



Local Strategic Planning Statement

NAMBUCCA VALLEY COUNCIL



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Council is proud to acknowledge and respect the Gumbaynggirr people as the Traditional Custodians of the Nambucca Valley and to pay respect to the elders both past and present.

In Gumbaynggirr language the name 'Nambucca' originates from 'Ngambaa бага-бага' meaning Ngambaa (mans') Бага-Бага (knee).

The phrase 'Ngambaa бага бага' was likely corrupted by white settlers to Nambucca and borrowed back into Gumbaynggirr as Nyambaga which applied only to the Nambucca Heads (not up river).

FOREWORD

From the Mayor



*Nambucca Council
Mayor Rhonda Hoban*

The population of the Nambucca Valley is growing as people discover the charm of our towns and villages, the natural beauty of our local environment and the range of services here in the Nambucca and in nearby Coffs Harbour.

This growth brings significant opportunities for our community. We now have a new hospital precinct and Council is working to deliver new infrastructure to open up local job opportunities at the Valla Growth Area. We have improved links to Coffs Harbour City and a range of housing options, from historic towns and villages to planned areas of new residential development.

In this Local Strategic Planning Statement, we look at the land use planning challenges that Council and the Nambucca community will face in the coming 20 years. For example, we need to consider an ageing population, provide housing diversity and employment opportunities. While also planning for climate change, conserving biodiversity and priorities for new and improved infrastructure. We also need to carefully plan to ensure that we protect the natural character, local heritage and the appeal of the area that our community loves.

Our aim is to be collaborative and strategic in our planning, to ensure that the community is involved and that we make the right decisions for the future of the Nambucca Valley. We genuinely welcome your involvement as Council develops and implements the actions in this Statement.

Thank you for taking the time to read the Local Strategic Planning Statement.



About this Statement

The aim of this Local Strategic Planning Statement (LSPS) is to provide a vision for the Nambucca Valley, details of the special characteristics which contribute to our local identity and shared community values, and a summary of actions to manage growth and change into the future. It has been prepared to comply with the *NSW Environmental Planning and Assessment Act 1979*, which requires that all NSW councils must prepare a local strategic planning statement.

The Statement is concerned with land use planning on matters such as housing, employment and environmental management. It must include or identify the basis for strategic planning in the area, having regard to economic, social and environmental matters.

This draft Statement has been based on Council's established land use planning to provide an overarching strategy for urban and rural development in the Nambucca local government area. It will help guide decisions by all levels of government, the private sector and the community to help to ensure that there is effective communication and coordination between all parties involved in land use planning in the Nambucca Valley.

The LSPS sets out the strategic basis for Council's land use planning in the coming 20 years to 2040 but is focussed on the key land use planning actions that need to be undertaken in the next 4 years.



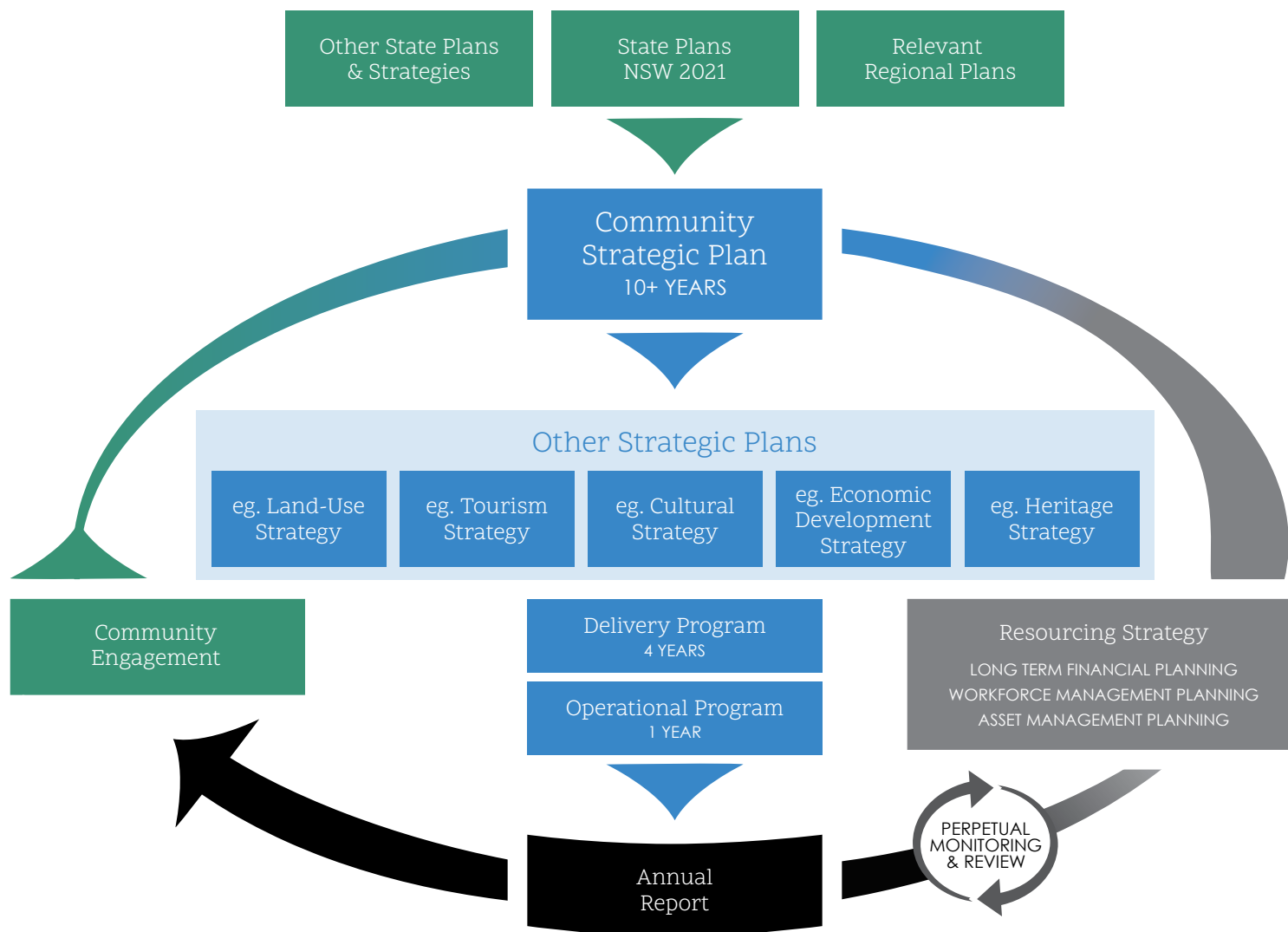


Figure 1: Integrated Planning and Reporting Framework

Source: www.olg.nsw.gov.au/councils/integrated-planning-and-reporting/framework

Relationship to other Council plans

The LSPS is one of the key strategies and plans prepared by Council under NSW legislation, as shown in Figure 1.

As shown, the LSPS (Land Use Strategy) is one of the key Strategic Plans prepared by councils.

The LSPS is informed by State Plans and Strategies, such as the *North Coast Regional Plan*. It helps to inform Council's Community Strategic Plan and guide the resourcing decisions in council's annual Operational Plans.

Community engagement is central to all of council's planning, from the Community Strategic Plan to the Operational Plans and annual reports undertaken by Council each year.

The proposed actions in this Statement are summarised in the Action Plan at the end of this statement. The action plan includes a summary of how these actions relate to provisions in the *Regional Plan*, *Community Strategic Plan* and other key strategies, such as the *Regional Economic Development Strategy* for the Nambucca Valley.

Strategic Context

THE NORTH COAST REGION

The Nambucca Valley is located on the North Coast of NSW, as shown in Figure 2 (right).

The North Coast is an amazing place to live. It has a number of vibrant cities, historic towns, productive farmland, a sub-tropical climate and it is the most biologically diverse region in NSW. It has beautiful landscapes, uncrowded beaches, remote old growth forest and World Heritage Conservation Areas, which attract large numbers of visitors to the Region every year.

As a result, the North Coast population is forecast to grow by around 76,200 people and by 46,000 new in the 20 years from 2016 – 2036. The main focus for this growth will be in the 4 Regional Cities within the North Coast Region, including Coffs Harbour, which is now within 30-40 minutes' drive for most residents in the Nambucca Valley.

This relationship to Coffs Harbour is important because the City provides a range of employment, health, recreation and higher education opportunities, as well the air travel links to other parts of NSW, Australia and the world via the Coffs Harbour City Airport.

In this Statement, it will be important to consider our changing relationship to Coffs Harbour City. We need to consider the natural limits to urban growth around Coffs Harbour and the role that the Nambucca Valley can play to provide opportunities for industry and job growth, housing and tourism, to complement the facilities on offer in Coffs Harbour.

Our planning needs to be adaptable to respond to changes within our community and in the region and beyond, such as:

- Improvements to the Pacific Highway and travel efficiency for residents in the Nambucca Valley,
- Increased viability for our residents to commute to jobs in Coffs Harbour,
- The opportunities that digital technology will provide for residents to live and work remotely in the beautiful Nambucca Valley,
- Changes to the character of bypassed towns, such as Macksville,
- The growing proportion of older residents in our community and the types of services that need to be provided by Council, other levels of Government, the community and the private sector,
- Overnight shipping and the distribution of goods direct to consumers throughout the Region,
- Changes to consumer demands (e.g. click and collect),
- Changes in agriculture, such as increasing, intensive production of blueberries, and
- Growing concerns relating to climate change and associated impacts such as sea level rise.

Our response to such issues needs to be based on the best information available. Council will therefore review this LSPS every 4 years and report on progress annually as part of Council's Integrated Planning and Reporting.

Council's approach to growth management in the region is to deliver sustainable settlements through a place-based approach that recognises the unique functionality and identity of each town and village.



Figure 2: The North Coast Region

Source: NSW Department of Planning Industry and Environment

Infrastructure Context

The Nambucca Valley is generally well-placed to meet increased demands on infrastructure due to population growth. Various infrastructure plans and strategies have been prepared to provide Council with robust planning and organisational management for the years to come as they will be revisited and reviewed in line with the reporting requirements. These plans provide the guiding actions in respect to the growth and infrastructure requirements.

Council's *Integrated Water Cycle Management Plan (2018)* identifies the issues and actions to plan for water and sewer services into the future. The full document should be referred to for detailed information however some points of interest relevant to this statement area provided below:

- Water infrastructure, including the Bowraville Off-River Storage (BORS) dam, is in place to meet predicted demands and provide drought security up to the year 2046.
- Council's sewerage infrastructure at Nambucca Heads which presently services Nambucca Heads, Hyland Park, Bellwood and Valla Beach has the capacity to accommodate 15,000 equivalent persons (EP) and is presently operating at approximately 10,000 EP. Council was recently awarded funds to connect this facility to the Valla Urban Growth Area.

- The Sewerage infrastructure in Scotts Head, Macksville and Bowraville has the capacity to service the existing population and some growth. The integrated Water Cycle Management Plan recommends monitoring of growth and has planned improvements to the systems identified to meet population growth demands.

In respect to Waste Management capacity exists in the Nambucca Waste Management Facility service the Valley for into the future however Council is presently planning for the acquisition of adjoining land to secure landfill capacity into the long term.

Major Highway improvements have been completed to link the local towns and villages to the regional centres of both Port Macquarie and Coffs Harbour.

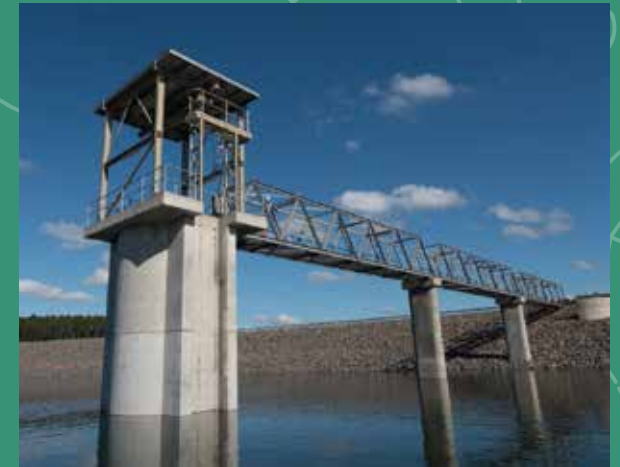
Other local road and bridge improvement programs continue to be delivered progressively in accordance with asset management priorities. As improvements are progressed Council is considering new infrastructure that reduces risks to local communities or utilises new sustainable technologies. For example Lanes Bridge at Bowraville was recently replaced and its height was increased to minimise isolation of local communities during flood events. Council has been investigating sustainable technologies to construct new infrastructure such as using recycled glass in local road bitumen.

Core to the liveability of the shire is the provision modern, functional and attractive infrastructure in our parks reserves and civic centres. Council has several plans in place that have been guiding the

delivery if improvements in these places such as the *Nambucca River Masterplan*. The development such plans not only guide the preparation of more detailed engineering solutions but all also provide an essential pathway to attracting resources to implement the improvements, grant funding for instance.

In accordance with Nambucca cycleway plan Council is actively improving pedestrian and cycleway networks to provide greater connectivity within local communities which is also key aspect of liveability of our neighbourhood's.

A review of Council's contributions plans has recently been completed and is scheduled again as a medium-term action in this LSPS. Council will continue to consult with relevant State agencies regarding the delivery of key infrastructure related to actions in this LSPS.



Water Security - The Bowraville Off-River Storage Area 1).

Community consultation & engagement

This LSPS has been prepared to meet State timeframes. It is based on the community vision for the Nambucca Valley and brings together the key findings in current planning documents at the time of preparation. The LSPS also draws on recent community engagement, including consultation that Council has undertaken to inform the 2020 review of the Nambucca Valley Community Strategic Plan.

Council will exhibit the LSPS to help ensure that it provides the best planning framework possible for the Nambucca Valley. Council will also consult with NSW State Government agencies to ensure that it helps deliver the strategic aims in the North Coast Regional Plan and other related State planning documents and policies.



Community Vision and Aspirations - Nambucca CSP 2016

The current Community Vision was developed after significant community engagement in relation to the Nambucca 2027 Community Strategic Plan. It is:

"Nambucca Valley – Living at its best"

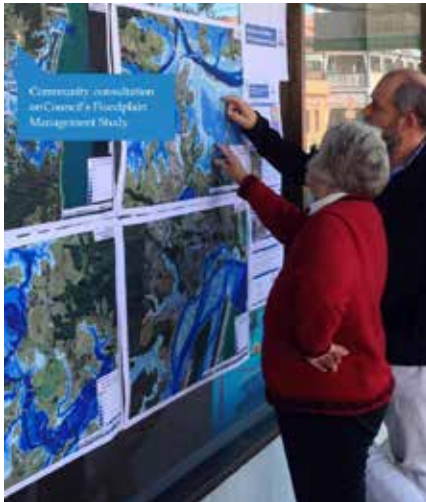
And is followed by The Nambucca Valley Council Mission Statement which states the following:

*"The Nambucca Valley will value
and protect its natural environment,
maintain its assets and infrastructure
and develop opportunities for
its people."*

The Vision has been expressed as a series of community aspirations, which are shown on page 9.

COMMUNITY STRATEGIC PLAN

Aspirations



Aspiration 1

CARING FOR OUR COMMUNITY

- o A well-informed Community that is involved in making decisions about its future
- o Sustainable management of the Nambucca Valley's Environmental, Social and Financial capital
- o The Nambucca Valley is a safe and healthy place to live.



Beach Stone Curlew (Allen Hamilton)

Aspiration 2

CARING FOR OUR ENVIRONMENT

- o Development in the Nambucca Valley will protect the environment and enhance the social and economic wellbeing of its people.
- o Nambucca Valley Residents will responsibly manage their waste. Reusing, reducing and recycling where possible.
- o The Nambucca Valley Community will value, enhance and protect the natural environment.



Aspiration 3

LIVING WELL

- o The social cohesion of the Nambucca Valley Communities will be underpinned by a wide range of cultural, sporting and recreational opportunities
- o The Valley's residents respect and value the Valley's Indigenous Culture and heritage
- o All Valley residents feel part of the Nambucca Community regardless of their personal background or circumstances.



Aspiration 4

PROMOTING PROSPERITY

- o The Valleys infrastructure will reliably support the needs of the community and facilitate prosperous economy and promote future economic growth
- o The people of the Nambucca Valley will enjoy meaningful and rewarding local employment opportunities.

PLANNING PRIORITIES

The aim of a Local Strategic Planning Statement is to establish a 20-year vision of future land use. It is a high-level plan, which captures the future desired state for the local area and the priority actions to help deliver that vision.

The key land use themes to be considered in this statement are projected population growth, key places for our community, housing, economic growth and employment and our local environment. Goals for these Land Use Planning themes have been developed for this Plan based on engagement undertaken by Council as part of various plans and strategies developed in the last few years including the aspirations of the Community Strategic Plan.

Within this statement these goals are presented as planning priorities shown below. Each planning priority is followed by a set of actions to ensure delivery of goals.



LSPS Planning Priority 1

COMMUNITY AND PLACE

LSPS Land Use Planning Goals

- Well planned communities and public domain improvements will provide safe, functional and attractive spaces and community facilities for residents and visitors to the Valley;
- Compact, mixed use town centres and other key destinations that are safe, vibrant and attractive during both day and night.
- Well maintained, high quality open space areas including playgrounds, sporting and recreation facilities that are responsive and accessible for all ages, ethnicities, ability levels and socio economic groups facilitating physical activity and social engagement.
- Co-located and integrated community facilities that maximise accessibility and social interactions. For example the Bowraville Connections project and sporting hub.
- Promote healthy living choices by providing opportunities for walking, cycling and public transport. Walkable streets that are attractive, legible, well connected, safe and shaded.
- New medium and high density housing that addresses the street, are connected to movement systems and promote social cohesion
- Protect and conserve cultural places and values of our community and Gumbaynggirr cultural heritage. Engagement and consultation with the Gumbaynggirr community will assist in achieving this goal and producing meaningful outcomes for the community. Provide opportunities for artistic and creative expression to strengthen local awareness of these historic and cultural values as well as add features of interest and identity within our community.
- To increase Community participation, awareness and appreciation of Nambucca Valley's heritage and promote its conservation and maintenance. (HS 2015)



LSPS Planning Priority 2

THE ENVIRONMENT IN THE NAMBUCCA VALLEY

LSPS Land Use Planning Goals

- Our community values our natural environment and related cultural values of the Nambucca Valley
- Water quality will be protected and improved along the coastline, estuaries and upper catchments of the Nambucca Valley
- The vegetation, biodiversity and habitats of the Nambucca Valley will be protected and enhanced to support sustainable, diverse and abundant wildlife populations
- Access to environmental areas will be managed to provide safe, peaceful and beautiful places to learn and enjoy for current and future generations
- Awareness of our unique natural landscapes, habitats and local species will be strengthened
- Well planned and prepared communities that are resilient and adaptable to a changing climate
- A community that is aware of its contribution to anthropogenic impacts and is pro-active in reducing its environmental footprint.
- Landscaping in built environments and public domain which promote visual relief, comfort, shade and urban habitat.

LSPS Planning Priority 3

HOUSING

LSPS Land Use Planning Goals

- A diverse range of housing choice that support population growth, a diverse and ageing demographic, and affordability
- A generous supply of land availability and urban living choices to re-enforce affordable housing opportunities, without compromising liveability
- Statutory provisions that provide more flexible housing opportunities particularly in urban areas.
- Well planned and designed town centres that promote 'liveability' through shop top housing and stimulate active and vibrant urban environments with prosperous local economies.
- Infrastructure that reliably supports the needs of the existing community, sustainable growth, liveability and prosperous economies.
- Encouraging housing options that are low or zero carbon emitters



LSPS Planning Priority 4

ECONOMIC DEVELOPMENT AND EMPLOYMENT

LSPS Land Use Planning Goals

- Business and employment is supported through the release of well-designed and planned employment lands and growth areas
- Infrastructure that will support a prosperous local economy and industry growth.
- A generous supply of employment lands will be available to support new industry and employment growth
- Urban environments that support thriving retail centres and are safe, vibrant, places to work, live or invest
- Town Centres and public places that provide a positive impression of the Valley as a place to invest, work, live and visit.
- A valley that supports rural industry and protects rural land from fragmentation and minimises land use conflicts
- A valley that fosters opportunities to strengthen rural economies and investment and links to these activities such as tourism.
- Supporting and encouraging industries that are environmentally sustainable and proactive in responding to climate change and other environmental challenges.

