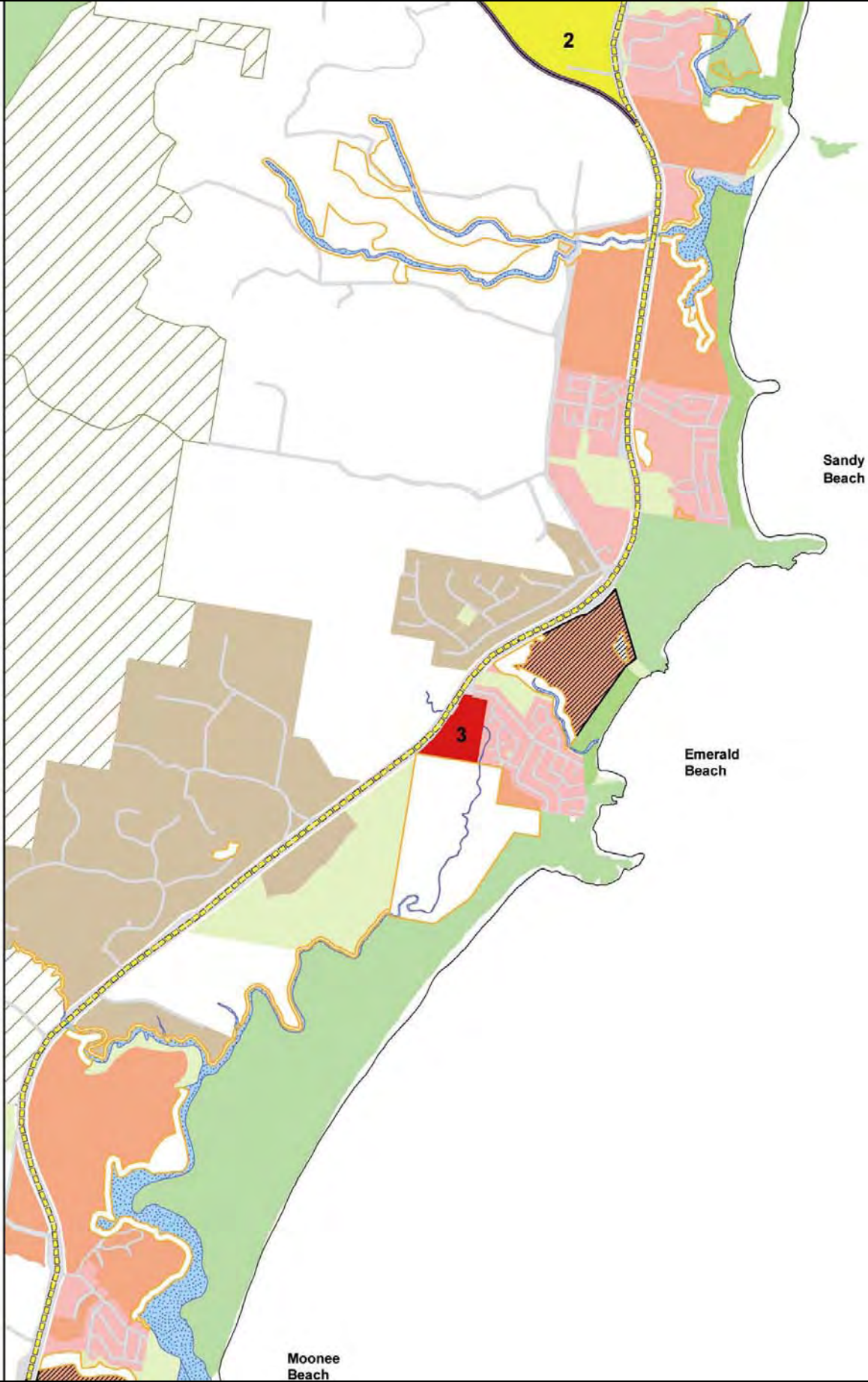
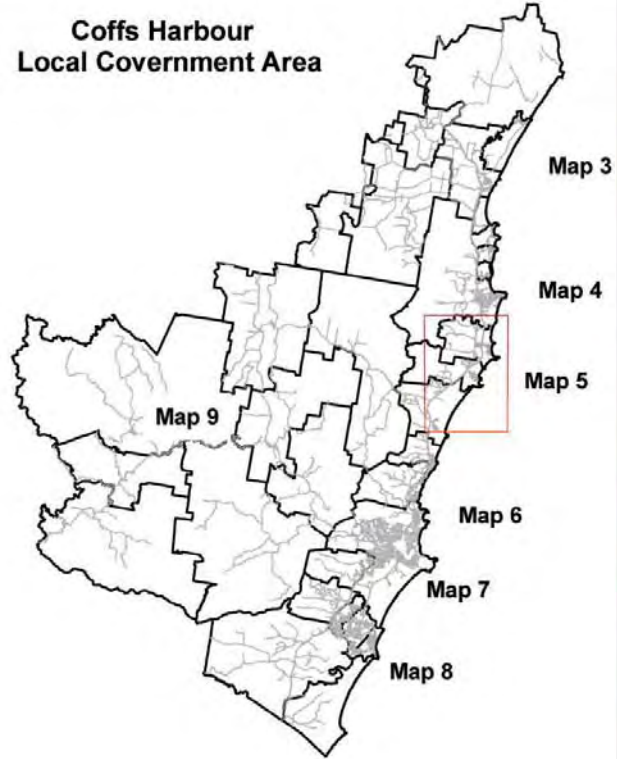
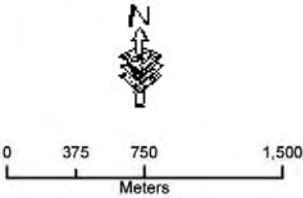


