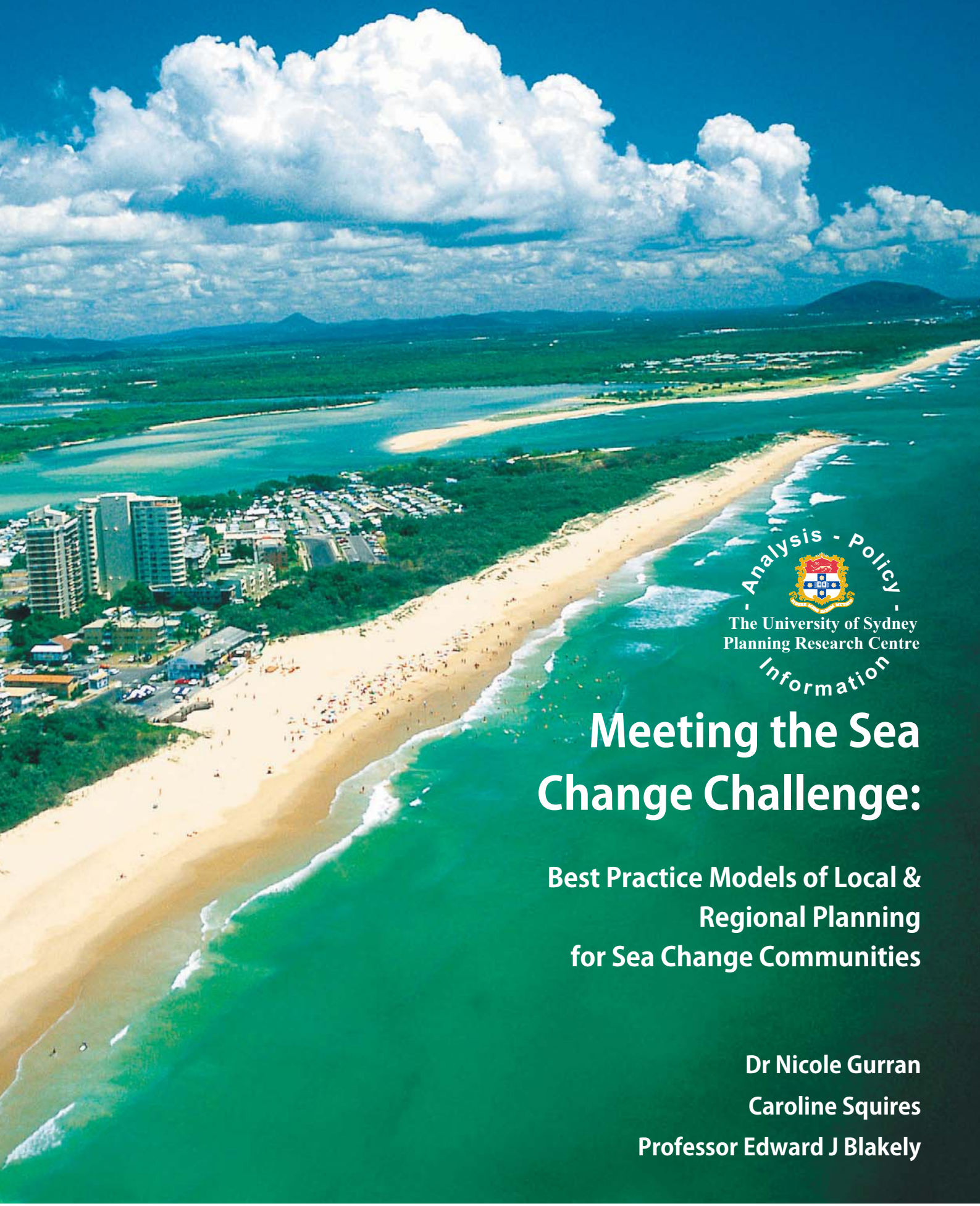

Analysis - Policy - Information

The University of Sydney
Planning Research Centre

Meeting the Sea Change Challenge:

Best Practice Models of Local & Regional Planning for Sea Change Communities

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Table 7.1: Key Challenges and Responses

Executive Summary

This is the second report for the National Sea Change Taskforce. The first report by the Planning Research Centre, *Meeting the Sea Change Challenge: Sea Change Communities in Coastal Australia* (March 2005), identified the key social, economic, and environmental planning issues facing coastal sea change communities in Australia, and reviewed current responses to these issues (Gurran et al 2005). This report documents the range of governance, environmental, community, economic, and infrastructure challenges affecting "sea change" councils in Australia and internationally, and identifies best practice in addressing these issues. It has been prepared for the National Sea Change Taskforce, which includes over 60 local government areas in New South Wales, Queensland, South Australia, Tasmania, Victoria and Western Australia. The research contained in this report forms part of a broader study being conducted by the Planning Research Centre at the University of Sydney, in partnership with Australian coastal communities represented by the National Sea Change Taskforce.

Meeting the Sea Change Challenge was reported widely in the national media and referred to in the recent NSW Parliamentary Inquiry into Infrastructure Provision in Coastal Growth Areas. This report builds on the earlier research and has three main objectives:

- To identify best practice principles for responding to the governance, environmental, community, economic, and infrastructure needs of non-metropolitan coastal communities in Australia affected by the sea change phenomenon;
- To identify actual examples of national and international best practice in planning for rapid growth and change within highly environmentally sensitive contexts analogous to non-metropolitan coastal Australia; and,
- To define a set of tools and planning options suitable for implementation within the various types of sea change communities in Australia.

The research included three steps: (1) a review of international literature on the environmental, social, economic, and governance challenges associated with migration to high amenity destinations; (2) identifying best practice responses to these challenges, through an analysis of the literature and through discussion with practitioners working in sea change communities of Australia; and, (3) identifying actual examples of innovative or best practice suitable for implementation within sea change communities in Australia.

The Sea Change Challenge

Sections 1-5 of the report highlight the specific challenges associated with rapid population growth in high amenity and non metropolitan coastal areas, referring to five key themes: governance, environment, community wellbeing, economy and tourism, and infrastructure. "Best practice" principles and strategies to respond to these challenges are then identified, followed by examples that have been implemented in sea change communities.

Governance - Best Practice Principles and Strategic Responses

Systems of governance for coastal areas of Australia should:

- Integrate social, economic, and environmental considerations at local and regional levels, consistent with the goals of Integrated Coastal Zone Management;
- Provide for cross agency collaboration, between different levels of government and across administrative boundaries;
- Engage the community and private sectors; and,
- Apply the principle of "subsidiarity" – that is, that higher levels of government should not take responsibility for matters able to be addressed by lower levels of government, but rather, should fully support and enable lower levels of government, particularly local government, to adopt these roles.

Strategies for better governance in coastal areas include:

- The development of a comprehensive strategic framework covering coastal management and protection, environmental conservation, land use planning and community well being. Ideally, frameworks will be developed at national, state, regional and local scales. Examples include the South East Queensland Regional Plan (2005), and the Santa Monica Sustainable City Plan.

- The development of sustainability decision making support systems or assessment tools, to assist local policy makers and planners evaluate the potential consequences of a particular decision, in relation to overall sustainability goals (examples include the *Mornington Peninsula Sustainability Framework* and the *Wanneroo Smart Growth Strategy*);

- Regular reporting against sustainability indicators (such as the *Newcastle City Sustainable Report Card*);

- Implementation of a community governance model to empower and resource members of the local community to enable community input into future planning and research. (such as the "Community Sector Boards" established by Noosa Council); and,

- Community involvement strategies designed to engage new and existing residents in civic activities and encourage ongoing participation in decision making (the *Maroochy Public Participation Program* is a leading example).

Environment - Best Practice Principles and Strategic Responses

Within the context of an overall sustainable planning framework, local and regional land use plans should integrate urban settlement with environmental conservation, natural resource management, and coastal and catchment protection strategies. Best practice principles for such plans include:

- Recognizing fundamental ecological limits by minimising urban footprints and impacts on natural systems;

- Limiting the use of non renewable resources and the production of waste;

- Explicitly preventing further urban exposure to coastal hazards, including potential sea level rise;

- Reducing existing exposure to coastal hazards where possible, or select hazard mitigation strategies that limit environmental disturbance;

- Minimizing potential landuse conflict between conservation, tourism, residential, and agricultural / fishing industries (in rural contexts), and manufacturing / other industries in coastal cities, by recognizing the significance of existing activities and promoting transition to appropriate new uses, particularly of underutilized or redundant "brownfield" sites; and,

- Reflecting and promoting indigenous input to coastal planning and management decisions, including ongoing fulfillment of custodian obligations and protection of traditional resource access rights.

Strategic responses and tools for better environmental planning in high amenity and coastal settings include:

- Growth management approaches such as: the use of Urban Growth Boundaries (limiting the urban footprint of a community); and Population Caps (defining the maximum number of people, or households, that can be accommodated within a specific spatial area). Examples include the *Surf Coast Planning Scheme,* and the *Noosa Planning Scheme.*

- Environmental protection and conservation mechanisms such as: Habitat Protection Plans (allowing some development within strictly determined parameters designed to protect the habitat of a particular species under threat); Tradable / Transferable Development Rights (preserving significant landscapes or areas of high biodiversity value by allowing landholders to sell theoretical development rights forfeited by the restrictive designation of their land); Voluntary Conservation Schemes (formally enabling a landholder to voluntarily protect the conservation values of their property); and, Green Offsets (actions undertaken to mitigate the environmental impact of a particular development, ensuring a "net environmental improvement" from development). Examples of these approaches have been developed by Port Stephens Shire, Wollongong City Council, and Johnstone Shire.

- Coastline Management Plans, to provide an integrated basis for addressing coastal hazards and protecting and enhancing the amenity of beaches (for example Newcastle City Council Coastline Management Plan).

- Local plans for the management of natural water systems, such as estuary and river management plans, which operate within a supportive whole-of-catchment management framework (e.g. Tweed Shire Estuary Management Plan).

- Indigenous Land Use Agreements / Joint Management arrangements, to provide a way of sharing the management of lands or waters (typically environmentally significant areas such as national parks, reserves, and marine protected areas) with traditional indigenous owners. A key example is the Arkawal Agreement developed in Byron Shire.

Community Wellbeing - Best Practice Principles and Strategic Responses

Strategic planning frameworks for amenity and high growth coastal settings must aim to:

- Protect and enhance the unique character and sense of place of coastal and hinterland settlements and surrounding landscapes;

- Build social cohesion, by actively seeking to integrate new residents within the community, and fostering an active civil sector through participatory activities and volunteering;

- Maintain social equity and diversity, by ensuring that new housing opportunities and services cater to people of diverse incomes and stages of life; existing forms of low cost housing supply are protected, or strategies to mitigate the loss of such supply are in place; and ensuring that all members of the community share access to environmental and physical amenities and services; and, where appropriate, maintain opportunities for lower cost holiday accommodation and visitor facilities.

Best practice strategies and approaches to implement these principles include:

- Strategies to ensure that urban planning and design frameworks protect unique attributes of place such as: undertaking a study of "sacred spaces" to identify areas of specific importance to residents; using recreational access strategies to diffuse demand for particular sites, distinguishing between areas of high tourism potential and places for lower key local recreation, congregation, or contemplation; undertaking a local heritage study; establishing a "design review board" to facilitate community and expert input into decisions about new developments; and, holding award programs to recognize good design and to educate developers about appropriate responses to the local environment. Good examples have been developed by Surf Coast Shire, and Gold Coast City Council.

- Seeking to build social cohesion by undertaking research to understand the needs of new residents and their settlement experiences; providing information packages to assist new residents settle into the new community; bringing existing and new residents together by holding community events such as clean up days or gardening competitions; recruiting new residents and older residents for volunteer activities. Examples have been developed by Shoalhaven City Council, and Hervey Bay City Council.

- Preparing a local housing strategy; protecting particular types of low cost housing such as caravan parks or rental accommodation, through special controls on demolition, change of use, or the proportion of existing or replacement accommodation that must be retained for permanent residents; enable lower cost forms of housing to be developed through the private market, subject to appropriate locational and design criteria; provide planning incentives for developments in high value locations to contribute financially to a local affordable housing program; and perhaps requiring developers to make a contribution towards a local affordable housing program, particularly in relation to developments within certain high value areas of for certain types of development that will result in a loss of existing affordable housing and or generate a demand for affordable housing. Key examples have been developed by Byron Shire, Gosford City Council, and Newcastle City Council.

Economy and Tourism - Best Practice Principles and Strategic Responses

Principles for the sustainable economic development of coastal communities and other high amenity destinations include:

- Adopting a regional approach to development, collaborating with other local government areas at regional and sub regional levels, in recognition that economies are rarely confined to local government area boundaries;

- Fostering economic development policies that result in widespread benefits for local and regional residents and businesses, particularly benefits that will endure even if a specific firm closes or relocates (Kane 2005);

- Attempting to address the needs of the most disadvantaged groups in the community, including young people, the long term unemployed or underemployed, and those with a disability, by connecting them to meaningful training and employment opportunities;

- Encouraging industries that cater to external markets or compete for a share of local markets that would otherwise be targeted by an external competitor;

- Actively protecting and enhancing the quality of life of the region to attract educated and skilled workers, entrepreneurs and business leaders (Kane 2005). (Enterprise zones, which are intended to facilitate economic development through the targeted provision of infrastructure, and in many cases, flexible or facilitated planning approval, often fail to deliver expected local employment benefits and may be incompatible with the character of high amenity destinations);

- Seeking industries that offer high wages and highly skilled positions, to improve the employment opportunities of low skilled and under employed residents;

- Developing tourism strategies that build explicitly on local assets, character and resources, closely supported by planning regulations that only permit developments that are consistent with existing settlement scale or the desired future character of the community;

- Similarly, fostering tourism strategies that build on opportunities for tourism attractions to connect with and support existing and emerging activities – e.g. gourmet agricultural produce and viticulture; conservation efforts (e.g. voluntary conservation tourism); training and education (e.g. educational tourism); and, indigenous industries.

- Tourism strategies and ventures that disperse visitor spending across the local area (rather than capturing onsite through contained and isolated resort developments) may be preferred. Tourism developments that provide amenity benefits for local residents are encouraged.

Specific mechanisms or tools used by high amenity and sea change communities include:

- Regional economic development strategies, containing an agreed set of development planning principles and a shared vision or goal, and linked to regional approaches to housing, transport, infrastructure, and the environment. A key example is the *Sunshine Coast Regional Economic Development Strategy* (2004).

- Business incentive / incubation strategies – for instance, encouraging businesses to locate within the local area by preparing sites and reducing development assessment fees and related charges; assisting businesses to apply for grants; supporting the establishment of business incubation centres to undertake local and regional marketing activities; provide space for emerging businesses; facilitate networks of compatible industries; offer business training, and even help local graduates initiate new businesses. Examples are contained in the *Knowledge Economy Strategy: Creating Smart Jobs on the Sunshine Coast (2005);* and the *Maroochy Economic Plan 2004-2009.*

- Building a skilled workforce - by developing skills amongst the existing population, retaining graduates and experienced younger workers, and encouraging younger professionals to relocate to the area. Shoalhaven City Council has adopted such an approach.

- Information and monitoring - maintaining and disseminating information such as local and regional economic reports; business surveys; skill audits; infrastructure gap analyses; industry forums; and a database of local businesses. Examples are provided in the *Noosa Council Economic Strategies and Innovations Implementation Strategy 2004-2007.*

The report also lists a number of strategies to support key industry sectors important to sea change areas, including agriculture, cultural and creative industries, health and community services, retail, and tourism.

Infrastructure - Best Practice Principles and Strategic Responses

Best practice principles for infrastructure provision in sea change communities and other amenity destinations are listed below.

- Infrastructure needs must be determined through appropriate research and needs assessment, considering the type, capacity, and location of existing infrastructure, current populations and forecast demographic trends and patterns of visitation (including population thresholds whereby existing infrastructure will be at peak capacity); potential fluctuations in migration; the social and economic needs and aspirations of residents and businesses; environmental capacity; the location of coastal hazards, environmental assets, cultural heritage and landscape values; current maintenance and servicing requirements and the long term costs of maintenance for proposed new facilities.

- Infrastructure investment decisions should prioritise environmental protection, rehabilitation, and sustainable patterns of resource use and management; the promotion of social equity in access to services (with particular emphasis on the needs of low income and socially disadvantaged groups); and preferred economic activities (existing and prospective).

- Infrastructure investment decisions (the type, location, and timing of new infrastructure) must be determined in the context of local or regional planning frameworks, and support desired future settlement patterns and environmental capacity.

- All levels of government involved in infrastructure provision must *collaboratively* plan for the type, location, and timing of new infrastructure, consistent with local or regional planning frameworks, and in consultation with local communities.

- Infrastructure charges and development levies should recognize the real cost of infrastructure provision associated with the development.

- Public-private partnerships in infrastructure funding and provision are desirable where the infrastructure decision remains consistent with broader community aspirations reflected in the local or regional planning framework.

- Community facilities should be designed for flexibility and multi purpose uses.

- Community consultation and research should inform the assessment of infrastructure priorities (the type, location, level, timing, and scale of infrastructure).

In line with these principles, strategies for managing infrastructure provision and for delivering particular types of infrastructure suitable for coastal and high amenity communities affected by rapid growth include:

- Regional infrastructure planning, to co-ordinate infrastructure provision across all levels of government consistent with regional and local comprehensive planning frameworks. Regional infrastructure plans should incorporate long term funding commitments, provisions for the staging of key infrastructure in relation to population thresholds or environmental indicators, and arrangements for managing capital assets (or funding services) over time. A leading example is the *Regional Infrastructure Plan and Program 2005-2026, South East Queensland.*

- Planning for specific types of infrastructure, including: "ecological infrastructure" - infrastructure which contributes positively to the environment, while addressing community needs; "Integrated Water Cycle Management" and "Water Sensitive Urban Design" - holistic approaches to the management of water supply, sewerage and stormwater, resulting in better environmental outcomes and reduced costs of water supply and management; and innovative approaches to transport, including community transport schemes, and information strategies to encourage the use of existing non motorized and shared transport options. Examples include the *Eurobodalla Integrated Water Cycle Management Strategy (2003)* and the *Sunshine Coast Integrated Transport Strategy.*

- Financial mechanisms: A variety of different approaches to meeting the additional infrastructure needs of visitors to high amenity destinations exist internationally and in Australia. These range from flat entrance fees to visit key attractions such as beaches, national parks, or historic communities, through to "bed taxes" collected by accommodation providers. Many of these approaches are unsuitable for high amenity communities in coastal Australia due to access and equity concerns and the potential impact on the tourist market itself. However, appropriate visitor charges can often be used in a highly targeted way to mitigate some of the most negative impacts of tourism - such as traffic congestion, or demands on energy and water supply.

Meeting the Sea Change Challenge: Tools for Policy Makers and Planners

The final section of the report (Section 7) summarises the key strategies and tools to address the governance, environmental, community, economic and infrastructure challenges of sea change in a matrix specifying the main implementation considerations associated with each approach. The section also highlights broader implementation requirements, in particular, the ways in which national and State governments can support local councils in developing appropriate responses to coastal urbanization. These include:

- The development of a collaborative national approach to managing population growth in non metropolitan coastal Australia;

- Enhancing existing sources of funding for local government initiatives, to include a specific coastal focus;

- Coordinating national, State and regional investment decisions (particularly those relating to infrastructure) through collaborative regional planning processes that recognize and support the strategic objectives and directions contained in local planning frameworks;

- Ensuring that State planning and related legislation supports local planning initiatives; and

- Facilitating local government access to environmental, demographic and economic data and expertise.

Finally, the report concludes that more detailed research within specific communities is now needed to develop new responses to growth in non metropolitan coastal Australia, particularly in terms of promoting community wellbeing – strengthening social cohesion during a process of rapid change; avoiding socio-economic and socio-spatial polarization as the cost of living in coastal communities becomes more expensive; and preserving sense of place. Economic development research targeted to the specific needs of small to medium sized communities situated within highly sensitive environmental contexts is an important priority. There is also a need to better understand and develop appropriate policies for sustainable environmental design (urban design and infrastructure provision) within coastal settings. These research priorities should form part of a long term coordinated action research strategy by coastal sea change councils to develop better approaches to the challenges of growth and change in coastal Australia; to monitor the implementation of new practices; and, where necessary, to document the results of poor planning and inaction by all levels of government.

1 Introduction

The concept of "sea change" has captured the national imagination. Scarcely a week goes by without a newspaper headline proclaiming the next sea change destination: typically an "undiscovered" coastal paradise, boasting a relatively unspoiled natural environment and offering a wide range of recreational activities. The wonderful experiences of sea changers often feature in these accounts: the active retirees or pre retirees seeking a high amenity destination and a like minded community; or the family seeking greater housing affordability and lifestyle opportunities. Beyond the media and real estate industry excitement, this influx of people to Australia's coastal areas beyond the state capitals is a major demographic phenomenon raising significant social, economic, and environmental issues for the affected communities.