A separate section of this statement is dedicated to each planning priority and concludes with a set of actions to ensure delivery of goals. The final Part of this statement provides an implementation and monitoring schedule to ensure the actions can be included into Councils Delivery Plan.



PLANNING PRIORITY 1:

Community & Place

The Nambucca Valley Council Community Strategic Plan 2027 includes the objective that; "Our Community will be a safe healthy place to live where everyone is valued". This emphasis on the importance of all members of our community is also fundamental to this LSPS.

The CSP 2027 recognises that Council has a key role in shaping the future of the Nambucca Valley, but that there are many other players in the team. These include community organisations, local businesses, the State and Federal Government and most importantly, our residents. A team approach means there is coordination and cooperation to achieve the community's needs.

In this Part of the LSPS we look at the basic demographics of our community and the fundamental character of our towns and villages to better understand which land use planning actions to prioritise in the short term.

Community & Place Goals

Well planned communities and public domain improvements will provide safe, functional and attractive spaces and community facilities for residents and visitors to the Valley.

Compact, mixed use town centres and other key destinations that are safe, vibrant and attractive during both day and night.

Well maintained, high quality open space areas including playgrounds, sporting and recreation facilities that are responsive and accessible for all ages, ethnicities, ability levels and socio economic groups facilitating physical activity and social engagement.

Co-located and integrated community facilities that maximise accessibility and social interactions. For example the Bowraville Connections project and sporting hub.

Promote healthy living choices by providing opportunities for walking, cycling and public transport. Walkable streets that are attractive, legible, well connected, safe and shaded.

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To increase Community participation, awareness and appreciation of Nambucca Valley's heritage and promote its conservation and maintenance. (HS 2015)

Population

2016 POPULATION

19,212

The Estimated Resident Population (ERP) of the Nambucca Valley at the 2016 census was 19,212 people, which was an increase of approximately 0.6% per annum since the previous census in 2011.

The rate of population growth between 2001 and 2017 has varied, as shown in Figure X below.

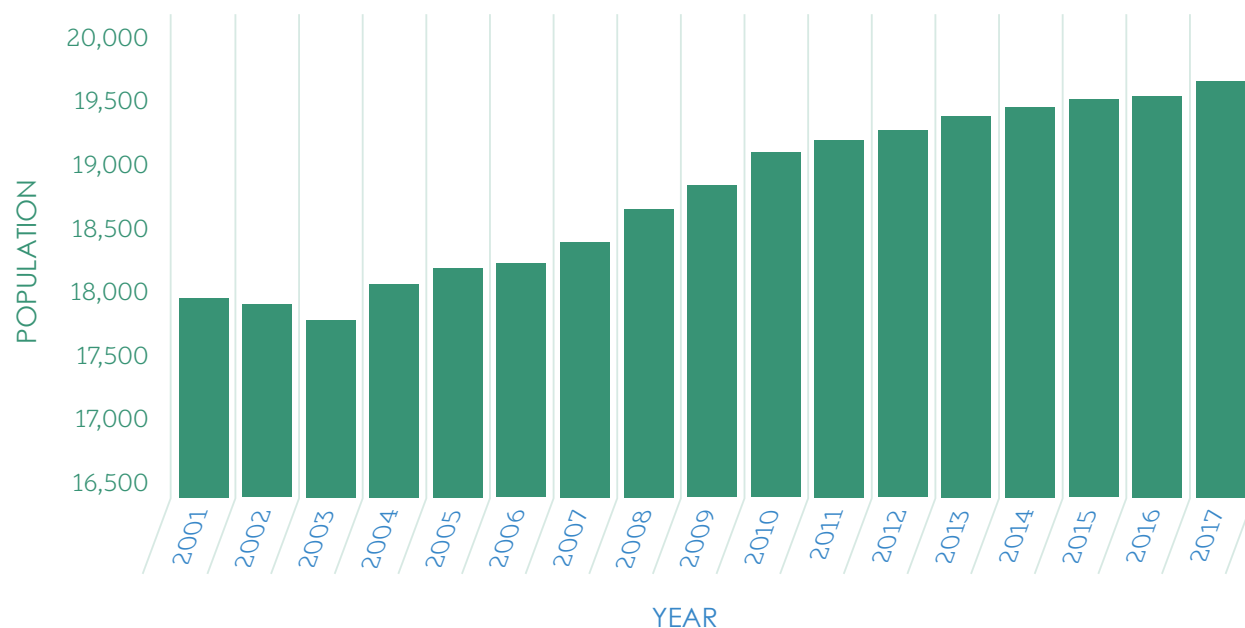


Figure 3: Annual change in Estimate Resident Population (ERP) Nambucca Valley

Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0).

In the 20 years from 2016 – 2036, the average rate of growth is expected to slow slightly to around 50 additional people per annum, which is approximately 0.2% per annum.

PROJECTED GROWTH RATE

0.2% per year = 50 additional people per year

A key challenge in this strategy is to plan to meet the needs of a growing population in the coming 20 years.

These projections are sourced from the 2019 NSW Population Projections prepared by the NSW Government. It is important to note that the projections indicate that the NSW, Federal and Local Governments are delivering infrastructure and capital works that may change future population patterns and growth beyond the predictions calculated.

Migration to/from the Nambucca Valley

The 2016 Census data shows that the Nambucca Valley has been successful in attracting people to relocate from elsewhere on the North Coast and from elsewhere in regional NSW, in comparison to other parts on the NSW North Coast. Between 2011 and 2016, new residents were mostly from elsewhere on the Mid North Coast, including from Coffs Harbour (21%), Bellingen (15%) and Kempsey (13%).

The most common destinations for people leaving the Nambucca Valley were to Coffs Harbour (22%), Greater Sydney (20%), and 12% to Kempsey, the Gold Coast and Bellingen Valley.

The most common age of those leaving was 20-24, which is a common feature in many regional areas, as young people seek education, work and travel opportunities. This can be seen clearly in Figure 4 below.

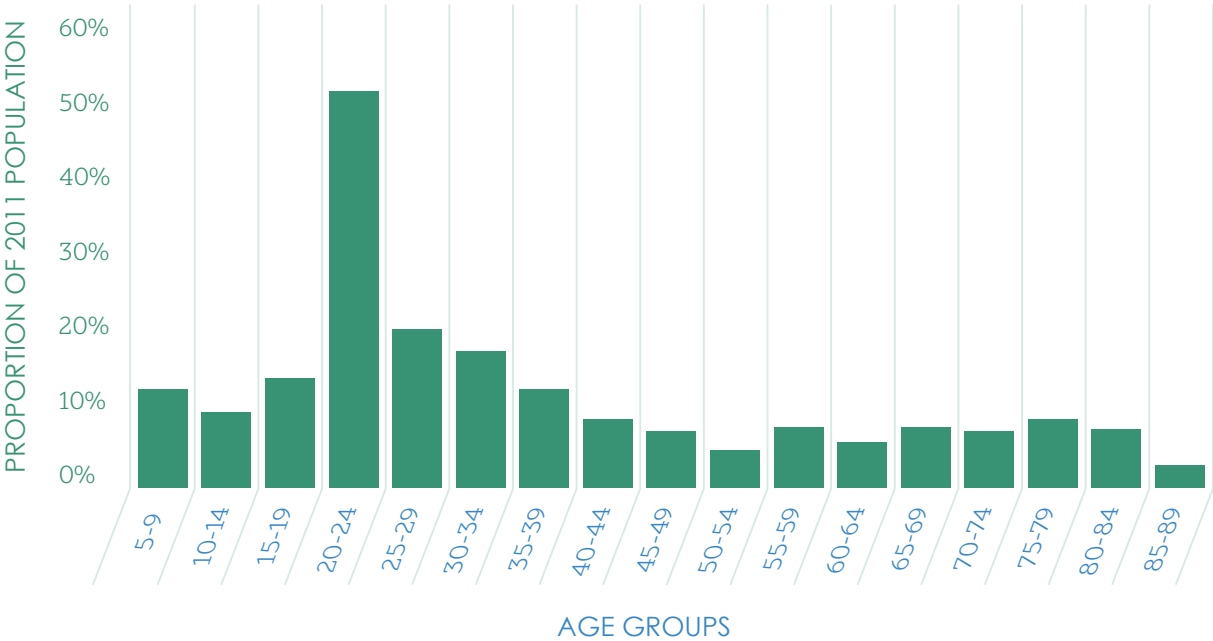


Figure 4: Proportion of people departing from Nambucca by age between 2011 and 2016.
Source: ABS 2016 Census TableBuilder Pro – customised table



Age structure

The projected Age Profile of the Nambucca Valley is shown in Figure 5 below.

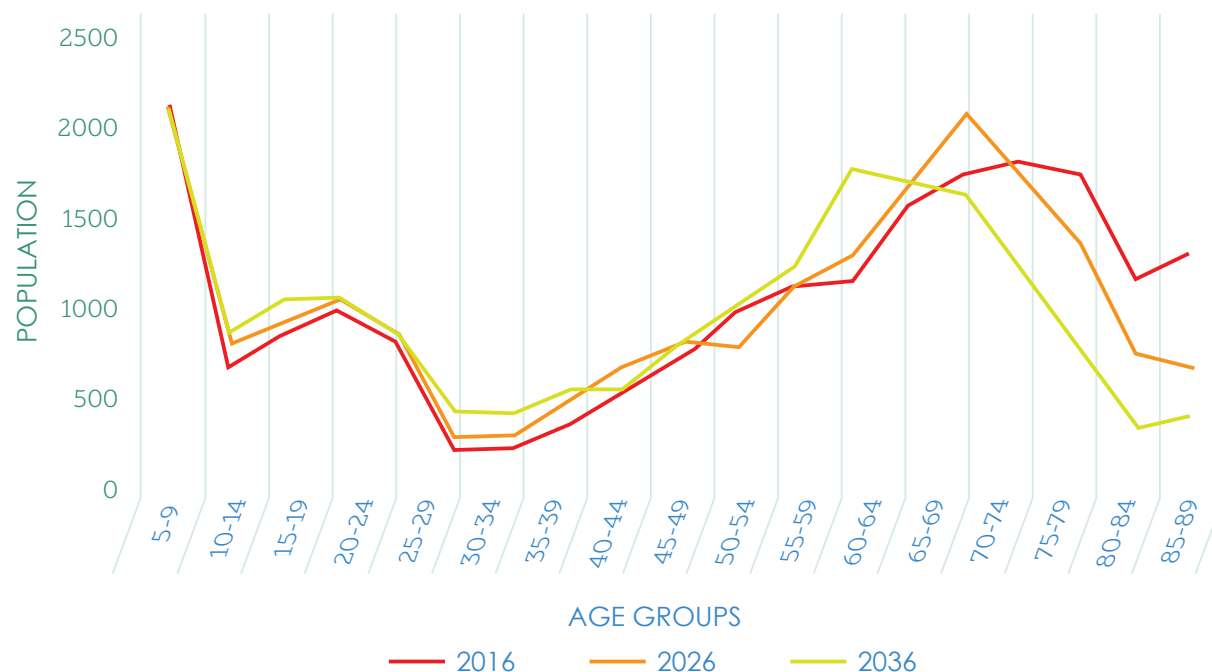


Figure 5: Nambucca Valley Age Structure- five-year age groups, 2016 - 2036

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data).

This graph shows the current dominance of the over 50 age groups and the loss of younger people, particularly in the 20-30 year age groups. The number of people aged 65 and over is estimated to increase from 5,200 in 2016 to 7,200 by 2041, a change of 2000 (NSW DPIE projections (2019)). To accommodate these changes NSW DPIE projections suggest an implied requirement of an estimated 1000 dwellings, with an increase of dwellings to suit one and two person households.

This trend towards an ageing population is common throughout the North Coast region. It is significant because it will reduce the percentage of the population that is active in the workforce in coming years, whilst at the same time we will see growing demand for health and aged care services to address the needs of an ageing population.



27.6%
of population
are older than 65 (2016)

A key challenge in this strategy is to increase the amount and range of housing, employment and education opportunities in our community to attract and retain young people and to address the needs of an ageing population.

In the following parts of this Statement, we look at place planning, housing and employment initiatives in more detail, which will help us adapt to the key challenges described above.

Aboriginal Community



The Nambucca Valley holds the place of traditional stories, language, song and oral history as vital to the identity of the Nambucca community today and into the future.

The Nambucca Valley has a high representation of Aboriginal/Torres Strait Islanders in its population (7.7 per cent) in comparison to NSW as a whole (2.9 per cent). (Regional Economic Development Strategy 2018-2022 Supporting Analysis, p.9).

This brings some particular challenges because Aboriginal people in regional NSW are disproportionately impacted by adverse socio-economic situations. NSW Council of Social Service (NCOSS). However, it also brings opportunities to celebrate the rich

culture and history of Aboriginal people in the Nambucca Valley.

The Aboriginal community has a deep cultural connection with the natural environment of the Nambucca Valley and is active in managing environmental areas like the Gumma Indigenous Protection Area. The Aboriginal community also offers cultural experiences for tourists, including tours of the Gaagal Wanggaan National Park and ceremonies to celebrate the annual journey of the Humpback and Southern Right Gurruuja whales.

The Local Aboriginal Land Councils also provide social housing programs, health care, language and cultural programs to

help address the higher levels of economic disadvantage that Aboriginal communities experience compared to the general NSW population.

Council's Community Strategic Plan 2027 includes an aspiration that "The Valley's residents respect and value the Valley's Indigenous Culture and Heritage" and Council regularly consults with the LALCs on planning related matters, where issues of cultural significance are involved.

The North Coast Regional Plan 2017 also includes actions to collaborate and partner with Aboriginal communities in the planning process. Council will work with Local Aboriginal Land Councils and other Aboriginal groups as suggested by the local Aboriginal communities to investigate the priority sites for potential economic development.

Council will:

- assist the Local Aboriginal Community to establish a cultural learning or keeping place,
- assist the local aboriginal community to realise the social, environmental and economic potential of their land, and
- engage with the Local Aboriginal Community to ensure their culture is shared with the broader community as appropriate.

Our key centres and local communities

The Nambucca Valley contains a number of unique local communities, each of which has a distinct history and character. A key aim in Council's planning is to maintain and enhance these unique characteristics.

In this part of the LSPS, we look at each of the main centres, the characteristics which contribute to local identity and the character that needs to be maintained and enhanced into the future.



MACKSVILLE

The town of Macksville was settled in 1885 and has since provided services to the surrounding rural community. Macksville sits on both sides of the Nambucca River and early development was focussed on the Nambucca River foreshore and River Street, where many of the early historical buildings remain today. The views of the river and the historic buildings that line the River, such as the Star Hotel, are fundamental to the character of the town.

Macksville has a proud sporting history and boasts a range of parks and recreation areas, including Memorial Park and Thistle Park, the playing fields adjacent to Dudley Street, Macksville aquatic centre and the Macksville golf course to the south of town.

Macksville has a local population of around 2,600 people and serves as the focus for administration, services and transport in the Nambucca Valley. It provides essential retail, commercial and community services to the local community and to a wider catchment population.

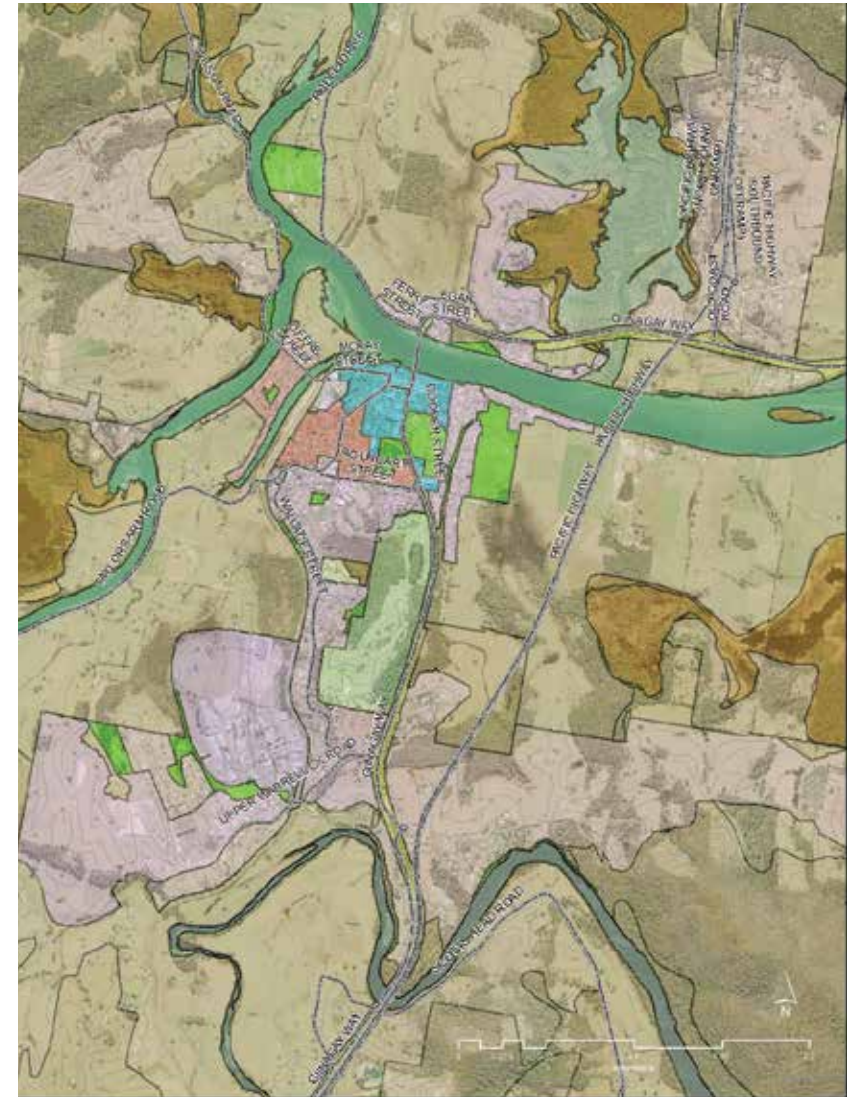
The commercial heart of the town contains a compact mix of single and two storey mixed use development,

focussed on River, Wallace and Cooper Streets. The protection of the historic buildings and improvement of the River Foreshore, provides a unique opportunity to build on character of Macksville as an historic, rural market town, to enhance the attraction of Macksville to visitors and boost the local economy.

It is important to enhance the built form links between the town centre and the riverfront and to retain the fine-grained nature of development in the town centre. The aim is to encourage new mixed-use development that relates more closely to the river and to consolidate and strengthen retail activities in the Business Precinct.

Development around the commercial core of the town is predominantly single storey and is more spread out around generous parks and recreation areas. The generous areas of parkland are also fundamental to the relaxed character and feel of the town.

Residential and industrial growth in Macksville has been planned to the south-west of the town. The aim is that these new areas will provide a range of local services and employment opportunities.



Macksville Land Use Zones

NAMBUCCA HEADS

Nambucca Heads sits at the entry of the Nambucca River. It began as a busy shipbuilding centre and coastal port in the 19th century and is now the largest community and main tourist town in the Nambucca Valley, with a population of around 6,350 people.

The main town areas are located along a ridgeline, which runs out to the headland on the northern side of the River mouth. The rock platforms and adjacent cliffs are listed as an item of heritage significance.

Residents and visitors enjoy panoramic views from many parts of Nambucca Heads south and east to the estuary and ocean. This includes spectacular views from the recently upgraded Rotary Lookout.

The commercial heart of Nambucca is centred around Bowra Street and separately at the Nambucca shopping centre at Bellwood. The Nambucca Heads Town Centre was subject to improvements in 2003. These actions included amendments to traffic arrangement, street furniture, footpaths and landscaping. More recent street tree planting was undertaken in attempt soften the urban streetscape. Despite these improvements the civic areas of the Nambucca town centre appear dated and tired. There is an opportunity undertake some precinct based urban design planning for the town centre. This planning and future improvements would complement the



Nambucca Land Use Zones

NAMBUCCA HEADS

impending improvements to the Library and Entertainment Centre precinct.

Some taller building precincts exist along Liston Street, and the fringe of the town centre however the locality is generally made up of low density, detached dwellings, in part because the steep terrain of the town presents some limits to construction.

