

Clarence Valley Council

# **Draft Local Strategic Planning Statement**

April 2020





# Clarence Valley, *a community of opportunity*

Our Local Strategic Planning Statement sets the direction for land use planning in the Clarence Valley, and the Priorities and Actions determine how this will be achieved. This will ensure we continue to protect our environment while accommodating population growth and enabling employment opportunities. Thus, creating a liveable community full of opportunities.







## Introduction

A Local Strategic Planning Statement (LSPS) is a land use planning document. It sets out priorities for where new houses and industry should be, how we provide infrastructure and protect the environment and our natural and built heritage.

The LSPS needs to implement the North Coast Regional Plan and must include or identify the planning priorities for the area consistent with our Community Strategic Plan – Our Clarence 2027. The LSPS sits above our Local Environmental Plan (LEP) and provides the vision and planning priorities for the Clarence Valley.

All Regional Councils across NSW are required to produce a Local Strategic Planning Statement (LSPS) by July 2020. It is an ‘whole of Council’ document, designed to bring together our strategies and plans so that land use planning supports our priorities along with the state government direction.

## Get involved

We want to hear your ideas about how Council can help the community, things that need to change regarding land use planning and what our priorities should be to create opportunities for the community. We want to talk to a range of specific stakeholders to ensure the actions in the LSPS provide a planned vision for future land use, population growth and development in the Clarence Valley. The draft LSPS can be further improved by your contribution.

For further information and to view the draft LSPS visit [www.clarence.nsw.gov.au/lsp](http://www.clarence.nsw.gov.au/lsp) or contact **Stephen Timms** on 0400 446 576 or [stephen.timms@clarence.nsw.gov.au](mailto:stephen.timms@clarence.nsw.gov.au).

# CLARENCE VALLEY

## *a community of opportunity*

If all zoned land was developed for a range of housing types, this could accommodate up to an additional 16,000 people, taking our population towards 70,000.

There are a wide range of constraints such as biodiversity, bushfire, infrastructure, developers costs and the like, together with low population growth projections that we will work to address in the longer term.

-  Existing urban areas
-  Potential employment areas
-  RU5 zoned land - large lot residential
-  Clarence Valley Regional Airport
-  Clarence Correctional Centre
-  National Parks
-  State Forests
-  Rivers
-  Pacific Highway
-  Railway
-  Road
-  Drinking water catchments





## The key Actions from the Draft LSPS are summarised below:

1. **Support the development of a Resilience Strategy** for the Clarence to help identify projects and actions to better inform land use and infrastructure planning and identify future funding sources. Work with relevant agencies to update our natural hazard management approach, including emergency management arrangements, hazard reduction, evacuation plans, bushfire mapping and land use plans.
2. **Strengthen relationships with Aboriginal people**, including work with Traditional Owners, Local Aboriginal Land Councils and work with State government on development opportunities. Engage with Aboriginal communities on strategic planning and caring for country.
3. **Update our Local Environment Plan and Development Control Plans** to ensure alignment with the Regional Plan and our other priorities to support recovery and development.
4. **Develop a Local Growth Management Strategy (LGMS)** which will update the Clarence Valley Settlement Strategy 1999, in line with current planning considerations and community expectations to support a sustainable population.
5. **Prepare a Housing Strategy** (incl. social and affordable housing), including a supply and demand assessment.
6. **Revise our development contributions plan** in line with expected guidance from State government.
7. **Prepare an Integrated Freight Transport Plan** to map and protect corridors, support freight and logistics, and inform future planning decisions.
8. **Prepare an Active Transport Plan** and review Pedestrian Access and Mobility Plans (PAMPs) and integrate 'place making' and transport plans for our town centres.
9. **Support the Grafton CBD and other centres** through developing 'place making' strategies to activate the CBD. These should celebrate our heritage, while considering car parking, pedestrian and access mobility, events and our sub-tropical climate.
10. **Work with industry to attract employment generating activity** and update demand and supply studies for employment land. Progress investigations, planning and zoning for land around the Airport, Koolkhan, South Grafton and other areas.
11. **Support and grow the agricultural sector**, protect important agricultural land and facilitate improvements in the supply chain to support economic activity, primary producers and the agri-food sector.
12. **Develop Local Character Statements for coastal villages.**
13. **Implement our revised Biodiversity Strategy 2020.**
14. **Reinstate Grafton as a Regional City** in the North Coast Regional Plan.



# Summary

The Clarence Valley's coastal and hinterland communities provide our residents with great urban, rural and natural places to call home and amazing places to visit. The city of Grafton, towns of Maclean and Yamba, and all settlements across our region offer places and spaces for us to enjoy a great lifestyle.

Meeting the needs of a growing and changing community requires proactive planning. Rather than operating through a narrow technical perspective, spatial planning should actively involve all residents in the Clarence because everyone has a stake in the place in which we live, work and play.

The common threads from our various plans and strategies that are woven together in the LSPS are for us to:

- 1. Collaborate** – work together with the community, business and state government to create a community of opportunity
- 2. Commit** – create a growing population and jobs growth to improve opportunities
- 3. Cultivate** – support community resilience, making sure we have safe places to live, work and play
- 4. Celebrate** – our Aboriginal and shared heritage, stunning scenery, bio-diversity and sub-tropical climate in our natural and built environment.





## North Coast Regional Plan

In 2017 the Department of Planning and Environment (now DPIE), set the vision of the North Coast to be:

***“...the best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities...”***

To achieve this vision the NSW government has acknowledged the importance of the environment and the opportunities through the Pacific Motorway, connecting South East Queensland, the regions cities and centres and has set regionally focused goals:

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

Our planning aims are designed to achieve the vision of the North Coast Regional Plan, but more importantly to meet the needs of our community which are reflected in our Community Strategic Plan - Our Clarence 2027.

The LSPS is designed to provide clearer direction to the community, to developers, investors, government and decision makers, including Council, about the kind of development and activity that we would like to see happen in the Clarence Valley and the actions needed to facilitate this.

The LSPS highlights the need to work together with our other plans and strategies, for example; implementing the Clarence Valley Regional Economic Development Strategy, the Clarence River Way Masterplan and our Biodiversity strategy and other plans and strategies. All the plans and strategies rely on informed decision making with regard to land use, and ensuring the rules and regulations in our Local Environmental Plan and Development Control Plans facilitate the expected outcomes. Likewise, funding of new infrastructure, provision of public amenities and social facilities and services need to be aligned with expectations of communities and support a growing population to make the Clarence a great place to live, work and play.





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