



Coffs Harbour Greens
Coffs Harbour
NSW 2456

31/07/2020

The desire for food, shelter and purpose are universal.

– Bruce Pascoe¹

Draft LGMS Chapter 7 Residential Lands

Dear Coffs Harbour Council

Thank you for the chance to comment on the latest chapter of the LGMS.

Coffs Harbour Greens can see Council have given lengthy consideration to the issues facing our LGA in regard to city planning for future growth.

In this submission we cover:

- Biodiversity
- Zoning
- Greenfield development
- Affordable housing
- Heritage Considerations

Overall, we call on Council to adopt *Human-Centred, Ecologically Sustainable Development and Permaculture Design Principles* in meeting resilient and sustainable housing needs for our growing community. We see social cracks in Council's plan that people will likely fall into as housing affordability remains outside the reach of many low-income earners. This submission offers practical solutions that we hope will be seriously considered by Council in meeting the needs of our community and that supports the MyCoffs strategic plan's vision.

We believe development is about people not about objects.

¹ <https://www.magabala.com/products/dark-emu>

Biodiversity Policy Direction Needed

The 'Compact City Model' is both welcomed and feared for its impacts on our community.

Coffs Harbour City Council's Planning Department are in a unique position to shape the future urban landscape of Coffs Harbour.

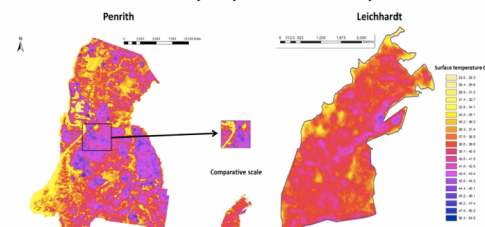
We welcome the statements in Chapter 7 that environmental gains *can* be made utilising the Compact City Model.

However, we believe strategic direction of Residential Lands Policy Direction found in the Chapter 7 Strategy document inadequately addresses our cities biodiversity values. The apparent omission from Chapter 7 of greater detail for biodiversity in planning controls and policy directions offers a significant area of concern.

The exclusion of Coffs Harbour Council's Biodiversity Strategy maybe a process point that is beyond our understanding. However, we wish to draw attention to the many benefits biodiversity intrinsically offers 'free of charge' to our society.

For example, tree cover plays an important role in both Melbourne and Sydney City councils future.² Both cities have adopted re-forestation programs that are intended to build resilience against the growing impacts of climate change. Trees can protect against heat islands in urban environments that trap heat overnight such as West and Inner West Sydney.

West & inner west: physical comparison



Jacobs and Delaney 2016

Heat Islands in Western Sydney

Sydney City's 'Greening our City' program is planning to plant 1 million trees by 2022 in an effort to increase tree canopy and green cover. A further 5 million trees will be added by 2030.

We believe this is smart planning and a strategy to adapt to higher temperatures. Increasing vegetation also improves the well-being and mental health of people living in these metropolitan areas highlighting human-centred design principles in planning.

Recent scientific research has found urban designers play an important role in lowering rates of mental illness:

One in five Australians will suffer from a mental health issue this year and living in a city makes it far more likely. Research shows that city dwellers have a 20% higher

² <https://www.dpie.nsw.gov.au/premiers-priorities/greening-our-city>

chance of suffering anxiety and an almost 40% greater likelihood of developing depression.

Promisingly, however, research has also found that people in urban areas who live closest to the greatest “green space” are significantly less likely to suffer poor mental health.³

The 2036 North Coast Regional Plan clearly sets out Goals and Directions that recognise our ‘stunning environment’ and aims to ‘Deliver Environmentally Sustainable Growth’. Coffs Harbour already has strong tree cover in existing areas across our urban environment.

As the Combine Street image illustrates, housing and tree coverage are intertwined leading to human and biodiversity benefits. We are worried that established biodiversity values will be lost with a concentration in dwellings under the ‘Compact City Model’. What assurances can Council provide that tree coverage in our city will not be negatively impacted as a result of this Chapter 7 urban planning focus?



Combine St, Coffs Harbour

More discussion of this issue again in the Greenfields Section below!