It is important to retain the existing low density, fine-grained feel to Nambucca Heads, to retain the unique coastal tourist town character.

The Nambucca River Foreshore presents some of the most popular open space areas in the Valley including the V-wall; Bellwood Park; Stuart Island and Gordon Park. These areas are linked by the Nambucca River Foreshore Walk and provide opportunities for various types of passive and active recreational pursuits including playgrounds, swimming, fishing, boating, and walking/ jogging. The facilities and public spaces along the foreshore are significant assets for the community and tourism and council should ensure that the amenity and function of these spaces are priority areas for planning and improvement. Council should continue to resource and implement the actions of the Nambucca River Foreshore Masterplan which address these important spaces.



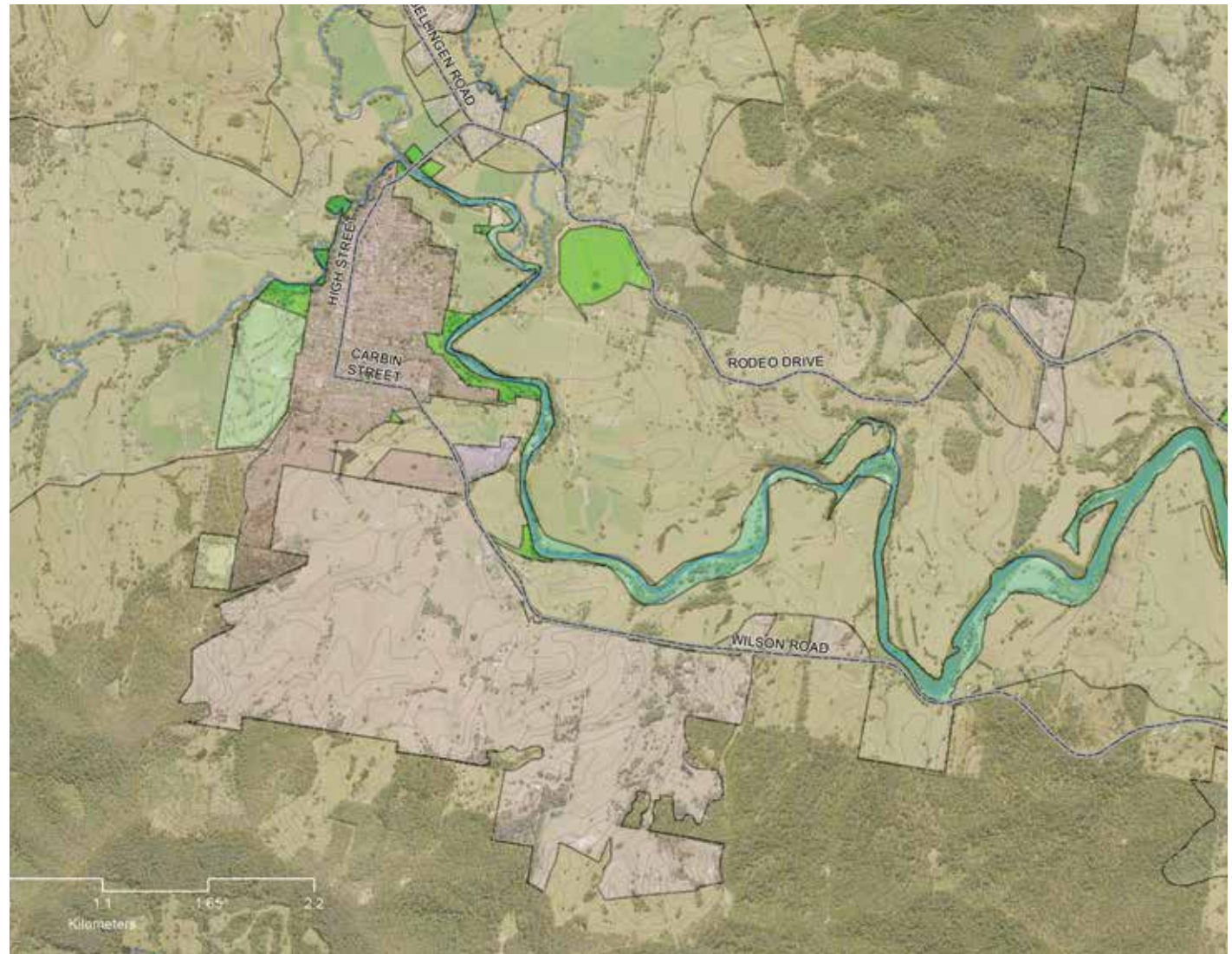
BOWRAVILLE

The village of Bowraville began as Bowra in the 1850's and grew as a centre for timber and agriculture. Over the years, these activities have diversified to include beef cattle, macadamia farms, avocado growers, agro-forestry, bush foods, and organic vegetables. Despite this, the population of Bowraville has fallen from a peak of over 3,000 people, to around 950 people today.

Bowraville has nonetheless retained a strong sense of history, character and community. High Street remains almost as it was in the early days of white settlement on the North Coast, with its verandah post, single storey shops.

Bowraville has arguably preserved its historic character better than any other town on the NSW North Coast. There are a large number of small-scale, intact heritage buildings and residential development is predominantly in the style of detached, single storey, timber and fibro workers cottages.

The historical character of Bowraville is an important asset for the local community and for the Nambucca Valley. In addition to maintaining its charm as a place to live, there is scope to build on the unique heritage 'timber town' qualities of Bowraville to attract more tourism investment. The development of a masterplan for the town would give the town direction and assist to attract resources to implement improvements. In a similar way



Bowraville Land Use Zones

BOWRAVILLE

the Bowraville Connections Plan was used to guide the development of the Hennessey Tape precinct and acquire funds to support several improvements including the new accessible children's playground funded under the DPIE 'Everyone Can play Program'.

From a planning perspective, it is important to preserve Bowraville's historic character and links to surrounding environmentally significant areas specifically the Nambucca River and its tributaries adjoining the town. Also the Dunggir and New England National Parks, the Gumbaynggir State Conservation Area and Juugaawarri, Bollanolla and Bowraville Nature Reserves.

In 2017 the Bowraville Solution Brokerage task force was established and led by the Secretary of the Department of Environment Planning. The Brokerage was comprised of all major NSW Government stakeholders and through community engagement developed the 'Bowraville Solution Brokerage Response Plan' which is presently being implemented by various stakeholders. The plan largely focused on four priorities for Bowraville including affordable housing, youth programs, holistic health and education.



Bowraville High Street



Hennessey Tape Playground

VALLA BEACH

Valla Beach is a residential community of around 1,350 people, just 10km to the north of Nambucca Heads, via the Old Pacific Highway and 40km to the centre of Coffs Harbour. The proximity of Valla Beach to these surrounding areas and jobs is a key attraction for residents.

Valla Beach is surrounded by environmentally significant areas, including Deep Creek, Oyster Creek, the Jaggun Nature Reserve, and the Valla Nature Reserve, which runs along the coastline of Valla Beach.

These important environmental areas provide links through the landscape and habitat for native fauna, including the threatened Koala, Yellow Bellied Glider and Brush Tailed Phascogale. They also provide a natural setting for residents of Valla Beach, who enjoy secluded beaches, forests and recreation opportunities such as surfing, fishing, beach and bush walking.

Development at Valla Beach is set back from the beach front behind natural bushland reserve. It is almost entirely comprised of residential dwellings from older coastal dwellings to more contemporary project homes. This small coastal village provides basic services such as cafés, medical centre, pharmacy, real estate and a tavern. A small commercial area exists on Valla Beach Road.

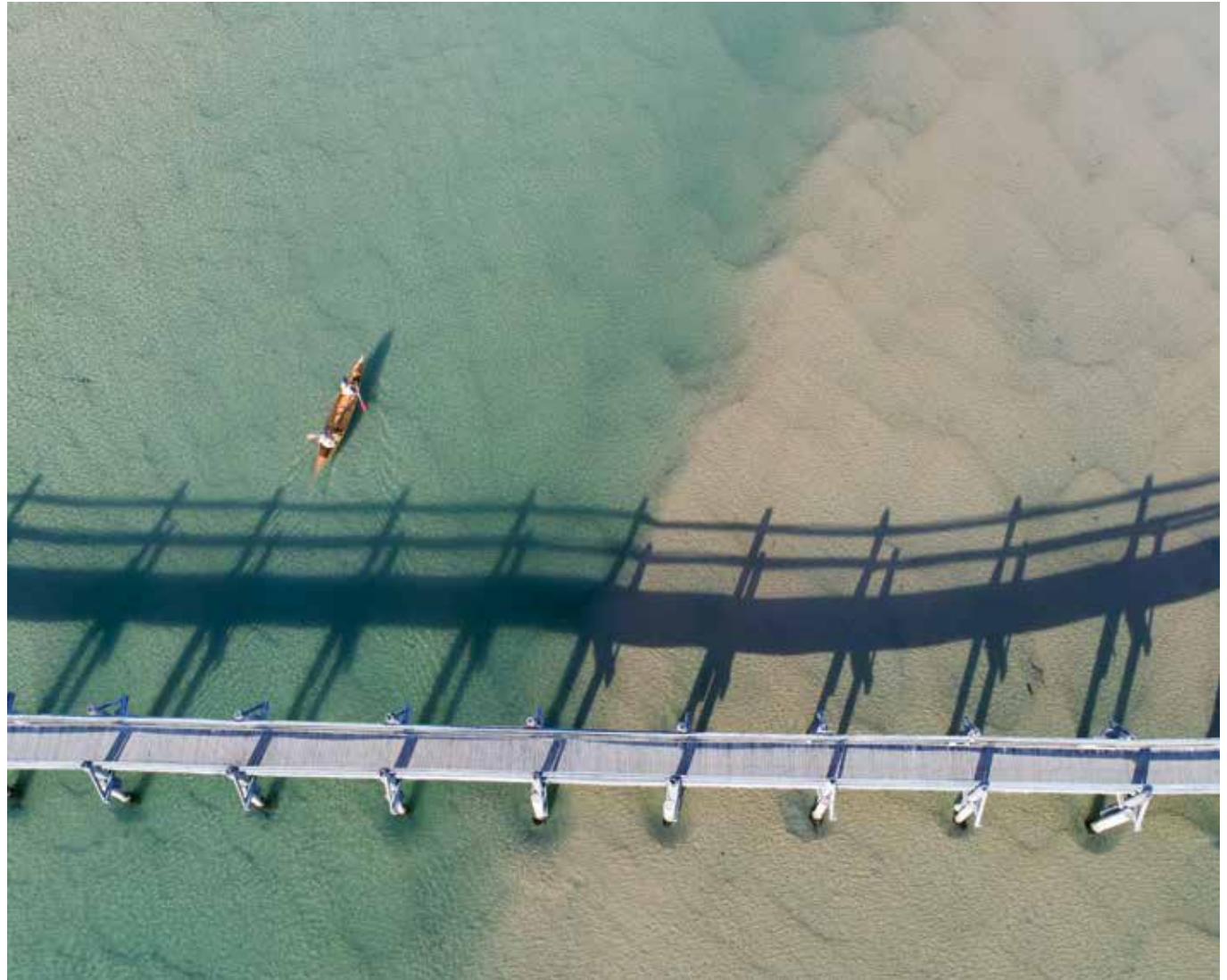


Valla Beach Land Use Zones

VALLA BEACH

The Valla Beach Resort/ Caravan Park provides permanent housing opportunities plus short term accommodation in various forms including camping. During peak periods and special events the Caravan Park hosts a high volume of visitors to the Valley, bringing economic and social benefits such as the Hot Rod Run.

Whilst the footprint of Valla Beach is limited by the surrounding environmental areas, new residential development is continuing on zoned land. This new development is also characterised by low density, single dwelling houses in the style of existing development. The existing un-subdivided zoned land is approaching its threshold and there is no plan for further releases in Valla Beach.



Deep Creek Footbridge

SCOTTS HEAD

Scotts Head (population 900) is an idyllic place to live or visit. It sits on the coastal hills which offer expansive ocean views over golden beaches and the sheltered, family friendly waters of Forster Beach. The village has a relaxed, unhurried feel, even in the busier holiday periods, when the population of the town swells with incoming tourists and visitors to this iconic surf destination.

The footprint of Scotts Head is limited by important natural areas such as the Yarriabini National Park, heritage listed scenic Warrell Creek estuary and Gumma Peninsula. A crown reserve encompasses the extent of the coastal foreshore reserve from the National Park to the north and Kempsey Shire to the South. Importantly this coastal beach reserve and key community asset is predominately managed by the Crown Reserve Trust.

Active recreation is provided for at the Sports Reserve, Bowling Club, playing fields and tennis courts, as well as on the beaches themselves

Businesses in the village centre adjoin the caravan park and popular coastal reserve. There is a small undeveloped area of commercial land along the main road entry to the southwest of the village which is surrounded by undeveloped residential zoned land.

Residential development has a relaxed feel, with one and two storey single dwelling houses throughout.

Scotts Head is a highly desirable place to live and visit and there is therefore some risk that new development could damage the low key, relaxed



Scotts Head Land Use Zones

SCOTTS HEAD

character of the village that attracts people in the first place. Planning for Scotts Head should therefore aim to retain the lower density feel and connections to the public foreshore areas. Future development should also protect the important ecologically fragile natural coastal and estuarine systems that surround the village. Matthew Street in Scotts Head has site specific development controls designed to maintain these character traits.

Of interest, the 2016 census data indicates only 66% of private dwelling were occupied in Scotts Head compared to 87% in Nambucca Heads and 84% in Valla Beach and 86% in the LGA as a whole. This suggests that more dwellings in Scotts Head may be used for short term rental accommodation or as holiday residences.

Some consolidation of outlying commercial zones and related tourist development may be possible to create a stronger village core but this should maintain the low rise coastal village character. It should be coordinated to ensure that the end result is cohesive and that public infrastructure can be progressively upgraded, including improvements to footpaths and cycleways to promote walking/ cycling and opportunities for outdoor youth facilities should be encouraged.

A future growth area is identified within the North Coast Regional Plan on the southern side of Scotts Head Road Village entry. This is likely to represent one of the few growth areas located on the eastern side of the Pacific Highway in Northern NSW.



Scotts Head

The background of the page is a photograph of a rural landscape. In the foreground, there is a green grassy slope. A wire fence with wooden posts runs across the middle ground. Behind the fence, several tall, thin trees with green foliage stand against a hazy, overcast sky. The overall tone is soft and natural.

SMALL VILLAGES AND HAMLETS

There are 6 small villages in the Valley – Eungai Creek, Eungai Rail, Taylors Arm, Warrell Creek, Donnellyville and Hyland Park. There are also a number of smaller hamlets in the Valley. These include Valla, Missabotti, Utungun, Thumb Creek, Tewinga, Argents Hill, Gumma, Burrupine, Wirrimbi, Congarinni, Talarm, Newee Creek and Upper Taylors Arm.

These small villages and hamlets are not large enough to provide a range of services and facilities and they are not well serviced by public transport. However, they often have community halls and act as important focal points for residents in the surrounding rural areas. The role of small villages and hamlets should therefore be maintained and enhanced as important parts of the settlement hierarchy in the Nambucca Valley.

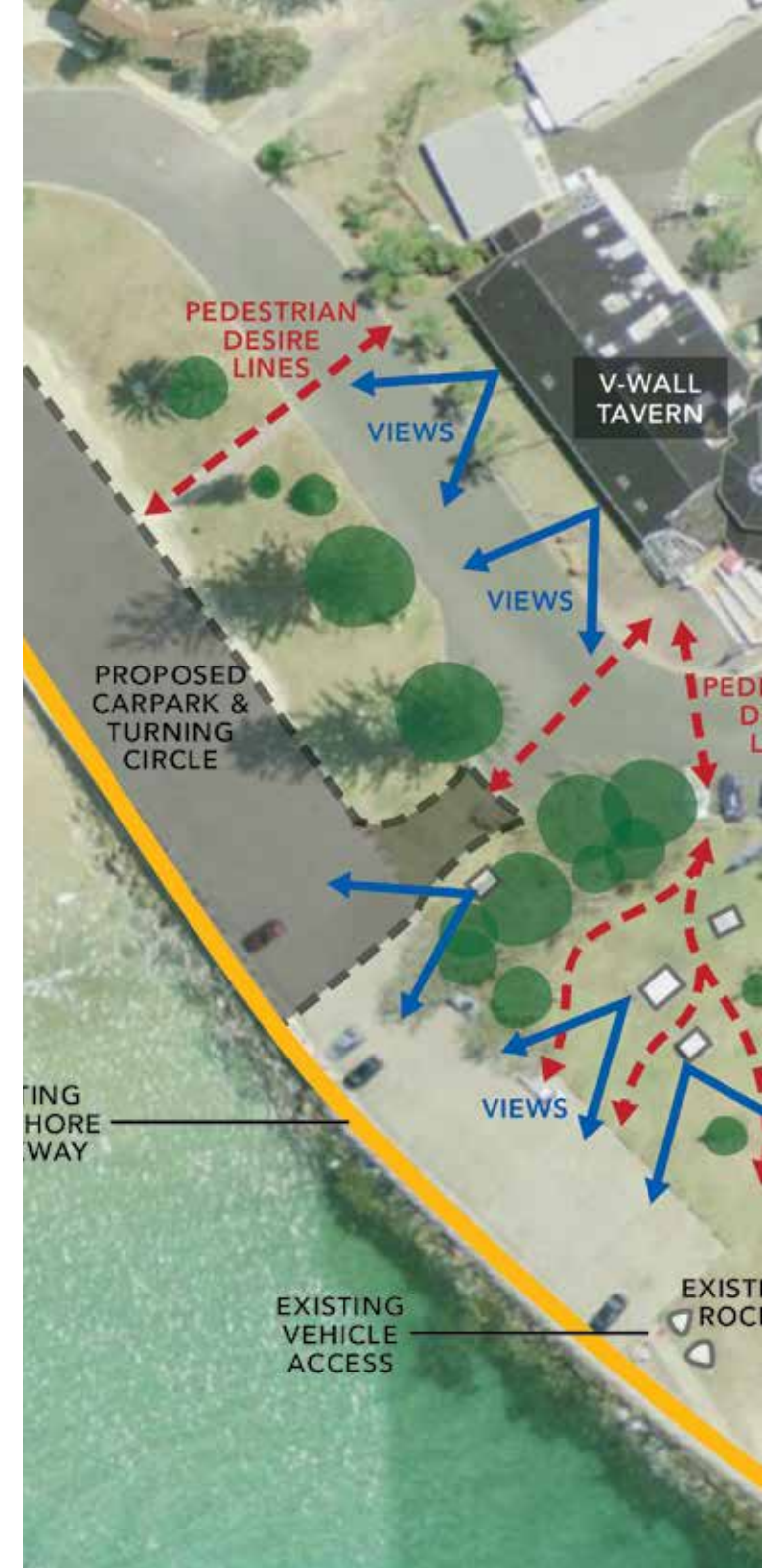
Council's planning for the villages and hamlets has been strongly related to the surrounding rural land uses and servicing opportunities. Genuine rural related development has been encouraged, including the development of farm stay and bed and breakfast tourist uses as well as affordable housing and intergenerational transition opportunities such as secondary dwellings and dual occupancies.

Key issues to be considered in rural villages and hamlets include potential conflicts with rural activities, constraints such as flooding and bushfire and demand for the provision of infrastructure and services in isolated locations. Council also needs to avoid motor vehicle dependency (North Coast Settlement Planning Guidelines: p. 20).

