

Local Strategic Planning Statement Action Plan 2021



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1. INTRODUCTION

The Local Strategic Planning Statement (LSPS) was formally adopted by Council and accepted and uploaded to the NSW planning portal by the Department of Planning, Industry and Environment in late 2020. This Action Plan provides an outline of how the Actions in the LSPS will be progressed. It is necessary to guide resource allocation to achieve the broad objectives and vision for the Clarence Valley by Council staff. It is primarily an internal document to help promote the priorities and principles of good land use planning in the LSPS.

The Local Strategic Planning Statement includes the same vision and themes as the Clarence Valley **Community Strategic Plan**.

The Community Strategic Plan and LSPS vision is for the Clarence Valley to be:

a community of opportunities

The LSPS also helps to achieve the four goals of the **North Coast Regional Plan**:

- ❖ The most stunning environment in NSW
- ❖ Vibrant and engaged communities
- ❖ A thriving, interconnected community
- ❖ Great housing choice and lifestyle

The LSPS Actions have been divided in to Projects and Principles. The Projects have a clear deliverable within a timeframe – for example: *preparing a Local Growth Management Strategy* or *Updating Bushfire Prone Land Maps*. The Principles are intended to improve outcomes and guide decision making, for example: *Ensure First Nations communities are involved in the development of strategic plans*, or *promote walking and cycling in all decision making*.

The Actions that fall in to the *principles* category have been developed in to a checklist and are to be promoted within Council to be considered in decision making.

Alignment with soon to be revised *Community Strategic Plan 2021* is also critical to ensure the documents work together and that the LSPS helps to achieve the outcomes expected from the CSP, with efficient use of resources. The LSPS has also woven together the 27 or more strategies and plans for the Clarence, such as our *Economic Development Strategy*, *Biodiversity Strategy* and the like, together with state based strategies such as the *20 year economic vision for Regional NSW*, the *NSW State Infrastructure Strategy*, *Future Transport 2056* together with the North Coast Regional Plan.

2. SUMMARY OF PRIORITY PROJECTS

Priorities for the Clarence Valley are to support efforts to provide for a *Community of Opportunities*. This includes actions that will help to grow the population, provide jobs and support local business and economic activity, support relatively affordable and sustainable housing in resilient communities and delivers infrastructure to support growth and communities. Actions focussed on sustainability and resilience and involving first nations people and all communities will help ensure the Clarence is part of the most stunning environment in NSW.

The highest priorities for land use planning related to the LSPS Action Plan over the next 6 month or so relate directly to the Local Growth Management Strategy, including:






- ✓ **Forecasting population growth** and future demographic change (with .id consultants)
- ✓ Preparation of a **Local Growth Management Strategy** (LGMS)
- ✓ An audit of the **supply and demand for employment land**, to help inform the LGMS
- ✓ **Grafton Precinct Plan and Transport Strategy**
- ✓ **Grafton's Regional City** status as part of the review of the North Coast Regional Plan (which is currently underway to be complete in 2022)

The following tables outline when projects need to be completed by. Note that many of the projects will be Actioned and completed prior to the deadline set, especially those to be completed by 2025 and 2030. These have evolved from DPIE dictated *immediate, short, medium and long term* timeframes, and there is no statutory handbrake on doing them sooner, only resourcing and prioritising within Council.

Projects to be completed by Sept 2022

Project	LSPS Actions	Progress
Prepare a Local Growth Management Strategy, including: <ul style="list-style-type: none"> • Population forecast (completed May 2021) • Employment land audit • Housing supply / demand • Rural Land Strategy • Sustainability & Resilience (land use) • Monitoring & Review (refer timetable on pages 9-10)	1.1; 2.1; 2.2; 3.2; 3.4, 4.1; 4.2; 4.3; 5.2; 8.3; 11.1; 11.2; 11.3; 13.1; 13.8; 15.1; 19.1; 19.2; 22.1;	<ul style="list-style-type: none"> • New population forecast completed and publicly available • Rural Land Strategy being prepared to be consulted on and completed this financial year • Employment Land Strategy being prepared to be consulted on and completed this financial year • Housing Strategy being prepared to be consulted on and completed this financial year • Sustainability & Resilience Chapter to follow on from

