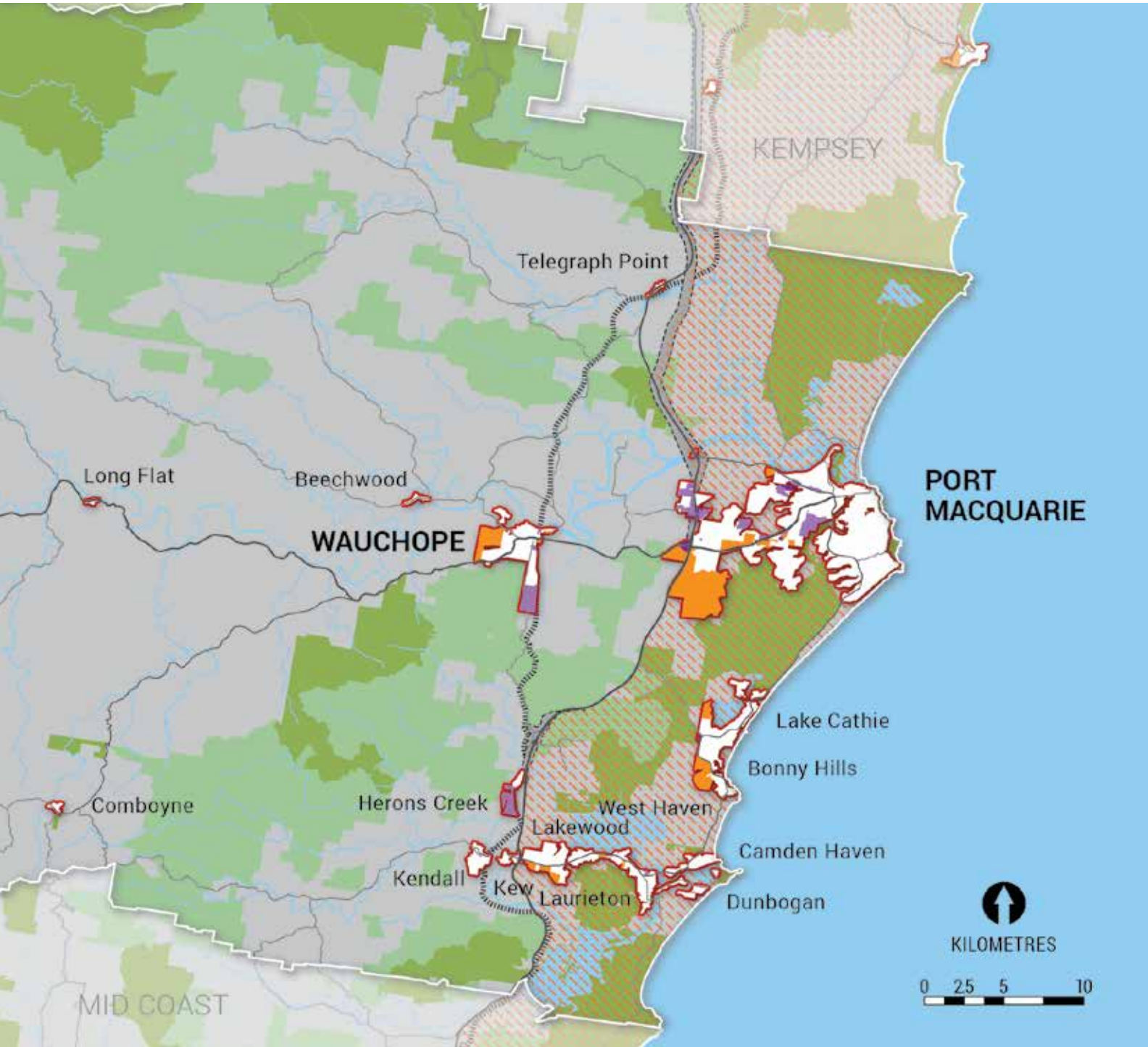
Economy and employment

- Develop health, education and aviation precincts at Port Macquarie, and new employment land at Sancrox and Wauchope, which will drive opportunities for new investment in a range of sectors.
- Protect important farmland areas at Wauchope, Comboyne and along the Hastings, Maria and Wilson rivers, which will support the development of the agricultural sector and agribusiness.
- Harness nature and cultural-based tourism assets, including the Werrikimbe National Park, Port Macquarie Koala Hospital, and Port Macquarie Glasshouse Centre, and a range of coastal and heritage assets to grow the local tourism industry.

Housing

- Deliver housing at Port Macquarie, Thrumster, Wauchope, Lake Cathie/Bonny Hills and Camden Haven.
- Enhance the variety of housing options by increasing the number of homes in and around the Port Macquarie city centre.

Figure 24: **Urban growth area map for Port Macquarie-Hastings Local Government Area**



Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.