Community and Place Actions

Council will:

- 1.1 Continue to implement Macksville Revitalisation Plan and Post Bypass initiatives. Identify priorities and funding mechanisms to support the implementation of the improvements delivering an attractive and liveable Riverside Town that showcases its heritage.
- 1.2 Plan for and seek opportunities to improve the amenity and appeal of the Nambucca Heads Town Centre. Identify priorities and funding mechanisms to support the implementation of the improvements delivering an attractive and liveable Coastal Town.
- 1.3 Prepare a masterplan for Bowraville Township exploring land use and urban design themes and opportunities that will promote vibrancy and economic sustainability while embracing the town's heritage character. Identify priorities and funding mechanisms to support the implementation of the masterplan delivering an attractive and liveable Rural Village.
- 1.4 Review existing Commercial Zones to ensure they appropriately cater for commercial requirements, encourage commercial ventures to centralise and consolidate town centre activation. A secondary objective of this action is to maintain the existing character of surrounding residential neighbourhood's.
- 1.5 Seek opportunities and incentives for investment in urban improvements to private buildings in the town centres. For example Councils Heritage Places program provides 50:50 funding to improve, conserve or protect heritage buildings, with appropriate resourcing similar programs could be implemented for shopfronts, shop awnings, laneways, etc.
- 1.6 Promote and advocate development controls which encourage investment or re-development in urban centres. Prepare fact sheets that identify locations where shop top housing is permissible and associated height limits and floor space ratios.
- 1.7 Review existing development provisions and standards relating to shop top housing in the town centres and ensure they reflect contemporary urban design principles and encourage housing diversity and affordability in the town centres.
- 1.8 Ensure connectivity between Town Centres, pedestrian generating nodes, key facilities and destinations are maintained and improved. Use key pedestrian/ Cycleway routes as opportunities to strengthen community awareness in respect to local history, environment and culture through interpretive information and art. Specific examples include:
 - Town centres to foreshore areas, rivers and creeks.



- Crown Reserve Trails and Walks;
 - Nambucca River Foreshore Walk;
 - Schools;
 - Local beaches and sporting facilities;
 - Local Park, playgrounds and lookouts
- 1.9 Seek and promote opportunities to preserve, improve and raise awareness in respect to the heritage character of towns such as Bowraville and Macksville. This will be considered in Masterplanning for town centres.
- 1.10 Preserve and strengthen the existing community facilities and open space network and seek opportunities to improve or establish the precinct themed locales including:
- a. Macksville Hospital Emergency Hub
 - b. Dawkins Park cultural and environmental learning precinct
 - c. Macksville Sporting precincts
 - d. River Street/ Town Centre Heritage Precinct
 - e. Hennessey Tape Sport and Recreation Hub
 - f. Coronation Park Sporting precinct
- 1.11 Improve accessibility from Rural and Coastal Villages to town centres. Seek opportunities to review key vehicle routes particularly with respect to emergency management and natural hazards such as flooding and bushfire.
- 1.12 Within the scope of Council responsibilities complement the implementation of actions within the Bowraville Solution Brokerage Response Plan.
- 1.13 Support village communities improve the amenity and function of local open spaces and facilities to promote opportunities for active living and community cohesion.
- 1.14 Advocate and promote opportunities for home based employment opportunities in towns and villages. Prepare planning fact sheets for home business, occupations or industries.
- 1.15 Ensure that planning processes give appropriate consideration to local aboriginal heritage in accordance with relevant guidelines and that culturally sensitive locations or items are appropriately managed, protected and preserved;
- 1.16 Assist the local aboriginal community activate or manage the potential of its land in a sustainable and culturally sensitive manner.
- 1.17 Assist the local aboriginal community to locate and develop cultural learning and keeping places
- 1.18 Council will review the Aboriginal Cultural Heritage Management Plan and seek resources to implement the actions of the Plan.
- 1.19 That Council will support holistic consultation with the Gumbaynggirr community including elders, leading Gumbaynggirr organisations and Local Aboriginal Land Councils.
- 1.20 Strategic planning and urban design strategies and plans will ensure shade is core to design principles. Council will actively promote and seek resources to provide shade in public areas.



PLANNING PRIORITY 2:

The Environment in the Nambucca Valley

The Nambucca Valley has a stunning natural environment, from the mountainous rainforest hinterland and New England Plateau in the west, through picturesque farmland to the coastal plain and world class estuary system at Nambucca Heads.

The Nambucca LGA comprises a total area of 149,000 ha, around 62,000 ha (41%) is identified as public land, comprising around 30,000 ha of National Park Estate and 32,000 ha of land identified as State Forest. The remaining approximate 87,000 ha of the Nambucca LGA is identified as being private land tenure.

The Valley has beautiful, uncrowded beaches, endangered ecological communities, protected wetlands, and reserves that encompass a range of habitats and ecosystems. The western part of the shire comprises part of the New England National Park which forms part of Gondwana Rainforests of Australia and are listed as having World Heritage Significance.

The *North Coast Regional Plan 2017* recognises that these assets are essential to

the character of the North Coast and to our quality of life. Councils are therefore required to focus development in areas that do not compromise the natural environment, to ensure that the region grows sustainably, in line with community aspirations. This is particularly important on the sensitive coastal strip, which is subject to the most demand for urban uses.

Recent community surveys have identified several key environment values which the community consider important.

- Water Quality
- Waste and Recycling
- Protection and Improving Natural Ecosystems and Habitats
- Coastal Beach Management
- Environmental Monitoring and Reporting
- Stormwater Management
- Weed Control
- Reducing litter and marine debris
- Amenities and scenic value of Natural Areas



- Recreational value of Natural Areas
- Economic value of natural areas
- Planning for Climate Change and Sea Level Rise threats

Community Satisfaction Survey (2019) and Coastal Management Program (2019)

These surveys indicate that the community places the highest importance on having good water quality, scoring at 4.44 out of 5 in the community satisfaction survey and 61% of respondents to the coastal program survey considered this the most important future objective.

Council has used the community feedback to develop the following draft environmental goals in this Statement:



Gumma Wetland

Environment Goals

Our community values our natural environment and related cultural values of the Nambucca Valley

Water quality will be protected and improved along the coastline, estuaries and upper catchments of the Nambucca Valley

The vegetation, biodiversity and habitats of the Nambucca Valley will be protected and enhanced to support sustainable, diverse and abundant wildlife populations

Access to environmental areas will be managed to provide safe, peaceful and beautiful places to learn and enjoy for current and future generations.

Awareness of our unique natural landscapes, habitats and local species will be strengthened

Well planned and prepared communities that are resilient and adaptable to a changing climate

A community that is aware of its contribution to anthropogenic impacts and is pro-active in reducing its environmental footprint.

Landscaping in built environments and public domain which promote visual relief, comfort, shade and urban habitat.

Well-planned and prepared communities that are resilient and adaptable to changing climate and natural hazards.

Future strategic planning will address natural hazards to minimise risk to communities and future demand on emergency services.

High value ecological areas



The Nambucca LGA comprises a significant topographical range with elevations between sea level and 1550m. The landscape becomes more elevated towards the north-west portion of the LGA where it narrows and adjoins the New England Tablelands. Around 90% of the LGA is land under 400m in elevation. These lower elevations are positioned around two main river valley systems, the Nambucca River and Taylors Arm and their tributaries with their confluence at Macksville.

As with other areas in the region, this array of geological landforms, terrain, elevation and climate influence the type and distribution of biodiversity and land uses in the valley. It is therefore no surprise that the North Coast is one of the most biologically diverse regions in NSW. In the Nambucca Valley alone, records

indicate that approximately 217 threatened species or endangered ecological communities have been recorded as resident or passing through the LGA at some point in time (NSW Bionet Atlas).

In 2015 Council partnered with OEH to complete fine scale mapping of vegetation communities to help inform planning and land use decisions in the Nambucca Valley. This includes mapping of ecological communities which are threatened due to their scarcity and significance at a regional, state or national level.

This process also resulted in the preparation of a Koala Habitat Study for the coastal part of the Valley. This study mapped various levels of koala habitat based on historical records and surveys undertaken at the time. The mapping not only identified remnant areas of vegetation

significance but areas that present wildlife corridors or landscape linkages important in maintaining genetic viability of the Koala population.

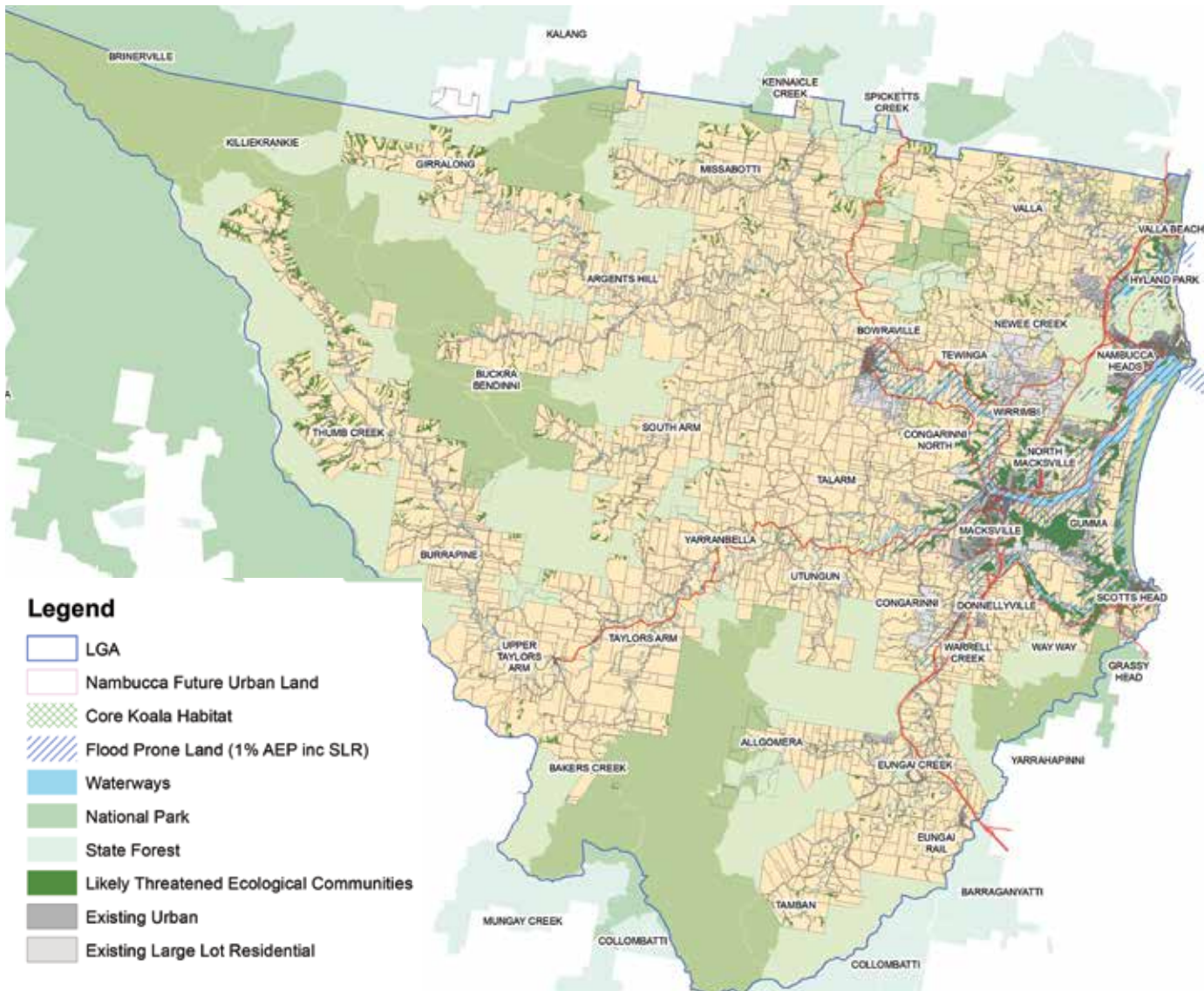
It is important that Council continue to develop and improve these types of resources in order to inform ongoing management.

High value environmental area are shown in Figure 6. These areas are important for their biodiversity value and need to be protected.

In some cases, the mapped ecosystems are unique to the North Coast and the Nambucca Valley and it is important that these areas are protected for future generations. It is also important that Council look towards opportunities to restore degraded ecosystems and improve landscape connectivity. These opportunities should target both broad landscape scale programs and site-specific habitat improvement for particularly vulnerable species or ecosystems.

Council is presently preparing a Coastal Management Program to provide environmental management actions for the coastal zone, however there is a gap in respect to management plans or strategies that guide future actions in the non-coastal areas.

The preparation of a Koala Management



High Environmental Value land

Strategy has been included in this LSPS as a short-term action. In addition, the preparation of a Biodiversity Management Strategy or similar plan would guide Council and landholders for future management of non-coastal areas.

These two (2) strategies, combined with the 'coastal management program', will ensure all ecological landscapes in the Valley can be considered strategically and that important natural areas are protected, improved and other opportunities such as nature based tourism are explored where appropriate.

The protection of environmental areas will need to be a joint responsibility of Council, natural resource agencies, landholders and community groups based on current science and research. Where possible, Council will partner with and support other natural resource agencies or research institutes to monitor and survey our local environment.



Coastal and Aquatic Areas

The Nambucca Valley contains a number of beautiful waterways and is fringed by a 25km stretch of beautiful coastline that provides great opportunities for fishing, swimming, boating, bushwalking and surfing. These rivers and estuaries also provide important feeding and breeding habitat for a wide variety of aquatic plant and animal species, including freshwater and estuarine fish, turtles, frogs and migratory waterbirds. The forecasted changes to climatic conditions secure the coastal and aquatic landscapes as an increasingly important refuge for flora and fauna.

Nambucca Valley Council is presently preparing a Coastal Management Program for the Valley. This program will supersede other existing coastal plans and strategies presently being implemented by Council such as our Coastal Zone Management Plan and Estuary Management Plan. The new program will provide guiding principles and actions for environmental management in these areas and importantly in the context of this statement, land use planning recommendations.

Council partnered with University of New England, the Office of Environment and Heritage and NSW Fisheries to prepare an Ecohealth program across

nine sub-catchments, Nambucca River (North Arm), tributaries of the Nambucca North Arm, Taylors Arm, tributaries of Taylors Arm, Warrell Creek and Deep Creek.

The results ranged from an F in Tom Maras Creek to a C+ in Warrell Creek, indicating average water quality across the valley. Nambucca Council has therefore prioritised actions including river bank stabilisation, wetland protection, water quality monitoring and weed management to protect and improve aquatic estuaries and coastline.

Risk Areas and Climate Change



The stunning natural environment of the Nambucca Valley is a rich asset for our community but it also presents a number of challenges, such as flooding, bushfire and coastal processes.

It is also important that we consider the likely impacts of climate change, which include increased temperatures, sea level rise and changes in rainfall variability. Council's Climate risk assessment report identifies a number of risks, including:

- An increase in Sea Level Rise of around 64cm by 2100
- An increase in average max temperature by 0.89 degrees in 2030; 1.77degrees in 2050 and 2.92 degrees in 2070
- Increased rainfall between late spring to autumn and decreased rainfall during winter to early spring

It is important that Council and the community recognise these and other climate change risks

and the transition pathways and adaptation strategies in response to these changes. The *North Coast Enabling Regional Adaptation Report (DPIE 2019)* provides transition pathways to assist in improving resilience of local communities at regional scale. Council should look toward updating our *Climate Change Risk Adaptation Strategy (2011)*.

Council has carried out flood modelling to improve our understanding of flooding and associated risks and has adopted flood planning levels that include an allowance for sea level rise. Council has commenced the implementation of the *Flood Risk Management Plan* actions including land use planning amendments and infrastructure to support emergency management.

Council has also completed a Coastal hazard study which shows that very few private landholders are at risk from coastal hazards, as result of past land use planning decisions.

Council has amended statutory controls to consider coastal risk in these areas.

Council and the Commissioner of the NSW Rural Fire Service developed a Bushfire Prone Lands Map which is used to support land use planning decisions. Many land use planning decisions are made in consultation with the NSW Rural Fire Service.

Infrastructure upgrades and asset management can be designed to accommodate more intense weather conditions such as rainfall and increases in temperature. For instance place based civic improvements provide an opportunity to reduce urban microclimates and heat island effects using landscaping, street trees and shade structures.

Such principles need to be central to our planning to maximise the sustainability and quality of life for future residents in the Nambucca Valley.

Environmental Actions

Council will:

- 2.1 Prepare and implement a 'Coastal Management Program' for Nambucca Valley's coastal zone to ensure strategic management of coast, estuaries and waterways;
- 2.2 Implement recommendations of Councils Ecohealth Report (UNE, 2018), to ensure water quality in our major waterways is protected and improved;
- 2.3 Prepare and implement a Biodiversity Management Strategy to ensure the strategic management of the natural environment of the Nambucca Valley;
- 2.4 Prepare and implement a Koala Management Strategy, ensuring new development adequately consider the protection of this species in varying levels according to habitat mapping, and state government management requirements;
- 2.5 Support reserve development, acquisition and protection of sensitive natural areas and support landholders to protect or rehabilitate natural areas, including promotion of the various mechanisms to encourage protection of biodiversity values on private tenure, such as 'land for wildlife' or 'biobanking'.
- 2.6 Continue to implement Council's Climate Change Adaptation Strategy (2011) and review/update this strategy
- 2.7 Implement the actions of Council's Flood Risk Management Plan
- 2.8 Review and implement responses to Bushfire Management and Planning for Bushfire Protection as required by the state government.
- 2.9 Seek funding support to prepare a community emissions profile and supporting strategy for implementation as resources permit.
- 2.10 Monitor and implement the Gordon Park Flying Fox Camp Management Plan
- 2.11 Monitor and survey sensitive ecosystems and species. As necessary prepare more specific management actions or programs for these sensitive landscapes, habitats or species.
- 2.12 Assist state Government to monitor biosecurity risks that may impact on local rural, aquacultural industries, biodiversity and Urban Living.
- 2.13 Continue to implement the Coffs Coast Region Resource Recovery and Waste Management Strategy and progress investigations to extend the life of the current landfill and waste management options in the longer term to meet the future needs of the LGA.



PLANNING PRIORITY 3:

Housing

HOUSING NEEDS

Housing takes many different forms in the Nambucca Valley, from isolated rural dwellings to multi-storey apartments and from historic houses to modern retirement complexes.

HOW MUCH NEW HOUSING DO WE NEED?

The underlying demand for housing is based on the expected population growth and household size but it also depends on factors like the amount of employment generation in an area.

In the Nambucca Valley, our projected population growth and average household size suggest that the underlying demand for new dwellings will be around 22 dwellings per year (DPIE 2019)(low). The North Coast Regional Plan (p.55) shows the minimum housing supply for the Nambucca Valley between 2016 and 2036 as an additional 1,150 dwellings, which is around 58 dwellings per year (high).



In this LSPS, it is assumed that there will be demand for around 50 dwellings per year as forecasted by the DPIE population projections. These projections appear to be conservative, and it is likely that the demand for housing in the Nambucca Valley may include some spill over for housing from the Coffs Harbour City local government area, as housing supply options in the Regional City become more limited in the coming 20 years. Housing demand may also increase with the proposed growth of employment generating development in the Nambucca Valley, as discussed in Part 5.

WHERE SHOULD NEW HOUSING BE PROVIDED?

New Housing needs to be carefully planned to consider risks, such as flooding and bushfire, potential conflicts with other land uses and the environment. It should ideally have access to supporting infrastructure and social services, such as schools, health facilities and public transport and it should promote the efficient use of land and infrastructure.

Ideally, it should therefore be concentrated in and around Nambucca's existing towns and villages where possible. With these criteria in mind, our existing planned areas of residential growth have been located near the established urban facilities in Nambucca Heads, Macksville and Scotts Head.

WHAT KIND OF HOUSING DO WE NEED?

Housing demand is a complex phenomenon and housing preferences have not been studied in detail for this LSPS.

We do know, however, that there will continued growth in the number of Lone Person and Couple Only households as our population continues to age in the coming 20 years, as discussed in Part 2 of this Statement.