Recent data shows that 27% of Australia's population now lives in coastal settlements other than the capital cities (ABS 2005). The past two decades have seen substantial population increases in many of Australia's coastal communities, both in proportion to existing population bases and in overall numerical terms. High levels of growth have rivaled that of metropolitan urban release areas in recent years, particularly in South East Queensland, south of Perth in Western Australia, and the Bass and Surf Coasts in Victoria. Currently, the highest rates of growth are being recorded in coastal areas adjacent to the state capitals in Queensland, Victoria and Western Australia, such as Pine Rivers (Qld); Casey (Vic); Mandurah and Wanneroo (WA). A similar scenario is occurring in the United States with population growth increasing in coastal areas adjacent to, or one county beyond the major metropolitan cities of New York, Washington DC, Los Angeles and San Francisco (Crossett et al 2004).

Over the long term, population growth in non metropolitan coastal communities has fluctuated, and is expected to continue to do so, in line with broader socio-economic trends. However, a number of factors suggest that a significant level of population growth in non metropolitan coastal areas of Australia will be sustained for the foreseeable future. These factors include the imminent retirement of the "baby boomer" generation, and thus a sizeable new market for high amenity retirement destinations. Secondly, the global economic shift from "Fordist" (or manufacturing based economies) towards less location dependent information, service and consumption based industries represents new opportunities for relatively accessible regional areas characterised by high levels of amenity (Elbersen 2005). Thirdly, the growing flexibility of work practices (associated with new telecommunications technology), is allowing some workers to relocate to smaller centres along the coast or rural hinterland (Stewart 2000). There is also evidence that some Australians, particularly lower income groups reliant on statutory benefits, are being "pushed out" of capital cities due to rising housing costs (Marshall et al. 2003).

Internationally, the movement of people to high quality lifestyle destinations is described as "amenity migration" (Carison et al. 1998, Deller et al. 2001, Stewart 2000). Amenity migrants are those whose primary reason to relocate is based on lifestyle considerations and the perceived attractions of their new destination. They tend to include those retiring or nearing retirement, entrepreneurs, and a proportion of workers employed in the "new" information or service industries. Amenity migrants are attracted to locations valued for their natural or cultural landscapes (such as alpine areas, historic towns within rural settings, communities adjacent to significant protected areas such as national parks, and particularly coastal areas) or opportunities for recreation (like water sports, fishing, golfing, or skiing). The growing number of people migrating primarily for "lifestyle" reasons rather than to improve their financial circumstances has begun to challenge traditional migration theories that economic considerations – chiefly the search for better employment – underpin the majority of migration decisions (Casado-Diaz 1999).

1.1 The Sea Change Challenge

International trends suggest that the rapid growth experienced by many of Australia's coastal towns and settlements is not unique. Nor are the challenges associated with this growth. In broad terms, rapid population growth within the highly sensitive environmental settings that characterise coastal areas (and other high amenity locations) is often associated with biodiversity loss, water degradation (coastal waters, wetlands, lakes and rivers), habitat fragmentation and loss, conversion of rural lands, and degraded scenic values. These problems are particularly likely in situations where existing planning frameworks are not designed to manage sudden or large scale growth, and where local administrations are small and poorly resourced – a not uncommon scenario in coastal Australia. Socially, international research within rapidly growing amenity locations points to community instability associated with a high turnover of new residents, socio-economic polarisation between existing residents and newcomers (who are often more affluent), and housing affordability pressures due to the greater purchasing power of new residents and increasing demand for housing (Beyers and Nelson 2000, Lorah and Southwick 2003, Marcouiller et al. 2002). Infrastructure pressures include pressure on water supply and sewage systems, roads, health and aged services (Skelley 2004). Economic outcomes in amenity destinations are mixed. For some rural communities affected by declining populations, attracting "amenity retirees" has been a deliberate economic strategy (Stewart 2000). There have been economic gains associated with the purchasing power of the new migrants and new employment opportunities in service industries (particularly personal care). However, opportunities to establish a diverse and sustainable economy over the long term are limited within communities characterised by an aging population. In the United States and Canada, some communities located in proximity to major metropolitan areas have begun to market their attributes to high value industries seeking to attract skilled employees to areas characterised by natural scenery and recreational opportunities (Beyers and Nelson 2000, Boyle et al. 2004).

In Australia, migration for lifestyle reasons has traditionally focused on coastal areas. While the term "sea change" is generally used to refer to a symbolic change of life, often involving a decision to relocate, until recently lifestyle migration has focused on Australia's coast (Burnley and Murphy 2004). As coastal destinations also attract many of Australia's national and international tourists, managing growth and development in these areas can be particularly complex. The perceived needs of the tourism industry and the aspirations of existing and new residents are often in conflict: in particular, debates centre around the impact, character and scale of new tourism and residential developments (Dredge 2001). High seasonal influxes of visitors place pressures on local infrastructure, but rarely provide the income stream to offset these impacts. Affordable housing is needed to accommodate workers and lower income residents, but housing shortages associated with high or seasonal visitor numbers, underutilised "second homes", and competition for development sites reduce the availability of low housing supply (Dryden 2004, Gurran et al. 2005).

Local governments are at the forefront of these challenges. Local governments in Australia have primary responsibility for local land use planning policy and thus the management of urban growth. However, their capacity to influence broader population pressures associated with lifestyle migration is limited. Local governments are responsible for community planning and the provision of local community services, yet adequate social planning for a community that is often geographically dispersed and experiencing rapid population change is particularly challenging. Local government is responsible for the provision of the majority of physical and social infrastructure, yet their financial capacity to meet the infrastructure needs of rapidly growing permanent and visitor populations is limited.

1.2 The National Sea Change Taskforce

The National Sea Change Taskforce was formed to assist local governments in coastal Australia address these challenges. In February 2004, 27 CEOs from rapidly growing local government areas met to consider the challenge of growth in sea change communities of coastal Australia. This subsequently led to the formal incorporation of the National Sea Change Taskforce in November 2004. The movement has since grown to include over 60 local government authorities in New South Wales, Queensland, South Australia, Tasmania, Victoria and Western Australia (see Appendix 2). One of the key objectives of this organisation is to develop innovative and best practice strategic planning at regional and local levels, to preserve local character and sense of place, integrate coastal management and conservation objectives with economic development, build social capital, and ensure community ownership and participation in key growth decisions.

The research presented in this report will contribute to this objective. It is part of a broader study being conducted by the Planning Research Centre at the University of Sydney, in partnership with Australian coastal communities represented by the National Sea Change Taskforce. Stage one of the study (*Meeting the Sea Change Challenge: Sea Change Communities in Coastal Australia*) analysed the sea change phenomenon in coastal Australia and reviewed current planning and governance responses, as a baseline for future research. *Meeting the Sea Change Challenge* was reported widely in the national media and referred to in the recent NSW Parliamentary Inquiry into Infrastructure Provision in Coastal Growth Areas. This report presents the outcomes of stage two of the study. It identifies innovative and best practice examples in local and regional planning for sea change communities.

1.3 A Typology of Coastal Communities

Sea change has affected coastal communities across Australia in different ways. Many of these differences can be explained by understanding the variations in sea change communities themselves. Similarly, policy responses to addressing the challenges of growth in coastal settings must be sensitive to these different community types. Therefore a key component of the first stage of the research for the National Sea Change Taskforce was to identify a broad typology of the different types of sea change communities in coastal Australia. This typology includes five broad "ideal types":

- Coastal Commuters - suburbanised satellite communities in peri metropolitan locations;
- Coastal Getaways - small to medium coastal settlements and groupings of settlements within three hour's drive of a capital city;
- Coastal Cities - substantial urban conurbations (populations above 100,000 people) situated beyond the State capitals;
- Coastal Lifestyle Destinations - predominantly tourism and leisure communities, located more than three hours drive of a capital city; and,
- Coastal Hamlets - small, remote coastal communities often surrounded by protected natural areas, with populations below 15,000 people and situated more than three hours drive of a capital city.

We use this typology in this report as a basis for identifying challenges that are particular to certain community types, or practice responses that are particularly suited to specific community contexts.

1.4 Aims and Research Methodology

The key aim of this project was to identify best practice in environmental, community, economic and infrastructure planning and governance for Australian coastal sea change communities. Flowing from this overall aim, the research had three key objectives:

- To identify best practice principles for responding to the governance, environmental, community, economic, and infrastructure needs of non-metropolitan coastal communities in Australia affected by the sea change phenomenon;
- To identify actual examples of national and international best practice in planning for rapid growth and change within highly environmentally sensitive contexts analogous to non-metropolitan coastal Australia; and,
- To define a set of tools and planning options suitable for implementation within the various types of sea change communities in Australia.

The research involved:

- A review of international literature on the environmental, social, economic, and governance challenges associated with migration to high amenity destinations;
- Identifying best practice responses to these challenges, through an analysis of the literature and through discussion with practitioners working in sea change communities of Australia; and,
- Identifying actual examples of innovative or best practice suitable for implementation within sea change communities in Australia. To identify these examples we followed up cases reported in the international literature; and undertook searches of key international web sites on coastal planning (US National Oceanic and Atmospheric Administration, http://www.noaa.gov/; and European Commission Integrated Coastal Zone Management, http://europa.eu.int/comm/environment/index_en.htm). The project team also undertook a comprehensive search of the web sites of all coastal local government areas in Australia (using the internet "find" tool to search each site) and the "Online Guide to Leading Practice in Local Government" (http://dynamic.dotars.gov.au/nolg/nalg/index.aspx). Finally, we used reports of various National Sea Change Taskforce meetings (particularly the recent National Conference held in Victor Harbor in May 2005) to follow up references to innovative and best practice, particularly in relation to social planning, housing, and infrastructure.

Once a potential example was identified, the project team obtained and reviewed the original source material documenting the example, and, where necessary, contacted the organization directly for further information. When reviewing the examples for potential inclusion in the report, a simple twofold criteria was used: the extent to which the example reflects the principles of best practice; and the extent to which the example is able to be replicated in other sea change communities in Australia. The second criterion limited the number of international examples included in the actual body of the report; other potential examples (and references for further information) are included within a complete resource list in Appendix 1.

In many cases, the examples presented are not related specifically to coastal planning, and, indeed, may represent examples of good practice with far broader application than sea change communities per se. Indeed, other examples from communities not specifically affected by amenity migration, or sea change, might equally be used to demonstrate a particular type of response. However, where possible in this study we have chosen to limit examples to those that have actually been implemented within environmentally sensitive, non metropolitan communities or regions affected by rapid growth or change. This ensures that the examples presented match the particular environmental, economic, and governance constraints affecting sea change areas in Australia.

1.5 Best Practice

In recent years there has been considerable interest in identifying and disseminating "best practice" approaches within public policy and planning, natural resource management and tourism (Testoni 2000, Bretschneider at al. 2005). Often, best practice is identified through award programs or by self identification, where programs and approaches are nominated for inclusion within a compendium of best practice. Best practice research addresses the need for sources of information that can be easily applied by policy makers, program developers, and planners.

In a strict sense, "best practice" implies that a particular policy, program or initiative is better than any existing alternative approach (Bretschneider et al. 2005). Yet, in reality it is often difficult to ensure that all possible cases have been identified and assessed, or that all cases are comparable across the range of social and institutional contexts within which they have been implemented.

In this report, we use the term "best practice" in two ways. Firstly, we use the term to indicate an "ideal" approach to a particular issue, as a set of best practice principles. It is unlikely that any empirical case would ever satisfy the entire set of best practice principles, however, they provide a basis for evaluating existing and potential program and planning responses. Secondly, we use the term loosely to identify existing examples of approaches that appear to reflect many of the best practice principles. A formal evaluation or assessment of the implementation success of the examples presented in this report was not undertaken because our objective was to disseminate innovative responses to sea change as a basis for inspiring and assisting other councils in developing their own practice. Thus examples are assessed on the basis of innovation and potential transferability to other sea change contexts, rather using a qualitative ranking of projects.

1.6 Structure of the Report

Following this introduction, the next five sections (Sections 2-6) of the report address the governance, environmental and heritage, community wellbeing, economic, and infrastructure issues affecting sea change communities. Each section begins with an analysis of the key challenges associated with the particular issue discussed. This is followed by a set of best practice principles for local or regional planning to address these challenges, and a description of the key approaches, strategies, or tools that can be used to implement these principles. A selection of innovative or leading practice examples from actual sea change or high amenity communities in Australia and internationally is then provided. The final section of the report (Section 7) summarises these approaches as a tool kit for sea change communities. It also identifies the key support needs of local governments seeking to implement best practice responses to sea change in Australia.

Appendix 1 contains a complete guide to innovative and leading practice examples implemented by sea change and high amenity communities in Australia and internationally, including sources for further reference. The Appendix lists cases documented within the body of the report as well as additional examples that may assist other communities in developing their own responses to sea change.

2 Governance

The governance of sea change communities (and in many cases, other environmentally sensitive areas experiencing rapid growth or change) involves a range of special challenges. In this section of the report, we highlight these challenges, drawing on research previously conducted for the National Sea Change Taskforce (Gurran et al 2005) and the international literature on managing the implications of migration to high amenity destinations and coastal areas. We then articulate appropriate or "best practice" responses to these challenges, before providing examples of such responses that have been implemented in sea change communities.

We define governance to include "the exercise of economic, political and administrative authority" and the "mechanics and institutions through which citizens and groups articulate their interests, exercise their legal rights, meet their obligations and mediate their differences" (Hyden 1998, p. 2). Governance operates across public, private and voluntary sectors. It may also be described as the relations between government, the private sector and civil society, reflecting an understanding that governments cannot act in isolation to effectively address urban and environmental management but depend on collaboration between these three sectors. The United Nations Centre for Human Settlements (UNCHS) emphasises that "good urban governance is characterised by sustainability, decentralisation, equity, efficiency, transparency and accountability, civic engagement and citizenship" (UNCHS 2000, p. 5).

2.1 The Challenges

One of the key barriers to effective planning within coastal settings, both within Australia and internationally, is a disjointed system of governance (Norman and Gurran 2005, Westcott 2004). Due to the environmental and strategic significance of the coast, sea change localities are subject to complex, cross jurisdictional planning and management processes relating to coastal management and protection, heritage conservation, natural resource management and utilization, defense, and land use planning and development. Like other amenity areas endowed by highly significant natural and cultural heritage values, coastal communities are often subject to additional planning or policy requirements at state, national, and even international levels.

Of course, disjointed planning and governance is not unique to coastal settings. In recent years there has been increasing criticism of fragmented and incremental management approaches to specific aspects of the environment (e.g. water management and quality, threatened species, protected areas) (Allmendinger et al 2002). Such criticisms have prompted calls for integrated approaches to environmental management across ecologically, rather than administratively defined territories. These approaches include forms of "catchment" and "ecosystem" management, or bioregional planning, all of which have emerged in Australia over the past two decades. However, sectoral (issue based) approaches to management remain a feature of environmental governance in the majority of Australian States and this is often exacerbated in coastal contexts where there are additional layers of objectives, responsibilities, and powers over various aspects of coastal management. For instance, recent research within the Gippsland Lakes area of Victoria showed that at least eight different government and quasi government bodies have specific responsibility for land use planning, coastal protection, and water management in the area, each with their own strategies, plans, and administrative boundaries (Norman and Gurran 2005).

Even the variety of definitions of the coast reflects these complexities. In Australia, the Commonwealth government and the States and Territories all use different definitions of the coast in their coastal policies and legislation. Some focus on the coastline itself and the land / sea interface, while others extend to the surrounding catchments and hinterlands, depending on context and management intent (for a summary of the different definitions of the coastal zone used by the Australian states, see chapter four of the first report for the National Sea Change Taskforce). The national Resource Assessment Commission Coastal Zone Inquiry held in 1993 used two definitions of the coastal zone, one based on administrative criteria: "the marine boundary 200 nautical miles seaward of the low-water mark to landward, (and) the existing local government administrative areas abutting the coast", and the other on water catchments: "drainage basins abutting the coasts" (RAC 1993, p. 472). The Commission's view was that the coastal zone should be defined according to the nature of the problem being examined and the objectives of management. As this report focuses on planning responses to the issues affecting rapidly changing coastal areas, here we define coastal Australia using local administrative boundaries, which are

the main spatial unit for land use planning. We recognize however, that certain issues must be addressed at different territorial scales – for instance, at regional levels or on a catchment basis.

The need to better integrate the management of coastal areas was explicitly recognized during the United Nations Commission on Environment and Development (UNCED) summit in 1992. Chapter 17 of Agenda 21 (the major policy document emerging from the summit) focuses specifically on oceans, seas, and coastal areas, and emphasises a holistic and precautionary approach to their protection (Harvey and Caton 2003, UNCED 1992).

The concept of Integrated Coastal Zone Management (ICZM) has emerged as the main approach to improve the governance of coastal areas, consistent with the objectives of Agenda 21 (Allmendinger et al. 2002). ICZM[1] treats the coastal zone as a single or cohesive spatial entity, and organizes management responses in relation to this ecological unit. It reflects the broader principles of environmentally sustainable development, focusing on integration across and between sectors, agencies, and levels of government, between science and management, across the land / sea interface, and inclusive of the needs of all stakeholder groups (Allmendinger et al. 2002, p. 176). However, recent research on the implementation of ICZM shows that to date, the approach has been unable to extend to the socio-economic issues affecting coastal areas, such as high unemployment levels, social instability, and economic disadvantage (Barker and Allmendinger 2004).

At the national level in Australia, a "Framework for a National Cooperative Approach to Integrated Coastal Zone Management" has been developed by the national Natural Resource Management Ministerial Council. An important initiative, the framework identifies five issues for national collaboration: land and marine based sources of pollution, managing climate change, introduced pest plants and animals, allocation and use of coastal resources and capacity building. However, the framework does not extend to co-operative policy making or strategic planning for the coast, despite the fact that this is frequently an area in which different state and Commonwealth jurisdictions collide (Norman and Gurran 2005).

At the state level, coastal policies and their equivalent have been prepared to guide local and regional planning decisions (for a summary of these policies see chapter four of the first report for the National Sea Change Taskforce). While these policies are an important first step, to date they have failed to integrate the full spectrum of social and economic issues now regarded as critical to understanding and managing growth and change in coastal areas (Gurran et al 2005). Further, although some provisions for consultative structures exist under these strategies, in many cases these arrangements are no longer, or have never been, operational. For example, only Victoria has provisions for Regional Coastal Boards in addition to the Victorian Coastal Council; in Queensland "regional consultative groups" are anticipated under the State Coastal Management Plan 2001 but yet to be established; and in NSW, the former Coastal Council has been disbanded and now only a single coastal representative sits on the broader Natural Resources Commission (Gurran et al. 2005).

A further problem that tends to characterise many coastal (and other environmentally sensitive) areas experiencing rapid change, is a breakdown of community trust in government decisions (Essex and Brown 1997, Norman and Gurran 2005, Walmsley 2003). In particular, there is often a fear that planning strategies and decisions will override the long standing concerns and values of local residents. This fear is understandable, given the range of (often competing) interest groups that have a stake in coastal decisions – not only local residents and businesses but also traditional indigenous owners, the property development and real estate industry, fishing and agricultural industries and their consumers, tourist operators and visitors, environmental organisations and recreational groups. It can be very difficult to resolve these differing interests with those of the local community, which in itself is not a homogenous entity.

[1] ICZM is also referred to as "Integrated Coastal Management (ICM)".

2.2 Best Practice Principles and Strategic Responses

A comprehensive strategic framework covering coastal management and protection, environmental conservation, land use planning and community wellbeing provides the basis for integrating the multiple issues affecting sea change communities. Ideally, frameworks will be developed at national, state, regional and local scales, through integrative processes to coordinate the various jurisdictions with responsibility for planning and management in coastal areas. Such processes should include mechanisms for involvement by the various coastal stakeholders, particularly local governments, as well as local residents and traditional indigenous owners, environmental groups, industry representatives, and recreational users. Frameworks should:

- Set clear goals and indicators to show how these goals are being addressed;
- Adopt a long term planning horizon (at least 15-20 years, with longer time frames for certain issues, such as the management of sea level rise);
- Reflect the diversity of environmental, social, and economic values and needs of coastal communities;
- Be "place based" rather than "issue based" – in other words, tailor goals and strategies to particular spatial areas, recognizing their diversity;
- Draw on broad based community involvement and establish ongoing mechanisms for community participation;
- Apply the principle of "subsidiarity" – that is, that higher levels of government should not take responsibility for matters able to be addressed by lower levels of government, but rather, should fully support and enable lower levels of government, particularly local government, to adopt these roles; and,
- Be closely linked to implementation tools (ie. regulatory frameworks and financial resource allocation processes).

2.2.1 National and regional approaches

At the national level, a strategic framework should articulate overall objectives in line with the national and international values associated with the coastal zone. It should provide a basis for coordinating policy making and land use planning on coastal areas with the other national interests and responsibilities that impact on development in the coast (such as environmental protection and heritage, management of territorial waters, defence, infrastructure provision, and regional economic development). The New Zealand *Resource Management Act 1991* provides a good model for the national coordination of coastal policy and planning with broader resource management and land use decisions at national, regional, and local levels (Nolan and Kirman 2004).

