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Australia's property industry

Creating for Generations

11 May 2020

Mr Steve McGrath
General Manager
Coffs Harbour City Council
Locked Bag 155
COFFS HARBOUR NSW 2450

Email – coffs.council@chcc.nsw.gov.au

Dear Mr McGrath

Draft Coffs Harbour Local Strategic Planning Statement 2020

The Property Council of Australia welcomes the opportunity to provide comments on Coffs Harbour City Council's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes.

The Property Council supports the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land use-based strategies contained within the *North Coast Regional Plan 2036* and the *MyCoffs Community Strategic Plan*. The LSPS should identify a range of steps Council must take in planning for the city's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission.

Should you have any questions, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or tloveday@propertycouncil.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Fitzgerald', with a large, stylized flourish at the end.

Jane Fitzgerald
NSW Executive Director
Property Council of Australia

Planning Priorities	Property Council Response
Planning Priority 1 – Deliver and Implement the Compact City Program Key Priorities	The Property Council generally supports the 6 actions identified for this Planning Priority. In particular, actions specifically targeted towards implementation of Council’s Compact City Program should be pursued. Council should work closely with landowners to finalise its plans for the areas undergoing significant redevelopment. Compact cities that are well designed can offer significant benefits for its residents including high amenity, access to quality open space areas, proximity to employment and community services and lifestyle/recreation facilities.
Planning Priority 2 – Deliver and Implement the Place and Movement Strategy	The Property Council generally supports the 8 actions identified for this Planning Priority. In particular, actions that make it easier to move around key places within the City will make a positive impact on the amenity of residents, workers and visitors.
Planning Priority 3 – Deliver the Placemaking model by preparing Place Manuals for priority areas throughout the LGA	The Property Council generally supports the 10 actions identified for this Planning Priority. The development of Place Manuals and local character statements need to be flexible to accommodate change over time and the reflect the present and future economic and social needs of the community.
Planning Priority 4 – Deliver and implement urban design initiatives	The Property Council generally supports the 6 actions identified for this Planning Priority. In particular, actions aimed at improving the quality of architectural design in a CBD and town centre context are supported. The establishment of a design review panel, consideration of a design excellence awards program and provision of urban design training to council staff are all positive and supported. Council should avoid process that result in additional administration and compliance costs for both the proponent and council in order to ensure that development projects remain feasible.
Planning Priority 5 – Deliver greater housing supply, choice and diversity	The Property Council generally supports the 5 actions identified for this Planning Priority. In particular, actions aimed at increasing the supply of different housing types and tenures are positive and supported. Council should make sure its planning controls are fit for purpose and do not impact on the feasibility of housing development in the City. We welcome Council reviewing its planning controls to ensure a supply of affordable housing and housing for people in the community with special needs, including seniors. Section 2.2 of the draft LSPS indicates that the proportion of the LGA’s population aged over 65 will increase from 20.6% now to 29.3% in 2040. Council must consider the housing needs of this segment of the population and if additional supply will be needed and if so, how it can be delivered.

Planning Priority 6 – Implement actions within the Biodiversity Action Strategy	The Property Council provides in-principle support to the 6 actions identified for this Planning Priority. The biodiversity quality of the Mid-North Coast is highly valued at a local, regional and State level. Actions targeted to providing better protection and ways of identifying biodiversity are welcomed. Initiatives that will involve changes to Council’s planning controls should include community consultation and engagement with affected landowners and other stakeholders.
Planning Priority 7 – Protect and conserve the natural, rural, built and heritage culture of Coffs Harbour	The Property Council provides in-principle support to the 6 actions identified for this Planning Priority. Council should carefully consider how these actions are applied and that they do not jeopardise other priorities, particularly those relating to housing and economic development are not jeopardised.
Planning Priority 8 – Prepare and implement Coastal Management Programs for the Coffs Harbour LGA	The Property Council provides in-principle support to the 6 actions identified for this Planning Priority. Where actions involve changes to local planning rules and controls, Council should work through its ideas with affected stakeholders as early as possible to give them an opportunity to provide feedback.
Planning Priority 9 – Deliver a Local Centres placemaking approach to revitalise local centres	The Property Council provides in-principle support to the 6 actions identified for this Planning Priority. Actions aimed at increasing the number of jobs and homes close to existing population centres are appropriate. Council should investigate how other councils have revitalised their local centres to determine what will work and deliver the desired outcomes.
Planning Priority 10 – Implement actions within existing town and city centre masterplans	The Property Council provides in-principle support to the 5 actions identified for this Planning Priority.
Planning Priority 11 – Develop and implement a Precinct Plan for the South Coffs Enterprise Area	The Property Council provides in-principle support to the 5 actions identified for this Planning Priority. Changes to planning controls in this precinct should be informed by a strong evidence base including planning strategy, traffic study and economic analysis. Give the significant regional benefits of development

	in this precinct, the costs of new and upgraded infrastructure should be shared as widely as possible rather than imposed on landowners within the precinct.
Planning Priority 12 – Develop and deliver a post-Bypass place strategy for Coffs Harbour City	The Property Council provides in-principle support to the 6 actions identified for this Planning Priority. The amenity benefits that construction of the Coffs Harbour Bypass will bring to the CBD should be leveraged by Council. It should consider what steps it can take to encourage greater business investment and opportunities for urban renewal within the Coffs Harbour CBD.
Planning Priority 13 – Review and update Council’s Development Contribution framework	The Property Council provides in-principle support to the 3 actions identified for this Planning Priority. Council must balance the need for local infrastructure for the community with the financial cost imposed on homebuyers through development contributions levied on developers. Contributions plans need to be clear, simple and fair so that there is better understanding about what they pay for and what the cost of contributions can be determined early in the planning of a project.
Planning Priority 14 – Collaborate with neighbouring councils to provide infrastructure, and tourist and visitor experiences	The Property Council provides in-principle support to the 5 actions identified for this Planning Priority.
Planning Priority 15 – Work with relevant NSW agencies, organisations and the community to reduce the risk and impact of natural disasters and climate change	The Property Council provides in-principle support to the 5 actions identified for this Planning Priority.
Planning Priority 16 – Work with relevant NSW agencies to educate, monitor and undertake	The Property Council provides in-principle support to the 3 actions identified for this Planning Priority.

compliance for best practice farming and environmental management	
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