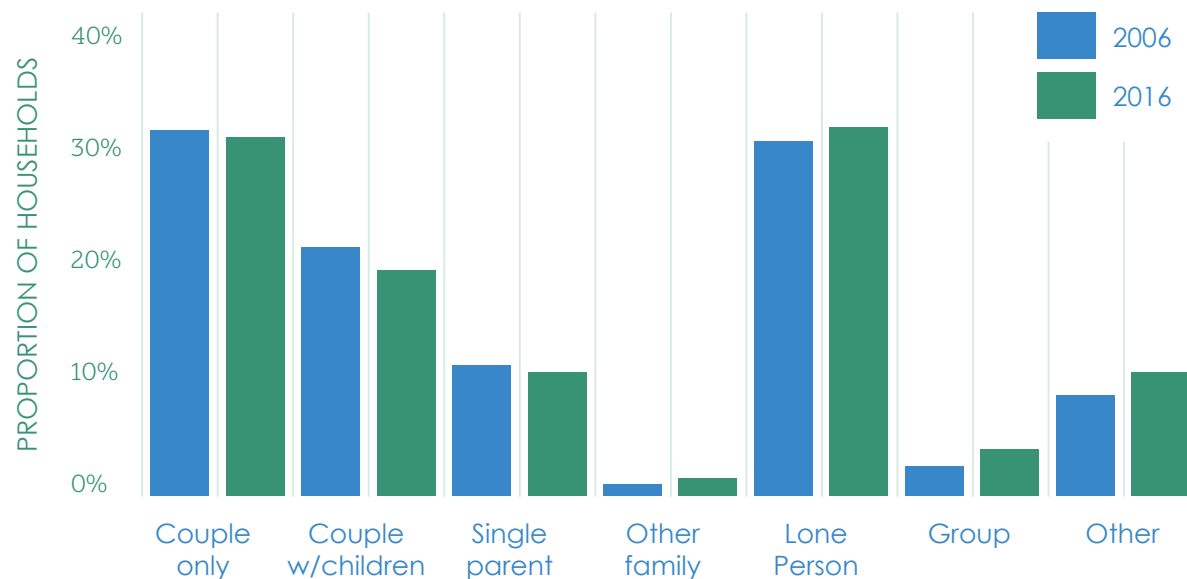


Figure 7: Percentage breakdown of household types in Nambucca Valley 2016

Source: ABS 2016 Census TableBuilder Pro – customised table

We also know that housing in the Nambucca Valley is heavily dominated by separate detached dwellings, which made up approximately 82% of total housing in 2016 compared to around 12% of attached dwellings in the Nambucca Valley.

The existing high proportion of one and two person households can be seen in Figure 7 above:

This trend is common in other parts of the North Coast region and demand is anticipated to increase for a more diverse range of housing, such as smaller houses that can be adapted to peoples changing needs.

IS OUR HOUSING AFFORDABLE?

The rate of home ownership in the Nambucca Valley is higher than the rates for NSW as a whole, with rents and mortgage payments lower than the regional NSW average. Housing affordability is higher for Nambucca than for surrounding areas, and NSW in general. (Regional Economic Development Strategy 2018-2022 Supporting Analysis; P.9)

The relatively high affordability is due in part to the generous land supply available in the Nambucca Valley and the fact that we are well placed to meet housing demand generated by population growth, in the coming 20 years.



\$467
Median Weekly Income

(Source: Regional Economic Development Strategy, 2016)

Despite these positives, the Nambucca Valley has amongst the highest rates of disadvantage of all centres outside Sydney, including the highest rate of poverty for children and for people who are employed full time, in all areas outside Sydney. (NSW Council of Social Services, Mapping Economic Disadvantage in NSW, p.17, 27)

Housing affordability and employment generation therefore remain as key challenges in our community to address ongoing disadvantage within our community.

With these challenges in mind, the North Coast Regional Plan has included actions to increase housing diversity and choice.

The aim is to:

- Action 23.1: Deliver 40% of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400m², by 2036; and
- Action 23.2: Develop Local Growth Management Strategies to respond to changing housing needs.

(North Coast Regional Plan, p.54)

In this part of the LSPS we look at the opportunities that exist for different housing types in the Nambucca Valley and the planning actions that we can take in the short to medium term, to provide housing choices for our community.

The goals for housing in this LSPS are:

Housing Goals

Facilitate the provision of affordable Housing in new developments using developer incentives, government resources and capacity building.

To limit the impact of housing on the environment and on the character of our rural areas.

To provide a diverse range of housing and lifestyle choice that support population growth, a diverse and ageing demographic, and affordability

Maintain a generous supply of land availability and urban living choices to re-enforce affordable housing opportunities, without compromising liveability

Statutory provisions that provide more flexible housing opportunities particularly in urban areas.

Well planned and designed town centres that promote 'liveability' through shop top housing and stimulate active and vibrant urban environments with prosperous local economies.

Infrastructure that reliably supports the needs of the existing community, sustainable growth, liveability and prosperous economies.

Encouraging housing options that are low or zero carbon emitters

Existing supply of Vacant Residential Land

Councils existing residential and village zone land includes many vacant land parcels which have subdivision or development potential. Inclusive of some recently subdivided but undeveloped land table 1 below shows the estimated land availability and potential lots yields based on 12 Lots per hectare calculation. Figure 8 shows the existing vacant residential land supply in the shire.

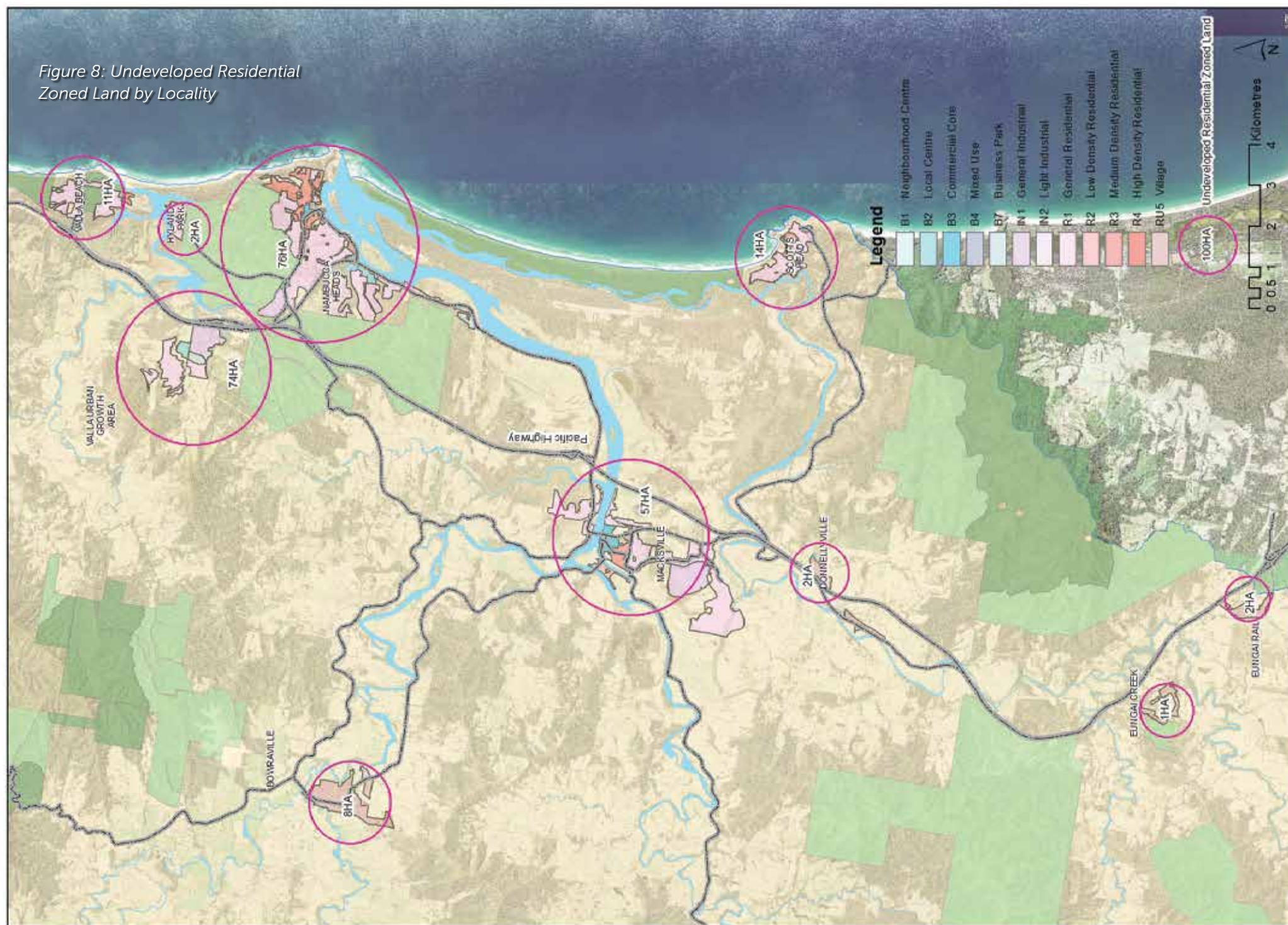
Table 1

Location	Vacant Land (HA)	Estimated Lots
Nambucca Heads	76	910
Macksville	57	684
Bowraville	8	95
Valla Beach	11	136
Scotts Head	14	174
Hyland Park	2	21
Eungai Creek	1	16
Eungai Rail	2	25
Donnellyville	2	19
Upper Taylors Arm	0	6
Taylors Arm	0	1
Sub Total	174	2086
Valla Urban Growth Area*	74	888
Total	248	2974
Total (85% take up)	210	2520

*Council owns 15Ha of residential zoned land in the Valla Urban Growth Area (estimated at 150 lots with limited constraints)



Figure 8: Undeveloped Residential Zoned Land by Locality



New housing release areas

The majority of new housing on the North Coast is supplied in new residential areas on the fringe of existing towns, like the housing at Valla Beach, which is shown in the image below.

Council has planning in place for large-scale, new release areas in close proximity to the major centres of Nambucca Heads, Macksville and Scotts Head, as shown in Figure 9 on next page.

These release areas are located in the vicinity of essential infrastructure and services and provide housing options for existing and new residents to reside in each of the major centres in the Nambucca Valley.

Collectively, the release areas have approximately 405Ha of potential residential land equivalent to capacity for approximately 4500 dwellings at a density of around 11 dwellings/ha based on the yield in current subdivisions in the Nambucca Valley. However, further investigation would be required at each of these locations to more accurately determine development yields which would also be influenced by zoning, floor space ratios and building heights.

The level of supply between existing urban and areas and release areas is ample to meet the housing demand due to forecast population growth in the Nambucca Valley and Council is therefore not proposing any additional urban growth areas in this LSPS.

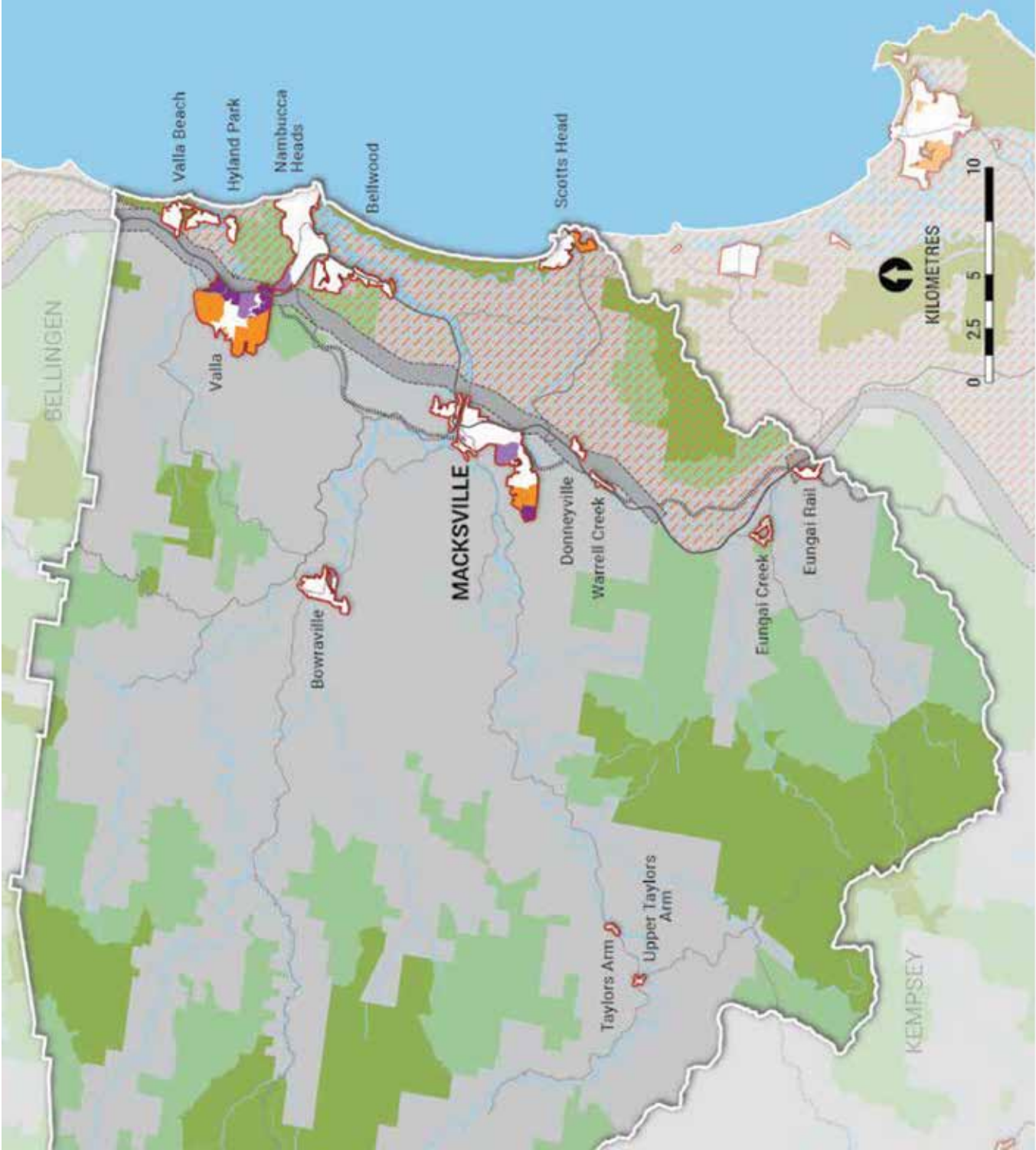


*Residential Development
at Macksville*



*Part of the Valla Urban
Growth Area*

Nambucca Valley Growth Areas – taken from the North Coast Regional Plan



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

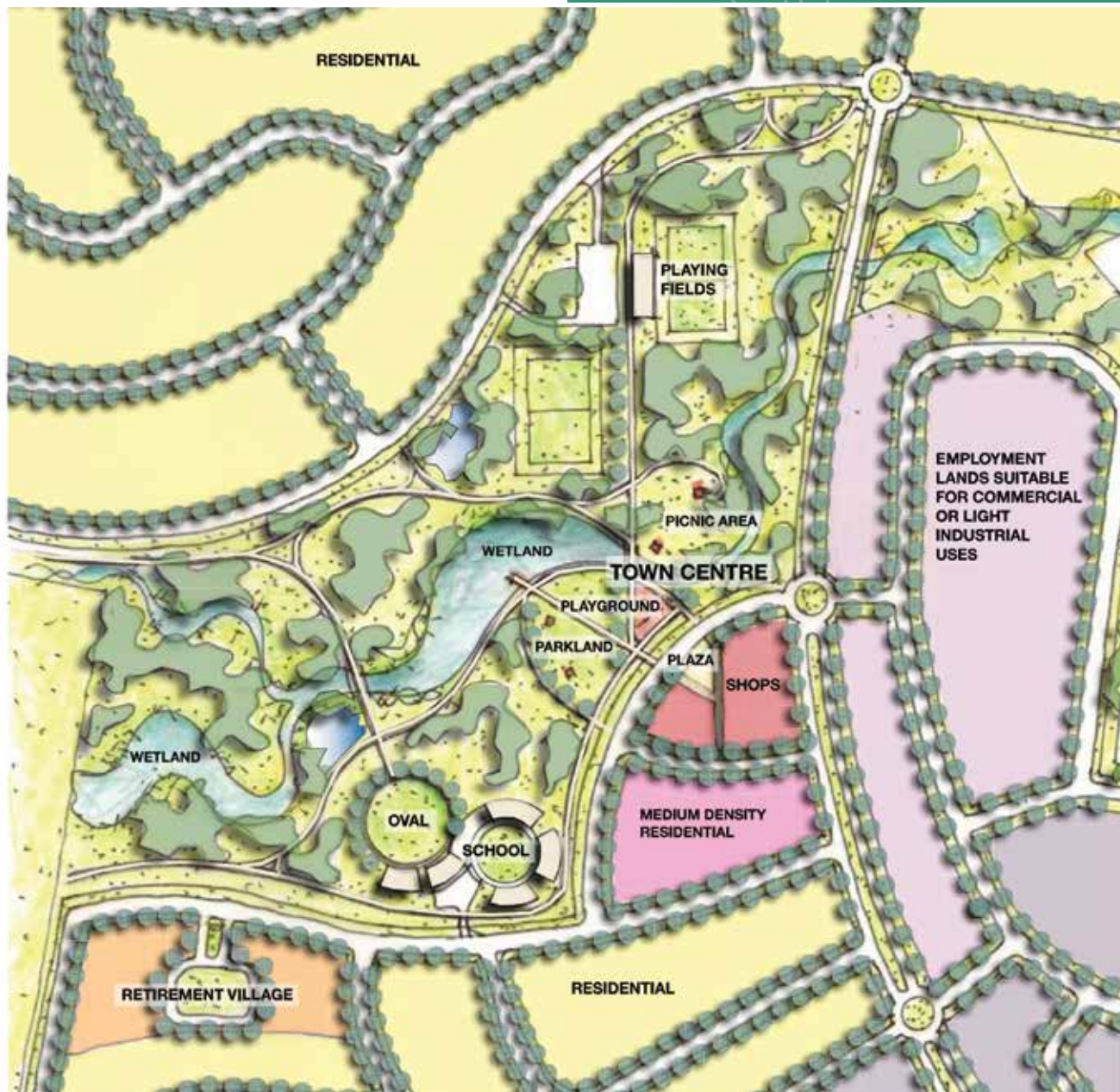
Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

	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

The most recent release area endorsed by Council and approved by the NSW Government is the Valla Urban Growth Area. The Valla Urban Growth Area has been planned by Council to promote local employment opportunities, as discussed in Part 5 of this LSPS. The vision for the area includes future areas of residential development, to provide local housing options and help minimise travel demand. This also recognises that some demand for housing will come from outside the Nambucca Valley, as the supply of similar residential release areas around Coffs Harbour becomes more constrained in the coming decades.

Council has Development Control Plan provisions for the Valla Urban Growth Area to ensure that infrastructure is coordinated and that the design for the new areas includes access to a range of facilities, such as local shopping, schools and recreation options.

The release of land in stage 1 included over 70HA of residential zoned land which could provide for over new residential 800 lots. Council will monitor take up of land for housing and the efficient delivery of key infrastructure to key land release areas to promote the efficient, staged release of housing in the Nambucca Valley to 2040.



Conceptual imagery of the Valla Urban Growth Area – taken from Councils DCP

Medium to High Density Housing

In addition to the residential release areas, it is important that we ensure that all forms of housing can be provided to meet the likely increase in demand for smaller dwellings in more accessible locations.

At present, there is capacity for a limited amount of medium to high density residential development in our towns and villages. This includes capacity for higher density residential development on the ridgelines in Nambucca Heads, which offers fantastic coastal views to the north and south.

Liston Street in Nambucca Heads provides opportunities for High Density Residential living with a 20m height limit. Given the scale of potential development and to ensure positive outcomes for the precinct, Council endorsed place based development controls prepared by an urban design expert for this precinct.



Liston St Precinct

*New buildings can help create a strong definition of Liston Street as a primary urban street.
New buildings can ameliorate the effects of poorly designed buildings*

Transition from the building to the street requires improving to ensure visual surveillance and to contribute to a quality streetscape and a pedestrian friendly street.



*Unevenly scaled buildings do not contribute to the quality of the location.
There is little consistency in terms of building massing and design.*

*Building massing and form is very basic.
Future buildings require greater design development, architectural and urban design guidance and design.*

*The street requires generous public footpaths on both sides of the street with increasing densities on Liston Street.
The existing footpath could be significantly widened.*

There is also capacity for infill development within the older parts of towns, such as granny flats, dual occupancies, town houses and scope for larger-scale attached dwelling developments in new estates, such as the Fairway Gardens retirement living development at Macksville. These types of housing are generally permissible in residential zones in the *Nambucca Local Environmental Plan 2010*.

As necessary, Council will undertake precinct planning for key areas such as town centres and review statutory provisions relating to housing in these areas. Precinct Planning such as this is not only proposed to promote housing diversity, but also to improve the vibrancy of key business areas and their value as key retail and service hubs and as focal points for the community and tourists.