Other examples of national approaches to integrated coastal governance include the national coastal planning policy of the United Kingdom (UK) (*UK Planning Policy Guidance 20*). This policy must be implemented by local authorities in their plan making and development assessment activities. To some extent, the existence of a national policy reflects administrative arrangements in the UK (where there are no "state" governments and only a recently introduced regional tier). Thus parallels could be drawn between this policy and equivalent state coastal policies in Australia. However, the benefit of a national approach provides consistency in management of all coastal areas and provides an administrative basis to coordinate the various roles and responsibilities associated with coastal issues.

In the United States, Federal legislation exists to protect the coastal zone (*US Coastal Zone Management Act 1972*). Although adherence to this Act by planning authorities is largely voluntary, it is supported by a dedicated Office of Ocean and Coastal Zone Management to assist in the Act's implementation and to foster national, state and local programs. This office works together with the National Oceanic and Atmospheric Administration (NOAA) to coordinate environmental, social, and economic projects relating to coastal planning and management, many of which are implemented by local authorities.

In Europe, a comprehensive trans national approach to coastal management on the continent now exists with the adoption of an *Integrated Coastal Zone Management Strategy for the European Union* by the European Commission in 2000. As well as addressing environmental issues, this strategy also seeks to address social and cultural problems in the coastal zone, including weakening social "fabric", marginalisation of disadvantaged groups, and unemployment (European Commission 2000, Gurran et al 2005, p. 59).

At the regional level, a strategic framework should provide a basis for linking settlement planning with coastal management, environmental conservation, and infrastructure provision. Such a framework should be developed collaboratively through regional or sub regional partnerships and ideally should result in ongoing relationships. Such partnerships may emerge spontaneously as voluntary partnerships between local governments, or may need to be supported by state or national governments. The *South East Queensland Regional Plan* provides a leading example of a strategic planning framework for a coastal region. Although the process was led by State government, it included the very strong involvement of local government through the South East Regional Organisation of Councils. The plan itself establishes a clear spatial strategy for future growth, where possible directing future settlement away from sensitive areas and supporting this through a long term funded infrastructure investment program.

2.2.2 The local level

In developing a strategic framework for the local level, the concept of a "sustainable coastal community" can be used to achieve a comprehensive, or balanced, approach to managing growth and conservation (Beatley et al. 2002). A "sustainable coastal community":

- Seeks to minimize disturbance to natural systems, avoiding development and destruction of ecologically sensitive areas; such as coastal wetlands, foreshores and dunal systems, and wildlife habitat;
- Conserves land and resources by promoting compact forms of development, encourages the integration of compatible uses but maintains clear separations between urban, rural, and natural areas; and reinforces existing settlements to avoid linear patterns of coastal development;
- Reduces car dependence and promotes walking, cycling, and, where viable, public or "community" transport, by integrating transportation and land use planning decisions;
- Reduces the generation of waste and dependence on non renewable resources, promoting recycling and reuse of waste products;
- Promotes a sense of place through aesthetic designs and controls that recognize and reinforce the bioregional context, cultural heritage, and contemporary aspirations of the community;
- Has a high degree of "livability", with high quality public places and easy access to areas for social interaction, recreation, or solitude and contemplation; as well as urban designs that promote public safety;
- Emphasises social equity by encouraging affordable housing, health and community services, appropriate employment and training opportunities, and by avoiding social and spatial separation of different income, age, and racial groups; and,
- Promotes meaningful civic engagement and participation in decision making (Beatley et al. 2002, p198-199).

At the local level, a strategic framework for a sustainable coastal community could take the form of a non statutory document to guide local government and community decisions and activities across a wide spectrum of sustainability goals (such as the *Santa Monica Sustainable City Plan* and the *Wanneroo Smart Growth Strategy* discussed further below).The recently introduced consolidated approach to municipal planning in Victoria provides a basis for integrating the variety of State, regional, and local policies and regulatory requirements within a single local planning framework expressing both policy objectives, strategies to achieve these objectives, as well as actual land use planning rules. The *Surf Coast Planning Scheme 2000* is a good example of the new approach to planning in Victoria. In Queensland, the introduction of the *Integrated Planning Act 1997* has also supported more integrated approaches to local planning in that State. The *Maroochy Plan 2000* is a good example of a plan prepared under the new legislation. It integrates policies and controls across six "Desired Environmental Outcomes": environmental management; social equity and liveability; economic sustainability; transport and accessibility; community and cultural development; urban design, heritage and character; and, development infrastructure (Maroochy Shire Council 2000, 1.5(b)). Indicators to measure performance against these desired outcomes are also identified.

Other approaches to good local governance in high growth coastal settings include:

- Sustainability decision making support systems or assessment tools, to assist local policy makers and planners evaluate the potential consequences of a particular decision, in relation to overall sustainability goals (the *Mornington Peninsula Sustainability Framework* and the *Wanneroo Smart Growth Strategy*, discussed below, incorporate such approaches);

- Regular reporting against sustainability indicators (such as the *Newcastle City Sustainable Report Card*);

- Implementation of a community governance model to empower and resource members of the local community to enable community input into future planning and research. An effective approach has been adopted by Noosa Council where five "Community Sector Boards" (made up of an elected Councillor, a senior council staff member and at least nine volunteer community members), provide significant input into the future planning in the Shire (discussed below);

- Community involvement strategies designed to engage new and existing residents in civic activities and encourage ongoing participation in decision making (the *Maroochy Public Participation Program* is a leading example).

2.3 Innovative and Best Practice Examples

2.3.1 Local strategic planning framework – Santa Monica Sustainable City Plan

The City of Santa Monica, California, is a large, highly urbanized coastal community. The City has a long history of commitment towards sustainability and adopted the *Santa Monica Sustainable City Plan* in 1994. An update to the plan was adopted in 2003.

The plan is based on nine guiding principles:

1. "The concept of sustainability guides city policy

2. Protection, preservation and restoration of the natural environment is a high priority of the city

3. Environmental quality, economic health, and social equity are mutually dependent

4. All decisions have implications to the long-term sustainability of Santa Monica

5. Community awareness, responsibility, participation and education are key elements of a sustainable community

6. Santa Monica recognizes its linkage with the regional, national and global community

7. Those sustainability issues most important to the community will be addressed first, and the most cost-effective programs and policies will be selected

8. The City is committed to procurement decisions which minimize negative environmental and social impacts

9. Cross-sector partnerships are necessary to achieve sustainable goals". (City of Santa Monica 2003, pp 5-6).

The plan also specifies a number of goals for the City government and community, to:

- "Conserve and enhance local resources
- Safeguard human health and the environment
- Create a multi-modal transportation system that minimises, and where possible, eliminates pollution and motor vehicle congestion while ensuring safe mobility and access
- Nurture a diverse, stable, local economy that supports basic needs of all segments of the community
- Improve the livability and quality of life for all community members of Santa Monica" (City of Santa Monica 2003, pp. 1-12).

Indicators and targets are identified for each of these goal areas. For instance, targets relating to resource conservation relate to solid waste generation and diversion (recycling or composting); reduction in overall water use; and use of renewable energy and local energy sources. Targets relating to the environment and human health range from a 15% reduction in wastewater flows by 2010; downward trends in vehicle miles traveled; reduction in the production of residential waste; to an annual increase in the percent of fresh, locally produced organic produce served at City facilities, other local institutions and restaurants. Transportation targets include upward trends in the use of public transport, walking, and cycling modes of transport; percentage of streets containing bike lanes; reduction in average number of vehicles per person; and downward trends in vehicular congestion. Economic targets include: ensuring that no single economic sector exceed 25% of total economic activity; an equivalent ratio of jobs to housing within the city; decreasing unemployment levels; increasing trends in the number of new jobs with wages that are equal to, or higher than, the median wage; and a reduction in income disparity amongst residents. Community goals include increases in the percentage of housing affordable to very low, low and moderate income housing distributed across neighbourhoods; the number of new housing units in appropriate non residential zones and located in close proximity to public transport or services; and the number of new affordable housing units for special needs groups. There are also targets for community participation, including an upward trend in resident attendance at council meetings; involvement in neighbourhood organizations and volunteer activities. Reports against the indicators are presented to the City Council on a biannual basis.

A Sustainable City Steering Committee, including broad representation from community stakeholders, guides the implementation of the plan, with the assistance of a staff Implementation Group.

2.3.2 Sustainability decision support systems/assessment tools - Mornington Peninsula Sustainability Framework

Mornington Peninsula is a high growth "Coastal Getaway" community in Victoria. The Shire has adopted a "Sustainability Framework" as a basis for integrating economic, social and environmental decision making. The Framework promotes: "principles of intra and intergenerational equity, enhanced social and economic well-being, application of the precautionary principles, conservation of non-renewable resources, maintaining and enhancing biodiversity and developing community awareness and support" (Mornington Peninsula Shire 2004, p. 6). It identifies key attributes of the Mornington Peninsula and examines them against the core sustainability principles. It acts as a reference document for all policy in the Shire and is intended to ensure consistency in decision making across the Council.

The attributes identified in the Framework include: agriculture and rural activities; clean air, water and climate protection, cultural diversity; flora and fauna; healthy lifestyles and safe communities; infrastructure; ports; soil health and conservation; costs; towns and villages; healthy catchments and waterways; heritage properties and places; peninsula landscapes; recreational opportunities and tourism opportunities. Objectives relating to each of the six generic sustainability principles are then articulated for each of these attributes, to inform decisions. The Framework also identifies the key policy documents and related programs referring to each of these areas.

A pilot "Sustainable Community Planning Framework" has been developed as a related initiative, focusing specifically on achieving social sustainability across the Shire. The Framework identifies indicators of social well-being and sustainability, relating to public space and safety, social interaction and participation, and services and access. Information to inform the indicators is drawn from a resident survey, discussion groups, and mapping of community facilities.

2.3.3 Local strategic planning framework – Wanneroo Smart Growth Strategy

The City of Wanneroo, a "Coastal Commuter" area to the north of Perth, is one of the fastest growing sea change communities in Australia. To manage this growth, the City has developed a "Smart Growth" Strategy. The Strategy defines "smart growth" as a "co-ordinated effort involving the public and private sectors and the community". In the context of Wanneroo, the strategy "recognizes that growth will continue, from natural population growth, immigration, regional population shifts and people's desires"; and seeks to ensure this growth is "more balanced by incorporating economic, environmental, and social principles" (City of Wanneroo 2004, p. 8). The strategy promotes six principles:

- "Lifestyle and housing choice;
- Effective use of land and infrastructure;
- Long term health of the environment;
- Identity, equity and inclusiveness;
- Long term economic health; and,
- People and government." (City of Wanneroo 2004)

Implementation actions and indicators to measure performance are identified under each of these principles. For instance, under lifestyle and housing choice, the Council will promote a range of housing types, and monitor this by tracking development approvals. Council will seek to maintain a supply of affordable housing, assessed against the median house price of comparable outer metropolitan suburbs.

Actions to achieve the effective use of land and infrastructure include: encouraging transit orientated development, measured by the rate of resident patronage of train stations; encouraging higher densities around key facilities, by monitoring dwelling approvals by location; and, forming partnerships to provide key infrastructure, measured by the proportion of new developments subject to partnership agreements.

Long term health of the environment objectives will be implemented by using market based instruments to protect targeted areas, evaluated by the percentage of mapped vegetation subject to protection; supporting community groups in the acquisition and conservation of bushland, by assessing the conservation value of undeveloped Council property; and raising community awareness of local bushcare efforts, monitored through household surveys. The Strategy also includes commitments to improving the sustainability of Council's own activities, including the design and construction of council facilities, purchasing strategies, and by using renewable energy, adopting sustainable water use and waste management practices.

Actions listed under the principle of "identity, equity and inclusiveness" range from an annual volunteer recognition program; holding events for specific demographic groups (such as a youth concert); to building community meeting places.

Long term economic health will be progressed through activities such as the City of Wanneroo Business Awards; advocating for the provision of communications infrastructure (and monitoring broadband service areas); and by working with educational institutions and industry to map the training requirements of the local area.

Finally, actions related to the "people and government" principle, which aims to better involve the local community in Council decisions, include establishing a household panel (a group of up to 400 households contacted regularly to provide feedback on Council issues); and, monitoring the ratio of Council decisions that reflect community input.

A multi-disciplinary team of Council officers has been established to implement the strategy, under the guidance of a Steering Committee of councillors and executive staff. A Smart Growth Technical Manual will also guide the implementation of the Strategy. The City's regulatory framework will be reviewed for consistency with the Strategy, and a "Smart Growth Assessment Tool", introduced to ensure that development applications promote the Strategy's objectives.

2.3.4 Sustainability Indicators - Newcastle City Indicators of a Sustainable Community Project

The Newcastle City Council is a large coastal city located 160km north of Sydney. The Sustainability Indicators Project, developed in collaboration with the Australia Institute (an independent public policy research centre), documents and evaluates Newcastle's performance against social, environmental and economic indicators. The project monitors "community indicators" defined as "measuring systems developed, maintained and researched by community members ... (to) provide communities with the economic, social and environmental information they require to inform them how they are progressing toward becoming a sustainable community"(City of Newcastle, 2004, p. 3). A working group representing a range of community organizations has been formed to guide the development and implementation of the project. A "Sustainable Indicators Report Card" is released each year.

The following 15 indicators have been identified to reflect the quality of life in Newcastle:

- The cleanliness of beaches (evaluated by water quality, in terms of faecal enterococci levels and visual cleanliness);
- The quality of community spaces (measured in terms of resident satisfaction levels with the provision and condition of recreational areas, and cleanliness of streets and commercial areas);
- The quality of air (measured against the NSW Environmental Protection Authority Regional Pollution Index, which relates to ozone, nitric oxide, and nitrogen oxide levels);
- The range of appropriate educational opportunities for all (monitored by the proportion of students completing their Higher School Certificate), and the number of people enrolled in Adult Education courses);
- The unemployment level (based on Australian Bureau of Statistics Labour Force Survey data);
- The availability of appropriate transport (measured by public transport use statistics and community perceptions of adequacy of public transport and provision of cycleways);
- Conservation of local native plants and animals (indicated by the annual commercial catch of Hunter River school prawns, and increases in hectares per capita of protected native bushland and wetlands);
- Availability of appropriate housing for all (measured by the number of people applying for Commonwealth Rental Assistance);
- Community participation in decision making (monitored by resident satisfaction with their level of involvement in decision making);
- The strength of social support networks (measured by community agreement with the notion that they are working together to "solve problems");
- Community perception of safety (again measured through a community survey);
- Income levels (monitored by the proportion of people relying on various forms of income support);

- Diversity of employment and industry sectors (measured via an index comparing Newcastle's employment diversity against that of Sydney and of Australia);
- Cultural robustness (evaluated by community perceptions of satisfaction with the availability of arts, entertainment and cultural activities, as well as levels of attendance at selected venues); and,
- Consumption of resources (measured by consumption of non-renewable energy, the amount of potable water consumed, and the volume of waste disposed to landfill) (City of Newcastle 2004, pp. iii – vi).

Data to inform perceptual indicators is drawn from two sources: Council's own "Community Attitudes Towards Services Provided by Newcastle City Council Survey"', and the Hunter Valley Research Foundation's "Regional Quality of Life Survey", which includes both regional data and data specific to Newcastle.

Other initiatives to have emerged as a result of the Council's commitment to an integrated approach to sustainable governance of the city include a Volunteer Protocol to encourage participation of volunteers; a Coastline Management Plan to balance social, economic, and environmental aspects of coastline management; the Newcastle Environmental Management Plan; and an Aboriginal Employment Strategy to improve opportunities for Aboriginal employment in the Council.

2.3.5 Community Governance – Noosa Community Sector Boards, Noosa Shire Council (QLD)

Council has adopted a "community governance model" designed to achieve better integration and implementation of environmental, economic and social goals by empowering and resourcing members of the local community to provide advice to Council about the future planning of the area. Council has sponsored five "Community Sector Boards" (Arts and Heritage Sector; Economic Sector; Environment Sector; Social Sector; Tourism Sector). Each board is made up of an elected Councillor, a senior council staff member and at least nine volunteer community members (some of whom have expertise in the sector to which their board relates). The boards have researched, developed discussion papers and draft plans relating to the future of the shire. Following community consultation, these plans will be integrated into the Shire's local planning and corporate strategies (http://www.noosa.qld.gov.au/index282.php).

2.3.6 Community Involvement - Maroochy Public Participation Program

Maroochy Shire is a rapidly growing coastal city 110km north of Brisbane, on Queensland's Sunshine Coast. One of the key governance initiatives of the Shire has been to implement a public participation program to facilitate improved decision making and understanding between the Council and the community. The program addresses the first objective of the Maroochy Shire Corporate Plan – "Involving our Community". The program defines public participation as "providing opportunities for people who are affected by, or interested in, a Council decision to participate in the decision making process in order to enhance the resulting decision" (Maroochy Shire Council nd, p. 1). The following "practice principles" guide the program:

- "Public participation will be clearly linked to implementing the goals and objectives of the Corporate Plan
- Public input and feedback from public participation will be used to inform Council decisions
- The level of involvement and roles of all participants will be clearly stated and negotiated – including roles of Councillors, Council staff and the community
- Adequate resources and skills will be committed to ensure that public participation is conducted effectively and efficiently" (Maroochy Shire Council nd, p. 2).

A Public Participation Manual (including a public participation toolkit) has been prepared to assist Council Officers implement the program.

Additional examples of innovative approaches governance in sea change areas are provided in Table A.1, (Appendix 1).

3 Environment

This section of the report summarises the key challenges associated with managing the environmental impacts of rapid growth and change within non metropolitan contexts, and outlines best practice responses, strategies and tools, for addressing these challenges. A number of examples are then provided. The section refers to research previously conducted for the National Sea Change Taskforce (Gurran et al 2005) and the international literature on environmental protection and management in coastal areas and other environmentally sensitive high amenity areas.

3.1 The Challenges

To date, much of the concern about population growth in high amenity coastal and inland areas has focused on the highly visible environmental impacts of poorly managed development. In particular, the image of uncontained urban growth forming a pattern of homogenous urban "sprawl" has come to epitomise bad planning in coastal areas, both in Australia and internationally. The particular characteristics of the coastal environment – a linear coastal strip which forms the focus of residential, tourism, and recreational activities, facilitate this type of development. Demand for a water view and close access to the beach leads to pressure for the settlement of environmentally sensitive areas, impacting on coastal water systems including lakes, estuaries, and mangroves; and areas of high wildlife habitat or scenic values. Anticipating and quantifying the potential impact of individual development decisions on coastal environments can be extremely difficult and scientific research on the impacts of coastal development is poorly integrated with actual decision making processes (Turner 2000).

Many coastal communities are situated within significant natural landscapes, often formally designated as national parks or reserves, and increasingly, marine reserves. As available areas for urban development become scarce, urbanisation increasingly abuts the boundaries of protected areas, threatening their environmental, aesthetic, and experiential qualities, and causing interface problems associated with recreational access and use of resources (particularly in the case of marine protected areas), and in terrestrial areas, the management of fire, feral and native animals, and weeds.

There is evidence that many people prefer to relocate to less developed communities, particularly those surrounded by protected natural areas (Lorah and Southwich 2003). In fact, contrary to perception, often the real problem with protected natural areas characterized by high scenic values and attractive recreational opportunities is not so much the impact of the designation on limiting growth, but how to manage the growth such areas attract. Less developed localities may also contain significant areas of biodiversity that are yet to be protected but which are now coming under threat as a result of development pressure. As such areas are often governed by smaller local authorities, with few planning resources and controls, they may be relatively easy to develop (Esparza and Carruthers 2000, Marcoullier et al. 2002). Often a local community has undertaken a deliberate strategy to promote their natural assets, only to find that they have actually stimulated a rapid population growth that threatens the very values that inspired it (Green 2001). Ironically, as an area suburbanises, the march of "green migrants" extends the urban frontier ever further to previously undeveloped areas (Dahms and McComb 1999, Esparza and Carruthers 2000, Haas 2002).

Coastal areas also contain many degraded landscapes and waterbodies in need of rehabilitation, but current planning interventions focus only on the control of proposed new developments. This is a particular issue in highly urbanized settings such as the coastal cities and commuting areas identified in our typology of sea change communities (Gurran et al. 2005). In these areas, long standing problems of environmental degradation due to former land use practices, contemporary land use conflicts, and competition for the use of coastal resources, are endemic. Conflicts occur between fishing, recreation, transportation and other service sectors needing access to the coastline, while runoff from urban, industrial, and agricultural areas degrade water quality.

In many coastal areas, the rural hinterland continues to make an important economic contribution while representing a significant component of the scenic landscape. Yet the process of amenity migration has had significant impacts on agricultural activities and landscapes, particularly in Europe (Dijst et al. 2005). For example, "residential tourism", so called when the new migrants do not necessarily live in their adopted destination year round, has been associated with the destruction of natural and cultural landscapes in the Costa de Sol area of Spain:

> "At the start of the tourist boom on the Costa del Sol, most older immigrants were attracted by the 'unspoilt' nature of the environs of the coastal towns. The agricultural villages and fields presented calm and peaceful images which, in addition to the climatic and cost-of-living attractions, made for strong place associations. Yet the success of residential tourism has prompted mass property development in the Coasta del Sol shoreline towns and has caused the virtual destruction of the former landscape." (Rodriguez et al. 2004, p. 197).