THE STRATEGY
Urban Investigation Areas

- Legend
- RTA Preferred Pacific Highway Upgrade Route
 - Existing Highway
 - Woolgoolga
 - Coffs Harbour Nth
 - Coffs Harbour Sth
 - Wells Crossing
 - Bonville
 - 7A LEP 2000 Zones
 - Highly Constrained Urban Zoned Land - Unlikely To Be Developed
 - Urban Investigation Areas
 - Investigation Areas For Residential Purposes
 - Investigation Areas For Rural Residential Purposes
 - Investigation Area For Future Motel
 - Special Investigation Area
 - Possible Future Urban Investigation
 - Zoned Rural Living Zones
 - Zoned Urban Areas - Developed
 - Zoned Urban Areas - Not Developed
 - National Parks - Nature Reserves
 - Zoned Open Space Areas
 - State Forest
- Priority Program
- 1 - Short Term 2006 - 2011
 - 2 - Medium Term 2011 - 2016
 - 3 - Long Term 2016+



Sandy Beach

- Estimated 2004 Population 1890
- Estimated 2031 Population 3470

Key Strategies

- Develop as a Coastal Village.
- Allow development to proceed in Hearnese Lake in accordance with DCP.
- Enhance riparian corridors to provide habitat linkages.
- Review requirements for a village core.
- Recognise holiday, tourism and recreation appeal.
- Recognise importance of the ICOLL.
- Ensure development addresses impacts of Pacific Highway and Pacific Highway Strategy.
- Prepare Place Management Plan.