Previous planning amendments have ensured that each of the major towns permit shop top housing. This form of development can not only provide alternative and affordable forms of housing for the community but can contribute to activation and vibrancy of the town centre, increase casual surveillance to the street; improve economic viability of shops and increase trading hours. Despite the potential

Council will continue to investigate other options to facilitate medium density housing in consultation with the Nambucca community. Council will look at opportunities to make efficient use of existing infrastructure and services such as public transport when precinct planning is proposed to activate key centres and to support housing choice.



Rural Residential Housing

Rural residential subdivision is a low-density form of development, with lots typically over 1ha or greater in size. The lots provide a low-density option are popular as a lifestyle choice for some residents in the Nambucca Valley. There is generally no associated agricultural use on the lots, so they are essentially just a form of housing and need to be considered as part of our overall housing supply.

There are a number of existing rural residential subdivisions in the Nambucca Valley, including land at Valla, Bowraville, Nambucca Heads, Macksville, Newee Creek, Scotts Head and Eungai. There are also a number of areas that were identified as potential future rural residential land in the Nambucca Rural Residential Strategy 2009 that have not yet been zoned for rural residential development. As part of the Nambucca LEP 2010 Council released approximately 50-60 years supply of Rural Residential land from a total pool of an estimated 150 years supply. Figure 10 is taken from the Councils Local Growth Management Strategy Rural Residential Land.

The North Coast Settlement Guidelines 2019 suggest that rural residential development should be strategically planned as part of a council's local strategic planning program and that future large lot residential subdivision should not be considered an essential

component of a local government area's future housing needs.

Where rural residential development is proposed, it should be located close to existing urban centres and associated services, away from potential environmental impacts and any conflict with surrounding land uses. Rural residential development should also avoid limiting the options for future growth of those centres. (North Coast Settlement Planning Guidelines 2019; p.24)

Whilst the Nambucca Valley Rural Residential Strategy 2009 is now in need of review since its inception and Council is frequently approached by residents to support further release, the existing supply is significant and there is no urgency to release additional land from the strategy. Further, land not already included in the Rural Residential Strategy should not be considered for additional release. A future review of the Strategy should be undertaken as low priority short term action.

This review shall be consistent with the North Coast Settlement Planning Guidelines.



*New rural residential land
release at Newee Creek*

Housing Summary

In summary Nambucca Valley Council has a generous supply of land available for future housing.

- 2500+ lot capacity in existing zoned residential land (including part of the Valla Urban Growth Area);
- 4500 dwelling capacity in Future Growth Areas; and
- 3500+ Ha of Potential Rural Residential land (based on 2011, some of this land has since been developed/ released)

Further the potential for infill development, shop top housing other forms of multi dwelling housing and aged care facilities hold an important role in providing diversified and affordable housing types in the shire and this statement provides a number of actions which aim to influence the market supply of these housing forms.

Whilst further investigation, tenure and site specific constraints may influence the final quota of land and housing supply it is considered there is a significant amount of land available in existing zoned land, future growth areas and urban areas to support demand at a local level in addition to growth influence in the North Coast Region.



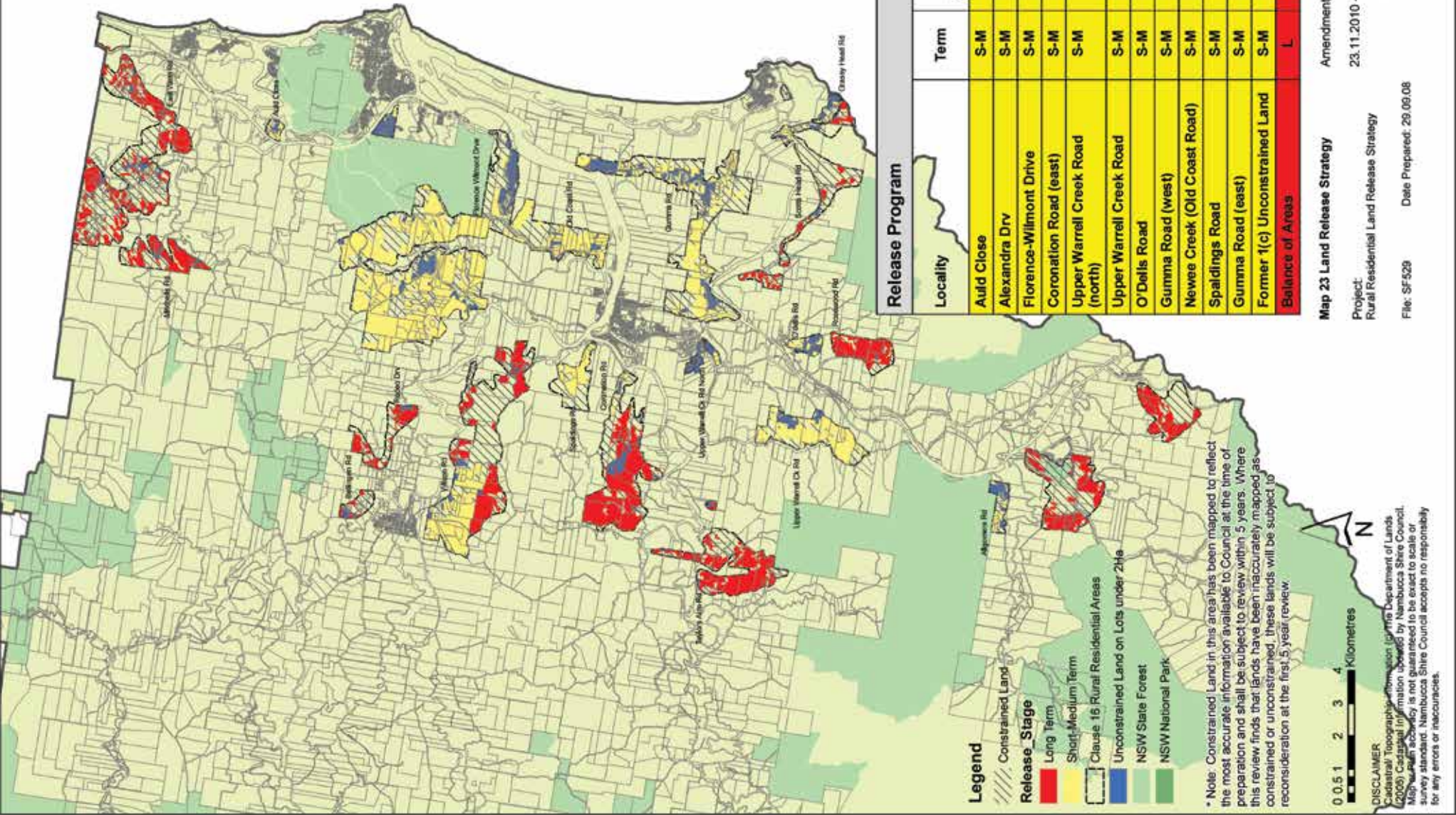
*High Street Bowraville
Village Zone residential living*

Housing Actions

Council will:

- 3.1 Monitor the take up of land for housing, including new release areas and infill development. Advocate and promote the efficient delivery of key infrastructure to new land release and urban growth areas.
- 3.2 Review the Local Growth Management Strategy as a low priority short-term action;
- 3.3 Advocate and seek opportunities to improve existing infrastructure to support sustainable growth and liveability in our existing towns and villages. This may include all facilities and services from footpaths to drinking water quality
- 3.4 Prepare precinct plans for key areas such as the Nambucca Heads Town Centre and Valla Urban Growth Area;
- 3.5 Consider new statutory obligations as they arise and determine appropriate responses for example the SEPP (Short Term Rental Accommodation)
- 3.6 Review housing related provisions in the Nambucca Development Control Plan as necessary
- 3.7 Continue to support the delivery of a diverse range of housing types and markets.
- 3.8 Review of Local Environmental Plan and Development Control Plan provisions for the Valla Growth Area

Figure 10: Rural Residential Land by Locality (Local Growth Management Strategy – Rural Residential)



PLANNING PRIORITY 4:

Economic development & employment

Health Care/Social Assistance and construction are the leading sectors in the economy of the Nambucca Valley. Together with Education & Training and Retail Trade, these four employment types account for almost 60 per cent of wage and salary income paid to employees in the Nambucca Valley, as shown in Figure 11. (Nambucca Regional Economic Development Strategy 2018; p.6)

The construction of Macksville's new \$73 million hospital - due for completion in late 2020 - will facilitate further growth in the Health Care sector in coming years. ([www.hinfra.health.nsw.gov.au/ News 11-06-2019](http://www.hinfra.health.nsw.gov.au/News/11-06-2019))

The Nambucca Valley has a relatively diverse economy by regional NSW standards. In addition to health care and other local services like construction, residential care and education, the Nambucca Valley has significant export-oriented activities like vehicle manufacturing, tourism and agriculture.

Council has actively facilitated investment in economic development over the past 20 years, since the loss of the local meatworks and 350 full time jobs in 1998, to facilitate

Artists Impression: New Macksville Hospital



the establishment of new manufacturing industries, which benefit from improved accessibility to Coffs Harbour and surrounding regions via the upgraded Pacific Highway.

A vehicle body industry cluster has grown to be the stand out in the Region's manufacturing base, growing from a handful of workers in a limited number of companies, to the employment of hundreds of people across a range of complementary activities and markets.

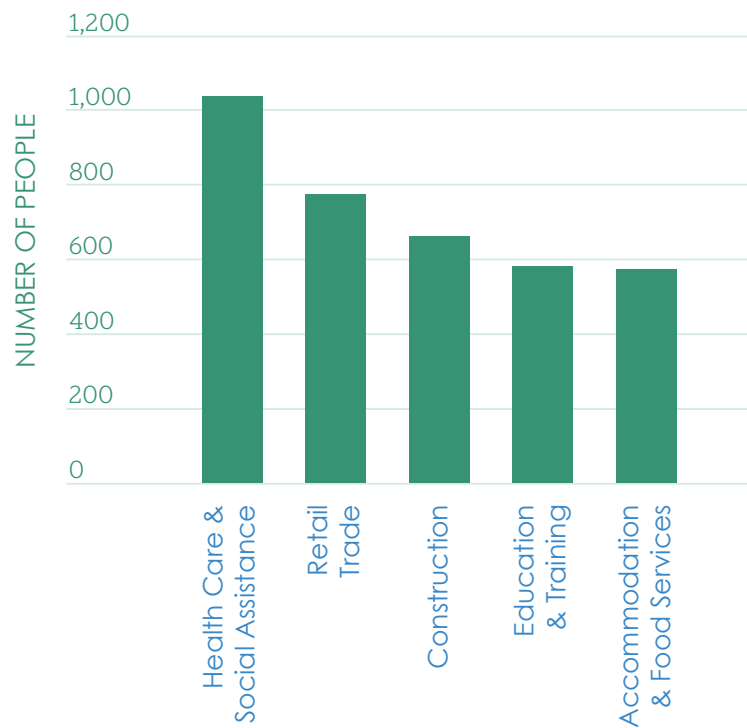


Figure 11: Top 5 industries of Employment in Nambucca 2016
Source: ABS 2016 Census TableBuilder Pro – customised table

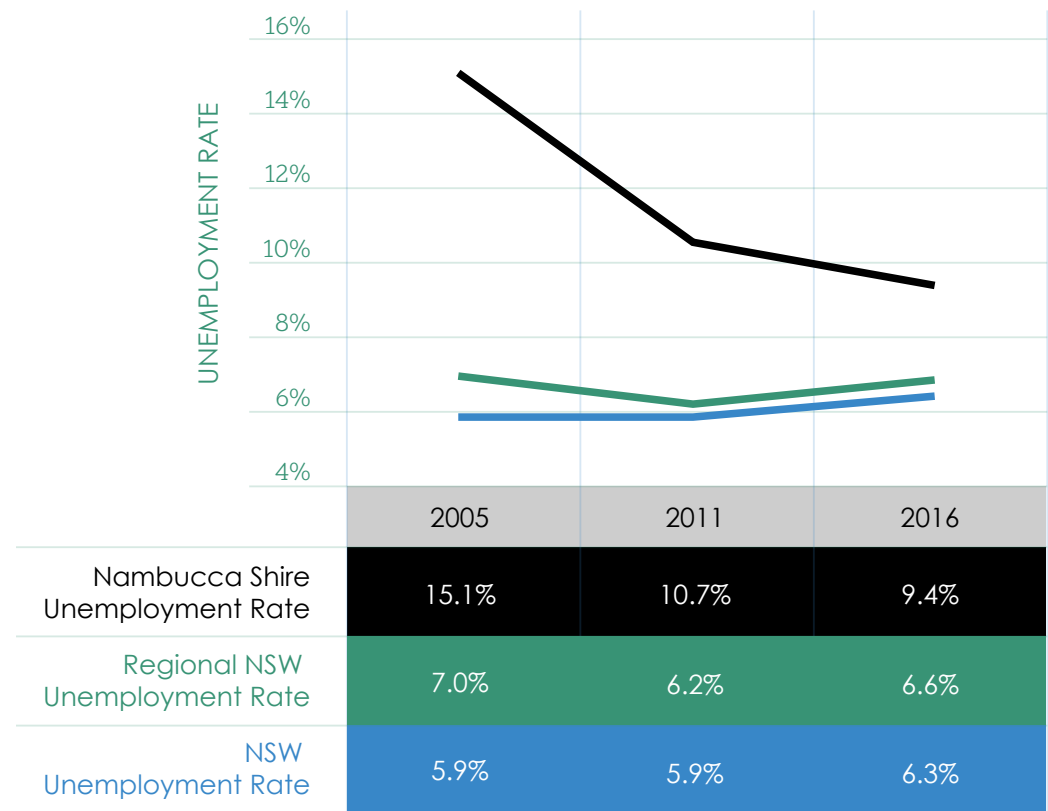


Figure 12: Nambucca Valley Unemployment Rates 2006 - 2016
Source: Nambucca Regional Economic Development Strategy 2018-2022 supporting Analysis; p.10

UNEMPLOYMENT

This strategy has helped to reduce the level of unemployment in the Nambucca Valley over the past 10 years, as shown in Figure 12 on page 52.

However, unemployment remains high in the Nambucca Valley by NSW standards.

A key challenge in this strategy is to diversify and strengthen the local economy to further reduce unemployment, particularly youth unemployment, which is high by NSW standards.

REGIONAL CONTEXT

Around 1 in 4 of Nambucca Valley's working population are employed outside the Valley boundaries, due in part to the scale and range of employment opportunities available in neighbouring economies, particularly in the regional city of Coffs Harbour. (Nambucca Regional Economic Development Strategy 2018-2022 - Supporting Analysis, p.11)

This level of commuting has been made possible by the ongoing program of work to duplicate the Pacific Highway and may increase as the quality of the Pacific Highway is further improved, including the proposed Coffs Harbour bypass.

The upgrade will improve access to major

metropolitan markets and other regions in NSW and southern Queensland. It will provide opportunities for transport, freight and distribution related development and it will improve export opportunities from the Nambucca Valley via the Coffs Harbour Airport.

These opportunities are identified in the North Coast Regional Plan 2036 and the Nambucca Regional Economic Development Strategy 2018-2022, which propose that the Nambucca Valley:

- "Deliver job opportunities by supporting Nambucca's growing economy, competitive land process 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 land at Macksville and Valla, and
- Identify opportunities to expand nature-based, adventure and cultural tourism."

(North Coast Regional Plan 2036; p.80)



90.6%
are employed in
Nambucca Shire



90.6%
are employed in
Nambucca Shire



ECONOMIC DEVELOPMENT AND EMPLOYMENT GOALS

The Nambucca Valley community has identified the attraction of new businesses and investment (23%) as one of the top-mentioned priorities for Council service provision and resources. (Jetty Research 2019)

Among other factors such as communication and resource risks, consultation undertaken as part of the Nambucca Regional Economic Development Strategy (2018) identified a number of planning related issues and opportunities that are key to realising the valley's economic potential. These included things like transport and connectivity with Regional centres, the ageing and service population ratio, supply of serviced industrial land, supply of housing and community services, healthcare, and liveability opportunities to attract young workers.

Goals for Economic Development and Employment in this LSPS are:

Economic Development & Employment Goals

Business and employment is supported through the release of well-designed and planned employment lands and growth areas.

Infrastructure that will support a prosperous local economy and industry growth. A generous supply of employment lands will be available to support new industry and employment growth

Urban environments that support thriving retail centres and are safe, vibrant, places to work, live or invest. Town Centres and public places shall provide a positive impression of the Valley as a place to visit.

Seek opportunities improve night time economies through the creation of public domain environments that are safe and accessible during both the night and day. Safer by Design and lighting shall be an important aspect of masterplans, and open space improvements.

A valley that supports a diverse range of agricultural commodities and production systems and protects rural land from fragmentation and minimises land use conflicts.

A valley that fosters opportunities to strengthen rural economies and investment and links to these activities such as tourism.

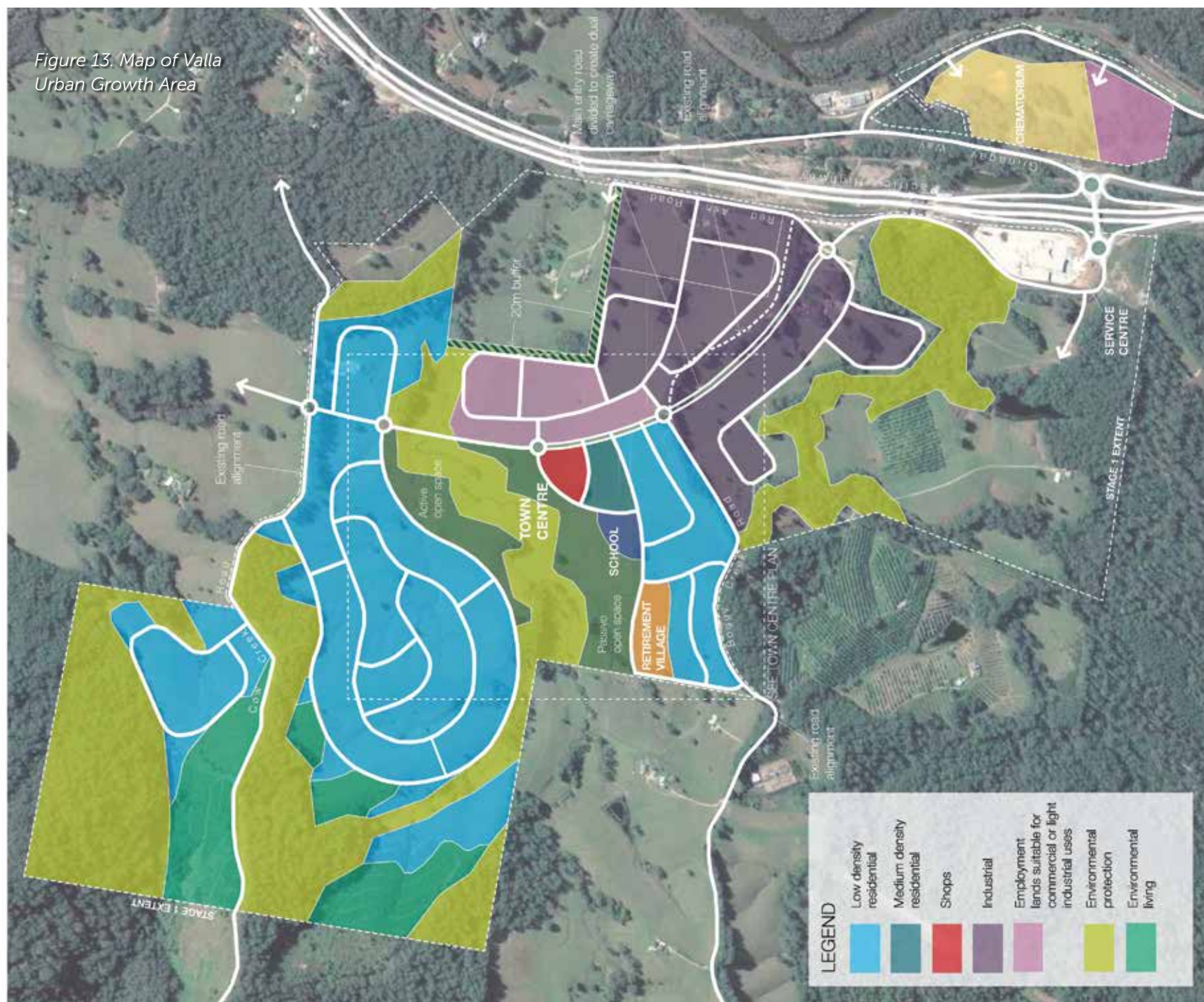
A valley that acknowledges the value of its natural environment and embraces opportunities to strengthen and protect the natural environment supporting local industries.