In Australia, restructure of agricultural industries, the shift towards larger scale enterprises, and the retirement of a generation of farmers, has led to increasing demand for farmlands to be rezoned for urban and rural residential development. In some cases incremental urban development in proximity to working farms makes these enterprises less viable as residential neighbours or tourism operators object to the offsite impact of current and proposed agricultural activities. In coastal localities situated near capital cities or other major metropolitan areas, the value of urban land makes agricultural land uses appear virtually uneconomical.

The management of coastal hazards, including storm events, shoreline erosion, coastal flooding and sea level rise are another significant challenge facing local governments. Yet clear information about the causes and appropriate responses to existing and potential hazards is difficult and often expensive for local councils to obtain. Actual mitigation strategies are also extremely expensive. Sea level rise is a significant new challenge that many local governments in Australia are yet to address (Walsh et al 2004). Sea level rise associated with global climate change can increase overall susceptibility to coastal hazards, threatening land and property through reduction of the coastal shore, bringing waves of higher intensity closer to the dune system and increasing the incidence of coastal flooding.

Indigenous Australians have an important stake in the management of coastal lands and resources. These include traditional responsibilities for the management and protection of environmental resources, as well as customary patterns of use for subsistence and ceremonial activities. Such patterns of use exist even in highly settled contexts, although here competition between traditional activities (such as fishing and shell collecting) and other recreational and economic uses of coastal areas is common (Smyth 2001). Indigenous interests in coastal management are generally poorly recognized in Australia (Low and Davies 2001). For instance, research conducted for the National Sea Change Taskforce found that although all State coastal policies in Australia recognise special indigenous interests, the local planning frameworks actually governing coastal areas focus mainly on the protection of indigenous archeological heritage, rather than issues such as continued access to or use of, cultural resources (Gurran et al 2005).

3.2 Best Practice Principles and Strategic Responses

Within the context of an overall sustainable planning framework, local and regional land use plans should integrate urban settlement with environmental conservation, and coastal and catchment protection strategies. In line with the principles for a sustainable coastal community outlined above, land use plans must:

- Recognize fundamental ecological limits by minimising urban footprints and impacts on natural systems;
- Limit the use of non renewable resources and the production of waste;
- Explicitly prevent further urban exposure to coastal hazards (including potential sea level rise) or select hazard mitigation strategies that limit environmental disturbance;

- Minimize potential landuse conflict between conservation, tourism, residential, and agricultural / fishing industries (in rural contexts), and manufacturing / other industries in coastal cities, by recognizing the significance of existing activities and promoting transition to appropriate new uses, particularly of underutilized or redundant "brownfield" sites; and,

- Reflect and promote indigenous input to coastal planning and management decisions, including ongoing fulfillment of custodian obligations and protection of traditional resource access rights.

There are a number of potential strategies or tools for promoting such approaches[2].

Masterplanning

Comprehensive planning for a large site allows conservation and settlement planning decisions to be made in a holistic way. Detailed design frameworks can be agreed between planning authorities and developers during the planning phase rather than through a later process of incremental development. Masterplanning is commonly used in the development of new coastal release areas (although not all masterplans reflect the range of environmental, social, and economic principles that characterise a sustainable coastal community). Masterplanning processes can also be effective strategies to facilitate urban renewal and offer a holistic approach to conservation and settlement planning for large sites within local council areas.

Urban Growth Boundaries

Urban Growth Boundaries are a tool for limiting the urban footprint of a community. In Australia, growth boundaries occur through the zoning system, which designates lands available for urban development. However, continual pressure for development, particularly on rural lands, can erode these boundaries over time. Further, urban zones (and future urban zones) have traditionally been defined in relation to forecast development need, rather than by reference to the potential "carrying capacity" of a settlement. In the USA and in some local government areas of Australia (discussed below), Urban Growth Boundaries have been designated to reflect a permanent limit on urban expansion.

Population Caps

A variation on Urban Growth Boundaries, population caps attempt to define the maximum number of people (or households), that can be accommodated within a specific spatial area. This number is then converted to represent the amount of residential land that can be released over a defined period of time, with regard to environmental capacity, landscape characteristics, and community preferences.

Clustering

Where the predominant pattern of subdivision reflects large lot sizes, and large lot sizes continue to be desirable for environmental reasons or to maintain viable agricultural holdings, clustering of certain compatible developments (such as rural residential dwellings) may be a way of allowing some urban growth while retaining environmental, scenic, or agricultural values. Clustering is also a way of avoiding land use conflicts between different activities such as residential development and agriculture.

Habitat Protection Plans

Habitat protection plans allow some development within strictly determined parameters designed to protect the habitat of a particular species under threat. In NSW, plans to protect core koala habitat must be prepared before development within affected areas can proceed *(State Environmental Planning Policy No. 44 – Koala Habitat*

[2] Many of the following approaches are also documented in Beatley et al. (2002), with particular reference to the North American context.

Protection). The approach could be used by a council or regional grouping of councils used to protect other types of significant habitat, either on a regional, local, or site basis.

Tradable / Transferable Development Rights

Tradable (or Transferable) Development Rights preserve significant landscapes or areas of high biodiversity value by allowing landholders to sell theoretical development rights forfeited by the restrictive designation of their land. They provide a form of compensation to landholders, enable the market to offset the cost to the individual landholder of a restrictive environmental zoning. To ensure that a system of Tradable Development Rights does not establish a perception that landholders are entitled to compensation (market or otherwise) for existing environmental planning constraints affecting their lands, it may be appropriate to use Tradable Development Rights only to compensate landholders for the introduction of additional environmental restrictions or "downzoning".

Voluntary Conservation Schemes

Voluntary Conservation Schemes provide a formal mechanism for a landholder to voluntarily protect the conservation values of their property. Each of the Australian States have established mechanisms to voluntarily protect private land, often through a conservation covenant or contract that is attached to the title of the land (Bateson 2000). Local councils could assist in this process by bringing landholders and State conservation agencies together. They can also introduce their own voluntary conservation schemes, using a management agreement achieved during a development assessment process, or through a voluntarily imposed environmental zone. Local rate rebates or grants can provide incentives for landholders to enter into such schemes.

Green Offsets

Green offsets are actions undertaken to mitigate the environmental impact of a particular development, ensuring a "net environmental improvement" from development (Brodbeck 2005, p. 13). The offset actions are often undertaken beyond the site of the development itself. Offset actions could include any of the approaches outlined above, or a combination of them, and would typically be considered during the development assessment process. Offsets often relate to matters involving the clearing of native vegetation, but there is no need to limit them to this application. To implement a system of green offsets, it is important to define a policy framework for their use.

Incentives

Typically, planning incentives to encourage the conservation of environmentally significant areas allow additional development potential in less sensitive parts of the same site. Financial incentives such as local rate rebates for lands dedicated to conservation uses could also be used to encourage voluntary conservation initiatives by individual landholders.

"Points" systems to improve the environmental outcomes of new developments

A flexible way for planning authorities to improve the environmental outcomes of developments is to articulate a set of "points" for desired outcomes. The authority can then require or encourage new developments (including renovation projects) to attain a minimum score of total points and or points in each category. Points could relate to minimum water and energy savings, such as under the NSW "BASIX" scheme, or extend further to a range of sustainability indicators[3].

[3] In NSW the potential application by local government of a points system relating to energy and water use is limited by the statewide application of "BASIX" which overrides local controls, even where these controls exceeded those established by BASIX. However, there is potential to use a similar mechanism for other aspects of sustainability, either as a mandatory or guiding development control.

Land acquisition

Land acquisition schemes provide a source of funding to acquire and protect important lands. In some cases, the schemes can be designed to ensure a public authority has first right of refusal over the acquisition of certain areas.

Coastline Management Plans

A number of local governments throughout Australia have developed, or are developing, coastline management plans or their equivalent ("Shoreline Management Plans" have been prepared for the entire English coast). Coastline management plans typically focus specifically on the land / sea interface. They provide a basis for addressing coastal hazards and protecting and enhancing the amenity of beaches (NSW Coastline Management Manual 1990)[4].

Approaches to coastal hazards[5]

Strategies for addressing coastal hazards such as storm events, shoreline erosion, coastal flooding and sea level rise include:

- Accommodating the hazard by forbidding permanent development within the hazard zone;
- Protecting urban areas (through the construction of barrier devices such as a levee or sea wall);
- Adapting to the potential hazard (for instance, importing sand to protect a beach); and
- Retreat (removing urban development from the hazard zone).

Management of inland water systems

The integrated management of inland water systems is vital for protecting coastal environments. Local planning authorities can support whole-of-catchment management strategies through mechanisms such as estuary and river management planning; policies which actively protect riparian zones and wetlands; urban stormwater and rural runoff management plans (Coastal Cooperative Research Centre, nd).

Indigenous Land Use Agreements

The Commonwealth *Native Title Act* provides a framework for establishing Indigenous Land Use Agreements between private or public landholders and traditional Indigenous owners. The agreements enable continued indigenous access to the land or resources, under specified arrangements agreed by both parties. The model could be adapted to other lands not subject to a claim under the Act.

Joint management arrangements

Joint management approaches provide a way of sharing the management of lands or waters (typically environmentally significant areas such as national parks, reserves, and marine protected areas) with traditional Indigenous owners. A Board of Management, comprising Indigenous owners as well as representatives of other interests (such as the public authority, local residents, and technical or scientific advisors) is usually established to manage the area. To date this approach has been used in a number of national parks in Australia but could equally be used in the management of local council reserves.

[4] Detailed guidance for the preparation of Coastline Management Plans is available at: http://www.deh.gov.au/coasts/publications/nswmanual/.

[5] Adapted from Walsh et al. (2004)

Other approaches to good environmental planning in sea change areas include:

- Planning strategies which address or mitigate the environmental impacts of certain types of development, (e.g, Golf Courses and Canal Estates). (Alexandrina Council addresses the potential environmental impacts of golf course developments through its "Residential (Golf Course)" zoning requirements);

- Decision making support tools, to assist local policy makers and planners to evaluate the vulnerability and capacity of local environments for future development (e.g, A Strategic Environmental Assessment (SEA) framework is used by Eurobodalla Shire Council to identify land suitable for future rural residential development).

3.3 Innovative and Best Practice Examples

3.3.1 Masterplanning – Eurobodalla Shire Council, New South Wales

The "Coastal Lifestyle Destination" of Eurobodalla Shire is located on the south coast of New South Wales just over three hours drive from Sydney. The coastal township of Narooma is an area of "natural beauty and charming character" located within the Shire. It is anticipated that the area will experience high rates of in-migration, associated development and tourist pressure in the future. The local council, in conjunction with the New South Wales Department of Infrastructure Planning and Natural Resources, has recently undertaken a Masterplan for the town of Narooma and its surrounds in order to establish a comprehensive range of planning controls to cater for the anticipated growth and address the opportunities and threats it may present (*The Narooma Plan*). The plan guides the location of new development and the form it should take. Future growth is facilitated, while protecting and enhancing environmental and scenic values, by defining settlement boundaries that mark the extent of urban development and by establishing separation between settlements. The plan also seeks to improve the image and identity of the area through a desired future character statement, associated development controls and a local 'style guide' which aims to enhance "special character areas" within the Shire. The masterplan represents a holistic approach to conservation and settlement planning for a large site within the local government area.

3.3.2 Urban Growth Boundary - Town of Banff Community Plan, Alberta, Canada

The town of Banff is located in the Banff National Park, Canada, and is a world heritage site. It is home to a small population of permanent residents and a much greater number of visitors (up to 30,000 people at any one time). Although the town was historically managed by the administrator of the national park (Parks Canada), in 1990 municipal powers were transferred to an elected Town Council. Parks Canada retains some involvement in environmental planning and assessment matters. The Town of Banff Community Plan must ensure that the delicate alpine ecology of the World Heritage Site is maintained, while providing for the urban development needs of permanent residents and the tourism industry. This is achieved through a legislated urban growth boundary (the "Town boundary") of approximately 85 hectares. The plan provides for a rate of commercial growth in Banff of 1.5% until 2006, by which time "commercial build-out" will occur. At the time of "commercial build-out", the plan assumes a total residential population of 8,000 people will have been reached. The Town aims to use this strategy to become a "role model for communities around the world facing limits to growth and environmental issues on a larger scale" (Town of Banff 1998, p. 18).

3.3.3 Urban Growth Boundary - Surf Coast Shire, Victoria

Surf Coast Shire is a rapidly growing "Coastal Getaway" community in south-west Victoria, about an hour and a half drive from Melbourne. In 1995 the Shire aimed to achieve a reputation as "the most environmentally friendly local government in the world – managing the best preserved coastal environment in the world" (Surf Coast Shire 2000, 21.03-1). The Surf Coast Planning Scheme explicitly contains urban development within the existing boundaries of its coastal towns and villages, with the exception of two designated growth nodes. The "urban growth limits" are marked clearly on the Framework Plan for each community (Framework Plans are contained within the local planning scheme and indicate land use zones as well as future planning intentions).

3.3.4 Population Cap – Noosa Council, Queensland

Noosa Council in South East Queensland, has long attracted sea changers and tourists for its spectacular local environment, climate, and recreational opportunities. Concerns about the capacity of the Council area to continue to accommodate high rates of growth led the Council to introduce a "population cap" through its local planning scheme. Calculations of population capacity are based on the maximum potential development in the Council area permitted under the Noosa Planning Scheme. The potential development of the Shire (and thus potential population) has been determined by an analysis of environmental capacity, available and planned infrastructure, community preferences for particular localities, and local lifestyle values. Currently, the scheme provides for a total population of between 56,000 and 62,000 residents (Noosa Council 1999, 2004), depending on population projections, with an understanding that maximum potential populations (excluding day trippers) may swell during peak holiday periods. Potential increases due to visitor numbers are also calculated under the scheme. The current population cap will only remain in force if future iterations of the planning scheme maintain the same level of development potential.

3.3.5 Land Acquisition - Beaufort County, USA, Rural and Critical Land Preservation Program

Beaufort County in South Carolina, USA, is a small community characterized by significant rural and coastal landscapes and subject to rapid growth. The County has introduced a comprehensive approach to acquiring property for conservation, parks, buffers, scenic vistas, and the preservation of economic and natural resources. The scheme includes direct purchase of land, purchase or donation of development rights (allowing the property owner to remain on the land and use it for agreed purposes), conservation easements, and landowner donations to support the protection of the land (offset by tax benefits). The County has preserved approximately 9,345 acres of land since 1997 (Beaufort County 2005). The non profit organization "Trust for Public Land" has been engaged by the County to assist it identify and negotiate purchases of valuable parcels of land, and to assist in leveraging County funding with external grants and gifts of land or cash. A "Rural and Critical Land Preservation Advisory Board" advises the Council's Land Management Committee on land purchases. The Board is a volunteer group of 11 citizens, and meets on a monthly basis. The "Beaufort County Greenprint" aids in the planning of land to preserve, guiding current and future funding allocations and providing a basis for community input.

3.3.6 Tradable/Transferable Development Rights - Wollongong City Council, NSW, Transferable Development Rights / Entitlement Transfer Scheme

The Illawarra Escarpment provides a stunning environmental backdrop to the city of Wollongong on the NSW South Coast. The escarpment contains significant environmental and cultural (European and indigenous) heritage values but is subject to many types of ownership and jurisdiction. Significant parts of the escarpment are in private ownership and have already been developed for a range of agricultural, residential, tourism and infrastructure uses. Protecting the remainder of the escarpment from future inappropriate development has long been a challenge for the Wollongong City Council as many private landholders hold expectations about the future development potential of their land. One strategy pursued by Council has been to allow landholders to donate scenically significant parts of their land in return for the entitlement to use remaining areas for residential development (Mantei 2005). However, in 1999, a NSW Commission of Inquiry into the management of the Illawarra Escarpment recommended a moratorium on this scheme pending the preparation of a comprehensive strategic plan to manage the area. A chief concern was the "intermingling of Council's role as future landholder and regulator" (Mantei 2005, p. 24).

Since this time, the *Draft Illawarra Escarpment Strategic Management Plan*, (Wollongong City Council 2004) has been completed. The plan anticipates the use of a Transferable Development Rights scheme whereby the development potential of a particular site ("the donor area") is sold or transferred to a more appropriate "receiving area". The plan distinguishes between actual development and perceived development potential. Actual development potential is determined by a development application pertaining to a particular site. Perceived development entitlements are the landholder's expectation that a particular development would have been approved on the site, (prior to the introduction of the proposed planning constraint); or, the landholder's expectation of a future rezoning to allow an urban use. The plan seeks to remove actual development entitlement from "Core Escarpment Areas" (rather than perceived entitlements). The preferred mechanism to do this is by allowing the landholder to sell or transfer the entitlement from Core land to a "receiving area" (Wollongong City Council 2004, p. 60).

3.3.7 *Voluntary Conservation Schemes – Johnstone Shire Council, Queensland, Voluntary Conservation Covenants*

Almost half of Johnstone Shire in Far North Queensland is covered by world heritage listing, but many other significant areas of biodiversity remain on private land not designated for conservation purposes. The Johnstone Shire Council has introduced a "Voluntary Conservation Covenants" program for private lands. The covenants are recognized through the Council's planning scheme. Council has identified a package of potential incentives for landholders to participate in the scheme, including rates reduction, additional development rights in certain areas, and tax reimbursements (Brodbeck 2005).

3.3.8 *Planning Incentives - Maroochy Shire Council, Queensland, Bonus Lot Entitlements (Maroochy Plan 2000)*

The *Maroochy Plan 2000* is the land use planning scheme for the Shire of Maroochy on Queensland's Sunshine Coast. As described above, the Plan identifies six "Desired Environmental Outcomes", including one relating to "Environmental Management". A key provision under this outcome is the ability to obtain additional subdivision entitlements on sites containing areas of conservation value. Essentially the incentive will apply if the applicant can demonstrate that more a positive net conservation outcome (ie. more vegetation will be conserved) than would otherwise be the case (Maroochy Shire 2000, 1.6.2, (j)).

3.3.9 *"Points Scheme" - Boulder, Colorado, USA, "Green Points Program"*

The City of Boulder in Colorado is surrounded by environmentally sensitive landscapes and is the gateway to the Rocky Mountains National Park. The City's "Green Points Program" is an example of how a local government can encourage more environmentally appropriate development, and raise awareness of sustainability practices. The program requires residential building applicants to comply with the program for new construction, additions, and remodeling projects over 500 square meters in floor area (City of Boulder 2005). The program provides a source of ideas about sustainable building and remodeling, and the flexibility for applicants to choose which approaches are most appropriate for their project. Under the Boulder "Green Points Ordinance", a minimum number of points are needed to receive a building permit. Points can be achieved for actions such as the donation of deconstructed materials to a reseller, and the recycling of construction debris; the use of reclaimed (or sustainably harvested) timber and other recycled building products; the use of low water demanding plants and other water saving measures; the use of insulation, passive solar design, natural cooling; and the use of low toxic interior materials. Bonus points can be achieved for the use of innovative products or designs demonstrating energy or resource conservation standards.

3.3.10 *Coastline Management - Newcastle City Council's Coastline Management Plan 2003*

The Newcastle City Coastline Management Plan aims to develop an "integrated management planning framework for Newcastle coastline that effectively ensures a balance between long-term use and conservation" (Umwelt Australia 2003, p. 1.2). The plan builds on a number of previous studies and policies previously prepared by the Council, including the Newcastle Coastline Hazard Definition Study, and the Newcastle Coastline Management Study. Under the plan, the highest priority is the integrated planning and management of the individual beaches and reserves comprising the Newcastle coastline. The plan identifies a "core area", which includes a defined coastal hazard zone, and adjoining marine and terrestrial areas. A surrounding "context area" includes small coastal catchments and broader parts of the Newcastle urban area. The plan outlines a program of actions and coastal works for the short medium and long term (up to 30 years), indicating capital and maintenance costs. Key initiatives for the whole coastline and for individual beaches are outlined. A major new initiative is the preparation of a specific development control plan for the coastal corridor.

3.3.11 *Coastal Hazards - Byron Shire Council, NSW*

Byron Shire Council on the far north coast of NSW, has introduced a comprehensive range of strategies to ensure that "development is carried out in a manner which does not adversely affect coastal processes and which will not be adversely affected by coastal processes" (Byron Shire 2002). Under the *Byron Shire Development Control Plan 2002 (Part J2-Coastal Erosion Lands-Development Standards)*, the Council identifies three precincts subject to predicted coastal erosion and hazards: (1) from the beach escarpment to an "immediate impact line"; (2) from the

immediate impact line to a "50 year erosion line"; and (3) between the "50 year and 100 year erosion line" (Byron Shire 2002, pp. J3-J5).