Positively, the Compact City Model appears to be one of the main considerations in urban sustainability since it targets better land use decisions. According to sustainability principles, the compact city should create a liveable city while prioritising the place of nature in planning.⁴

In light of this policy direction, we request Council clearly state how biodiversity values will inform as a Policy Direction in Chapter 7 of the Local Growth Management Strategy that balances Compact City Model development pressures with mental and physical well-being, implements the NSW Climate Change Policy Framework⁵ and creates equality across our LGA.

³ <https://theconversation.com/green-for-wellbeing-science-tells-us-how-to-design-urban-spaces-that-heal-us-82437>

⁴ https://www.researchgate.net/post/What_is_a_Compact_City_Is_it_a_sustainable_alternative_for_sustainable_urban_design

⁵ <https://climatechange.environment.nsw.gov.au/About-climate-change-in-NSW/NSW-Government-action-on-climate-change>

The compact city is not only a higher concentration of people but offers a real challenge to bring all urban functions into a new relationship where the use of resources benefits both the environment and society. Urban planners can create greater sustainability through identifying the processes that are self-renewing and self-organising. This can be emphasised by provisioning for open green spaces, healthy water courses, litter controls, verge gardens, market & community gardens, and vegetation landscape corridors. But planners also need to consider the value of the role that nature plays in the raising of children⁶, housing design excellence⁷ and socio-economic equality.

Zoning Densities

According to the Chapter 7 draft plan, our Coffs Harbour LGA population is expected to grow from its current standing of 74, 670 to 97, 440. However, as stated in the plan, the NSW Department of Planning, Industry and Environment population projections released in late 2019 forecast a population of 88,450 people within the Coffs Harbour LGA by 2041. We recognise that Council are drawing on other sources of information that suggest our population will approximately grow by another 9000 persons. But we are concerned that direct and indirect impacts associated with a 30% population increase over 20 years will negatively impact our community and environment.

Council has said this plan will reduce impacts on the environment, which is a positive statement. However, as mentioned above we question the likelihood of the plan developing a future built infrastructure that can support community goals such as building a carbon-neutral future or reducing our ecological footprint.



Jetty Beach High-Rise

The concentration of high density apartments around the Jetty Beach location, for example, raises concerns about traffic congestion, pollution issues, beach and ocean threatening processes and visual impacts associated with high-rise development.

Meeting future challenges of areas with high population densities must be factored into the impacts on existing residents who never signed up for greater building densities.

The catch cry, 'Coffs Coast *not* Gold Coast', applies here and while precedents have been

⁶ <http://richardlouv.com/blog/what-is-nature-deficit-disorder/>

⁷ <https://sustainablehouseday.com/listing/illawarra-flame-house/>



set, we request Council cap the number of high density buildings to maintain the strategic community plan My Coffs Vision for connected, sustainable and thriving community.⁸

This cap would provide certainty to community who feel their lifestyles are threatened by over-development and no longer is considered connected, sustainable or thriving.

Adding to the arguments above, could Council appropriately zone densities with provision for strategic quality green spaces that extend the social, economic, cultural and environmental values of an area such as Park Beach. Providing green spaces, we believe, would help to alleviate what journalist Richard Louv calls Nature Deficit Disorder that illustrates how poor planning can lead to some of the most disturbing childhood trends, such as the rises in obesity, attention disorders, and depression.

Although human beings have been urbanizing, and then moving indoors, since the introduction of agriculture, social and technological changes in the past three decades have accelerated the human disconnect from the natural world.

Among the reasons: the proliferation of electronic communications; poor urban planning and disappearing open space; increased street traffic; diminished importance of the natural world in public and private education; and parental fear magnified by news and entertainment media.⁹

We encourage Council to pursue sustainable population growth rates whereby zone densities do not become artificially promoted at the cost of genuine community 'place-making'. Conflict seems to exist between the desire of Council to stimulate an increase in our population and the priorities identified through the 'Placescore' community engagement process. Establishing a connected community should include consideration of social and psychological development, not merely infrastructure or developer incentives as identified by the Compact City Program.

