



FACT SHEET
January 2007

FINAL FAR NORTH COAST REGIONAL STRATEGY

- The strategy covers the six local government areas of Tweed, Byron, Ballina, Lismore, Kyogle and Richmond Valley.
- The draft Far North Coast regional strategy went on exhibition in March 2006. About 110 submissions were received.
- The region's current population is over 228,000.

Housing

- Population is projected to increase by 60,400 people from 2006 to 2031. This growth, along with lower home occupancy rates, will require 51,000 dwellings.
- The strategy provides that 35% of future housing will be located in the regional centres of Tweed Heads, Ballina and Lismore.
- The proportion of the region's new housing built in the environmentally-sensitive and scenic coastal area, defined as land east of the Pacific Highway and the Tweed Heads urban area will be reduced from 75 per cent to 60 per cent over the strategy's life.
- Defined town and village growth boundary maps are included in the strategy.
- Growth of non-coastal towns and villages will be encouraged.
- The strategy incorporates existing provisions from the NSW Coastal Policy, to stop Gold Coast-style development which causes early afternoon overshadowing of beaches or adjoining open space.

Infrastructure

- Regional infrastructure requirements listed in the State Infrastructure Strategy (SIS) have been included in the final strategy document, to align growth and infrastructure.
- Both the strategy and the SIS will be updated over time to respond to trends.

Employment

- 32,500 new jobs will be required as a result of the population growth. Around 23,500 of these jobs are linked to service and construction, with the remainder export driven employment.

- An additional 232ha of employment land, comprising 156ha industrial and 76ha commercial land is needed between 2006 and 2031.
- This will help the region take advantage of predicted industrial land shortages in South-East Queensland.

Environment and resources

- A reduced rate of coastal development will relieve development pressure on some of the State's most prized environmental assets, including coastal estuaries and lakes of the Tweed, Brunswick, Richmond and Evans rivers.
- Green breaks between new coastal development will support the protection of significant farmland at the Cudgen Plateau, littoral rainforest at Bogangar and Wooyung, paperbark swamps around Brunswick Head and old growth forest near Billinudgel and Round Mountain.
- The strategy prevents development in places constrained by coastal processes, flooding, wetlands, important farmland, and landscapes of high scenic and conservation value.

Key changes from the draft strategy

- Regional infrastructure requirements listed in the \$110 billion State Infrastructure Strategy have been included.
- Significant environmental constraints have been mapped within the region's defined town and village growth boundary areas to help better plan for their new communities.
- Councils have been encouraged to plan ahead for tourism proposals and only allow small scale tourism development in rural or environmental protection zones.
- Detail strengthened as to how the region can progress into the future alongside South East Queensland. For instance, the region's western areas such as Casino and Kyogle are located on major interstate transport routes and therefore have the capacity to support industrial development.
- A new chapter on heritage to acknowledge the region's cultural heritage, both indigenous and European.