Supporting and encouraging industries that are environmentally sustainable and proactive in responding to climate change and other environmental challenges.

Grow the Valley's internal markets and support increases in labour supply, specialisation and productivity.

Council will support natural and cultural based Gumbaynggirr enterprises in the Valley.

Figure 13. Map of Valla Urban Growth Area



Industry

The Nambucca Valley has a relatively diverse economy by regional NSW standards, considering its relatively small population base. This is due in part to the success of the Region in developing an emerging specialisation in manufacturing and the impact of the Pacific Highway program on local Engineering Construction activity. (*Nambucca Regional Economic Development Strategy*; p.6)

There are four established industrial areas in the Nambucca Valley at Nambucca Heads, South Macksville, Bowraville, and Mackay Street, Macksville covering a total of 88Ha. There is also a vacant industrial zone in Stage 1 of the Valla Urban Growth Area (40ha) and a vacant Business Park zone at Lower Nambucca (22ha). The established industrial areas are largely developed but provide important opportunities for local service industry for their respective communities.

As the construction program for the Pacific Highway draws to an end in coming years, it will be important that Council maintain and enhance the established industry networks and links with markets in Coffs Harbour and surrounding regions to continue to diversify the local economy.

The Nambucca Valley is relatively well placed to deliver an additional supply of competitively priced, accessible industrial

land to meet the long-term demand for industrial growth in that part of the region surrounding the City of Coffs Harbour. By comparison, Coffs Harbour City Council and Bellingen Valley Council are relatively constrained in relation to the supply of new industrial land, consistent with the North Coast Settlement Planning Guidelines 2019.

The Valla Urban Growth Area is expected to be the primary focus for new industrial development in the Nambucca Valley, in the coming 20 years. The Growth Area capacity to provide around 40ha of industrial land, as well as areas of residential and local commercial land, as shown in Figure 13 on page 56. It is expected to attract new business and industry to the Nambucca Valley from Coffs Harbour City and other surrounding areas.

The growth area at Valla is well located in relation to the nearby towns of Nambucca Heads and Macksville and has easy access to existing infrastructure, including grade-separated access to the Pacific Highway.

The Valla Urban Growth Area is also well located at the midpoint between major metropolitan markets - Sydney (five hours away) and South East Queensland (four and half hours), with capacity for transport, freight and distribution related development.

Council and the NSW State Government have initiated the southern lead-in infrastructure for Stage 1 of the proposed industrial area. Council also has Development Control Plan provisions in place to help guide development in the short term. The development of this area is a major economic and employment initiative in the Nambucca Valley and a high priority for Council.

The ongoing review of Local Environmental Plan and Development Control Plan provisions for the Growth Area is a key action in this LSPS, to help facilitate and coordinate future development.

Development at Valla will be staged from the south to maintain a minimum 10-year supply of industrial land and Council will monitor and report on the uptake of industrial land at Valla as part of the annual Land and Development monitor for the North Coast.

Council will undertake an industrial supply and demand analysis as a short-term action, as part of the first review of this LSPS.

Business and Retail

One of the key aims for council is to ensure that residents and visitors have access to a range of high quality, conveniently located business and shopping centres in the Nambucca Valley.

We want to create vibrant places for local communities, that are enjoyable to visit and well connected with public transport.

At present, the Nambucca Valley has a number of business and retail centres, serving the needs of our local populations. These centres range in importance from the administrative/business centre of Macksville to small village convenience shops in our villages, as shown in Figure 14 right:



Figure 14: Administrative Centres

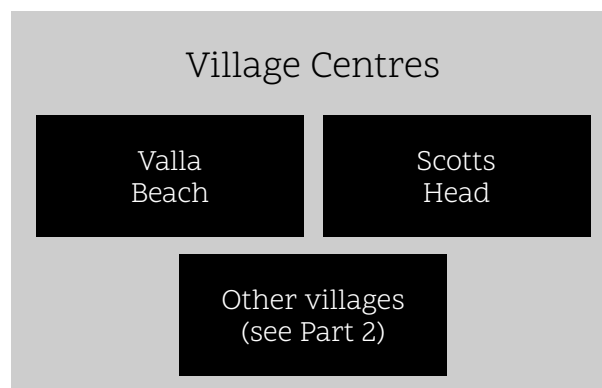
Whilst the retail and business environment is changing due to the evolution of online retail, it is fundamental to the health of our communities that we aim to promote and maintain a clear hierarchy of town and village centres. These centres act as the focal points for community life as well as providing essential services for their respective catchment populations.

The hierarchy of centres in the Nambucca Valley can be shown as follows (see right):

Our centres are generally well sized and located to serve the needs of residents. The strategy is therefore to consolidate the existing hierarchy in the short to medium term, rather than introduce any new centres or significantly increase the size of the existing centres.

The exception in the medium to long term is that Council will plan for a new local retail centre to serve the planned new industrial and residential area at Valla.

As discussed in Part 2 of this Statement, planning has been undertaken for the Macksville Town Centre to review the extent of business zones and to activate the Town Centre. The aim is to maintain the role of the Macksville Town Centre as the key administrative centre for the Nambucca Valley and to enhance the historic character of the town. The planned revitalisation strategies were developed as a response to the Pacific Highway bypass and Council has been progressing with implementation of these actions as resources become available.



Civic improvements are typically led by Council with community input, however there are many varied ways of promoting vibrancy and liveability of the retail centres. Council should also support community led initiatives to activate centres and create a sense of place, identity and interest. These could be in the form of community events, empty spaces programs, façade improvement programs or similar activities.

Precinct planning is proposed for the Nambucca Heads (Bowra Street) business centre to review the extent and type of Residential and Business zones and the type of development permitted. As discussed in Part 4 of this LSPS, the aim is to consider

opportunities for housing in and around the centre and to enhance the vibrancy of the centre by increasing the local population.

The Highway Service Centre (HSC) to the north of Nambucca Heads has a special purpose retail function to serve the needs of highway travellers. It is not proposed that the function of the HSC will expand beyond this role. Council has specific Development Control Plan provisions in relation to the design of the HSC.

The Bowraville Chamber of Commerce approached Council to request master-planning be undertaken for the Bowraville Town. This statement supports the preparation of this masterplan.



*Actual verandah post re-instatement
works underway*



*Mural Wallace Lane
Macksville*



*Bowra St
Nambucca Heads*

The Rural Economy

The Nambucca Valley has a long history of rural uses including agriculture, forestry and mining.

Agricultural uses include macadamias, bananas, avocados, vegetables and more recently we have seen the introduction of blueberry farming. These agricultural uses are concentrated on the lower floodplains of the Nambucca Valley, particularly on regionally significant farmland to the south of Macksville and Nambucca Heads, as shown in Figure 15 above:

The goal is to maintain the viability of these key agricultural areas and expand the potential for links to export markets to meet growing national and global demand. The strategic location of the Nambucca Valley on the national road transport network and key freight route means that agricultural growers and producers can conveniently and quickly access national and international markets.

Direction 6 of the North Coast Regional Plan is to "Grow agribusiness across the region", by promoting "the expansion of food and fibre production, agrichemicals, farm machinery, wholesale and distribution,

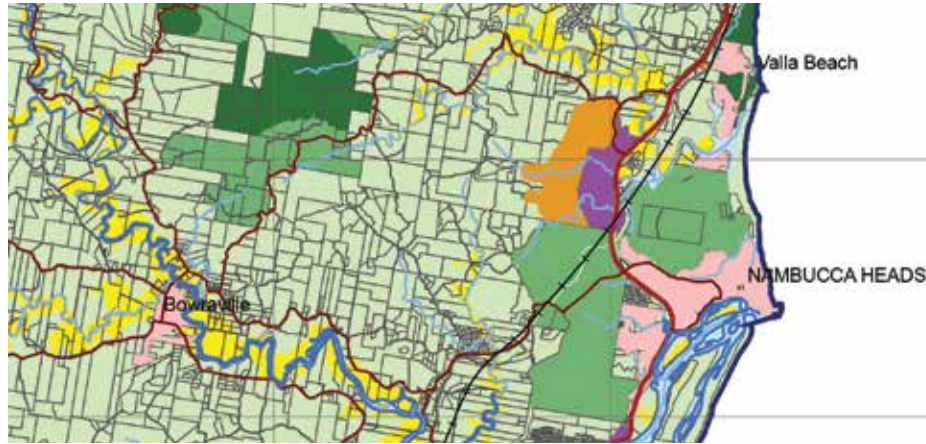


Figure 15: Regionally Significant Farmland.

freight and logistics, and processing through flexible planning provisions in local growth management strategies and local environmental plans". (Action 12.1 North Coast Regional Plan 2036)

Council has an established framework for the assessment of agricultural uses in the Nambucca Local Environmental Plan 2010. The current rural zones for the Nambucca Valley provide significant flexibility for agricultural uses, without the need for development consent in most instances. Intensive rural uses require consideration of potential land use conflicts, impacts on water quality and infrastructure demand.

Proposed urban growth has been concentrated in areas with minimal impact on agricultural operations and extractive industry resources and, at present, there is no evidence of any significant conflict or impact from agricultural uses. Council is therefore not proposing any significant changes to land use planning related to agriculture.

Council will monitor changes in the rural sector, including growth in blueberry farming and any related impacts and review the need for a Rural Strategy in consultation with the NSW Department of Planning Infrastructure & Environment in the next review of this LSPS.

There is a rise in small scale niche agricultural producers serving local markets and communities. Local produce co-ops specialising natural grown and organic produce and flowers are examples and Council should facilitate these local rural industries.

Importantly Councils Climate Risk Assessment Report identifies several risks which may affect rural activities such as those recently experienced in the LGA like drought and bushfire. It is important that Council respond to these issues within its capacity by continuing to implement the Climate Risk Adaption Strategy.

Tourism

The Nambucca Valley attracts around 228,000 visitors per year that spend \$67m in the region. The local tourist industry includes around 120 business that employ people and make a substantial contribution to the Nambucca Valley's economy, contributing 10.6% of total wages and 13.0% of total employment in the Nambucca Valley. (*Tourism Research Australia 2016; LGA profiles*).

The *Nambucca Shire Strategic Tourism Plan 2018-2023* was developed to provide a strategic, realistic and cooperative destination management framework to guide Council activities in tourism over the next five years. The preparation of this strategy was supported by a steering committee and involved several community consultation activities. It is important that the local strategic planning statement acknowledges and refers to the goals, actions and implementation of this plan.

Council has been actively improving some of the Valley's key tourist destinations for residents and visitors to the Nambucca Valley, these improvements and others have been supported through the implementation of Tourism Strategic Plan: Some of these initiatives have included:

- Continued implementation the Nambucca River Masterplan
- Macksville CBD Revitalisation plan
- Improvements to boating facilities at several key locations
- Improvements to beach accesses and beach facilities

- Upgrades of public amenities at key locations;
- Improvements to parks and playgrounds; and
- Improvements to popular lookouts and attractions

Nevertheless, our tourist visitation rate is low in comparison to surrounding areas, such as the Macleay Valley, and this suggests that there is scope to grow the tourist industry further in the Nambucca Valley. (*Nambucca Regional Economic Development Strategy 2018-2022 Supporting Analysis, p.20/21*)



The Nambucca Regional Economic Development Strategy 2018-2022 aims to pursue partnerships and opportunities at the local scale to strengthen the tourism offering in the Nambucca Valley. It identifies the following actions:

- Leverage Nambucca Valley's "Clean and Green" brand image to enhance its visitor economy
- Review and determine the next steps for the Nambucca River Master Plan, and
- Provide greater access to and awareness of indigenous and environmental heritage.

(Nambucca Regional Economic Development Strategy 2018-2022 Supporting Analysis (p.69))

Importantly Councils Tourism Strategy identifies 8 strategic priorities of which the following are relevant to this statement:

- Continue to improve the amenity and appeal of the Nambucca Shire specifically improving the visual appeal of towns, accessibility for mobile-impaired, and evening vibrancy.
- Continue to undertake significant infrastructure improvements that will attract new visitors and drive repeat visitation to the area including telecommunications and Wi-Fi.

- Support rural/agri-business tourism similar to Eungai Buffalo and Perry's Lemon Myrtle

These combined strategies and action listed above correlate with land use planning initiatives can also play a significant part in attracting visitors to the Nambucca Valley, such as the following which have been previously mentioned in this statement:

1. Precinct planning and public domain improvements in our major towns (e.g. Nambucca Heads, Macksville and Bowraville)
2. Preserving and enhancing the key buildings and features in our historic towns (e.g. Macksville and Bowraville); and
3. Protecting our pristine environmental areas and river systems

The aim is to attract greater visitation from outside and within the Region, extending the length of visitor stays, and return visits. Opportunities exist to build on the clean, green image of the Valley to promote adventure, cultural and ecotourism, particularly as the upgrade of the Pacific Highway opens up the potential for visitation from surrounding regions.



Economic Development & Employment Actions

Council will:

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">4.1 Undertake precinct planning for Valla Urban Growth Area4.2 Plan for delivery service infrastructure to Valla Urban Growth Area, including water, sewer, roads, power and communication networks4.3 Implement the provision of service infrastructure to the initial release of employment lands at the Valla Urban Growth Area4.4 Review of Local Environmental Plan and Development Control Plan provisions for the Valla Growth Area4.5 Annually monitor, audit and report on the uptake of industrial land in the Nambucca Valley4.6 Undertake an industrial, retail and commercial supply and demand analysis as part of this next review of this LSPS.4.7 Advocate and seek funding mechanisms for public domain improvements which implement existing precinct plans and masterplans such as Macksville Town Centre Revitalisation Plan, the Nambucca River Masterplan and the Bowraville Masterplan. Deliver improved amenity and | <ul style="list-style-type: none">make commercial centres attractive places for people to live, visit and traverse.4.8 Plan for and seek opportunities to improve the amenity and appeal of the Nambucca Heads Town Centre. Identify priorities and funding mechanisms to support the implementation of the improvements delivering an attractive and liveable Coastal Town.4.9 Prepare a masterplan for Bowraville Township exploring land use and urban design themes and opportunities that will promote vibrancy and economic sustainability while embracing the town's heritage character. Identify priorities and funding mechanisms to support the implementation of the masterplan delivering an attractive and liveable Rural Village.4.10 Implement actions from the Nambucca Regional Economic Development Strategy 2017-2022;4.11 Implement actions of the Tourism Strategic Plan 2018-20234.12 Review councils Infrastructure Contribution plans, in accordance with the requirements of the each plan |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



Implementation Monitoring & Reporting

IMPLEMENTATION

This LSPS is one of the key strategies prepared by Council to inform Council's Community Strategic Plan, Delivery Plan and annual Operational Plans.

The proposed actions from each part of the LSPS are summarised in the table at the end of this Part. The table shows each action, the proposed timeframe for the action the success measure the alignment of each action to other key strategies and plans. Actions have been proposed as either immediate (0-2 years), short-term (2-5 years), medium-term (5-10 years) or long-term (10+ years) in order to stage the delivery of the actions.

The delivery of the LSPS will involve amendments to other council Plans, including:

THE NAMBUCCA LOCAL ENVIRONMENTAL PLAN (LEP) 2010

LEPs are the principal legal document setting out the planning controls for the Nambucca Valley. They include zones, development standards and other provisions and aim to ensure that development is appropriate in a range of different circumstances

NAMBUCCA DEVELOPMENT CONTROL PLAN (DCP) 2010

The DCP for the Nambucca Valley provides more detailed planning and design guidelines and development controls to support the LEP.

Proposed amendments to the Nambucca LEP and DCP will be considered in the context of this Statement, the Environmental Planning & Assessment Act 1979 and other relevant State and regional planning.

MONITORING, REPORTING AND REVIEW

Council will monitor, review and report on the implementation of the LSPS to ensure that the planning priorities are being achieved. Council will use the Integrated Planning and Reporting (IP&R) Framework under the Local Government Act 1993 for the purpose of monitoring implementation of the LSPS.

This statement is intended to be a living document and should be revised on an ongoing, as-needs-basis so that the plan remains responsive, relevant and local. To this end, it is intended that the statement will be updated upon completion of the various

actions identified throughout the document. Revisions to the LSPS may also be required in response to significant changes within the LGA, such as new infrastructure investment and employment opportunities or significant changes in projected population growth.

Council will monitor and report on progress of the LSPS priorities, actions and outcomes in an annual report. This will inform adjustments to the LSPS to ensure local planning policy is effective, responsive and delivering on local community aspirations.

Council will commence its first full review of the LSPS in 2023 and again every four years to align with the Council's overarching community strategic planning.

Regular reviews will ensure that the LSPS reflects the vision the community has for the future of the Nambucca Valley and that the LSPS is aligned to the latest information about the environment and the community's social and economic needs.

Action Plan

PLANNING PRIORITY 1 – COMMUNITY

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
1.1	Continue to implement Macksville Revitalisation Plan and Post Bypass initiatives. Identify priorities and funding mechanisms to support the implementation of the improvements delivering an attractive and liveable Riverside Town that showcases its heritage.	Immediate	Planning and Environment; Engineering Services; Corporate Services	The number of activities progressed from the plans.	Macksville Town Centre Landscape Plan; Local Growth Management Strategy (Employment Lands); Tourism Strategic Plan (Priority 4); Community Strategic Plan (Aspiration 3 Living well); North Coast Regional Plan (Goal 3 Vibrant and Engaged Communities – Direction 15) ;
1.2	Plan for and seek opportunities to improve the amenity and appeal of the Nambucca Heads Town Centre.. Identify priorities and funding mechanisms to support the implementation of the improvements delivering an attractive and liveable Coastal Town.	Immediate	Planning and Environment; Engineering Services; Corporate Services; Community Services;	The number of activities progressed to improve the amenity and appeal of the town centre.	Tourism Strategic Plan (Priority 4); Community Strategic Plan (Aspiration 3 Living Well); North Coast Regional Plan (Goal 3 Vibrant and Engaged Communities – Direction 15);
1.3	Prepare a masterplan for Bowraville Township exploring land use and urban design themes and opportunities that will promote vibrancy and economic sustainability while embracing the town's heritage character. Identify priorities and funding mechanisms to support the implementation of the masterplan delivering an attractive and liveable Rural Village.	Immediate	Planning and Environment; Engineering Services;	Masterplan for Bowraville Developed with community consultation. The number of activities progressed to improve the amenity and appeal of the town centre	Tourism Strategic Plan (Priority 4); Community Strategic Plan (Aspiration 3 Living Well); North Coast Regional Plan (Goal 3 Vibrant and Engaged Communities – Direction 15);

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
1.4	Review existing Commercial Zones to ensure they appropriately cater for commercial requirements, encourage commercial ventures to centralise and consolidate town centre activation. A secondary objective of this action is to maintain the existing character of surrounding residential neighbourhood's.	Short	Planning and Environment	LEP amendments for Commercial zones in Macksville and Nambucca Heads investigated	Community Strategic Plan (Aspiration 2 Caring for our Environment); Nambucca Local Growth Management Strategy; North Coast Regional Plan (Goal 2 A thriving and interconnected community – Direction 6);
1.5	Seek opportunities and incentives for investment in urban improvements to private buildings in the town centres. For example Councils Heritage Places program provides 50:50 funding to improve, conserve or protect heritage buildings, with appropriate resourcing similar programs could be implemented for shopfronts, shop awnings, laneways etc.	Short	Planning and Environment	Investigate potential incentives for retail and tourism investment in the Town centres. Discuss opportunities with relevant stakeholders such as the chamber of commerce. As appropriate incorporate incentives into Council policies or development controls	Community Strategic Plan (Aspiration 3 Living Well); North Coast Regional Plan (Goal 2 A Thriving interconnected economy – Direction 6);
1.6	Promote and advocate development controls which encourage investment or re-development in urban centres. Prepare fact sheets that identify locations where shop top housing is permissible and associated height limits and floor space ratios.	Short	Planning and Environment; Business Development	Development fact sheets highlighting existing development controls for urban centres. Discuss opportunities with relevant stakeholders such as the chamber of commerce.	Community Strategic Plan (Aspiration 3 Living Well); North Coast Regional Plan (Goal 2 A Thriving interconnected economy – Direction 6);