We also would appreciate that if Council is limited in capping future high-rise developments, that the highest standards of sustainability, building design and facility excellence are instituted in planning controls. Can Council stipulate in all future developments, particularly high-rise developments, that they meet a minimum 5-Star Green Star rating with bonus incentives for 6 Star or Building Living Challenge as the built environment's most rigorous performance standard?¹⁰

⁸ <https://www.coffsharbour.nsw.gov.au/Your-Council/Publications-and-Forms/Pages/MyCoffs-Community-Strategic-Plan.aspx>

⁹ <http://richardlouv.com/blog/what-is-nature-deficit-disorder/>

¹⁰ <https://living-future.org.au/>

COFFS HARBOUR GREENS

Ecological Sustainability | Social equity & economic justice
Grassroots democracy | Peace, disarmament & nonviolence



If the new Gowings development sales office for 'Sawtell Commons' is anything to go by then embedding sustainability into our planning controls is not only possible but in demand. It is positive to see developments that are demonstrating a higher design standard and Council should encourage developers who have our community's best interests at heart to develop sustainable human-centred housing in Coffs Harbour. We request Council set the housing development standard as high as possible to guide community values and expectations while simultaneously thinning out morally good developers from the bad.



Gowings 'Sawtell Commons' Development

As Council plans for the next 20 years of population and housing development, we believe that Coffs Harbour can set a precedent in design excellence. We believe it is of the utmost importance in terms of creating a sustainable future that Coffs Harbour is not only resilient to future pandemics, but also to Climate Change. The economic investment as a result of buildings that mirror the highest standards in excellence may need to be balanced with incentives. However, the competitive advantage Coffs Harbour would gain as a result of leading sustainable building regulations could make our community highly attractive as a destination.

From reading draft Chapter 7, we seem to agree that our city's growth should be based on sustainable and well considered planning outcomes. As our urban environment is expected to grow and become more concentrated, **we believe creating beautiful places to live, work and play through design excellence of buildings and urban spaces will strengthen community and personal values alongside our regions economics.** We believe, developing Coffs Harbour as a remarkable place to live must meet the MyCoffs Strategic vision, and therefore, be instituted in Council's DCP and LEP.

Greenfield Developments

We understand that new low-density developments are planned for Coffs Harbour's LGA such as those planned for at Bonville and on lands between Coffs Harbour and Red Rock.

While these lands are already zoned R2 or are in the process of transitioning from a classification of deferred lands, the current planning controls for low-density developments, we believe, again need human-centred principles front and centre.

As argued above, biodiversity values increase the well being in human communities. However, it seems R2 urban developments are permitted seemingly without regard for existing native habitat for fauna and flora to be cleared.

The establishment of natural habitat has many benefits for humans and yet tree cover is repeatedly being cleared with long lasting impacts to both human populations and biodiversity values.

Current trends are leading to runaway consequences in Australia as stated under Urban Development section in the 2016 State of the Environment Report.¹¹ This leads to a disturbing question, but will council's Chapter 7 realistically achieve Ecologically Sustainable Developments?



Greenfield Development Woolgoolga Estate May 2020

Coffs Harbour can set a new precedent for other LGA's nation-wide by instituting planning controls that prevent tree loss and improve standards of living. Unfortunately, a 2017 RMIT report, *'Where should all the trees go? Investigating the impact of tree canopy cover on socio-economic status and wellbeing in LGA's'*, found tree cover across Australia's LGA's has had a 35% reduction since 2009. This significant decline in tree cover has been replaced with a significant increase in hard surfaces by 34% of LGA's across Australia.¹²

Coffs Harbour City Council surely does not want to see Coffs Harbour's LGA added to the national statistic of tree cover decline and equally replaced with hard surfaces. We acknowledge contemporary R2 urban developer's clear sites with the aid of incentives such as bio-banking and environmentally weak State and Federal laws. How will Chapter 7 overcome the negative impacts associated with wider planning laws and developer entitlements on the natural environment?

Since greenfield developments are seemingly a given and currently we can expect these lands to be intensely developed, can Council emphasis 'intrinsic' human needs central to a future DCP review based on human-centred principles that benefit the health and well being of the human inhabitants of these developments?