Develop a DCP for Clarenza Urban Release Area	3.1	Draft approved by Council (6b.21.054) and on public exhibition until 27 September
Update and consolidate CVC Contributions Plans	7.2	Deferred to 2022/23 financial year
Prepare Grafton Precinct Plan and Transport Strategy	1.1, 12.2, 22.1	Completed and approved by Council
Review DCPs regarding water quality requirements, sustainability and audit decision making processes	15.2; 15.3	Sustainable Water Controls DCP reported to September 2021 meeting. Audit of Green Infrastructure to be completed this financial year
Update Bushfire Prone land mapping	17.2	to be completed this financial year
Clarence Floodplain Management Plan updates	17.3	to be completed this financial year
Updated Grafton Flood Evacuation Plan	17.4	Updated assessment of flood impacts completed and SES to update Evacuation Plans this financial year
Update CVC Community Participation Plan (CPP)	20.1	To be completed this financial year
Ensure Grafton is a 'Regional City' in the revised North Coast Regional Plan 2022	22.1	North Coast Regional Plan consultation delayed to 2022 – further discussions with DPIE to be had.
Prepare Annual LSPS Implementation report	23.1	Completed (this report)

Key:	
Complete	
Commenced with no concerns about timing	
Delayed, but will still be completed within specified timeframe	
Of concern and needs attention from Council	
Not yet formally commenced (though Council already consider these issues in decision making)	

Projects to be completed by 2025

Note these projects are likely to be completed before 2025

Project	LSPS Actions	Progress
Develop a monitoring framework to align with the Community Strategic Plan along with the UN Sustainable Development Goals and Sendai Framework	1.3	
First Nations People and Traditional Owners are formally involved in strategic planning and decision making	2.2	Consultation with First Nations People and Traditional owners and LALCs has occurred for various projects in 2021 and will continue
Update Aboriginal Cultural Heritage studies and mapping significant sites	2.3 & 2.5	Work with LALC's and within Council has commenced
Identify sites of cultural significance and assets with economic development potential for First Nations	2.3	
Develop social infrastructure benchmarks with DPIE and social impact assessment frameworks for local planning	5.1	
Update the CVC Crime Prevention Strategy and ensure decisions are informed by 'safer by design' guidelines	5.4	
Map and protect important transport corridors (road, rail cycling etc.) with TfNSW	8.1	
Develop plans that support a 'hub and spoke' network with TfNSW	8.2	
Update the Grafton Airport Masterplan to include land use planning and further economic development opportunities	8.4	
Develop an Integrated Freight Transport Plan	8.5	
Prepare an Active Transport Strategy	10.1	work to be completed in 21/22 financial year
Implement the TfNSW 'movement and place' framework with TfNSW	10.2	The Grafton Precinct Plan does this and other place making and planning will carry this forward
Review Car Parking guidelines with TfNSW (esp. Grafton, Maclean & Yamba)	10.4	Car Parking Audit and Transport Strategy for Grafton already approved by Council. Review of car

		parking guidelines to commence soon
Explore opportunities for the Marine Industry to support jobs growth.	11.4	Employment Lands Strategy will include the needs of marine industry
Prepare and Implement Community based precinct plans (Harwood etc.)	12.3	Ulmarra and Harwood Precinct Plans complete
Examine opportunities to link with Gold Coast Airport and Toowoomba Wellcamp Airport for export opportunities	13.2	Employment Lands Strategy will include consideration of supply chain logistics
Update CVC LEP and DCPs and implement the Clarence River Way Masterplan to support sustainable tourism and development	14.2	
Update Clarence River Waterway Health outcomes and water quality requirements in line with state government guidance	15.3	
Map areas of High Environmental Value, including biodiversity at a local scale	16.1 (refer Biodiversity Strategy)	
Prepare / promote flood resilient building guidance, esp. for Commercial buildings	17.5	
Update sustainability requirements across DCP's and relevant controls	18.1	sustainable water controls DCP amendments report to Sept 21 meeting and further work to be completed this financial year
Develop a Climate Change Adaptation Strategy and strategic planning approaches.	18.6 (refer 17.7 also)	A Climate Change Impact Assessment and Resilience Framework