The plan contains both performance criteria and prescriptive measures for new developments within these areas, as well as provisions for existing buildings. Within the first precinct (between the beach escarpment and the immediate impact line), new buildings should be temporary and able to be readily removed in the event of coastal erosion. Extensions or alterations to existing buildings must be minor and also capable of swift removal or demolition. Developments in the second and third precinct should also be designed for relocation or demolition, if the erosion escarpment should come within 50 meters. In this event, development consent for buildings will cease, and the owner of the land will be responsible for their removal or demolition. There are also requirements that the provision of public utility services be located to minimize impact from the sea and that erosion works by individual property owners will not cause adverse impacts on other lands or coastal processes.

3.3.12 Estuary Management – Tweed Coast Estuaries Management Plan 2004-2008, Tweed Shire Council, NSW

The *Tweed Coast Estuaries Management Plan 2004-2008*) is a local approach which provides direction for the future management of issues affecting the three estuaries and their catchments. The plan builds on the original approach to estuary management adopted by council in 1997, and integrates the recommendations of a review of this plan in 2001. The recent estuary management plan recognizes the recreational and commercial value of local estuaries, as well as their ecological importance. It establishes major issues affecting the catchments and guides future planning and management of the areas. The need to plan for the effect of sea level rise is also emphasized within the policy (Australian Wetlands 2004). Tweed Shire has supported an integrated approach to the management of inland water systems and the Estuary Management Plan is one of a suite of policies relating to the area. Other local strategies focus on river, wetland and stormwater management. These plans support a wider, regional catchment management framework administered through the *Northern Rivers Integrated Catchment Management Plan 2002-2012*.

3.3.13 Stormwater Management – Gold Coast City Council, Queensland

Retro-fitting a whole-of-catchment approach to improve the quality of stormwater infrastructure is not often achieved in existing urban catchments because of space restrictions and the prohibitive expenses involved. This project, undertaken as part of a joint council and Federal Government funding arrangement, uses world's best practice Stormwater Quality Improvement Devices (SQID) in the Carrara catchment of the Gold Coast to improve and maintain the quality of stormwater. SQIDs used in the project include best-practice water sensitive urban design – e.g, "Waterbird Park", a sedimentation lake and artificial wetland which improves the biological and sedimentation treatment of stormwater.

3.3.14 Indigenous Land Use Agreement - Joint Management Arkawal Agreement, Byron Shire, NSW

A series of agreements between the Byron Shire Council in NSW and the Arakwal people have been reached to recognize the Arakwal as traditional owners of the region and provide a framework for their involvement in planning and land and resource access and management. The first of these was *Byron Shire-Arakwal People Memorandum of Understanding* (otherwise called the "Arkawal Agreement"), reached in 1997. The agreement provided for the establishment of the Byron Shire Aboriginal Consultative Committee to facilitate cooperative arrangements for land management in the Shire. In 1998 the *Byron Shire-Arakwal People Heads of Agreement* was signed to provide a framework for ongoing consultations between Council and the Arakwal people and resolve issues relating to priority developments in the area. The agreement was made in the context of broader native title negotiations between the Arakwal people and the NSW State Government, concerning lands and waters around the Byron Bay area. The native title matter was resolved in 2001, with the signing of an Indigenous Land Use Agreement, by which the Arakwal consented to the creation of the Arakwal National Park, to be jointly managed by the Arakwal people. The agreement also provided for the surrender of native title rights over small areas of land to be transferred to the Awakwal Corporation as compensation for activities in the area which may have affected native title rights.

Additional examples of innovative approaches to environmental planning in sea change areas are provided in Table A.2, (Appendix 1).

4 Community Wellbeing

This section identifies the key social and community planning challenges facing local governments in high growth coastal and amenity areas. It draws on international research regarding the social implications of amenity or lifestyle driven migration, as well as earlier research conducted for the National Sea Change Taskforce (Gurran et al. 2005). The section then articulates a set of principles for best practice planning for community wellbeing, and a set of strategies and approaches for implementing these principles in practice. This is followed by a selection of innovative and best practice examples from coastal and high amenity communities.

4.1 The Challenges

One of the key challenges associated with the sea change phenomenon is maintaining a sense of community and social wellbeing during a time of significant population change. As many sea change communities have a relatively small or dispersed population base, even slight population increases can have a much greater impact on population size and characteristics than in a metropolitan setting (Dijst et al. 2005). Rapid population increases affect the physical character of a community, as the core settlement expands, as sites are redeveloped, and new services and facilities are introduced. Research in European contexts suggests that the community and settlement impacts of large scale migration to high amenity destinations are greatest when the new population is accommodated beyond the existing urban structure (King et al. 1998). Such research also suggests that residential development to accommodate permanent migrants or "residential tourists" (who own holiday homes in an area) is likely to have a more significant impact on settlement patterns than tourism development, although it is important to recognize the dual impacts of pressure for new tourist and residential accommodation on the scale and pace of change within a particular locality.

Many communities affected by sea change report a loss of "sense of place", particularly when new residential, tourism, and commercial developments are of a scale and appearance that is radically out of step with local vernacular design. Theories about "place" – what makes a place special, our relationship to particular places, and how we manage, regulate, and enhance specific spatial areas, implicitly inform much planning practice (Norman and Gurran 2005). Firstly, there are theories about what gives a place its identity – what makes it distinctive, and which elements of a particular setting or locale are meaningful to residents and others with a particular connection to an area. "Place identity" encompasses a deep experience of place – ranging from appreciation of physical attributes (landscape, urban morphology) through to shared memory and experience (history), socio cultural characteristics and networks, local economic structure and traditions (after Tuan 1974). These are the qualities that lead to a deep "attachment to place" - the social, cultural, spiritual, and emotional connections to a particular locality and its perceived identity (Altman and Low 1996). This personal connection to a particular physical and social environment contributes strongly to an individual's sense of identity and well being (Green 2000, Tuan, 1974). This sense of well being can be shaken when a threat to valued places is perceived – typically a development or management proposal regarded as incompatible to the qualities of place that are important to its identity.

Understanding the qualities of place that inspire attachment for particular stakeholders is very important in managing processes of change. These qualities – perhaps a certain view, a favourite walk, a stand of trees, a special meeting place used only by local residents – may seem to have little significance to an "objective" professional. Thus they are often overlooked during the planning process, leading to conflict later when specific proposals are considered. It is therefore important to define elements of place identity from the perspective of the community (Green 2000, De Jong, 2001).

Amenity communities subject to rapid population growth often experience a loss of sense of community or connection to social networks, due to the influx of new residents and visitors, and population instability or turnover as many new residents move on to a new destination within a short period of time. This has been described as "migration turbulence", referring to the impact on community cohesion as new migrants take time to settle in and participate in social life (Stewart 2000, p. 374). Exacerbating the phenomenon is the high proportion of migrants who ultimately find they are unable to establish meaningful social (or economic) connections in their new locality, and thus move on. Research on migration to the Gold Coast suggests the proportion of migrants who return to their original destination or move on to a new one could be as high as 30% (Stimson and Minnery 1998). One of

the indicators of a "churning" population is in the annual turnover of civic organizations and institutions, such as schools. Research in the United States finds that some schools in high amenity localities experience up to 35% annual turnover in enrolments (Casado Diaz 1999, p. 225).

There are also reports in the literature of tensions between incoming and existing residents, stemming from assimilation difficulties (Beyers and Nelson 2000), or a "culture clash" associated with socio-economic differences in education and income (Haas 2002). Similarly, there are often divisions between permanent residents and residential tourists or "absentee landlords", due to differences in the "values, behaviours and incomes" of these two groups (Casado Diaz 1999, p. 225). Such issues can become problematic for the permanent community when there are high proportions of vacant residential stock in a particular area (diminishing neighbourhood vitality), or when year round residents resent the political influence absentee property owners may exert on local planning decisions. In a number of European countries and in parts of the United Kingdom, concern over the social impacts of residential tourism has prompted the introduction of planning strategies to limit the quantity and / or location of "second homes" through the use of special permits or zones (Tress 2002, Gallent et al. 2002).

Responding to the diverse needs of high amenity destinations can be a particular challenge. As many high amenity areas attract great numbers of retirees and pre retirees, catering to the access and support needs of an aging population, and ensuring appropriate forms of housing, is critical. At the same time, Australia's coastal communities are also home to many younger people and families with children – who have quite different sets of needs (Gurran et al 2005). While younger adults are often poorly represented in non metropolitan coastal areas of Australia, this is due to an out migration of this group to metropolitan areas of the country in search of education or employment opportunities. Thus specific strategies to provide for the needs of this group are also critical.

Socio-economic polarization between wealthy incoming migrants, second home-owners, poorer "welfare migrants" and long term residents is becoming a feature of many high amenity communities. As documented in the first report for the National Sea Change Taskforce, social disadvantage is endemic in many of Australia's non metropolitan coastal communities. Coastal communities in non-metropolitan Australia have the highest proportion of low-income households (17.3 per cent compared to 13.9 per cent in Australia overall) (Haberkorn et al 2004). Coastal areas also have the highest proportion of families receiving income support benefits (8 per cent compared to 4.9 per cent in Australia overall) (Haberkorn et al 2004). Many of these areas are also characterized by high rates of unemployment and jobs are frequently part time and subject to seasonal fluctuations (Gurran et al 2005).

Demand for residential and tourism development gentrifies high amenity areas by increasing property prices, and redeveloping traditional low cost housing stock, like older weekenders, holiday houses and flats, and caravan parks (which are often an important source of affordable retirement and crisis accommodation for low income households). Housing affordability is one of the key socio-economic issues affecting high amenity destinations in Europe and the United States. Although one of the attractions of high amenity destinations is often the availability of relatively lower priced housing stock or residential sites, the increased capacity of new migrants to pay for housing (compared to that of existing, often lower income residents), coupled with the scarcity of supply caused by high demand, combine to reduce housing affordability (Casado-Diaz 1999, Gober et al. 1993, Satsangi et al. 2001).

Environmental policies to restrict growth in sensitive areas can also result in a shortage of affordable housing (Anthony 2003, Green 2001). This raises equity issues:

> "Again, equity issues come to the fore when considering options for sustainability. Efforts to limit the number of new residents tend to increase housing prices and to reduce the availability of low- and moderate-priced housing (Green 2001, p. 72).

However, the increased property values associated with limited supply and a high amenity environment also create opportunities to offset the loss of affordable housing by requiring certain developments to contribute to local affordable housing schemes. Such an approach has been demonstrated successfully in Banff, Canada, as discussed below. Balancing the social equity implications of strict environmental policies is likely to become a major challenge for sea change communities in Australia.

Finally, the impact of affordable housing shortages within high amenity communities often results in socio-spatial polarization, as low to middle income families move to other, often less well serviced "dormitory" locations. Such a process has been described in Aspen, Colorado:

> "Consequently, many middle class families are forced further "down valley" to live in more affordable bedroom communities. This can result in fraying community ties, as teachers, police chiefs and others move out of the communities they serve while, at the same time, low-paying, seasonal jobs attract large numbers of transient workers." (Lorah and Southwick 2003, p. 270)

In coastal Australia, the dispersal of populations away from key coastal settlements towards surrounding hinterland communities (many of which have been experiencing population losses in recent years and thus may welcome additional residents), could become a positive trend. However, such a process needs to be managed in a proactive way, such that people are actively attracted to hinterland settlements for their alternative residential or rural residential opportunities, scenic landscapes, and quality services and infrastructure.

Some communities also express concern over the loss of traditional sources of affordable holiday accommodation for lower to moderate income visitors, many of whom have visited favourite destinations for many years, or even over many generations.

4.2 Best Practice Principles and Strategic Responses

In line with the principles for a sustainable coastal community, strategic planning frameworks must aim to:

- Protect and enhance the unique character and sense of place of coastal and hinterland settlements and surrounding landscapes;
- Build social cohesion, by actively seeking to integrate new residents within the community, and fostering an active civil sector through participatory activities and volunteering;
- Maintain social equity and diversity, by ensuring that new housing opportunities and services cater to people of diverse incomes and stages of life; existing forms of low cost housing supply are protected, or strategies to mitigate the loss of such supply are in place; and ensuring that all members of the community share access to environmental and physical amenities and services; and,
- Maintain, where appropriate, opportunities for lower cost holiday accommodation and visitor facilities.

Best practice strategies and approaches to implement these principles in practice are discussed below.

4.2.1 Social equity and diversity

Ensuring appropriate housing opportunities for people of different income, life stages, and household characteristics, is central to maintaining a diverse community. Preparing a local housing strategy is a key first step. Local housing strategies could form part of a broader social plan or be stand alone documents, though it is critical that they are informed by, and integrated with, the community and physical planning activities of council. Local housing strategies typically incorporate a housing needs assessment (containing an analysis of demographic and socio-economic trends affecting housing demand and housing market characteristics), and actions to address these needs. Such actions could include strategies to ensure timely supply of residential land or sites, revision of planning controls to ensure new housing is designed to meet diverse community needs or to protect existing low cost housing stock, and in some cases interventions to deliver new subsidized housing to cater to particular groups in housing needs. A housing strategy could also be prepared on a regional or sub regional basis, by two or more local government areas, provided that the particular geographic area contains meaningful patterns of housing supply and demand, and that collaborating local government areas develop common responses to addressing this demand.

Particular tools appropriate for inclusion in a housing or social planning strategy for coastal or other high amenity areas affected by rapid population growth or change include:

- Protecting particular types of low cost housing such as caravan parks or rental accommodation, through special controls on demolition, change of use, or the proportion of existing or replacement accommodation that must be retained for permanent residents;

- Requiring a social impact analysis to be undertaken for proposals (residential or otherwise) that might affect the wellbeing of lower income groups or those with other special needs, such as the aged or those with a disability. Such a requirement can be implemented as a matter of council policy or have statutory basis through a land use plan.

- Enabling lower cost forms of housing to be developed through the private market, subject to appropriate locational and design criteria. Examples include "accessory dwellings" – small studio style apartments suitable for dependent family members, attached to a main dwelling; "shop top housing", and well designed and located manufactured home estates. To implement this type of strategy, planning instruments need to allow such forms of development to proceed in appropriate locations. Information for developers about the need for, and appropriate design of such housing forms may also be needed.

- Planning incentives for developments in high value locations to contribute financially to a local affordable housing program (either through a cash payment or the provision of affordable housing units onsite). Incentives include density bonuses, where additional density entitlements are granted in return for an affordable housing contribution; planning concessions – such as waiving of landscaping or parking requirements; rate rebates, rebates on development application fees, or reduced infrastructure funding requirements.

- Requiring developers to make a contribution towards a local affordable housing program, particularly in relation to developments within certain high value areas, for certain types of development that will result in a loss of existing affordable housing and / or generate a demand for affordable housing. For example, a tourism development that will generate a demand for affordable employee housing might be required to provide such housing onsite for employees.

- Managing population dispersal to hinterland areas beyond the coastline or key amenity destination in a positive way – by identifying attractive, well located areas for future residential and rural residential development, reinforcing existing urban settlements and villages in these areas, and upgrading their access to regional centers and major amenities.

4.2.2 Social cohesion

Coastal communities and other high amenity destinations are not the only communities to need specific strategies designed to maintain or enhance social cohesion. However, the particular characteristics of these communities (the scale of population increase relative to the size of the base community; the high turnover of residents; high numbers of visitors and semi permanent residents, and seasonal influxes) represent special challenges for social planners in these areas. Strategies to build social cohesion by involving long term and new residents in community activities, and fostering mutually supportive social networks include:

- Undertaking research to understand the needs of new residents and their settlement experiences, and to monitor their assimilation with the wider community. Longer term residents may also perceive a loss of social trust as the size and composition of their community changes rapidly – research to monitor and respond to their experiences may also be required.

- Information packages and programs to assist new residents settle into the new community. Such information might be delivered in person by volunteer representatives of a "welcoming committee". The New South Wales State Government-owned developer, Landcom, has formalised such a process for welcoming new residents. New resident's of Landcom developments receive a "welcome pack"

(consisting of a telephone book, a guide to local services and rail/bus timetables) and as part of a recent initiative, Wyong Shire Council on the Central Coast of New South Wales, has supported the appointment of a "Community Welcome Worker" who organises various local community events at one of Landcom's new developments in the area, Watanobbi Estate.

- Bringing existing and new residents together by holding community events such as clean up days or gardening competitions within or in close proximity to newly developed areas.

- Recruiting new residents and older residents in volunteer activities – ranging from environmental groups to resident committees; business advisory / mentoring services (to utilize the expertise of amenity migrants, many of whom have valuable qualifications and professional experience) "adopt a grandparent" schemes - pairing older people with younger families; engaging seniors in training programs and continuing education such as the "University for the Third Age". Research in the United States shows that participation in community activities strongly influences the propensity for older migrants to remain in their new locality (Carlson et al. 1998).

- Where possible, ensuring that physical strategies link new developments with existing urban areas – by encouraging appropriate infill development; designing and locating community infrastructure to service existing and new populations; encouraging permeability of new settlements, and discouraging forms of enclosure (like gated housing estates); prioritizing pedestrian and cycle, and, where possible, public transport access between new and existing urban areas.

- Using physical design strategies designed to encourage personal safety and security.

- Strengthening Indigenous community wellbeing by formally commiting to recognise a broad understanding of indigenous heritage; celebrate ceremonies and events; involve Aboriginal people in civic events; and assist, and promote employment opportunities for Aboriginal people (e.g, Memorandum of Understanding between Bega, Eden and Merrimans Aboriginal Land Councils and The Native Title Holders and The Bega Valley Shire Council, 13 June 2001).

4.2.3 Sense of place

High amenity destinations around the world have used a number of different strategies to ensure that their urban planning and design frameworks protect the unique attributes of place that attract visitors and new residents.

- A local heritage study is a key tool for evaluating the cultural heritage and character of towns and villages and surrounding landscapes, and identifying incentives and controls to protect and enhance this character.

- A "design review board" or similar body established to advise local governments on potentially controversial new developments can provide an independent mechanism for community and expert input into decisions about new developments.

- Award programs to recognize good design can educate developers about appropriate responses to the local environment and encourage emulation.

- An analysis of "sacred spaces" can help a community identify areas of specific importance to residents, to ensure that these areas are managed and developed appropriately, and to avoid increases in visitor or other use that might diminish their value for local people.

- Recreational access strategies can be used to diffuse demand for particular sites, distinguishing between areas of high tourism potential and places for lower key local recreation, congregation, or contemplation.

4.3 Innovative and Best Practice Examples

Social equity and diversity - City of Newcastle Social Impact Assessment Policy (1999); Newcastle Affordable Housing Strategy 2005, Newcastle City Council, NSW

Newcastle City Council is a coastal city that has been experiencing a significant transition from an industrial economic base, resulting in significant urban renewal processes. In 1992 the Council established a "Social Impact Consultative Panel" to advise Council on the potential social impacts of policies and developments in the city. In 1999 a Development Control Plan was completed to provide a statutory basis to social impact assessment processes in the City. The policy provides a good model for other Councils considering the introduction of a formal approach to social impact assessment. It relates specifically to the assessment of development applications, although the policy anticipates that Council may require a social impact assessment of certain proposals to rezone land. The Plan indicates which applications need to provide comments on social impacts or prepare a detailed social impact statement; establishes guidelines for the conduct of social impact assessments and is intended to ensure consistency in Council assessment of the social impact of development proposals. Under the policy a comment on the social impact of proposals is required for proposals including: residential developments comprising three or more dwellings on a single allotment; childcare, educational establishments, community and health facilities, places of worship; business / industrial development; recreation and tourism development; demolitions, certain subdivisions, and the strata subdivision of low cost rental accommodation. A more detailed "Social Impact Statement" must accompany major projects that may be "out of character with the existing urban context; involve an increased risk to public safety; or likely to threaten the existing sense of community identity or cohesiveness" (Newcastle City Council 1999, p. 11).

A more recent initiative, the *Newcastle City Council's Affordable Housing Strategy* (2005), establishes the following roles for the Council in supporting affordable housing:

- Research and advocacy;
- Integrated planning to "embed affordable housing principles into the systems and decision making practices of Council;
- Provision of infrastructure and service delivery to create an environment that encourages affordable housing development; and,
- Facilitation of projects that create affordable housing opportunities"(Newcastle City Council 2005, pp. 7-8).

Currently the Council offers floor space bonuses for developments within the urban renewal area "City West" to contribute to affordable housing, although to date these bonuses have not been taken up.

4.3.1 Social equity and diversity - Tweed Shire Council Development Control Plan No 45; Socio-Economic Impact Assessment 2002, Tweed Shire Council, NSW

Tweed Shire is situated at the far northern border of NSW, adjacent to the Gold Coast. The Shire has been experiencing increasing growth and pressure to provide for employment generating activities, raising concerns about the potential social impacts of these developments for the community or particular groups within it. The *Development Control Plan for Socio-Economic Impact Assessment* aims to ensure that existing amenity in the area is preserved; that a balance between environmental and economic issues is achieved; that the views of affected people are taken into account and community participation promoted; that amenity issues are equitably distributed in the community; and that potential positive and negative impacts of a proposal are identified early in the process (Tweed Shire Council 2002, pp. 2-3). The plan identifies the types of proposals that will require an impact assessment (ranging from residential and commercial developments above certain thresholds; recreation and tourist facilities; caravan parks and manufactured home estates, to retail developments). A matrix outlines the issues needed to be addressed for specific types of proposals and a checklist establishes the criteria for assessing the potential impact of various activities.