Human-centred design research seeks to understand how humans perceive their urban environment and what features of urban environment influence the humans' physiological arousal states. For example, a Canadian researcher has found that small-scale shopping streets with bistros, small shops and green areas were perceived much more positively, i.e.

¹¹ <https://soe.environment.gov.au/theme/biodiversity/topic/2016/urban-development>

¹² https://202020vision.com.au/media/162691/wsattg_combined-lr.pdf



people felt more comfortable and happy than it was the case when being around houses with closed, monotonous facades. Further research has been able to empirically demonstrate that the increased mortality rate of low-income people could be reduced by increasing access to green space in their living environment.¹³

So, we call on Council to implement human-centred design principles in all new developments. We believe non-economic spaces are also critical in creating belonging and building community and we would like to see greater urban investment in the health benefits that better waste management of water (Water Urban Sensitive Design), litter, household, food, transport waste can create.

Finally, we think planning provisions for *urban connectivity* is critical for developing community such as cul-de-sac's that have paths that link to other streets. Sensor lights can be installed to reduce pedestrian concerns at night and aid in the prevention of crime. Further, public and low-impact transport considerations must be included such as dedicated cycle ways and bus only routes so that bus times can be maintained or reduced.

There are big questions we need to comprehend as a community in what quality of life can be created for new and established communities. How do we create and maintain non-economic places? And, what about flooding issues especially in the case of east coast lows?

The Coffs Harbour Greens value the work of Council and believe planners are best placed to balance the demands of growth. We reinforce our position to see Human-Centred Design and ESD Principles adopted and explicitly valued in our planning controls.

Affordable Housing

As Australia's economy contracts¹⁴, grapples with increasing private debt¹⁵, the economic fallout of Covid-19 and escalating climate disruption¹⁶, how will Council respond?

These unprecedented times make Council's role in planning for a sustainable economy even more essential, especially as important employer industry groups such as construction are likely to place high expectations on future infrastructure development. We therefore welcome housing and residential development that is constructed in accordance with Ecologically Sustainable Development (ESD) principles. Greens NSW believe every person

¹³ <https://medium.com/archilyse/we-need-human-centered-architecture-back-551bcabeb130>

¹⁴ <https://www.businessinsider.com.au/australian-jobs-unemployment-covid19-forecasts-budget-update-2020-7>

¹⁵ <https://www.abc.net.au/news/2019-11-18/household-debt-australia-world-champions/11682628>

¹⁶ <https://climatechange.environment.nsw.gov.au/About-climate-change-in-NSW/NSW-Government-action-on-climate-change>

has the right to access affordable, safe, secure, healthy, community-oriented housing that is appropriately designed, constructed and located, and environmentally responsible.¹⁷

Unaffordable housing has, unfortunately, been a recent blight on the 'Great Australian Dream' with house prices well and truly unattainable for many people, especially young people and women over the age of 55.

As of March of 2020, Australian households racked up a significant \$1.8 trillion in owner-occupier and investor housing debt out of \$6.9 trillion in residential and land ownership. Further, housing is the largest source of household wealth and it is also the largest source of debt, while at the same time the property sector is one of the largest sectors of employment in the country.¹⁸

Since affordable housing usually means a house that is 80% of the going market rate. That would still be out of reach for many low-income households in the Coffs Harbour LGA where the median house valuation in June 2018 was \$532, 814.¹⁹ We call on Council to amend planning controls to support a policy to make affordable housing mandatory in all new developments, which would aid the dispersal of affordable housing through areas of social disadvantage.

Chapter 7 and the subsequent discussion paper on Affordable Housing recognise the role Councils across NSW are now playing in managing the economic burden of providing shelter for families. Coffs Harbour Greens acknowledge the difficult task of managing this market based problem and support Council's plans to modify our LEP such as to make provision for medium density in R2 zoning.