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
1.7	Review existing development provisions and standards relating to shop top housing in the town centres and ensure they reflect contemporary urban design principles and encourage housing diversity and affordability in the town centres	Short	Planning and Environment	Precinct planning or masterplanning for town centres shall give consideration to the provision shop top housing;	Community Strategic Plan (Aspiration 2 Caring for our Environment); North Coast Regional Plan (Goal 2 A Thriving interconnected economy – Direction 6);
1.8	<p>Ensure connectivity between Town Centres, pedestrian generating nodes, key facilities and destinations are maintained and improved. Use key pedestrian/ Cycleway routes as opportunities to strengthen community awareness in respect to local history, environment and culture through interpretive information and art. Specific examples include:</p> <ul style="list-style-type: none"> - Town centres to foreshore areas, rivers and creeks. - Crown Reserve Trails and Walks; - Nambucca River Foreshore Walk; - Schools; - Local beaches and sporting facilities; - Local Park, playgrounds and lookouts 	Immediate - Long	Engineering Services; Community Services; Planning and Environment	<p>Parts of Councils Cycleway plan and Pedestrian Access and Mobility plans implemented;</p> <p>Areas of footpaths improved;</p> <p>Interpretative trails established or improved;</p> <p>Crown/ Council Walking Trails improved;</p>	Community Strategic Plan (Aspiration 3 Living Well 3.2 & Aspiration 4 Promoting Prosperity Strategy 4.2); North Coast Regional Plan - Goal 3 Vibrant and Engaged Communities Direction 15; Tourism Strategic Plan (Priority 4 Town Amenity and Appeal & Priority 5 Tourism Infrastructure Development); Regional Economic Development Strategy Nambucca (Strategy 3 - Protect and Enhance the Regions Endowments Supporting Tourism and Agriculture)

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
1.9	Seek and promote opportunities to preserve, improve and raise awareness in respect to the heritage character of towns such as Bowraville and Macksville. This will be considered in Masterplanning for town centres	Short	Community Development; Planning and Environment	Bowraville Masterplan prepared giving consideration to heritage character of the town; Continue implement Macksville revitalisation plan; Implement placemaking opportunities on River St Foreshore acknowledging heritage of Macksville; continued implementation of the Heritage Places grant program (DPIE); Interpretative trails improved or established;	Community Strategic Plan Aspiration 3 Living Well; Tourism Strategic Plan - Priority 5 Tourism Infrastructure Development; Regional Economic Development Strategy Nambucca (Strategy 3 - Protect and Enhance the regions Endowments Supporting Tourism and Agriculture)

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
1.10	<p>Preserve and strengthen the existing community facility and open space network and seek opportunities to improve or establish the precinct themed locales including:</p> <ul style="list-style-type: none"> a. Macksville Hospital Emergency Hub b. Dawkins Park cultural and environmental learning precinct c. Macksville Sporting precincts d. River Street/ Town Centre Heritage Precinct e. Hennessey Tape Sport and Recreation Hub f. Coronation Park Sporting precinct 	Short – Long	Council and relevant government agencies	Actively engage with the state government in the Development of the Macksville Hospital; Investigate and implement activities in the Dawkins Park Landscape Enhancement Plan and promote opportunities for the site to be used for local and regional environmental and cultural education; Continue to engage with and support committees of Management to improve/ manage important facilities.	Community Strategic Plan Aspiration 3 Living Well Strategy 3.1; North Coast Regional Plan (Goal 2 Thriving and interconnected Communities Direction 6);
1.11	Improve accessibility from Rural and Coastal Villages to town centres. Seek opportunities to review key vehicle routes particularly with respect to emergency management and natural hazards such as flooding and bushfire.	Immediate – Long	Engineering Services	<p>Parts of Councils Cycleway plan and Pedestrian Access and Mobility plans implemented;</p> <p>Areas of footpaths improved;</p> <p>Interpretative trails established or improved;</p> <p>Crown/ Council Walking Trails improved;</p>	Community Strategic Plan Aspiration 3 Living Well 3.2 & Aspiration 4 Promoting Prosperity Strategy 4.2; Nambucca Flood Risk Management Plan;

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
1.12	Within the scope of Council responsibilities complement the implementation of actions within the Bowraville Solution Brokerage Response Plan.	Immediate	Council	NSW State Government to report on the implementation of the Plan;	Aspiration 1 Caring for our Community; Bowraville Solution Brokerage Response Plan; North Coast Regional Plan – Goal 3 Vibrant and Engaged Communities Direction 15;
1.13	Support village communities improve the amenity, function of local open spaces and facilities to promote opportunities for active living and community cohesion.	Immediate	Planning and Environment; Engineering Services; Community Services	Number of activities supported in local communities	Community Strategic Plan (Aspiration 3 Living Well – strategy 3.1); Tourism Strategic Plan Priority 4; North Coast Regional Plan – Goal 1 The most stunning environment in NSW & Goal 3 Vibrant and Engaged communities direction 13;
1.14	Advocate and promote opportunities for home based employment opportunities in towns and villages. For example home business, occupations or industries.	Short	Planning and Environment	Planning Fact Sheet prepared in respect to home employment opportunities	
1.15	Ensure that planning processes give appropriate consideration to local aboriginal heritage in accordance with relevant guidelines and that culturally sensitive locations or items are appropriately managed, protected and preserved	Immediate	Planning and Environment; DPIE	Activities undertaken in accordance with relevant statutory requirements and Council's Community Participation Plan	Community Strategic Plan (Aspiration 3 Living Well – Strategy 3); North Coast Regional Plan Goal 3 Vibrant and Engaged Communities Direction 18 and 19;

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
1.16	Assist the local aboriginal community activate or manage the potential of its land in a sustainable and culturally sensitive manner	Immediate	Planning and Environment; Business Development	Develop partnerships with aboriginal community groups or organisations	North Coast Regional Plan - Goal 3 vibrant and engaged communities Direction 17; Regional Economic Development Strategy Nambucca – Strategy 3 Protect and Enhance the regions endowments supporting Tourism and Agriculture
1.17	Assist the local aboriginal community to locate and develop cultural learning and keeping places	Immediate	Planning and Environment; Business Development; Community Services	Engage with Local Aboriginal Community to locate a suitable site	Community Strategic Plan (Aspiration 3 Living Well Strategy 3.1 & 3.2);
1.19	That Council will support holistic consultation with the Gumbaynggirr community including elders, leading Gumbaynggirr organisations and Local Aboriginal Land Councils.	Immediate	All of Council	Occasions and nature of active engagement	North Coast Regional Plan, Nambucca Valley Council engagement strategy and Aboriginal Cultural Heritage Management Plan and various masterplans and place based landscape urban design plans
1.20	Strategic planning and urban design strategies and plans will ensure shade is core to design principles. Council will actively promote and seek resources to provide shade in public areas	Immediate	All of Council	Occasions and nature of active engagement	North Coast Regional Plan, Nambucca Valley Council engagement strategy and Aboriginal Cultural Heritage Management Plan and various masterplans and place based landscape urban design plans

PLANNING PRIORITY 2 - THE ENVIRONMENT IN THE NAMBUCCA VALLEY & PLACE

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
2.1	Prepare and implement a 'Coastal Management Program' the for Nambucca Valley's coastal zone to ensure strategic management of coast, estuaries and waterways.	Immediate	Planning and Environment	Report implementation to Councils Estuaries Creeks, Rivers and coastline management committee; Annual report to Council	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;
2.2	Implement recommendations of Councils Ecohealth Report (UNE, 2018), to ensure water quality in our major waterways is protected and improved.	Immediate	Planning and Environment; Engineering Services	Report implementation to Councils Estuaries Creeks, Rivers and coastline management committee; Annual Report to Council	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;
2.3	Prepare and implement a Biodiversity Management Strategy for the non-coastal zone areas of the shire to ensure the strategic management of natural terrestrial environments in the Nambucca Valley.	Short	Planning and Environment	A Biodiversity Strategy Prepared	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;
2.4	Prepare and implement a Koala Management Strategy, ensuring new development adequately consider the protection of this species in varying levels according to habitat mapping, and state government management requirements	Immediate	Planning and Environment	A koala Management Strategy prepared and amendments made to Councils DCP as necessary	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
2.5	Support reserve development, acquisition and protection of sensitive natural areas and support landholders to protect or rehabilitate natural areas, including promotion of the various mechanisms to encourage protection of biodiversity values on private tenure, such as 'land for wildlife' or 'biobanking'	Immediate	Planning and Environment; Nambucca Valley Landcare; other relevant state agencies	Seek community engagement opportunities and partnerships with other organisations such as landcare.	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;
2.6	Continue to implement Council's Climate Change Adaptation Strategy (2011) and review/update this strategy	Immediate	Planning & Environment; Clean Energy Committee; Engineering Services; Corporate Services	Report implementation to Councils Clean Energy Committee; Annual Report to Council	North Coast Regional Plan – Goal 1 The Most Stunning Environment in NSW direction 4; Community Strategic Plan aspiration 1 Strategy 1.1
2.7	Implement the actions of Council's Flood Risk Management Plan	Short	Planning and Environment; Clean Energy Committee	The number of actions implemented from the plan	North Coast Regional Plan – Goal 1 The Most Stunning Environment in NSW direction 4; Community Strategic Plan aspiration 1 Strategy 1.1
2.8	Review and implement responses to Bushfire Management and Planning for Bushfire Protection as required by the state government	Short	Planning and Environment	As required.	North Coast Regional Plan – Goal 1 The Most Stunning Environment in NSW direction 4; Community Strategic Plan aspiration 1 Strategy 1.1
2.9	Seek Funding to prepare a community emissions profile and supporting strategy for implementation as resources permit	Short	Planning and Environment	As required	North Coast Regional Plan – Goal 1 The Most Stunning Environment in NSW direction 4; Community Strategic Plan aspiration 1 Strategy 1.1

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
2.10	Monitor and implement the Gordon Park Flying Fox Camp Management Plan	Immediate	Planning and Environment; Engineering Services	Annual report to Council	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;
2.11	Monitor and survey sensitive ecosystems and species. As necessary prepare more specific management actions or programs for these sensitive landscapes, habitats or species.	Immediate	Planning and Environment;	Annual report to Council	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;
2.12	Assist state Government to monitor biosecurity risks that may impact on local rural, aquacultural industries, biodiversity and Urban Living.	Immediate	Planning and Environment	Represent Council at regional forums working groups and committee; Annual report to Council	North Coast Regional Plan – Goal 1 The most stunning environment in NSW direction 2 and 3; Community Strategic Plan Aspiration 2 caring for our environment Strategy 2.3;
2.13	Continue to implement the Coffs Coast Region Resource Recovery and Waste Management Strategy and progress investigations to extend the life of the current landfill and waste management options in the longer term to meet the future needs of the LGA.	Immediate	Planning and Environment; DPIE	Complete Local land development and housing Monitor for NSW Government as required;	North Coast Regional Plan Goal 4 Great Housing Choice and lifestyle options Direction 22; Community Strategic Plan Aspiration 2 caring for our environment strategy 2.1 Well Planned Communities

PLANNING PRIORITY 3 - HOUSING

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
3.1	Monitor the take up of land for housing, including new release areas and infill development. Advocate and promote the efficient delivery of key infrastructure to new land release and urban growth areas.	Long	Planning and Environment	Complete Local land development and housing Monitor for NSW Government as required; Ensure DCP appropriately manage new release areas	North Coast Regional Plan Goal 4 Great Housing Choice and lifestyle options Direction 22; Community Strategic Plan Aspiration 2 caring for our Environment strategy 2.1 Well Planned Communities
3.2	Review the Rural Residential Local Growth Management Strategy as a low priority short-term action	short	Planning and Environment	A review of the Local Growth Management Strategy is completed	North Coast Regional Plan Goal 4 Great Housing Choice and lifestyle options Direction 22; Community Strategic Plan Aspiration 2 caring for our Environment strategy 2.1 Well Planned Communities
3.3	Advocate and seek opportunities to improve existing infrastructure to support sustainable growth and liveability in our existing towns and villages. This may include all facilities and services from footpaths to drinking water quality	Immediate	Engineering Services; Planning and Environment	Annual Reporting on the Delivery of Councils Infrastructure	North Coast Regional Plan Goal 3 Vibrant and Engaged Communities; Community Strategic Plan Strategy 1.1, 2.3, 3.1 and 4.3
3.4	Prepare precinct plans for key areas such as the Nambucca Heads Town Centre and Valla Urban Growth Area	Immediate	Planning and Environment	Annual Report to Council	North Coast Regional Plan Goal 3 Vibrant and Engaged Communities; Community Strategic Plan Strategy 1.1, 2.3, 3.1 and 4.3

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
3.5	Consider new statutory obligations as they arise and determine appropriate responses for example the SEPP (Short Term Rental Accommodation)	Immediate	Planning and Environment	Report as necessary to Council and provide appropriate planning response to new provisions	Community Strategic Plan Aspiration 1 caring for our community strategy 1.1;
3.6	Review housing related provisions in the Nambucca Development Control Plan as necessary	Short/ ongoing	Planning and Environment	Report as necessary to Council	North Coast Regional plan Goal 4 Great Housing Choice and lifestyle options; Community Strategic Plan Aspiration 2 caring for our Environment Strategy 2.1
3.7	Continue to support the delivery of a diverse range of housing types and markets.	Immediate	Planning and Environment	Report as necessary to Council	North Coast Regional plan Goal 4 Great Housing Choice and lifestyle options; Community Strategic Plan Aspiration 2 caring for our Environment Strategy 2.1
3.8	Review of Local Environmental Plan and Development Control Plan provisions for the Valla Growth Area	Short	Planning and Environment	Provisions amended as appropriate	North Coast Regional Plan Goal 3 Vibrant and Engaged Communities; Community Strategic Plan Strategy, 2.1

PLANNING PRIORITY 4 - ECONOMIC DEVELOPMENT & EMPLOYMENT

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
4.1	Undertake precinct planning for Valla Urban Growth Area	Immediate	Planning and Environment	Precinct plan prepared for the Valla Urban Growth Area	North Coast Regional Plan Goal 3 Vibrant and Engaged Communities; Community Strategic Plan Strategy, 2.1
4.2	Plan for delivery service infrastructure to Valla Urban Growth Area, including water, sewer, roads, power and communication networks	Immediate	Business Development; Engineering Services; Planning and Environment	Service Delivery Plans prepared	North Coast Regional Plan Goal 3 Vibrant and Engaged Communities; Community Strategic Plan Strategy 1.1, 2.3, 3.1 and 4.3
4.3	Implement the provision of service infrastructure to the initial release of employment lands at the Valla Urban Growth Area	Immediate	Business Development; Engineering Services; Planning and Environment	Services provided to initial stages of the Valla Urban Growth Area	North Coast Regional Plan Goal 3 Vibrant and Engaged Communities; Community Strategic Plan Strategy 1.1, 2.3, 3.1 and 4.3; Regional Economic Development Strategy – Strategy 1
4.4	Annually monitor, audit and report on the uptake of industrial land in the Nambucca Valley	Immediate	Planning and Environment; DPIE	Complete Local land development and housing Monitor for NSW Government as required;	North Coast Regional Plan Goal 2 A thriving and connected economy Direction 6 Develop successful centres of employment
4.5	Undertake an industrial, retail and commercial supply and demand analysis as part of this next review of this LSPS	Short	Planning and Environment; Business Development	A basic review undertaken in the short term	North Coast Regional Plan Goal 2 A thriving and connected economy Direction 6 Develop successful centres of employment

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
4.6	Advocate and seek funding mechanisms for public domain improvements which implement existing precinct plans and masterplans such as Macksville Town Centre Revitalisation Plan and the Nambucca River Masterplan. Deliver improved amenity and make commercial centres attractive places for people to live, visit and work.	Immediate	Business Development; Engineering Services; Planning and Environment	The number of activities progressed from the plans	Local Growth Management Strategy (Employment Lands); Tourism Strategic Plan (Priority 4); Community Strategic Plan (Aspiration 3 Living well); North Coast Regional Plan (Goal 3 Vibrant and Engaged Communities – Direction 15) ; Various Precinct, revitalisation and landscape plans
4.7	Plan for and seek opportunities to improve the amenity and appeal of the Nambucca Heads Town Centre. Identify priorities and funding mechanisms to support the implementation of the improvements delivering an attractive and liveable Coastal Town	Immediate	Business Development; Engineering Services; Planning and Environment	The number of activities progressed to improve the amenity and appeal of the town centre	Tourism Strategic Plan (Priority 4); Community Strategic Plan (Aspiration 3 Living Well); North Coast Regional Plan (Goal 3 Vibrant and Engaged Communities – Direction 15);
4.8	Prepare a masterplan for Bowraville Township exploring land use and urban design themes and opportunities that will promote vibrancy and economic sustainability while embracing the town's heritage character. Identify priorities and funding mechanisms to support the implementation of the masterplan delivering an attractive and liveable Rural Village	Immediate	Business Development; Engineering Services; Planning and Environment	Masterplan for Bowraville Developed with community consultation. The number of activities progressed to improve the amenity and appeal of the town centre	Tourism Strategic Plan (Priority 4); Community Strategic Plan (Aspiration 3 Living Well); North Coast Regional Plan (Goal 3 Vibrant and Engaged Communities – Direction 15);

Action No.	Description	Indicative timeframe	Responsibility	Measure	Related Strategies and Plans
4.9	Implement actions from the Nambucca Regional Economic Development Strategy 2017-2022	Immediate	Business Development	Annual report on the implementation of the Strategy to Council	North Coast Regional Plan Goal 2 A thriving and Connected Economy; Community Strategic Plan Aspiration 4 Promoting Prosperity strategy 4.1
4.10	Implement actions of the Tourism Strategic Plan 2018-2023	Immediate	Community Services	Annual report on the implementation of the Strategy to Council	North Coast Regional Plan Goal 2 A thriving and Connected Economy Direction 8; Community Strategic Plan Aspiration 4 Promoting Prosperity Strategy 4.1
4.11	Protect and conserve agricultural lands to support a diverse range of agricultural commodities and production systems	Immediate	Planning and Environment	Annual reporting to Council on achievements	North Coast Regional Plan Goal 2 A Thriving and Connected Economy Direction 11; Community Strategic Plan Aspiration 4 Promoting Prosperity Strategy 4.1
4.12	Maintain viability of productive rural land for agricultural uses by limiting the potential for rural land fragmentation land by minimising land use conflicts	Immediate	Planning and Environment	Annual reporting to Council on achievements	North Coast Regional Plan Goal 2 A Thriving and Connected Economy Direction 11; Community Strategic Plan Aspiration 4 Promoting Prosperity Strategy 4.1

Notes: Timing is indicative only and will be confirmed in Council's Annual Operational Plans. Immediate (0-2yrs) Short (3-5yrs), Medium

Reference Documents

- Nambucca Shire 2027 Community Strategic Plan;
- North Coast Regional Plan
- Nambucca Shire Local Growth Management Strategy – Rural Residential
- Nambucca Shire Local Growth Management Strategy – Employment Lands
- Nambucca Local Environmental Plan 2010
- Nambucca Development Control Plan 2010
- Nambucca Community Needs Study and Plan
- Nambucca Tourism Strategic Plan
- Nambucca Regional Economic Development Strategy
- Nambucca Koala Habitat Study
- Nambucca Vegetation Mapping
- Nambucca Heritage Strategy
- Nambucca Coastal Zone Management Plan
- Nambucca River Estuary Management Plan
- Nambucca Flood Risk Management Plan
- Nambucca Shire Coastal Management Program
- Nambucca Shire Council Climate Risk Adaptation Strategy
- Coffs Coast Region Resource Recovery and Waste Management Strategy
- Nambucca Shire Integrated Water Cycle Management Plan
- Nambucca River Masterplan
- Macksville Town Centre Revitalisation Strategy
- Other localised place based strategies and masterplans
 - o Dawkins Park
 - o Gordon Park
 - o V-wall
 - o Nambucca Heads Coastal Lookouts
 - o Nambucca Heads Northern Entry Masterplan



Local Strategic Planning Statement

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