Projects to be completed by Sept 2030

Note these projects are likely to be completed before 2030

Project	LSPS Actions	Progress
Develop Local Character Statements with local communities (esp. coastal areas like Angourie)	6.2	

Update Heritage provisions in LEP & DCPs	6.3	
Develop a local Critical Infrastructure Resilience Strategy for the Clarence	9.1	
Develop 'green travel plans' to promote walking and cycling for large public organisations such as Council, Correctional Centre, Hospital etc.	10.3	The Grafton Precinct Plan and Transport Strategy require 'green travel plans' to be developed. A revised PAMP and Active Transport Strategy will also progress this
Clarify and update mapping layers for biodiversity conservation	16.2	
Plan for an 'exemplar' green building within the Clarence to demonstrate sustainability initiatives with the Green Building Council of Australia	18.2	
Develop a valley wide carbon emission reduction plan	18.4	A Community Energy and Emissions Reduction Scheme and other initiatives are underway
Promote electric vehicle charging points in new developments	18.5	

Local Growth Management Strategy

Under the NSW planning framework, Council is also required to produce a Local Growth Management Strategy. A Local Growth Management Strategy is necessary to:

- update the Clarence Valley Settlement Strategy 1999 and provide a land use plan for the valley for the next 20 years and beyond
- satisfy the requirements of the North Coast Regional Plan and Settlement Planning Guidelines endorsed by the Department of Planning, Industry and Environment (DPIE)
- support effective and integrated planning and reporting across the LGA
- ensure efficient and effective use of resources across Council, including infrastructure planning (water cycle, transport, council services etc.) community services and facilities, open space and green infrastructure, natural hazards and climate change and other aspects to manage budgets across Council
- support the Social, Economic, Environmental and Cultural needs and aspirations of the Council and the community
- Implement the Local Strategic Planning Statement (Action 1.1 and 2.1; 2.2; 3.2; 3.4, 4.1; 4.2; 4.3; 5.2; 8.3; 11.1; 11.2; 11.3; 13.1; 13.8; 15.1; 19.1; 19.2; 22.1).

The Clarence Valley Settlement Strategy (CVSS) 1999 was a joint planning project between the 5 Councils in the Clarence Valley pre-amalgamation. It provided a 20 year vision for the Clarence valley - through to 2019. It therefore needs to be updated in accordance with recent guidance and the needs of the community. The CVSS sought to locate population growth in areas which will have the least costs in environmental, social and economic terms. The strategy focused most growth close to Grafton and Maclean in seweraged areas which are close to services. Those areas comprised Grafton, South Grafton, Maclean, Yamba, Junction Hill village and a future village at Clarenza and possible village type development at Waterview Heights.

Over the page is an outline of an indicative timetable for producing the Local Growth Management Strategy. This may be subject to future change.

Local Growth Management Strategy (LGMS) Indicative timeline

LSPS Priorities	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2022	Jan	Feb	Mar	Apr	May
	Project Inception																		
	<u>Issues and Options / Evidence Base</u>																		
1,2,3,5	Community Profile – Population forecast and future demographic change (Forecast.id)																		
11,12	Employment Land supply / demand - commercial, business, retail and industrial uses analysis																		
1,3,4,5	Housing supply and demand analysis - including affordable housing policy, strategic housing needs assessment large lot residential (R5), desktop analysis of constraints on existing zoned land																		
8,13,14	Rural Lands Strategy - Rural land, environmental opportunities, agricultural productivity																		
15,16,17	Environmental constraints/natural hazards analysis & opportunities - including climate change impact assessment and resilience initiatives relevant to land use																		
	<u>LGMS Chapters</u>																		
1,3,5,11,12	Ch.1 – Supply / demand analysis																		
1,3,21	Ch. 2 - Strategic approach																		
22	Ch. 3 - Grafton Regional City “Action Plan”																		
11, 12	Ch. 4 - Employment land																		