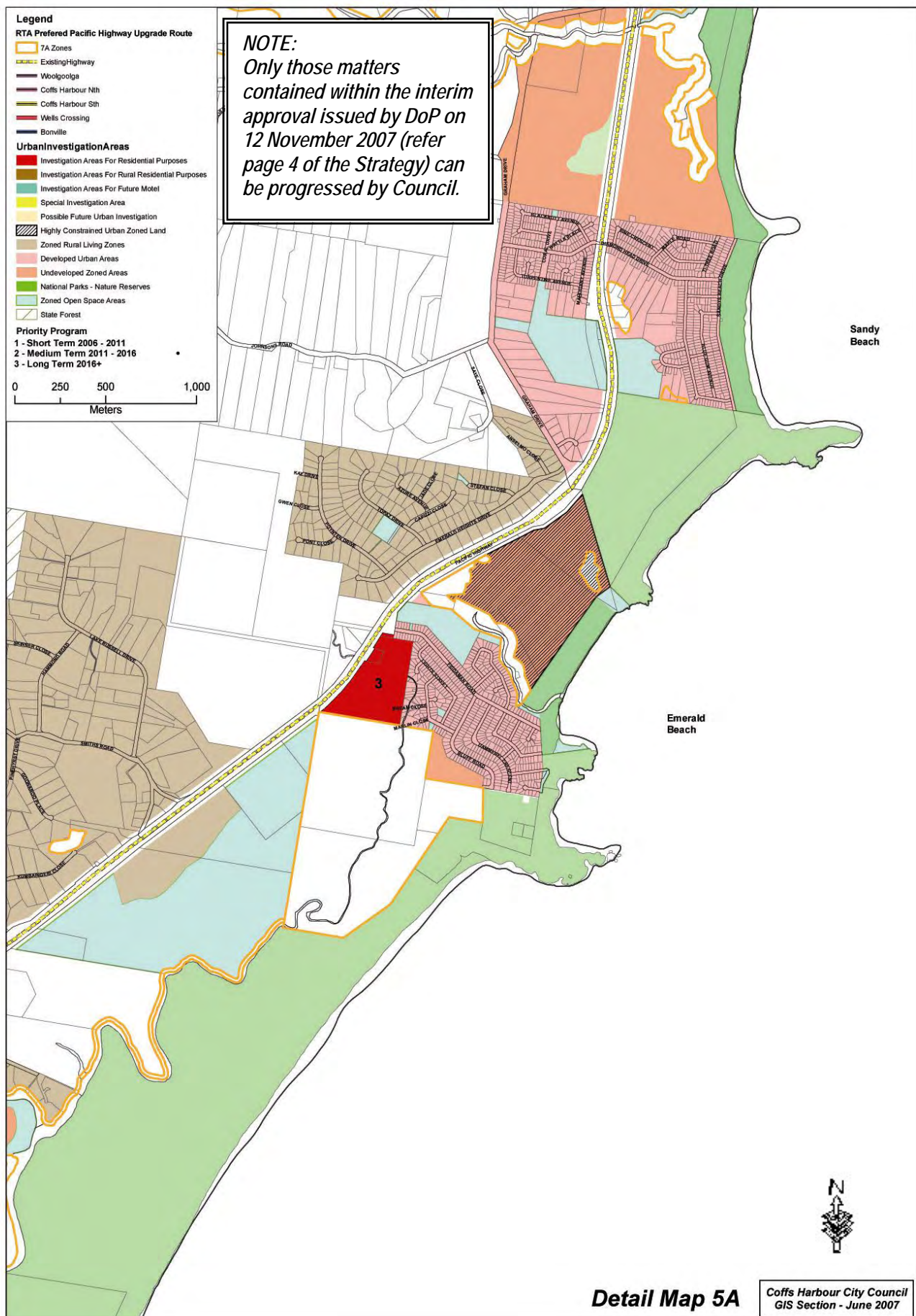
Emerald Beach

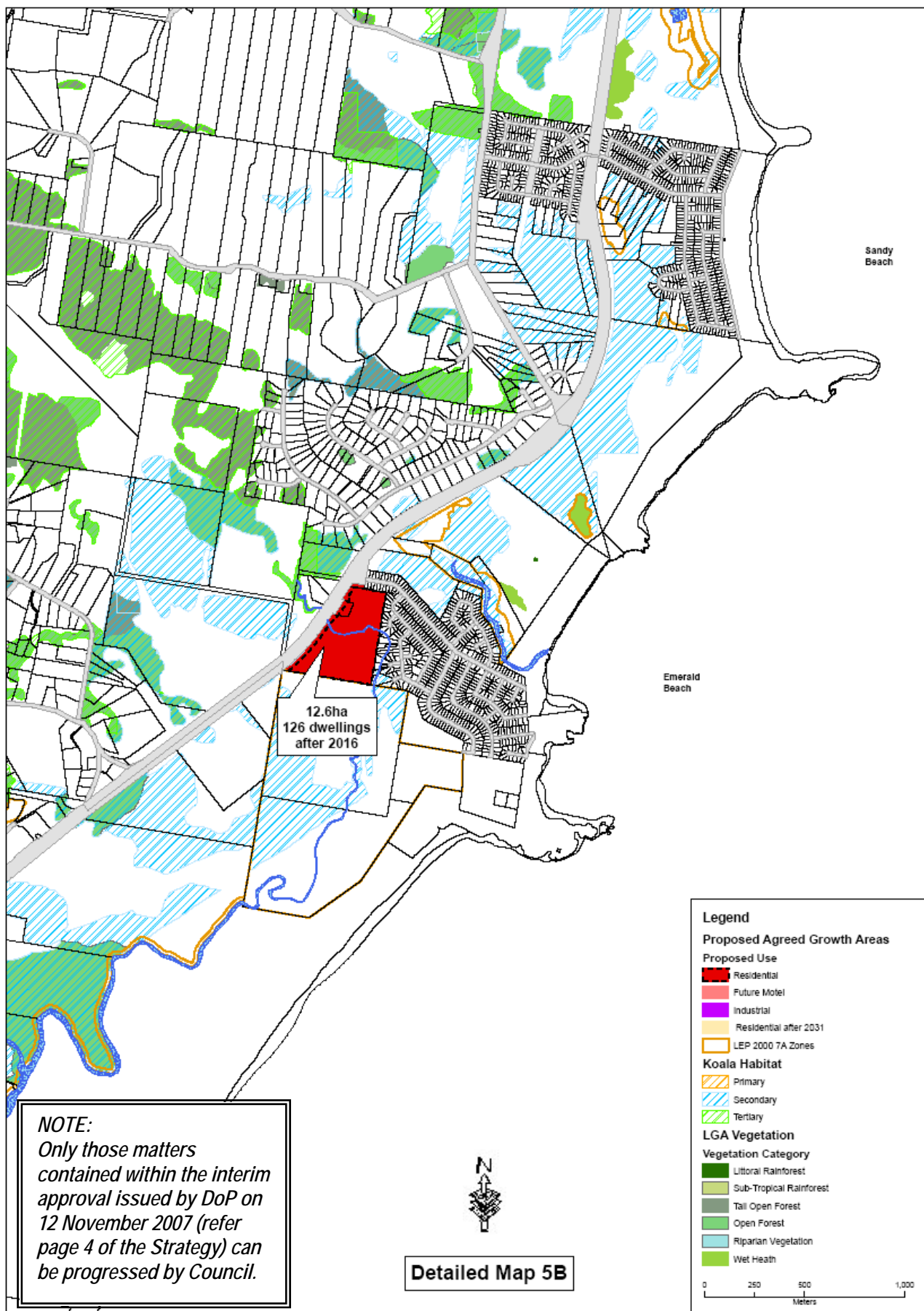
- Estimated 2004 Population 1920
- Estimated 2031 Population 2200