4.3.2 Social equity and diversity - Byron Shire Affordable Housing Strategy for Urban Areas 2002, Byron Shire, NSW

Like many sea change communities in Australia, Byron Shire in northern NSW has been experiencing very rapid growth, without commensurate increases in employment opportunities or household incomes. As a popular holiday destination, employment opportunities are often part time, seasonal, and low paid, and the demand for tourist accommodation places pressure on available housing stock. *The Byron Shire Affordable Housing Strategy for Urban Areas*, completed in 2002, provides a useful source of potential strategies to address affordable housing issues within a growing non metropolitan shire. Approaches canvassed under the strategy include:

- Requiring developer contributions for affordable housing (potentially feasible in high value housing markets subject to significant development pressure, but implementation limited by State planning legislation);
- Reducing required infrastructure payments for projects that contribute to housing affordability;
- Establishing a Council Land and Assets Register of potential sites (or resources such as surplus building materials) that could be used for affordable housing projects;
- Deferring development application fees for low income earners or identified affordable housing projects;
- Supporting public and community housing provision through density bonuses, and by assisting local housing organizations in seeking funds for affordable and community housing;
- Investigating lower cost infrastructure and development options such as smaller lot sizes, set backs, semi-detached homes, and soft engineering in residential areas;
- Assisting self build schemes by providing information and advice to owner builders and supporting the formation of self build groups to share experience, skills and tools;
- Providing bicycle and pedestrian paths, and supporting public transport to reduce transport costs for low income residents;
- Enabling shared living and working places;
- Permitting new residential development types such as eco-villages, co-housing, and attached dwelling units; and,
- Providing minimum permanent resident sites in Shire caravan parks, and investigating the feasibility of providing new affordable caravan parks in appropriately accessible locations (Byron Shire Council 2002).

4.3.3 Social equity and diversity - Gosford City Council Local Environmental Plan 443 (Protecting Caravan Parks), NSW

Gosford City Council is a "Coastal Commuter" community north of Sydney. The area has long been a popular retirement and holiday destination and contains a number of caravan parks that are now subject to intense development pressure. In 2004 Gosford City Council introduced controls to protect caravan parks, camping grounds and manufactured home estates from development that could reduce the supply of low cost accommodation in the area. Under the *Gosford Planning Scheme Ordinance,* the consent authority[6] must not

[6] In NSW, authorities responsible for approving developments vary according to the nature and value of the proposal. While the local council is generally the consent authority, the State Government may assume responsibility if the proposal is regarded to be of "state significance".

approve an application relating to caravan parks unless it has considered the likelihood of a reduction in low cost accommodation on the land, whether sufficient comparable accommodation is available within the Gosford Local Government Area, whether the development would be likely to cause adverse economic or social effects on people who live on the land, and whether adequate arrangement have been made to assist residents to find alternative accommodation that is comparable in terms of price, facilities, services and type of tenure.

4.3.4 Social equity and diversity – Port Macquarie Hastings Council Social Impact Assessment Policy, NSW

Port Macquarie Hastings Council on the mid north coast of NSW has been experiencing some of the highest rates of coastal growth in the State. This growth is now threatening the supply of affordable housing in the area, particularly in the major coastal town of Port Macquarie, which has been undergoing rapid residential and tourism development in recent years. To provide some regulatory control over the loss of low cost housing stock in the area, a social impact assessment framework was introduced. The *Hastings Social Impact Assessment Policy* requires that "social impact studies" be submitted by developers when proposing a residential rezoning, or an application that could result in the "potential displacement of either permanent or holiday accommodation for lower income people, housing for older people or people with a disability, caravan parks and mobile home parks". Specific requirements for the study are determined in consultation with council planners. A finding of negative social impact does not necessarily require the application to be refused, but could provide a basis for negotiating mitigating strategies such as the provision of replacement low cost housing stock or assistance to rehouse affected residents. Positive impacts, such as an increase in the supply of affordable housing, could also be recognised under this approach.

4.3.5 Social equity and diversity - Banff Town Plan, Alberta, Canada

As detailed above, the town of Banff is situated within the world heritage listed Banff National Park. The town has been experiencing intense development pressure, particularly for the provision of tourist facilities. With this pressure comes a need for affordable workers accommodation. The Banff Town Plan addresses this need by calculating the number of affordable housing units required to service the anticipated level of commercial growth. It requires commercial developers to provide housing for staff as a condition of development approval (Town of Banff 1998).

4.3.6 Social Cohesion - Shoalhaven City Council, "A Place for Aging? An Assessment of the Social Impacts of an Aging Population in the Shoalhaven: Implications for Housing, Services and the Community", NSW

The Shoalhaven is a popular "Coastal Getaway" located two hours south of Sydney. Its growing population includes a significant proportion of retirees. The study: *A Place for Aging? An Assessment of the Social Impacts of an Aging Population in the Shoalhaven: Implications for Housing, Services and the Community*, was commissioned to provide Council with a "framework for considering age- and disability-restricted developments in terms of service and locational requirements … and, an enhanced information base from which to consider the cumulative impact of its planning decisions, including appropriate social mix and sustainability of its diverse geographic communities" (Stubbs and Associates 2004, p. 7). The study involved a survey of residents of housing designed for the aged, interviews with local service providers, and workshops and focus groups. It combines a detailed housing market and supply analysis, focusing on the needs of particular demographic groups and people with a disability; an audit of services available across various locations within the local government area; and an analysis of relevant planning policy and requirements. The study estimates the amount of new self care aged accommodation required over the next five years, and recommends appropriate locations for this accommodation. The study finds however, that a high proportion of people will "age in place" and will thus require special services to support this choice. Key housing principles for older people and those with a disability are defined. Criteria to assess the adequacy of services for any housing likely to accommodate a reasonable proportion of older people or those with a disability, and a service hierarchy ranging from services to be available in the home through to services accessible in the local government area, are articulated. A detailed policy framework to guide the design and assessment of developments targeted to the aged or people with a disability is provided.

The study provides a good example of the type of research and analysis local governments can undertake to understand and address the needs of an ageing population that is geographically dispersed and experiences difficulties in accessing appropriate services and facilities. Broad findings of the study are likely to resonate with other sea change councils.

4.3.7 Social Cohesion - Hervey Bay City Council Social Plan 2003, Queensland

Hervey Bay is a rapidly growing community situated within a significant natural environment, including the world heritage listed Fraser Island. Over the past thirty years, the community has experienced significant influxes of people (from a population of 10,400 in 1976 to 50,000 in 2003) (Hervey Bay City 2003). The *Hervey Bay City Council Social Plan 2003* notes the difficulties in providing infrastructure and services to a growing but dispersed population spread across 60km of coastline; high levels of unemployment; high demands on community services; a shortage of affordable housing and social isolation. The plan includes a number of innovative responses to these issues. For instance, under the goal of "Community Participation", the Council has introduced a range of programs to support volunteering in the community and in Council programs and operations, and regular information sessions and community forums to review progress in implementing the plan. Initiatives to promote a "sense of community" in Hervey Bay include the development of an Events/Festival strategy, and developing projects to link older residents with young people and families. Community health and safety aspirations are promoted through actions such as the "Hervey Bay Safety Network" which brings together key agencies to design and co-ordinate crime prevention strategies, and the implementation of "Crime Prevention Through Environmental Design Principles" in public areas. A "Community Trust" is being developed to contribute to the funding of social and community infrastructure, and a social issues checklist is being developed to assist in assessing the community impact of larger developments. The Social Plan also integrates actions relating to economic development, urban design, and the natural environment.

Community input to the plan was achieved through a resident survey, targeted focus groups, a community forum, and the collection of community photos and stories about Hervey Bay.

4.3.8 Sense of Place - Gold Coast Urban Heritage and Character Study 1997, Gold Coast City Council, Queensland

The Gold Coast City Council in South East Queensland sought to enhance its physical identity and sense of place by undertaking a comprehensive analysis of urban heritage and character conservation issues. The *Gold Coast Urban Heritage and Character Study* recognizes that, as one of Australia's "newest and fastest growing cities, its unique location and urban form … require consideration of its heritage and character in a more dynamic and critical manner than is normal" (Allom Lovell Marquis-Kyle et al. 1997, p. 3). Rather than a standard heritage survey to identify places or buildings to be protected under a State or local heritage list, the study sought to understand the perceptions of the local community about the lifestyle and heritage of the Gold Coast.

The study proceeds with a series of essays describing the history of the city and its culture. Market research was then carried out on a variety of groups within the local community. The study asserts that "despite opinions from some quarters the Gold Coast is rich in heritage and has substantial and recognizable character" (Allom Lovell Marquis-Kyle et al. 1997, p. 3). Nine broad character areas are identified, within which other, smaller precincts and icons are recognized. Detailed community views about the heritage values of these areas, and sites and buildings within them, are recorded. The recommendations of the study include: embracing and building on the unique character of the Gold Coast; establishing a history program to provide a cohesive view of the City overall; preparing cultural profiles of the City; undertaking a study of 20th Century architecture relevant to the resort vernacular of the Gold Coast; researching the opinions of tourists; communicating with the community and providing technical heritage assistance to council officers and the community; adopting a heritage incentive scheme and entering into heritage agreements with property owners.

4.3.9 Sense of Place - "Surf Coast Style", Planning Scheme, Surf Coast Shire Council, Victoria

The Surf Coast Shire in south-western Victoria seeks to "promote development that will retain and enhance the character of the built and natural environment, and the individuality of townships" (Surf Coast Shire 2000, 22.05-1). The Shire has developed a policy to implement an emerging "Surf Coast Style", which includes:

- "Architecture that has a 'coastal character' complementing local culture or natural features rather than buildings with a typical 'suburban' appearance or period style replicas.
- Buildings that have a lightweight image rather than the appearance of mass or weight.
- Disaggregated structures with interesting spaces and projections rather than solid bulky structures with blank walls.
- Architectural form and rooflines which convey a combination of simplicity and distinction without fussy detail and decoration.
- Facades that utilize light, shade and texture, rather than smooth, uninterrupted single coloured surfaces.
- The use of timber, natural materials and other innovative types of cladding in preference to the traditional urban use of brickwork and blockwork.
- In areas of environmental or landscape significance, the use of recessive or subdued colours.
- In commercial or tourist areas along the coast, the use of accent or vibrant "beachy" colours where appropriate in the streetscape context." (Surf Coast Shire 2000 22.05-3; Surf Coast Style Guide 2004).

4.3.10 Sense of Place – Local Heritage Survey and "Heritage Awards", Alexandrina Council, South Australia

Recent development pressure is impacting on the character of Alexandrina, a "coastal getaway" on the fringe of the Adelaide metropolitan area. The heritage significance of some areas in the region has long been recognized through State and local Heritage provisions (for example, the conservation areas of Port Elliott and Goolwa). However, their heritage character is increasingly being challenged by applicants and Council has recognised the need to strengthen existing planning controls relating to these and other areas in Alexandrina. A comprehensive heritage study has recently been undertaken by council in order to address this issue, the findings of which are currently being incorporated into Alexandrina's local statutory planning instruments. In undertaking this study, council has had particular regard to the quality of the heritage survey (ensuring that a thorough description of all components of heritage items were included) and, by providing a comprehensive "desired future character statement").

Alexandrina has also had success in raising the profile and encouraging the preservation of the "heritage" character of the local area through an annual "Heritage Awards" ceremony. The awards have given Council a way to address some recent development trends which are having a detrimental impact on local character, such as "Colorbond" fences (which are becoming increasingly common in parts of the region, as local residents seek to protect privacy in increasingly populated settlements). A heritage award for "fences and hedges", has sought to encourage the use of alternative fencing which is a better fit with existing built form.

Additional examples of innovative approaches to planning for community wellbeing in sea change areas are provided in Table A.3, (Appendix 1).

5 Economy and Tourism

This section details the key economic challenges affecting sea change and high amenity tourism. As tourism is often a significant component of sea change community economies, the particular policy issues associated with tourism are also addressed in this section. It draws on international research and literature, as well as leading practice in Australian sea change communities to define a set of best practice principles for responding to the economic challenges affecting rapidly growing coastal communities. Next, a set of strategic responses for an overall economic development strategy as well as sector specific approaches are explained. Actual examples of these approaches are then provided.

5.1 The Challenges

Although population and tourism growth in high amenity areas is generally associated with some positive economic impacts, including jobs in construction and property development, retail, and tourism industries, overall economic outcomes are often disappointing (Gurran et al. 2005, O'Connor 2004). As noted above, social disadvantage (particularly lower incomes and high unemployment) is often a feature of non metropolitan coastal areas in Australia and internationally. Thus achieving balanced and sustainable economic development is a key challenge for coastal and other high amenity destinations.

Firstly, traditional economic activities in resource based or productive sectors like agriculture, fisheries, and forestry, are declining in high amenity and coastal destinations (Barker and Allmendinger 2004). This is partly due to national and international trends, such as growing environmental concerns in developed nations, and a shift towards the conservation of natural lands and forests. In Australia these trends also include restructure and deregulation of many agricultural sectors, and the increasing shift towards larger scale, mechanized, or more intensive forms of agriculture, requiring a smaller workforce. At the same time the relative value for developable land in proximity to amenity destinations makes farming enterprises appear unviable in comparison.

Yet despite the downward trend, employment in agricultural sectors remains an important component of non metropolitan coastal economies in Australia. Further, agricultural activities are not only significant for their economic contribution to local economies but often contribute to the character and scenic landscape qualities that attract new residents and visitors to an area (Elberson 2005).

The socio-economic implications of the shift from traditional resource based activities to service oriented industries like retail and tourism have long been documented in relation to renowned amenity destinations such as Aspen in Colorado:

> "In cities like Aspen, Vail, Sun Valley, Jackson and Telluride, the shift from extraction to amenity economies is virtually complete. Many communities in federal lands counties worry about "Aspenisation", or the problems associated with rapid development, a skyrocketing cost of living, and a shortage of jobs that pay well enough to allow those who work in a resort community to actually live there." (Lorah and Southwick, p. 270)

Thus while amenity driven development might be associated with a superficial prosperity, actual job creation tends to be limited to sectors that are relatively poorly paid and often seasonal, such that the new employees may be unable to remain living within the community itself.

Secondly, much of the growth in amenity areas, particularly those that are located in physical proximity to metropolitan areas or have high quality transport connections, remains tied to the metropolitan area itself (O'Connor 2004). Thus new residents may retain employment or business connections with the major city, telecommuting or visiting the city frequently rather than establishing a new business activity within their new community. House prices are largely driven by the spending power of new residents who have "downsized" from high value city markets, or city dwellers who are able to purchase a weekender while remaining based in the city. Thus, rather than developing a sustainable and diverse local economic base, amenity destinations are often dependent on external sources of capital.

Similarly, amenity destinations with high numbers of retirees or those on statutory incomes, often develop what is described as a "mailbox economy" – the passive transfer of superannuation, investment, and welfare payments (Stewart 2000). Some small towns in the United States have actively sought retiree immigrants to their communities as a deliberate economic strategy, in the belief that the additional population will stimulate growth. The benefits of attracting the "young elderly" to a community by actively facilitating the development of retirement villages and resorts, include the stimulation of local markets, "specifically, entertainment, transportation, health services, housing, banking, financial services, insurance, utilities, household goods, and food." (Skelley 2004, p. 213). However, the long term impacts of such a strategy are less positive, as the "healthy, affluent, young elderly become chronically diseased, physically – and sometimes fiscally – disabled "old elderly". (Skelley 2004, p. 214).

An aging population can also exacerbate another problem common in high amenity destinations – a lack of skilled and qualified employees for new businesses or businesses seeking to relocate. In fact, many destinations for amenity retirees are experiencing a corresponding loss of younger people, particularly in the 15-24 year aged cohort, losing a potentially important resource.

The tourism industry is regarded as an important source of income and employment for many high amenity destinations. However, tourism should not be viewed as a panacea for economic growth, largely because of the seasonal, low skilled, poorly paid and part time nature of much employment in the tourism industry. The potential economic impact of tourism tends to be highest in smaller communities (Walmsley 2003). Indeed, research conducted for the first report to the National SeaChange Taskforce found that amongst coastal sea change areas of Australia, direct employment in tourism, accommodation and restaurant sectors was greatest in the smaller coastal hamlets of Douglas and Whitsunday in Queensland and Robe in South Australia (Gurran et al. 2005). At the same time, social impacts associated with tourism may be more acute in smaller settlements which can be "swamped" by high visitor numbers, leading to the hostility of local residents (Walmsley 2003).

A successful tourism strategy depends on effective competition between other potential destinations, thus not all amenity destinations will succeed in attracting substantial numbers of visitors. The tourism potential of high amenity destinations can actually be undermined by lifestyle driven residential development (Dredge 2001). For instance, the community of Lake Macquarie in NSW once had a significant tourism base which has since given way to more permanent residential development. Similar issues are also apparent in the transforming character of other "coastal commuter" areas surrounding Australia's capital cities. Once important weekend, day trip, and holiday destinations, many are undergoing a fundamental change of identity as they absorb metropolitan growth. For communities wishing to retain or enhance their tourism appeal, they face a dual challenge: promoting the area as a high quality tourism destination without undermining the attractions of the area for permanent residents:

> "The challenge for local policy makers, keen to stimulate a tourism renaissance, is to design place strategies to strengthen the destination's image and product base. At the same time, it is important to maintain the leisure lifestyle focus that gives it a competitive edge in attracting other forms of economic development" (Dredge 2001, p. 281).

Another challenge associated with establishing and retaining a healthy tourism industry is the need to upgrade and renew tourism infrastructure to remain competitive with other destinations. However, continued growth in tourism developments and infrastructure can risk the very qualities underpinning tourism appeal. Local governments (and in some cases, State planning authorities) are in the difficult position of needing to decide when a proposed development, or the incremental approval of similar developments are of such a scale or character that they could begin to undermine the destination's image and appeal to visitors and residents alike.

5.2 Best Practice Principles and Strategic Responses

A fundamental principle for the long term prosperity of amenity destinations is preserving their high quality of life (Carruthers and Alexander 2005). Thus economic development strategies must build on and enhance local assets, including physical attributes of place, as well as human capacity (knowledge, skills, and entrepreneurialism). Economic development should not be confused with a simple growth in particular industries or overall local or regional income. Rather, it "implies a qualitative change in what or how goods and services are

produced through shifts in resource use, production methods, workforce skills, technology, information, or financial arrangements" (Kane 2005, p. 9).

Principles for the sustainable economic development of coastal communities and other high amenity destinations include:

- Adopting a regional approach to development, collaborating with other local government areas at regional and sub regional levels, in recognition that economies are rarely confined to local government area boundaries;

- Fostering economic development policies that result in widespread benefits for local and regional residents and businesses, particularly benefits that will endure even if a specific firm closes or relocates (Kane 2005);

- Attempting to address the needs of the most disadvantaged groups in the community, including young people, the long term unemployed or underemployed, and those with a disability, by connecting them to meaningful training and employment opportunities;

- Encouraging industries that cater to external markets or compete for a share of local markets that would otherwise be targeted by an external competitor;

- Actively protecting and enhancing the quality of life of the region to attract educated and skilled workers, entrepreneurs and business leaders (Kane 2005). (Enterprise zones, which are intended to facilitate economic development through the targeted provision of infrastructure, and in many cases, flexible or facilitated planning approval, often fail to deliver expected local employment benefits and may be incompatible with the character of high amenity destinations);

- Seeking industries that offer high wages and highly skilled positions, to improve the employment opportunities of low skilled and under employed residents;

- Developing tourism strategies that build explicitly on local assets, character and resources, closely supported by planning regulations that only permit developments that are consistent with existing settlement scale or the desired future character of the community;

- Similarly, fostering tourism strategies that build on opportunities for tourism attractions to connect with and support existing and emerging activities – e.g. gourmet agricultural produce and viticulture; conservation efforts (e.g. voluntary conservation tourism); training and education (e.g. educational tourism); and, indigenous industries.

- Tourism strategies and ventures that disperse visitor spending across local area (rather than capturing onsite through contained and isolated resort developments) may be preferred. Tourism developments that provide amenity benefits for local residents are encouraged.

Specific mechanisms or tools used by high amenity and sea change communities include:

Regional economic development strategies

Regional approaches recognize that local government areas are rarely a sufficient unit for effective economic development planning. Regional economic development strategies usually contain an agreed set of development planning principles and a shared vision or goal. They should be linked to regional approaches to housing, transport, infrastructure, and the environment. Regional economic development strategies are usually developed by voluntary coalitions of local governments, but in partnership with key businesses, community organizations, and educational institutions, as well as State or Federal agency representatives.