LSPS Priorities	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2022	Jan	Feb	Mar	Apr	May	
21	Local Government Elections 4 Dec 2021												4 Dec							
1,3,4,5	Ch. 5 - Housing																			
15,16,17	Ch. 6 - Rural Lands																			
8,13,14	Ch. 7 – A Sustainable & Resilient Clarence																			
1, 21, 23	Ch. 8 – Action Plan Matrix and <i>Community of Opportunities</i> program																			
23	Ch. 9 - Monitoring and Review programme																			
	Revised North Coast Regional Plan – exhibition March 2022 (tbc)																			

NSW State government election will be on 25 March 2023.

Federal election could be any time from late 2021.

3. LSPS ACTIONS CHECKLIST

The LSPS included Actions to guide future decision making, to ensure the LSPS is implemented through all processes at Council. This checklist has been developed to help inform decision making at the applicable stage of policy development, planning process, place making exercise or larger development application processes.

Legal requirement

Section 3.9 of the Environmental Planning and Assessment Act, 1979 (EP & A Act) requires the preparation of a LSPS. The LSPS was prepared in accordance with the Act and unanimously supported by full Council in adopting it and further endorsed by the Department of Planning, Industry and Environment (DPIE).

The EP& A Act requires a planning proposal authority to prepare explanation of and justification for proposed instruments, and states that:

3.33 (2) **The planning proposal** is to include the following:

(c) the justification for those objectives, outcomes and provisions and the process for their implementation (**including whether the proposed instrument will give effect to the local strategic planning statement** of the council of the area and will comply with relevant directions under section 9.1)

The EP& A Act and guidance from DPIE also states that, in determining a development application, relevant matters should be considered (*refer s4.15 - Evaluation*). Guidance from DPIE states that an LSPS can also be used to provide clarity on development standards and controls in decision making, including in the Land and Environment Court.

The checklist on the following pages should be used for:

- Strategic planning processes (LGMS, development of policy and planning strategy, work with state government)
- CVC Projects that require a Project Management Plan
- All planning proposals (rezonings); and,
- DMU meetings and evaluation for large scale Development Applications.

Future Implementation of the checklist could include incorporation in to the Project Management Framework; Planning Proposal guidelines; Pre-DA checklist for large scale DAs/subdivisions; strategic planning checklists and reference in full Council reports.

LSPS Action	LSPS Action (guiding Principle)	Applicable	Complies (Y / N or N/A)	Detailed Answer
1.1	<p>Does the proposal promote the long term liveability, health and resilience of the community, and supporting economic, social and cultural improvement?</p> <p>Particularly through:</p> <p>a) Protecting and enhancing terrestrial and aquatic biodiversity and our natural environment?</p> <p>b) A regenerative landscape planning approach that includes listening to First Nations People and caring for country?</p> <p>c) A hierarchy of avoiding, mitigating and managing natural hazards, as well as considering environmental constraints to be used in planning and design?</p> <p>d) Ensuring a collaborative approach to place making, that engages those who can contribute to making the Clarence Valley a community full of opportunities?</p> <p>e) North Coast Settlement Planning Guidelines 2019?</p>	All		
1.2	<p>Does the proposal comply with the North Coast Urban Design Guidelines?</p> <p>Does the proposal comply with the Urban Design for Regional NSW guidelines?</p>	All		
2.1	<p>Does the proposal / process help expand existing partnerships with our First Nations communities to be involved in decision making?</p> <p>Have you referred to the NSW Government Architect 'Connecting with Country' and Designing with Country guidelines?</p>	All		
2.2	<p>Are First Nations communities involved in the development of strategic plans, inclusive of local growth management, housing and biodiversity strategies?</p>	Strategic plans		
2.3	<p>Has the proposal involved collaboration with Traditional Owners, Local Aboriginal Land Councils and DPIE in identifying sites of cultural significance and assets with economic development potential?</p>	All		