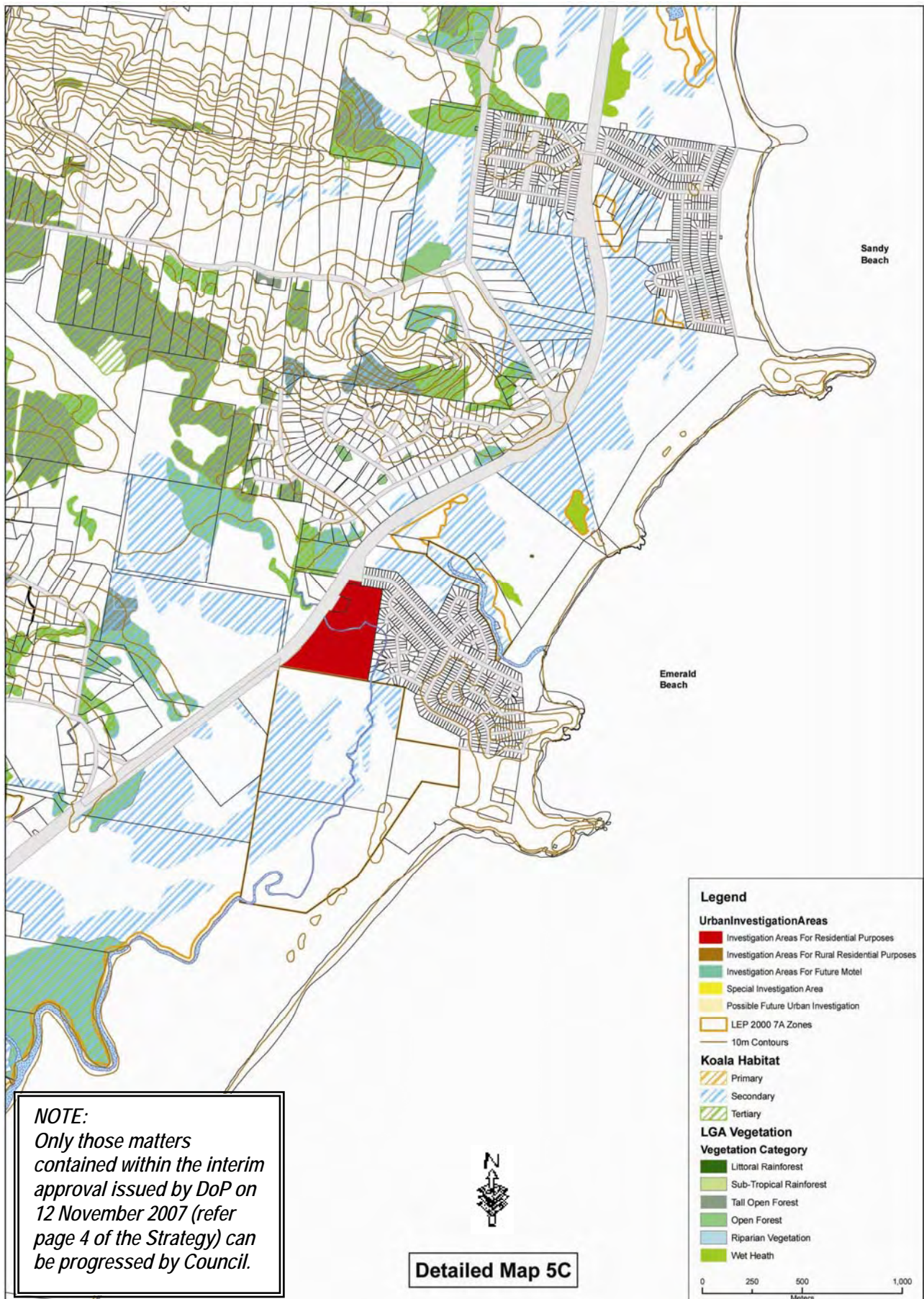
Key Strategies

- Develop as a Coastal Village.
- Retain village character and prepare Place Management Plan.
- Undertake environmental studies to determine appropriate zonings (environmental constraints) and action accordingly.
- Recognise holiday, tourism and recreation appeal.
- Maintain green space around village.
- Allow for expansion west to the Pacific Highway.

NOTE:
Only those matters contained within the interim approval issued by DoP on 12 November 2007 (refer page 4 of the Strategy) can be progressed by Council.







GROWTH AREAS MAP 3 – COFFS HARBOUR