Appendix A

Urban Growth Area Variation Principles

Urban Growth Area Variation Principles	
Policy	The variation needs to be consistent with the objectives and outcomes in the <i>North Coast Regional Plan 2036</i> and any relevant Section 117 Directions and State Environmental Planning Policies, and should consider the intent of any applicable local growth management strategy.
Infrastructure	<p>The variation needs to consider the use of committed and planned major transport, water and sewerage infrastructure, and have no cost to government.</p> <p>The variation should only be permitted if adequate and cost-effective infrastructure can be provided to match the expected population.</p>
Environmental and farmland protection	<p>The variation should avoid areas:</p> <ul style="list-style-type: none"> • of high environmental or heritage value; and • mapped as important farmland, unless consistent with the interim variation criteria prior to finalising the farmland mapping review.
Land use conflict	The variation must be appropriately separated from incompatible land uses, including agricultural activities, sewage treatment plants, waste facilities and productive resource lands.
Avoiding risk	<p>The variation must avoid physically constrained land identified as:</p> <ul style="list-style-type: none"> • flood prone; • bushfire-prone; • highly erodible; • having a severe slope; and • having acid sulfate soils.
Heritage	The variation must protect and manage Aboriginal and non-Aboriginal heritage.
Coastal area	Only minor and contiguous variations to urban growth areas in the coastal area will be considered due to its environmental sensitivity and the range of land uses competing for this limited area.

Appendix B

Important Farmland Interim Variation Criteria

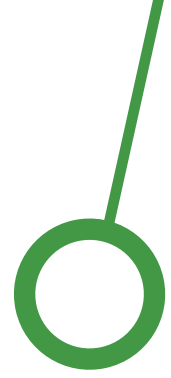
Important Farmland Interim Variation Criteria	
Land may be suitable for uses other than farmland if:	
Agricultural capability	<ul style="list-style-type: none">The land is isolated from other important farmland and is not capable of supporting sustainable agricultural production
Land use conflict	<ul style="list-style-type: none">The land use does not increase the likelihood of conflict and does not impact on current or future agricultural activities in the locality
Infrastructure	<ul style="list-style-type: none">The delivery of infrastructure (utilities, transport, open space, communications and stormwater) required to service the land is physically and economically feasible at no cost to State and Local Government
Environment and heritage	<ul style="list-style-type: none">The proposed land uses do not have an adverse impact on areas of high environmental value, and Aboriginal or historic heritage significance
Avoiding risk	<ul style="list-style-type: none">Risks associated with physically constrained land are identified and avoided, including:<ul style="list-style-type: none">flood prone;bushfire-prone;highly erodible;severe slope; andacid sulfate soils.

Appendix C

Precinct Plan Guidelines

Precinct plans should contain, or be accompanied by, information relating to the following:	
Vision	A statement that is supported by clear strategies and policy about how to achieve the community's vision for the future character of their area.
Context	The scale, pattern and form of development will reflect climatic conditions, historical appreciation and the community's vision for the future character of their area.
Character	Present and future character is clearly defined.
Community and stakeholder values	Innovative, diverse and purposeful community consultations encourage community engagement.
Land use planning	Establish land use objectives that acknowledge the wider planning framework. Focusing on objectives within the precinct plan, rather than land use zones, allows an outcomes focus and flexibility in implementation.
Built form, public domain and active living	Provide locality-specific opportunities and guidance to embed healthy living and best-practice design within the urban environment.
Housing diversity, density and affordability	Acknowledge, discuss and provide a locality-specific response to the needs of housing diversity, density and affordability.
Environmental management and open space	Understand the environmental conditions and ensure development follows the 'avoid, minimise, offset' hierarchy. Plan for recreational areas and detail opportunities where the environment and open space can work together to improve the wellbeing of the community and environmental values.
Infrastructure availability and upgrades	Clearly establish capacity, costings and actions for water, sewer, road, community and cultural infrastructure provides clarity for investment and the coordination of assets.

Glossary



Affordable housing

Housing for very low and low income households where rent or mortgage payments are below 30 per cent of gross household income or the household is eligible to occupy rental accommodation under the National Rental Affordability Scheme.

Agribusiness

A business that earns most or all of its revenues from agriculture. An agribusiness could include food and fibre production, agrichemicals, seed supply, farm machinery wholesale and distribution, freight, logistics, processing, marketing and retail sales.

Biodiversity

'Biodiversity' or 'biological diversity' describes the variety of life on Earth – the life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems they form. It is usually considered at three levels: genetic diversity, species diversity and ecosystem diversity.

Biodiversity offsets

Measures that benefit biodiversity by compensating elsewhere for the adverse impacts of an action, such as clearing for development. Biodiversity offsets work by protecting and managing biodiversity values in one area in exchange for impacts on biodiversity values in another.

Biosecurity

Measures that are taken to protect the economy, environment and community from the negative impacts of pests, diseases and weeds.

Coastal Area

Comprising land east of the planned Pacific Highway alignment, plus the urban areas of Tweed Heads around the Cobaki Broadwater.

Centres

Centres provide jobs and services such as shopping, dining, health and personal services to meet the daily and weekly needs of the local community.

Climate change

A change in the state of climate that can be identified by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer (Garnaut Review, 2008).