However, we also recognise the limitations and access to land that people have as a result of their financial circumstances. This is most greatly experienced by women over the age of 55 which has been found to be the fastest growing cohort to experience housing stress due to the break-up of a marriage and their low financial standing.²⁰



Park Beach Medium Density Housing

Council can make provisions access to land, we believe, in number of ways not recognised in

¹⁷ <https://greens.org.au/nsw/policies/housing-and-homelessness>

¹⁸ <https://www.macrobusiness.com.au/2020/07/ever-wondered-why-we-have-a-giant-housing-bubble/>

¹⁹ <https://economy.id.com.au/coffs-harbour/housing-values>

²⁰ <https://humanrights.gov.au/our-work/age-discrimination/projects/risk-homelessness-older-women>



the Chapter 7 draft. We recognise that council plan to 'review the density requirements within Zone R2 Low Density Residential to enable 1 dwelling/300m², to facilitate low to medium density housing forms'. However, **we would like to see this be adjusted to 200m².**

Housing unaffordability is a serious and growing crisis in Australia. Coffs Harbour City Council can fill the appearing social cracks with *three* initiatives that require proactive planning controls. These controls, we believe, are necessary for reducing developer abuse, easing community concerns and genuinely providing for low-income persons at risk.

1. Lot size reduced 200m²

The lasting benefit with a smaller lot size, we believe, secures for the low-income person an opportunity to own their own land and home. The area of 200m² is small in comparison to current zoning thresholds and we concede it is likely that a higher concentration of dwellings may result as a likelihood of the zone changes. However, we would encourage council to make strong stipulations that apply to housing on this smaller area.

Planning controls may include:

- Limited number of 200m² lots per greenfield development (approx. 5%).
- Maximum allotment of 200m² in sub-divisions set at XX per acre.
- Lots of 200m² are *not* sandwiched together but separated with other lot sizes
- 200m² allotments are priced at 80% of the market rate to reduce developer abuse
- 200m² allotments require low-income person applications to guarantee legitimacy
- Small homes are meet design excellence
- DCP controls specific in managing parking, traffic, waste, lighting etc

We believe this initiative would genuinely assist low-income persons to own land and housing, improve housing supply and create employment. In 2016, 24% of households in the Australia contained only one person, compared with 23.0% in Greater Capital Cities, with the most dominant household size being 2 persons per household.²¹

Further, the opportunity for these small **single or double households to also engage in growing food is much greater than what medium density or apartments offer.** Coffs Harbour, like the rest of Australia, faces uncertain economic pressures as a result of Covid-19, climate disruption and threats to rising unemployment due to automation.²²

Council should strive to not only provide suitable shelter for all residents but also create opportunities to build self-reliance. It wasn't that long ago when milk was processed down the road and market gardeners sourced horse manure after they travelled our streets. We are not likely to return to those days, however, the lessons of self-reliance are valid when

²¹ <https://profile.id.com.au/australia/household-size>

²² <https://www.discovermagazine.com/technology/will-a-robot-take-your-job-its-a-matter-of-adaptability-researchers-say>

considered to the economic crisis of previous eras. For example, WW2 was a terrible time for food shortages and Australian governments encouraged people to grow their own food on a plot as small as 10m² which can provide approx. 10% of householder dietary needs.²³

As commented in a 2016 Conversation article about the need for Australia to consider what greater resilience and sustainability means in the face of increasing natural disasters, they said:

The most important is that home and community food gardens can contribute meaningfully to resilient urban food systems, but as our urban form is changing we need to explicitly plan for this contribution.

This is especially critical for low-income areas where resource scarcity will bite hardest. It is also a task that looks ever more challenging as farms are pushed further from the city, while standard homes on shrinking lot sizes and poorly designed infill development eat up urban garden space.²⁴

We recognise that one of the major obstacles to affordable housing is the price of the land and to reduce the land size, it is expected, would also reduce the cost to build. With developments in kit-homes and smaller homes becoming increasingly popular, the opportunity for Council to support low-income households requires serious consideration through innovative regulation and planning changes.

We would encourage council to adopt a *'Smart Housing' policy direction* so we as a community can build greater resilience and sustainability. We recommend a planning vision along the lines of the **Permaculture Design Principles**, which are 12 principles that we believe would assist Coffs Harbour downsize to a more resilient future.²⁵

2. Moveable Dwellings

Secondly, we reflect that moveable dwellings did not gain a mention in the 'Amendments to Council's Planning Controls' Section pg. 12 Affordable Housing Options Paper. We call on Council to include an option for short-stay moveable dwelling accommodation on Council land to assist newly homeless people or travellers on a temporary basis.