Local / regional promotion strategies

A variety of strategies have been initiated by local governments and industry associations to publicise the attributes of their areas to potential businesses, entrepreneurs, and investors; and to promote particular goods and services to local, metropolitan and export markets. These include annual trade shows for local businesses to exhibit their services; information guides to assist potential and emerging businesses to establish within the local area (including resources such as economic trends and potential market opportunities, incentives and forms of assistance, local or regional industry associations, and contact numbers); local business awards; promotional material profiling key local industries; and local or regional branding (discussed below). Identifying potential global markets for local services and products, as well as possible sources of investment, is an important component of a promotions strategy.

Local / regional branding

Local or regional branding strategies promote products through an agreed branding or trademark approach. The brand could relate to the locality or region overall, or be specific to particular product categories, niches, or modes of production (such as an "eco" industry). Accreditation processes may be used to establish eligibility criteria to use the brand or logo, and to maintain and guarantee quality of products marketed in this way. Local branding strategies support broader approaches to identify, capitalise on, and preserve the attributes of place that contribute to local identity. Often a local branding strategy will support other economic development initiatives such as special interest tourism (discussed further below).

Levies to fund future tourism industry / economic development initiatives

The owners of properties used for business / tourism purposes and holiday rental accommodation are likely to benefit from the tourism and economic development activities carried out by local Council's and associated agencies. Accordingly some councils have determined that a tourism or economic development levy should be paid by the owners of such properties to fund the facilitation of strategies to increase tourism and economic growth in the local area (for example, Maroochy Shire *Tourism and Economic Development Levy*, discussed below).

Business incentive / incubation strategies

Local governments can encourage businesses to locate within the local area by preparing sites and reducing development assessment fees and related charges, and sometimes, reimbursing relocation expenses (although recent research suggests that financial incentives should be considered carefully because their impact on the actual decision of a firm to locate within a particular area is marginal) (Kane 2005). Local governments can assist businesses identify and apply for other forms of financial assistance and grant opportunities. They can also support the establishment of business incubation centres to undertake local and regional marketing activities; provide space for emerging businesses; facilitate networks of compatible industries; offer business training, and even help local graduates initiate new businesses. A good example of this approach is provided by the Innovation Centre on the Sunshine Coast in Queensland which aims to attract high potential start-ups and more established businesses and research institutes to the area (Armstrong et al, 2005). "Small Business Incubator Programs" have also been established in some coastal local government areas to attract and support small business[7].

Building a skilled workforce

One of the key challenges facing many sea change areas, particularly those characterized by an aging population, is the lack of experienced workers. Strategies may be needed to develop skills amongst the existing population, retain graduates and experienced younger professionals and other skilled workers to relocate to the area. These strategies could include undertaking skills audits to advise local or regional educational facilities such as technical

[7] Funding to help meet the infrastructure and set up costs of such initiatives is available through the Commonwealth Government's *AusIndustry* "Small Business Incubator Program" (http://www.ausindustry.gov.au/index.cfm).

colleges and universities about professional or vocational training needs; matching local graduates with jobs; and providing work experience opportunities for young people (for example, Onkaparinga Council's *Creating Places* initiative, discussed below). Councils could also develop promotional material to encourage young professionals to relocate to the area for lifestyle benefits (Shoalhaven City Council in NSW has recently adopted such an approach). Warrnambool Council has recently undertaken a strategy to encourage international immigrants to settle in the local government area in order to overcome a skills shortage (*Supporting Relocation to the South West Project / Migration to Warrnambool Project*).

Identifying and supporting business "clusters"

Business clusters are networks of related industries linked by spatial proximity (at a local or regional scale), and collective approaches to business promotion and advocacy. Successful business clusters tend to exhibit a variety of factors, including the existence of key "exporter firms", linked suppliers, research and development services; training, appropriate land and infrastructure to enable growth and supportive government policy and planning (SGS 2004). Potential industry clusters for sea change communities include agriculture / aquaculture and food production; sustainable forestry (from timber production to object design); cultural or creative industries, health and wellbeing. Local governments can support the establishment of successful business clusters by identifying established and emerging industry strengths; facilitating communication and information networks between compatible firms; and ensuring that land use planning policies recognize the needs of key industry clusters. The Gold Coast City Council actively supports identified business clusters through a dedicated member of staff for each defined cluster and a modest annual grant to assist each cluster with secretariat expenses.

Supporting small and home based businesses

Many of the broader strategies described above are applicable to businesses at all scales and stages of development. However, small and home based businesses are likely to be a particular feature of sea change communities and are often established by those seeking to make a major lifestyle change. Supportive planning policies are needed to enable and encourage compatible home based industries to be established in appropriate areas. These include home offices (often separated from the principle residence), as well as detached studios for creative work; facilities for childcare services; or bed and breakfast establishments. Local governments can support small industries through mentoring schemes (perhaps utilizing the expertise of retirees), training and skill development projects, and by facilitating access to grants and forms of start up capital.

Information and monitoring

Local governments can support economic development in their area by maintaining and disseminating information such as local and regional economic reports; business surveys; skill audits; infrastructure gap analyses; industry forums; and a database of local businesses. Noosa Council *Economic Strategies and Innovations Implementation Strategy 2004-2007* provides good examples of economic information and monitoring approaches. The *South Coast Study: "Keeping Pace Report"*, prepared for the City of Victor Harbor and Alexandrina Council by the South Australian Centre for Economic Studies, is a good example of research which canvasses future employment, investment and business opportunities across a local region (discussed below).

5.2.1 Sector Specific Strategies

There are also a number of strategies to support key industry sectors often important to sea change areas, including agriculture, cultural and creative industries, health and community services, retail, and tourism.

Agriculture

Strategies designed to improve agricultural viability include: targeting farmers for specific technical and financial assistance; facilitating "value adding" or clustering of compatible agricultural, food production, and specialized tourism activities; and, encouraging local retailers and restaurants to use local produce. Planning strategies to support agricultural activities often focus on the preservation of agricultural land, described below[8].

- Agricultural protection zones are rural land zones designed to preserve agricultural activities by restricting the range of potential land uses and setting minimum standards for the subdivision of rural land. Agricultural or rural zones are an important component of any agricultural protection strategy, because they preserve existing rural land and reduce inflationary price pressures. However, existing agricultural zones often contain controls that no longer reflect contemporary farming needs. For instance, where entitlements for additional dwellings or workers dwellings exist, these are often used to facilitate rural residential developments or hobby farms. The minimum area now needed for many commercially viable agricultural activities has increased, but it is often difficult to increase minimum subdivision standards for rural land. As a result, farmers are left with small parcels of agricultural land, and unable to afford to acquire the additional land needed to make their farm viable. Therefore, it may be necessary to amend development standards in agricultural zones, but to mitigate the potential financial impact by offering alternative ways for affected farmers to realize their forfeited development rights (discussed below).

- Agricultural protection zones can be used in conjunction with hard "Urban Containment Boundaries" (or the Urban Growth Boundaries described in Section 3 above). These boundaries essentially reflect a policy decision to prevent rezoning of rural land beyond the urban boundary, and to limit provision of infrastructure to urban lands within the containment area. The *Inner Regional Planning Strategy for Adelaide* includes such an approach.

- Agricultural Districts may be formed voluntarily by farmers, who receive lower property rates and reduced "red tape" on development applications (consistent with the permitted activities in the rural zone); in return for accepting the restricted agricultural uses and subdivision standards associated with the rural zone. In the USA, such districts are commonly distinguished by a "right to farm" assumption which preserves the ability of farmers to continue existing and proposed agricultural activities, with limited planning control. The Surf Coast Shire in Victoria promotes this concept by distributing information about rural activities to purchasers of rural land (Surf Coast Shire 2000, 21.07-3). The Shire has also anticipated the introduction of rate relief for farmers who are actively improving their land management processes and for developers willing to invest in agribusiness infrastructure.

- Residential or rural tourism developments can be clustered in appropriate locations within larger rural properties or groupings of properties, to minimize potential land use conflict and preserve large scale agricultural viability. The use of "Transferable Development Rights" (described above) could be used to support this approach if exercising development entitlements on site would compromise prime agricultural land; degrade rural landscape values; or undermine rural settlement strategies intended to reinforce designated villages and rural residential areas. The Surf Coast Shire has anticipated this approach as a way of consolidating agriculturally valuable land into more productive farming units (Surf Coast Shire 2000, 21.07-3).

[8] Several of these approaches are described in a discussion paper by the Centre for Rural and Regional Innovation; Armstrong, H, Utley, M, Squires, W and Emtage, N (2005), *The Protection of Production on Agricultural Land,* Centre for Rural and Regional Innovation, Queensland.

Health and Community Services

Employment in health and community service sectors is increasing in most sea change areas in Australia, due to their aging populations (as documented in the first report for the National Sea Change Taskforce). Retirement villages and niche aged care services therefore offer a ready opportunity for employment growth in construction and ongoing management and servicing. However, as discussed above, an unbalanced strategy that depends on the retirement sector alone can distort demographic patterns even further, and may be incompatible with the area's image as a tourism destination. A number of sea change communities have begun to look to the emerging "wellness" sector, which focuses on positive health and leisure industries like alternative therapies, fitness and sport, health retreats, massage, spa and beauty services, and nutrition. These industries are highly compatible with broader tourism development strategies. For instance, the Surf Coast Shire in Victoria aims to promote a "wellbeing industry" based on the Shire's natural assets and eco-tourism activities and "focusing on the restoration of personal wellbeing and harmonious relationships which have been affected by the impacts of rapid and radical social and economic change"(Surf Coast Shire 2000).

Cultural / Creative Industries

Cultural industries extend from traditional visual and performing arts (music, dance, and drama), to handcrafts, writing, publishing, radio, television, film, and the digital media, as well as object design, architecture and fashion. They may include indigenous and ethnic products and performances, as well as other industries that draw on the unique cultural heritage and history of an area. Local governments can support cultural industries by providing spaces for them to develop and exhibit, and by linking artists and designers to external markets. Councils may also facilitate or support the establishment of specialized development organizations to support creative workers, such as the Great Lakes Art Network (Great Lakes Council NSW), which is establishing a cooperative approach to marketing cultural industries in the area using the local brand "Hand-Made in the Great Lakes".

"Knowledge Industries"

There is considerable interest in the potential to attract and develop "knowledge based" industries in high amenity areas, both in Australia and internationally. Knowledge based industries produce, disseminate and use information, and include private research and development companies, information technology, data management and educational institutions. Amenity destinations are often attractive to knowledge based industries because they can entice the highly qualified staff on which such industries depend. Additionally, there are real opportunities to develop knowledge and research sectors around many of the natural economic strengths beginning to emerge in Australia's sea change communities, including agriculture and aquaculture, health services, cultural sectors, and tourism. There are opportunities to develop knowledge industries around climate change research, biodiversity conservation (particularly within regions characterized by high numbers of protected terrestrial and marine areas), as well as the necessary environmental management and sustainability innovations needed to support development in these fragile settings.

Retail

Employment in retail sectors has also been increasing in Australia's sea change communities (as documented in the first report for the National Sea Change Taskforce, Gurran et al. 2005). Once again, a sustainable local economy will not depend wholly on service sectors such as retail[9]. However, it is important to maximize existing opportunities. A key strategy is to retain local expenditure within the catchment, by "shop local" campaigns. Such campaigns depend on supportive physical planning strategies to enhance the attractiveness of local retail precincts and to support designated town centres. An effective retail development strategy can also support other local

[9] Research currently being conducted by the Planning Research Centre suggests that a dominance of local retail sector employment can have a negative impact on the economic development of that area, because the sector tends to depend on goods imported from beyond the local area, and because of the relatively low wages for local staff employed in retail.

businesses, such as agricultural producers and the creative industries. This can be achieved by raising awareness about locally made products and encouraging retailers to stock local goods.

Tourism

Tourism has long been a significant industry in Australia's well established sea change communities, and employment in tourism related sectors is growing across most of the sea change communities examined in the first report for the National Sea Change Taskforce. However, as discussed above, local economic benefits from tourism are often limited due to the seasonal nature of the industry; the propensity for short term, part time, and lower skilled employment opportunities; and conflicts between the development of tourism infrastructure and the enjoyment of broader lifestyle and leisure opportunities by local residents. Approaches to these issues include:

- Articulating a "destination image" and supporting "place marketing" strategy that are highly consistent with the existing and desired future character of the local community or region, including compatible heritage policies, signage, transport and visitor access routes, and defined landmarks and destination "gateways". Physical planning controls and infrastructure must support such strategies. The *Gold Coast City Council's Tourism Strategy* (discussed further below), is an excellent example of this approach.

- Identifying particular areas, precincts or attractions that exhibit specific tourism appeal to particular markets, and ensuring that planning controls, as well as local infrastructure investment strategies, protect and enhance these qualities.

- Developing local leisure, "day trip" and "weekender" opportunities targeting local and regional residents, in order to provide a year round market for retail, café, restaurant and accommodation sectors. Such strategies build on the very qualities that originally attracted new residents to the area. They also provide a way of capitalizing on visits to relatives and friends who live permanently in the area.

- Developing an explicit "eco tourism" policy, drawing on natural assets such as popular species (e.g. birds, koalas, kangaroos, marine life); conservation areas; and nature based activities able to be managed by local operators such as birdwatching tours, cycling, bushwalking, and low key water sports.

- Linking tourism opportunities to identified business clusters (e.g. rural industries, gourmet food producers, cultural industries and leisure services), to promote special interest tourism opportunities, and to support local producers.

- Developing a strong local skills base in tourism and related industries, to support the professionalism of the sector. For instance, Maroochy Shire aims to develop excellence in customer service, through the production of a customer service manual, regional accreditation of services, and a "courtesy campaign", targeting accommodation providers, restaurants, taxis and airports (*Maroochy Shire Council Economic Plan 2004-2009*).

- Using locally made produce in cafes, restaurants and retail outlets, and actively marketing this produce through tourism promotional material. For example, the Eurobodalla area of the South Coast of New South Wales markets local produce through a "gourmet trails" tourist guide.

- Holding special events that draw on local assets, businesses, or services, and target local and regional residents as well as domestic and international visitors. Examples of such initiatives include the Ashton Shakespeare Festival, Oregon (US) (www.orshakes.org) (discussed below), and on a smaller scale, the Mallacoota Easter Arts Festival in far eastern Victoria (www.mallacootafestival.org).

- Well developed and experienced tourist destinations may be able to market and export their expertise. For instance, the Gold Coast City Council's Tourism Strategy aims to develop and market their expertise in "surf safety practices, tourism destination, beach management practices, and theme park marketing and management practices." (Gold Coast City Council 2003, p. 34).

5.3 Innovative and Best Practice Examples

Many of these specific approaches have been employed in the local and regional economic development strategies described below.

5.3.1 Regional economic development strategies - Sunshine Coast Regional Economic Development Strategy 2004, Sunshine Coast Regional Organisation of Councils (QLD)

The *Sunshine Coast Regional Economic Development Strategy* is an example of a collaborative, regional approach to economic development. The Sunshine Coast region includes the rapidly growing Caloundra City Council, Maroochy Shire Council and Noosa Council. Each of these councils has prepared their own local economic development plans which have informed the development of the regional strategy. The Strategy is underpinned by seven shared regional economic development planning principles:

- "Protect and nurture the Sunshine Coast's Lifestyle Attributes
- Protect the Sunshine Coast's natural environment
- Consolidate the Sunshine Coast's network of economic communities and urban centres
- Preserve productive agricultural land for sustainable, profitable enterprise
- Encourage research, learning and continuous innovation in a "Knowledge Economy"
- Encourage and utilize creativity as a cornerstone of regional prosperity
- Embrace world class regional governance" (SGS Economics and Planning 2004, p. 67).

Some of the actions under the Strategy include:

- Embracing and promoting difference, creativity and cultural diversity as a hallmark of the Sunshine Coast by developing a Creative Industries Alliance between the three Councils to develop cultural service priorities and lobby for program funding; and supporting a creative industries incubator, "ArtSync".
- Improving national and global competitiveness by enhancing infrastructure; establishing data to help the region's government and businesses understand and articulate areas of competitive advantage; and marketing the Sunshine Coast to "the 'knowledge workers', the creative class' and other innovators", while attracting investment by highlighting the area's skill base, industry clusters, and quality living environment (SGS Economics and Planning 2004, p. 89).
- Facilitating prosperous industries by developing the Sunshine Coast as a "learning region", assisting in attracting international students and in tailoring tertiary education courses to attract professionals to the area; developing both "high end" eco tourism opportunities as well as "family friendly" affordable tourism accommodation; developing the knowledge economy (see below); supporting the continued development of the region's "health, wellness, sports and experience" sectors; and sustainable agriculture and forestry.

5.3.2 Regional Sector Specific Strategies (Knowledge Industries) – Knowledge Economy Strategy: Creating Smart Jobs on the Sunshine Coast 2005

The Knowledge Economy Strategy is a priority action emerging from the Sunshine Coast Regional Economic Development Strategy described above. The Strategy aims to strengthen the Sunshine Coast's performance in knowledge related industries by identifying and documenting existing initiatives designed to create, transfer or exploit knowledge and their potential contribution to the supply of knowledge based jobs; and identify other initiatives evident elsewhere that could be implemented in the Sunshine Coast. Thus it provides a useful resource not only for the Sunshine Coast region but also for other regions or local government areas beginning to consider opportunities to develop their own knowledge based economic strategies.

5.3.3 Local economic development strategies – Noosa Council (QLD) Economic Strategies and Innovations Implementation Strategy 2004-2007

In 2003, Noosa Council established a dedicated "Economic Strategies and Innovations Unit" to support business growth in the Shire. The Unit works in partnership with a dedicated economic advisory body: the "Noosa Community Economic Sector Board". The Implementation Strategy draws on a previous local economic plan for Noosa (the *Noosa Community Economic Sector Plan 2002-2015* but contains more specific implementation actions, relating to established industries, and a range of emerging industries in the knowledge, health and lifestyle, creative, and sustainable rural sectors. Initiatives under the Strategy include:

- Conducting a biannual Noosa Business Survey, to understand local business conditions, measure change in the economy, monitor local economic values of key sectors, and enable Council to better assist businesses;
- Supporting best practice through local and regional business awards;
- Facilitating networking between small businesses by establishing a dedicated small business network;
- Developing a "Business Development in Noosa" guide;
- Conducting Industry Training and Needs Analysis for identified emerging businesses, and facilitating student placement between education providers and relevant Noosa based businesses; and
- Conducting gap analyses for the infrastructure needs of specific industry sectors.

5.3.4 Local economic development strategies – Maroochy Economic Plan 2004-2009, Maroochy Shire Council (QLD)

The *Maroochy Economic Plan 2004-2009* contains a range of innovative economic development strategies. The plan identifies 11 economic imperatives:

1. "Prosperity and economic development through a specific focus on sustainable job growth
2. Inventive, highly entrepreneurial and creative culture
3. World class research and learning
4. Sustainable development capitalizing on our clean environment
5. Nurturing start up micro and small business
6. Australian centre for service excellence
7. Provision of an investment and user friendly financial base
8. To have a world class e-business capability
9. Celebration of our renowned quality of life
10. A brand that reflects and enhances Maroochy's status in the global environment
11. Provision of adequate hard and soft infrastructure" (Maroochy Shire Council 2004).

It identifies five economic activity clusters: sports and experience; design for living; food and ingredients; health and nutrition; and, creative industries. Geographically based economic communities are identified to provide a spatial focus for industry development. The plan also contains economic performance indicators, relating to

employment factors (non employment ratio, unemployment rate versus population growth, labour force participation rate); business conditions (industry contribution to the Shire's gross industry output, business numbers versus employment by industry and by turnover, business failure rate); economic development (development approval efficiency; retail indicators, land availability); education and innovation (tertiary institutes enrollment profile); and, livability (median house prices, and cost of living index).

5.3.5 Tourism / Economic Development Levy – Maroochy Shire Council, Queensland

Maroochy Shire Council introduced a tourism and economic development levy in July 2002. The levy is charged to holiday / short-term landlords, tourist accommodation providers and most businesses in the Shire (the amount of the levy charge is determined according to the value of the property / business). Funds raised through the levy can be used for:-

- Implementation of an Economic Development Strategy;
- Business development and attraction strategies;
- Joint projects with local business organizations such as the Chamber of Commerce;
- Market research;
- Local, national or international marketing strategies;
- Local product and event development;
- Infrastructure provision (Maroochy Shire Council, *Revenue Policy 2003/2004*).

5.3.6 Information and Monitoring - South Coast Study: "Keeping Pace Report"

The "Keeping Pace" Report was prepared for Victor Harbor and Alexandrina councils, two "Coastal Getaways" approximately one and a half hours drive from Adelaide. It was conducted with the aim of assisting existing / potential new businesses with investment, expansion and location decisions; and to provide information to guide economic planning in the region. Authored by the South Australian Centre for Economic Studies Centre at Adelaide and Flinders Universities, the study documents recent trends in population, housing, migration, employment and tourism in the Fleurieu Region. A survey of both local residents and absentee home-owners (who have purchased property in the area in the five years prior) was also undertaken. The report provides a valuable insight into the opinions, as well as the demographic / economic profile of new residents and absentee home owners in a high growth "Coastal Getaway".