LSPS Action	LSPS Action (guiding Principle)	Applicable	Complies (Y / N or N/A)	Detailed Answer
2.5	Have you considered the Clarence Valley Aboriginal Heritage Study and relevant studies and planning controls?	All		
2.6	Does the proposal incorporate First Nations cultural heritage and design in new developments?	Construction / design projects		
3.3	For any expansion of existing commercial or industrial lands or new development – is appropriate infrastructure that promotes active travel to work options included (walking, cycling, PT, accessibility etc.)?	All		
3.4	Have you explored options to promote smaller homes in appropriate locations of our existing centres to help achieve a target of 40% infill housing across the Clarence LGA?	Strategic planning		
4.3	Does the proposal comply with the Clarence Valley Affordable Housing Strategies, Plans and Policies ?	All		
5.2	Does the proposal comply with the Crime Prevention Through Environmental Design (CPTED) and Safer by Design Evaluation?	Construction / design projects		
5.5	Are there opportunities to involve School Infrastructure NSW (SINSW) to explore and implement joint and shared use opportunities where there is mutual benefit for the school and the community?	All		

LSPS Action	LSPS Action (guiding Principle)	Applicable	Complies (Y / N or N/A)	Detailed Answer
6.4	Is the re-use of Grafton Gaol and the Health Precinct sympathetic to the character of the surrounding streets and aspirations for the economic vitality of the Grafton CBD?	Grafton gaol and hospital precinct		
7.3	Have you explored options with state government (esp. TfNSW) and infrastructure providers to accelerate the provision of infrastructure and availability of residential and employment land to support a growing community and job opportunities in the Clarence Valley, where appropriate?	Strategic plans and major projects		
7.4	Working with State government, do facilities and redevelopment (Hospitals, Education, Corrections etc.) provide supporting infrastructure which will support a healthy, prosperous and sustainable Clarence Valley community, including for walking, cycling and other active travel? Will an 'active travel plan' be prepared to promote walking, cycling and sustainable modes of travel?	NSW Government projects		
8.1	Have you checked with TfNSW and other stakeholders to identify any impacts on major transport corridors and ensure they are protected for future transport alignments and avoid the encroachment of incompatible land uses?	Strategic plans and major projects		
9.2	Have you checked with SES, RFS and other emergency management authorities that the proposal will help make a more resilient community?	All		
9.3	Do Infrastructure proposals include the provision of 'green infrastructure' as well as its integration with recreation and open space planning? Have you considered the governments Greener Places guideline?	All		
10.2	Will the proposal help implement the TfNSW TfNSW Movement and Place Framework ? Have you checked with TfNSW? Will the proposal help to promote active transport, including opportunities to develop an active transport network, through the development of an integrated transport and land use settlement strategy for the valley, along with a 'place plan' for key centres such as Grafton, and areas of 'investigation' for urban development?	All		

LSPS Action	LSPS Action (guiding Principle)	Applicable	Complies (Y / N or N/A)	Detailed Answer
11.1	Does the proposal help implement the Clarence Valley Regional Economic Development Strategy ?	All		
11.4	Will the proposal help promote job opportunities in the marine industries? Does the proposal accord with the Far North Coast & Mid North Coast Marine based Industry Policy ?	All		
12.1	Does the proposal help support Grafton CBD as the principal activity centre for business, retail, culture, entertainment and prestige events in the region?	All		
13.2	Have you examined opportunities to leverage proximity to Gold Coast Airport and Toowoomba Wellcamp Airport in the supply chain for products from the Clarence Valley?	All		
13.3	Does the proposal help to protect rural zoned land and productive agricultural land from urban and rural residential development by directing development to identified investigation areas and not adjacent to productive agricultural land? Does the proposal help to implement state government policy, such as the 'right to farm'?	All		
13.4	Does the proposal help to implement the North Coast farmland mapping project undertaken by DPI and DPIE, supplemented with local studies?	All		