The first time someone seeks crisis accommodation may well be in their own vehicle as

(<https://www.ww2places.qld.gov.au/homefront/rationing>)



²³ <https://uwap.uwa.edu.au/products/harvest-of-the-suburbs-an-environmental-history-of-growing-food-in-australian-cities>

²⁴ <https://theconversation.com/is-it-time-to-resurrect-the-wartime-grow-your-own-campaign-66337>

²⁵ <https://retrosuburbia.com/>



reported in the Coffs Coast Advocate in 2019.²⁶ Making strategic allowances for people in distress would make community safer and ease the burden of illegal car camping. This second initiative, we believe, would further reduce the risks for people as they transition difficult times of crisis.

We believe, supporting moveable dwellings would also better manage tourists and itinerant workers who visit Coffs Harbour staying for a short time in their vehicles before either moving on or finding suitable accommodation. Benefits that arise from this policy direction could include economic stimulus, managing behaviour, sanitation improvements, improved security, reduction in community-visitor conflict and support for RV friendly towns program²⁷. Suitable land that maybe for consideration are the showgrounds or vacant Council land with public amenities such as the area behind Dolphin Marine Conservation.

We also acknowledge the growth and popularity of the tiny homes movement, which has strong support locally.²⁸ In a recent Prime 7 news report, local tiny homes entrepreneur Kim Connelly, who is also a member of the Business and Professional Women Association of Coffs Harbour, joined Coffs Harbour Greens in calling on Council deliver affordable housing for older woman in particular.²⁹ While our request for a downsize in lots to 200m2 is based on fixed dwellings, we recognise the importance a stable shelter provides regardless if it has wheels or not. We, therefore, call on Council to provision for a diversity of mobile dwellings in the Chapter 7 of the LGMS for Residential Lands.

3. Student & Low Income Housing Reserves

It appears that structural challenges are an increasing impediment to solving the housing crisis. While negative gearing and capital gains tax incentives are outside the jurisdiction of Council, we would welcome the building of more accommodation reserved for students and low-income earners, for example. These could be council zoned reserves which could improve the liveability and equity in our city. These, we believe, could provide areas where millennials or women over 55 could access designated and affordable accommodation helping them remain in the area.

Finally, the initiatives mentioned above, we believe, need to be zoned to provide housing diversity. A 'salt and pepper' approach may apply but utilising design principles that are human-centred and sensitive to environmental processes are important.

While we support a reduction in land size of 200m2 relative to affordability, we believe Council are best placed to undertake appropriate planning measures that affirm this

²⁶ <https://www.coffscostadvocate.com.au/news/the-place-to-turn-to-in-times-of-despair/3699042/>