Employment lands

Land zoned for industrial or similar purposes (i.e. land zoned B5 Business Development or B7 Business Park in planning instruments). These are generally lower density employment areas containing concentrations of businesses involved in manufacturing; transport and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.

Employment nodes

Land use clusters that leverage and support intensification of economic activity in and around key employment anchors like hospitals, universities and airports.

Greenfield housing

A new housing development area that has not been previously developed or used for other urban purposes.

Gross Regional Product (GRP)

A measure of the size of a region's economy and productivity. The market value of all final goods and services produced in a region within a given period of time.

Housing choice

The types of housing available to meet the current or future needs of the community. Housing choice is driven by factors such as the make-up of the population, affordability and lifestyle trends.

Housing density

One of several measures that describe how intensively an urban area is developed. It is normally measured as the number of dwellings in a given area.

Household size

The average number of people living in a dwelling in a State, region or locality.

Housing types

Forms of housing, such as single dwellings, boarding houses, dual occupancies, group homes, hostels, multi-dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings, seniors housing and shop top housing.

Important agricultural land

Land identified as State or regionally significant farmland under the Northern Rivers Farmland Protection Project (2005) and Mid North Coast Farmland Mapping Project (2008).

Local Growth Management Strategy

A plan prepared to support effective and integrated planning across a local government area. Prepared as a single, whole of local government area document, or a series of related components, a local growth management strategy guides the development of new local environmental plans and development control plans to implement policy.

Local Plans (Local Environmental Plans or Development Control Plans)

Statutory and non-statutory plans prepared by council for a local government area to guide planning decisions by local councils. Through the use of land zoning and other development controls, a local plan is typically the main mechanism for determining the type and amount of development which can occur on each parcel of land in NSW. Local plans are the main planning tool that shapes the future of communities and ensures local development is appropriate.

Mixed use centres

Centres that facilitate a mixture of commercial, retail, residential and other land uses based on market demand and investment confidence rather than single land use zone boundaries.

Nature-based tourism

Tourism based on the natural attractions of an area. Examples include birdwatching, photography, stargazing, camping, hiking, hunting, fishing, scuba diving, mountain biking, wakeboard and water skiing.

North Coast region

The Local Government Areas of Tweed, Byron, Ballina, Lismore, Kyogle, Richmond Valley, Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey and Port Macquarie-Hastings.

Precinct planning

The preparation of a blueprint for an area which involves investigations into appropriate land use and built form options, physical environment constraints, infrastructure requirements, community values and expectations and tenure arrangements.

Public domain

Public spaces, used with little or no restriction on a daily basis by the community, including parks, plazas, streets and public infrastructure.

Regional city

Centres with the largest commercial component of any location in the region and that provides a full range of higher-order services, including hospitals and tertiary education services. Tweed Heads, Lismore, Coffs Harbour and Port Macquarie are the four regional cities for the North Coast.

Strategic centres

Centres of regional strategic importance including Ballina and Grafton.

Sustainability

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Transport interchange

An identified interchange between different modes of transport or a place connecting different modes of transport.

Urban Growth Areas

Includes all land zoned for various urban purposes and all future potential urban land releases as illustrated on the Urban Growth Area Maps. These areas will provide for housing, business, industrial, infrastructure and community facilities to accommodate the future regional population. Not all land identified within urban growth areas will be suitable for development and further detailed assessment will be required.





Endnotes



1. Department of Environment, Climate Change and Water 2010, *Far North Coast Regional Conservation Plan*, Sydney.
2. NSW Treasury, *NSW Budget Papers 2016-2017 Infrastructure Statement*.
3. Department of State, Industry and Regional Development 2015, *Regional Tourism Infrastructure Fund*, Sydney. <http://www.industry.nsw.gov.au/business-and-industry-in-nsw/assistance-and-support/regional-tourism-infrastructure-fund>.
4. NSW Government 2011, *Pacific Highway Upgrade Submission to Infrastructure Australia*, <http://www.nsw.gov.au/sites/default/files/PacificHwyUpgradeSubmissiontoInfrastructureAustralia.pdf>
5. NSW Department of Planning and Environment 2016, *Population, Household and Dwelling Projections 2011-2036*, Sydney.
6. Queensland Government Statistician's Office 2015, *Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2011 to 2036*, Brisbane, Queensland.
7. Op Cit., Far North Coast Regional Conservation Plan.
8. Calculation based on Australia Bureau of Statistics, (2011), Census, Basic Community Profile.
9. Gold Coast Airport 2011, *Gold Coast Airport 2011 Master Plan*, Bilinga, Queensland.
10. Op Cit., Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2011 to 2036.
11. Op Cit., Population, Household and Dwelling Projections 2011-2036.
12. Ibid.
13. Destination NSW 2016, *Travel to North Coast NSW region: Year ended June 2016*, Sydney. <http://www.destinationnsw.com.au/wp-content/uploads/2016/09/North-Coast-NSW-region-YE-Jun-16.pdf>
14. Op Cit., Population, Household and Dwelling Projections 2011-2036.
15. Ibid.



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