LSPS Action	LSPS Action (guiding Principle)	Applicable	Complies (Y / N or N/A)	Detailed Answer
13.5	Have you explored opportunities for artisan food and drink industry developments to be located within existing business zones and centres to improve the vitality and viability of our main streets, particularly in Grafton and Yamba?	Strategic Plans		
13.6	Does the proposal help to implement work by relevant agencies to support bushfire recovery and future resilience of the agriculture and food producing sector of the Clarence? Does the proposal help to establish networks and training opportunities for primary producers to work with local First Nations to improve land management, especially cultural burning?	All		
13.7	Does the proposal identify opportunities to increase resilience of rural landscapes and promote regenerative agriculture, especially to increase carbon in soils to improve productive capacity, contribute to reducing atmospheric CO2, increase water holding capacity of soil so reducing drought impact and significantly reducing the effects of runoff and soil erosion on roads, bridges and other infrastructure?	All		
13.8	Does the proposal help to: a) reduce the density and proximity of energy dense nutrient poor (ENDP) aka 'fast food' outlets, particularly for vulnerable populations? b) facilitate community gardens and urban agriculture on public and private land, particularly in new land release areas and urban fringes so that neighbourhoods have access to local food growing lands? c) increase access to drinking water through the provision of bubbler/taps in public places, sporting venues and community facilities, and limit/discourage the consumption of sugar sweetened beverages (SSBs)? d) support and encourage community food centres (aka food hubs) which supply and promote locally grown produce and take a social justice approach to food? e) support and encourage local farmers markets which supply local produce thereby reducing food miles and supporting local and regional farmers?	All		
14.1	Does the change to the planning framework help to implement the Clarence River Way Masterplan ?	All		

LSPS Action	LSPS Action (guiding Principle)	Applicable	Complies (Y / N or N/A)	Detailed Answer
	Will the proposal help to welcome and sustainably manage visitors to the area, particularly to enable appropriate development in Grafton and our river towns and coastal areas?			
14.2	Does the proposal help to update the Clarence Valley LEP and relevant DCPs to build on the strengths of the Clarence River and support appropriate tourism opportunities and help implement aspects of the Clarence River Way Masterplan?	Strategic Plans		
14.3	Does the proposal help to identify opportunities to expand nature-based adventure and cultural tourism by leveraging the Clarence Valleys natural, heritage and community assets?	All		
15.1	Will the proposal help to protect areas of High Environmental Value (HEV)? Does the proposal take a strategic approach to land use planning, informed by our biodiversity strategy and strategic environmental goals, particularly for corridors and areas of high environmental value?	All		
15.2	Does the proposal help to achieve waterway health and protect our marine environment?	Strategic plans		
15.3	Will the proposal help to ensure that water quality and aquatic biodiversity impacts are considered in planning decisions? Will the changes ensure that the planning framework aligns with our coast and estuary management plans/programs, including to promote the values of riparian vegetation vegetated buffers and permeable surfaces to maintain and improve water quality and hydrology?	All		Will the proposal help to ensure that water quality and aquatic biodiversity impacts are considered in planning decisions?

LSPS Action	LSPS Action (guiding Principle)	Applicable	Complies (Y / N or N/A)	Detailed Answer
16.2	Have you checked biodiversity mapping layers and fauna corridors with Council?	All		
16.6	Does the proposal help implement Councils Biodiversity Strategy 2020?	All		
17.1	Does the proposal help create safer, more disaster resilient communities? Have you had particular regard to the long term social and economic costs of the potential effects of natural hazards and risk to life and evacuation capacity?	All		
18.3	Does the proposal consider the Clarence Valley Regional Water Efficiency Strategic Plan ?	All		
19.1	Does the proposal help to sustainably manage natural, mineral and forestry resources? (e.g. Protecting quarry's from urban encroachment and vice versa)	All		
20.1	Does the proposal help to grow regional and sub-regional relationships with adjoining Councils, state government and other organisations?			
21.1	Does the proposal help increase community participation in decision making and comply with the Councils Community Participation Plan ?	All		
22.1	Will the proposal help Grafton to be recognised as a Regional City in the North Coast Regional Plan?	All		
23.1	Will the proposal help achieve the Priorities of the Local Strategic Planning Statement?	All		