²⁷ <https://www.motorhomerepublic.com/blog/news/rv-friendly-programme-australia>

²⁸ <http://coffscost.focusmag.com.au/tiny-habitat-homes/>

²⁹ [https://www.facebook.com/Prime7NewsNorthCoast/videos/667360430657026/?__xts__\[0\]=68.ARA4_7Y6n61oyo7UpFhIF7j7NDL_566mWtssF5XqMxnDptpRWBknwCqeAKI9N7iUQzgDliEKEqOTtjEe712DL7T3jUB26hNMbbsE97i9MOM_JZaD_STB856Xx3lccHXdjywSm1Hsttlbis_HNcazFDZCnL9SzTMLsi_wvP7WCP2774XVtxx9P1HP3iwEMZhqDXW4mE3j-pT0M6a5iCdHY26YpFfUkZq9lqLkV2YhH8d55NxxjAV2crtwg53lgMNOIInqVPI4pxZisamHASbl1kmAT78FKFui8dTcziMeDZIMUub6zHDWXXOkEIO0g5aYaaWuVmy-QyhMQURVrp-7uUrZfwGdO98-61ik0scTSRN0xZnM455WStZcBedJ5ncl6RTsTTsk2iInNvzmTl2kHCyB9XFtMWIVmMwDowNgUo_UbjmclBk0DOvXgHSOptKqraLMyc13eHJsgQf5tw7XdTehZJMLHaa_PW5VD4dF4jAPoyYmjy9amO2gUAXQ2ZTLpyQ&__tn__=H-R](https://www.facebook.com/Prime7NewsNorthCoast/videos/667360430657026/?__xts__[0]=68.ARA4_7Y6n61oyo7UpFhIF7j7NDL_566mWtssF5XqMxnDptpRWBknwCqeAKI9N7iUQzgDliEKEqOTtjEe712DL7T3jUB26hNMbbsE97i9MOM_JZaD_STB856Xx3lccHXdjywSm1Hsttlbis_HNcazFDZCnL9SzTMLsi_wvP7WCP2774XVtxx9P1HP3iwEMZhqDXW4mE3j-pT0M6a5iCdHY26YpFfUkZq9lqLkV2YhH8d55NxxjAV2crtwg53lgMNOIInqVPI4pxZisamHASbl1kmAT78FKFui8dTcziMeDZIMUub6zHDWXXOkEIO0g5aYaaWuVmy-QyhMQURVrp-7uUrZfwGdO98-61ik0scTSRN0xZnM455WStZcBedJ5ncl6RTsTTsk2iInNvzmTl2kHCyB9XFtMWIVmMwDowNgUo_UbjmclBk0DOvXgHSOptKqraLMyc13eHJsgQf5tw7XdTehZJMLHaa_PW5VD4dF4jAPoyYmjy9amO2gUAXQ2ZTLpyQ&__tn__=H-R)



reduced lot size is not misappropriated by developers or land holders.

Heritage Consideration

As mentioned above, we request Council adheres to the principles of ESD and treads sensitively when issuing amendments to planning controls that 'remove unnecessary barriers to infill development where they relate to infrastructure provision'. As an example, we are concerned that locations like the Jetty area or West Coffs will undergo significant infill development and potentially compromise the character and tree cover of the area. The Jetty and older parts of Coffs Harbour contain many cottages and old houses that provide a particular quality and style. These houses, we believe, should be retained in order to maintain the essential coastal character that is low-rise and unsophisticated. However, these houses are also critical to maintain housing diversity that avoids monotonous medium-density or low-density developments.

Conclusion

We need planning direction that values human centred, ecologically sustainable design and permaculture principles to ensure resilience and sustainability are likely moving forward.

We have made a significant effort to communicate our concerns and initiatives for a stronger, healthier and more equal Coffs Harbour as development pressures evolve. The Coffs Harbour community have always welcomed new members to the area whether they be refugees or Australian's looking for a sea-change.

The Coffs Harbour Greens represent a strong supporter base and we hope that Council will consider our recommendations and ideas seriously.

Development really is about people and the type of community we make together. As a region with satellite centres such as Sawtell and Woolgoolga, we welcome strong planning controls and policy directions that connect these communities with better public transport, cycle ways and natural vegetation that improves the health and well being of residents.

As the enhanced greenhouse effect deepens, Coffs Harbour City Council understand the scale of the challenge to deliver a policy requirement to implement 100% renewable energy by 2030.³⁰ The concerns we have raised in this submission go some way to addressing the challenges of a hotter, dryer and more extreme natural environment and aim to assist Council in our communities efforts to create a sustainable climate safe future.

³⁰ <https://www.coffsharbour.nsw.gov.au/environment/Projects-and-Strategies/Documents/Coffs%20Harbour%20Renewable%20Energy%20and%20Emissions%20Reduction%20Plan%20-%20REERP.pdf>

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The role of community development, meaning and purpose and, therefore, placemaking requires a holistic and systematic approach to planning that is ecological in design and not further entrenching inequality and unsustainability. In the US city of Portland, for example, innovative community development designed around intersection repair has led to a redesign of cultural norms creating beautiful and vibrant street scapes.³¹ We welcome more creative community arts innovations here in Coffs Harbour too!

We acknowledge a strong attempt has been made by Council in the Chapter 7 of LGMS to develop housing affordability policy and we hope you will support our ideas.

Thank you for allowing comment.

Kind regards,

Jonathan Cassell

Coffs Harbour Greens Convenor

³¹ <https://cityrepair.org/>