5.3.7 Building a skilled workforce – Creating Places: Engaging Young People in Planning and Developing Open Space, City of Onkaparinga, South Australia

The City of Onkaparinga, a "Coastal Commuter" less than one-hours drive east of Adelaide, has a high proportion of young people (just under one-third of the population is aged under 20 years). The Creating Places program is an example of a local council being proactive in building the vocational skills of local youth to increase their future employment prospects. In undertaking the project, Council has worked collaboratively with community and youth centres, schools and other relevant agencies. Participants, aged 10-19 years, work closely with Council officers in the planning and development of parks and reserves in the local area. The project provides young people with skills in negotiation, budgeting, project and event management, community liaison and administration (DOTARS 2003).

5.3.8 Sector Specific Strategies (Tourism) – Gold Coast City Council's Tourism Strategy (2003), Gold Coast City, Queensland

The Gold Coast is one of Australia's key tourist destinations, hosting an average of 78,000 visitors per day (Gold Coast City Council 2003). Unlike many coastal communities in Australia, tourism is no longer a seasonal phenomenon in the Gold Coast, but a year round industry. Tourists account for approximately 15% of all people on the Gold Coast at any particular time. Although the Gold Coast City Council is pursuing a range of strategies to diversify the local economy (under the *Economic Development Strategy 2010*), tourism is the key driver of the economy, responsible for almost one in five of every dollar generated in the City. The tourism strategy aims to maintain the Gold Coast's position as a premier tourism destination, through tourism development that is "ethically, socially, culturally, economically, and environmentally sustainable" (Gold Coast City Council 2003, p. 4). The Strategy provides a policy framework for tourism development in the City, underpinned by the outcomes of a three

year visioning project known as the "Gold Coast Visioning Project". It represents a shift from "destination marketing" to "destination management" – in other words, sustainably managing the lifestyle and leisure attributes, and natural resources, that continue to attract visitors and residents to the area. Actions under the plan relate to transport and infrastructure development, the development of specific tourism products based on four clusters (nature and wildlife, theme parks, retail products, and food and wine); tourism service and communication (including visitor information, signage, health and safety, equity and access, and interactions with local communities); and special interest tourism (sport, business, event, study, health and wellness, youth, and marine tourism). Key areas within the City are identified for particular strategic tourism development, based on their concentration of built and natural assts, supply of accommodation, iconic value, and potential to play an important role in tourism growth. Planning objectives relating to each of these areas are then articulated.

Additional examples of innovative approaches to planning for economic development in sea change areas are provided in Table A.4, (Appendix 1).

6 Infrastructure

This section of the report documents key infrastructure challenges affecting high amenity destinations and sea change communities in Australia and internationally. Best practice principles in planning for infrastructure provision as well as strategies to implement these principles in various sea change community contexts are identified. Finally, the section describes leading examples of regional and local practice in planning for and delivering infrastructure in rapidly growing coastal communities.

6.1 The Challenges

Providing sufficient infrastructure to meet the needs of rapidly growing communities situated in fragile environmental landscapes is one of the key challenges affecting the management of amenity destinations worldwide (Draper 1997, Green 2001, Haas 2002, Marcouiller et al 2002):

> "The need to serve more people and to quickly expand the existing infrastructure can overwhelm both physical and civic resources of small communities" (Stewart 2000, p. 375).

Adequate levels of infrastructure provision are needed to preserve the lifestyle attractions of amenity areas for permanent residents; support economic growth and investment; manage the environmental impacts of development; and, cater to special physical and social service needs of disadvantaged and aging populations.

Actual infrastructure shortfalls differ in each sea change community, but broadly relate to both "hard" and "soft" services, including:

- Transportation – roads, public transport, pedestrian paths, cycleways and parking;
- Water – sewage systems, water supply and storm water management;
- Waste treatment and management;
- Community facilities – open space, recreational areas, libraries and community centers;
- Health services – hospitals, dental services and respite care;
- Services for the frail aged – including high care aged accommodation;
- Education and training facilities – schools, vocational training and higher education facilities;
- Emergency and crisis services – crisis accommodation, support services and youth services;
- Coastal management – visitor facilities, signage and hazard mitigation works;
- Information technology and telecommunications; and
- Tourism facilities – signage, public toilets, visitor information centres.

These shortfalls relate to services for existing, as well as projected, populations.

Providing and maintaining appropriate levels of infrastructure is often expensive, particularly for small, dispersed populations, and opportunities to fund infrastructure provision through conventional means (development contributions, rates, and taxes) are frequently insufficient. This is a particular issue in communities affected by high populations of visitors, where physical infrastructure needs (particularly water supply, treatment and waste management; roads, parking, and visitor facilities) must cater to a much higher level of demand than that of the actual permanent population.

At the same time, the nature, scale and timing of infrastructure can promote undesired patterns of growth (Beatley et al 2002). Several authors documenting the process of urban growth in rural and remote settings of the US describe a paradoxical process by which people move to a remote area, attracted by the lack of development there, only to find themselves surrounded by the trappings of suburban development and infrastructure designed to service them. The urban frontier is thus pushed even further as people move on in search of a new, untouched destination (Dahms and McComb 1999, Esparza and Carruthers 2000). The tourism appeal of an area could be similarly undermined by the provision of infrastructure that significantly alters the character of the area, or encourages incompatible urban development in surrounding areas.

Thus one of the main challenges associated with meeting the infrastructure needs of sea change communities is to use infrastructure investment strategies to support the implementation of desired patterns of settlement, rather than allowing infrastructure to simply follow development. It is also critical to ensure that infrastructure decisions are consistent with the environmental capacity of the area, and the capacity for the authority to continue to meet maintenance and service obligations in the long term. Yet in Australia it can be particularly difficult to achieve the necessary integration between urban settlement and land use planning processes (predominantly the responsibility of local governments) and infrastructure investment decisions, which are made by all three jurisdictions.

6.2 Best Practice Principles and Strategic Responses

As physical infrastructure decisions (particularly the provision of water supply and treatment services, roads, and major transport facilities like airports) fundamentally shape the location and type of coastal development, it is critical for such decisions to be made in the context of a local or regional comprehensive strategic planning framework (such as that advocated in Section 2 above). Such frameworks must cover land use and settlement planning, coastal management and protection, environmental conservation, and community well being – including infrastructure and service needs. The frameworks must inform national, state, regional, and local infrastructure decisions – ranging from the type of infrastructure needed to the location and timing of its provision.

Consistent with this approach, and the attributes of a sustainable coastal community articulated above, best practice principles for infrastructure provision in sea change communities and other "amenity destinations" are listed below.

- Infrastructure needs must be determined through appropriate research and needs assessment, considering the type, capacity, and location of existing infrastructure, current populations and forecast demographic trends and patterns of visitation (including population thresholds whereby existing infrastructure will be at peak capacity); potential fluctuations in migration; the social and economic needs and aspirations of residents and businesses; environmental capacity; the location of coastal hazards, environmental assets, cultural heritage and landscape values; current maintenance and servicing requirements and the long term costs of maintenance for proposed new facilities.
- Infrastructure investment decisions should prioritise environmental protection, rehabilitation, and sustainable patterns of resource use and management; the promotion of social equity in access to services (with particular emphasis on the needs of low income and socially disadvantaged groups); and preferred economic activities (existing and prospective).
- Infrastructure investment decisions (the type, location, and timing of new infrastructure) must be determined in the context of local or regional planning frameworks, and support desired future settlement patterns and environmental capacity.
- All levels of government involved in infrastructure provision must collaboratively plan for the type, location, and timing of new infrastructure, consistent with local or regional planning frameworks, and in consultation with local communities.
- Infrastructure charges and development levies should recognize the real cost of infrastructure provision associated with the development.
- Public-private partnerships in infrastructure funding and provision are desirable where the infrastructure decision remains consistent with broader community aspirations reflected in the local or regional planning framework.

- Community facilities should be designed for flexibility and multi purpose uses.
- Community consultation and research should inform the assessment of infrastructure priorities (the type, location, level, timing, and scale of infrastructure).

In line with these principles, strategies for managing infrastructure provision and for delivering particular types of infrastructure suitable for coastal and high amenity communities affected by rapid growth include:

Regional Infrastructure Planning

Regional infrastructure plans can provide a mechanism to co-ordinate infrastructure provision across all levels of government. They may be initiated by a local government or coalition of local governments (in Australia, this could be a Regional Organisation of Councils). Regional infrastructure planning may also be managed by a national or state agency, although the close involvement of local governments is critical. Regional infrastructure plans relate closely to regional and local comprehensive planning frameworks. They should incorporate long term funding commitments, provisions for the staging of key infrastructure in relation to population thresholds or environmental indicators, and arrangements for managing capital assets (or funding services) over time. The *Regional Infrastructure Plan for South East Queensland* (discussed further below) provides the leading example of this approach in Australia.

Urban Service Areas

Urban service areas are a variation on the concept of the "urban containment boundary" described in Section 3 above. Essentially service areas reflect a local policy to provide urban services only within the defined service area. Although some forms of development can continue beyond this area (provided that capacity for essential service provision exists on site), the approach signals council intention to focus services and growth within designated urban areas. One of the first communities to use this approach was the county of Boulder, Colorado. Experiencing rapid growth in the 1950s, the community initiated a "Blue Line" amendment to Boulder's plan, restricting the provision of city water service above a certain altitude, protecting the alpine landscape of the area. In 1978 Boulder's comprehensive and use plan was refined to limit the extension of sewer services beyond the city service area boundaries and to restrict the approval of new subdivisions needing "urban" levels of services and facilities (Pollock 1998).

"Toilet taxes" and other visitor charges

A variety of different approaches to meeting the additional infrastructure needs of visitors to high amenity destinations exist internationally and in Australia. These range from flat entrance fees to visit key attractions such as beaches, national parks, or historic communities, through to "bed taxes" collected by accommodation providers. Many of these approaches are unsuitable for high amenity communities in coastal Australia, due to access and equity concerns and the potential impact on the tourist market itself. However, appropriate visitor charges can often be used in a highly targeted way to mitigate some of the most negative impacts of tourism – such as traffic congestion, or demands on energy and water supply.

Imposing vehicle entrance charges for non residents to enter certain areas prone to high traffic congestion is one option, particularly when funds are used to support public transport for visitors, and high quality pedestrian and cycle ways. Such strategies need to be combined with low cost parking facilities provided near the edge of the designated area, and high parking charges for parking within the area itself.

The towns of Banff and Canmore, which service the Banff National Park in Canada, have long faced tourism growth pressures and infrastructure demands far outweighing the needs of their permanent resident populations. Providing sufficient water supply and treatment facilities have been a particular challenge. Therefore the towns introduced a "toilet tax" to help offset the cost of providing this infrastructure. The tax is levied through tourist accommodation providers. Such approaches are most effective if they incorporate a demand management aspect – in other words, higher charges for higher resource use.

Negotiated infrastructure agreements

Special infrastructure agreements can often be negotiated between planning authorities and developers, particularly for large projects. Negotiated agreements can provide a flexible way of securing additional contributions towards infrastructure or contributions towards different forms of physical or social infrastructure than would otherwise be possible. NSW has recently introduced a framework for negotiated developer contribution agreements under State planning legislation (the *Environmental Planning and Assessment Act 1979)*. While developer agreements can and have been used under existing law in NSW, the new provisions under the Act create an implementation framework for planning agreements and should, in practise, regularise their use. The Act now authorises planning authorities to obtain development contributions through a voluntary planning agreement with a developer, either in addition, or as an alternative, to the standard approaches to developer contributions (under Section 94 of the Act). The contribution may involve the dedication of land, payment of money or other material public benefit, to be applied towards a public purpose, which is defined very broadly and includes the provision of affordable housing. Contributions collected under planning agreements can be shared across local government boundaries, facilitating regional approaches to infrastructure provision.

The Act specifies that agreements must be voluntary and that a planning authority cannot require an applicant to enter an agreement as a condition of making an application or of development consent. However, when determining an application, a planning authority is to take into consideration any relevant planning agreement. Significantly, the NSW legislation provides for planning agreements to be negotiated at the rezoning, as well as the development application, stage.

Special Rates / Separate Rates

Many councils levy special rates or charges as a tool to pay for specific works or services for a particular area. Special rates can be collected through a one off payment or through periodic payments. Councils can have more than one special rate but each must relate to a particular service, facility, or activity. Councils need to have special rates approved through a special legislative procedure (differing in each State). Special rates might be an appropriate option for sea change councils to use in particular parts of their local government areas that are affected by high tourism numbers.

Separate rates are levied across a local government area to provide for a particular facility, service, or activity. They are commonly used to fund environmental services. Special rates have been used in Maroochy Shire, Queensland to facilitate growth of the tourism industry and provide related infrastructure (this levy is discussed in detail in Section 5 above). The benefit of a special rate is that there is a clear relationship between the rate or levy and the service to be provided.

Differential Rates

Differential rates for some land uses in high amenity areas, such as holiday houses and holiday rental properties, can be a way of providing additional income for infrastructure, without adding to the financial burden of permanent residents. The policy rationale for this type of strategy is strongest when the additional funds raised are linked directly to the provision of visitor or tourism infrastructure (and the rate itself linked to a higher valuation of land for different land uses). A report for the National Sea Change Taskforce (Macroplan 2004) proposed introducing a 50% rate surcharge for non resident residential owners in sea change communities. However, there are often legal barriers (varying from jurisdiction to jurisdiction) that restrict the application of such a policy and the extent of rate increase permissible, as highlighted by the recent experience of the Augusta-Margaret River community in Western Australia[10].

[10] Following the introduction of a 50% rate surcharge for non resident home owners in Augusta – Margaret River, state legislation was changed to prevent differential resident / non resident rates in Western Australia.

Infrastructure Bank

Low-cost, long term financing to targeted public agencies for a variety of infrastructure projects could be established through a government-run infrastructure bank. Such an approach is used to finance public infrastructure and private investments that promote economic growth, revitalize communities and "enhance the quality of life" in California through the *California Infrastructure and Economic Development Bank* (discussed below). A "National Sea Change Infrastructure Bank", or state and / or regional equivalents, set up to finance infrastructure needs specific to rapidly growing coastal communities, is a possible model for Australia. The banks would loan funds for infrastructure to communities ahead of new population, and allow repayments at Treasury rates over 20-30 years using taxes and other revenues.

Innovative approaches to transport

In many rapidly growing coastal communities, growth is occuring in outlying settlements as inner areas are increasingly "built out". Given the negative impacts that this trend may have on transport requirements and use (such as increased car dependence), it is essential that land use planning is integrated with transport strategies to ensure they work as a whole. Promoting pedestrian environments and opportunities for cycling are key strategies for coastal and amenity communities. Such strategies can enhance the lifestyle and tourism appeal of the local area and can even support small local business ventures such as bicycle renting and touring. While this form of infrastructure is not without costs, when properly planned for, pedestrian and cycleways can often be incorporated in development charges or as planning requirements for the release of new urban areas. Further, the positive community benefits associated with walking and cycling, compared to other forms of transportation, particularly private cars, should be considered when calculating the total costs of provision and maintenance. However, walking and cycling are not available options for all members of the community or suitable for all trips. Thus support for community transport schemes as well as privately operated buses or minibus services should be included in local infrastructure plans. Providing information to residents and visitors about pedestrian and cycling routes and public transport are also important strategies. This is generally achieved through high quality signage, maps, and visitor brochures. A group of councils on the North Coast of NSW have collaborated to produce a "Going Places" website providing information for residents about public and community transport services in the area (http://www.goingplaces.org.au/). Similarly, the *Gippslanders Travelling Together* guide is a booklet outlining information about regional transport options, including disability access information, and community transport, as well a public and private transport services.

Ecological infrastructure

Ecological infrastructure is infrastructure that contributes positively to the environment, while addressing community needs. The most commonly documented examples of ecological infrastructure relate to the treatment and reuse of waste water. The small coastal community of Arcata, California, restored a coastal wetland (formerly used as a rubbish dump), and transformed it into a natural treatment system for the city's wastewater. Named the "Arcata Marsh and Wildlife Sanctuary", it is now a popular natural recreation area (Beatley et al 2002). The same community has also acquired its own forest, used for recreation, and sustainable timber harvesting.

Integrated Water Cycle Management / Water Sensitive Urban Design

Integrated Water Cycle Management (IWCM) is a holistic approach to the management of water supply, sewerage and stormwater. It is a way for water utility providers (often local councils), to integrate decisions relating to water usage, protection, and conservation, within the context of the local catchment and available water resources (ATSE 2004). ICWM is intended to result in better environmental outcomes and reduce the costs associated with water supply and management. Five basic principles underpin ICWM:

1. "Consideration of all water sources (including waste-water) in water planning;

2. The sustainable and equitable use of all water sources

3. Consideration of all water users;

4. Integration of water use and natural water processes; and,

5. A whole of catchment integration of natural resource use and management." (DEUS 2004, p. ii)

Water Sensitive Urban Design (WSUD) is a related concept that seeks to protect the integrity of water cycles through better urban planning (ATSE 2004). Many WSUD approaches focus on stormwater management, particularly on protecting natural water systems within the urban landscape and reducing peak stormwater flows. WSUD can also incorporate water supply and saving measures such as the installation of rainwater tanks, the use of stormwater and greywater, and the onsite treatment of household waste water.

Both approaches are important for growing coastal communities, needing to meet increased demand for water supply and sewage services, within highly sensitive environmental contexts.

Telecentres / "Connected Communities"

Actively facilitating telecommuting through targeted infrastructure provision can reduce road usage, congestion, and pollution. As noted above, information technology and telecommunications facilities are an important component of infrastructure strategies. "Neighbourhood Telecentres" can further support the provision of these facilities. Telecentres function like shared offices, incorporating office services such as computers, high speed internet access, faxes, photocopiers etc. Such facilities can be provided within flexibly designed community centres, and reduce the need for people to travel to work. This approach has been adopted in the mid sized city of Chula Vista, in the USA, but may be attractive to sea change communities in Australia.

Another approach, described as: "Connected Communities", uses cable or wireless telecommunications infrastructure to provide fast internet access and link existing or new housing. This allows greater opportunity to work from home (hence reducing car dependence); foster social engagement through a community intranet; and can have a significant effect on an area's economic competitiveness. The installation of such infrastructure might be developer-funded for specific Masterplanned greenfield sites, or can be provided in partnership with local businesses and major telecommunications providers (as was the case in Ballarat, Victoria, where a recent $14 million project has sought to establish the city as a "connected community" by installing optic fibre cables to existing homes and businesses (Gilmour 2005).

Local infrastructure provision

Local shortages in particular types of infrastructure can be addressed through specific planning, funding and implementation mechanisms such as:-

- Plans or strategies which identify future infrastructure needs and appropriate funding mechanisms (for example, *Tweed Shire Open Space Infrastructure Policy*);

- Partnerships with public or private sector for the provision of local infrastructure (for example, *Provision of sporting facilities, City of Thuringowa*);

- Creating infrastructure that can be shared by different users to reduce cost (for example, *Burdekin Centre for Rural Health*).

6.3 Innovative and Best Practice Examples

The majority of local councils in Australia have developed plans outlining their infrastructure needs, projected works, maintenance and asset management requirements. However, in many cases infrastructure plans are poorly connected to other local or regional land use planning strategies, are not comprehensive, or are not up to date. The following selection of examples reflect many of the best practice principles outlined above, demonstrate latest practice in infrastructure planning, or illustrate innovative approaches to the provision of particular infrastructure and services.

6.3.1 *Regional Infrastructure Planning – Regional Infrastructure Plan and Program 2005-2026, South East Queensland*

The South East Queensland Regional Infrastructure Plan and Program supports the *South East Regional Plan 2005-2026* (described in Section 2 above). As well as the Sunshine and Gold Coasts, the South East Queensland region includes the capital city of Brisbane, so many of the actual strategies contained within the infrastructure program are of a dimension more analogous to metropolitan areas. However, the plan is a significant example of good practice regional infrastructure planning and therefore instructive to other high growth non metropolitan coastal regions. It explicitly supports the preferred settlement structure developed in the broader Regional Plan. It represents the outcomes of a collaborative planning process, involving the State government and South East Queensland regional organisations of councils. It also anticipates a long term planning and funding horizon for infrastructure investment across transport, freight, water, energy, information and communications technology, and social and community infrastructure.

6.3.2 *Regional Infrastructure Planning – Shaping the Central Coast Action Plan and Central Coast Infrastructure Assessment (Gosford and Wyong Councils, NSW)*

The Central Coast region of NSW incorporates the "Coastal Commuter" communities of Gosford and Wyong. The region has been experiencing very high levels of growth and will continue to do so as metropolitan Sydney expands. The *Shaping the Central Coast Action Plan 2002* identifies a range of environmental, social, and economic needs for the Central Coast for a 20 year period, and specifies actions to address these needs, consistent with the regional planning strategy "Shaping the Central Coast". The development of the Action Plan was guided by a "Technical Advisory Group" including officers from Gosford and Wyong Councils and the State Government. In addition to broader actions, the plan contains an analysis of infrastructure requirements for residents and visitors, relating each requirement to key policy areas (economy, education and training, transport and accessibility, natural environment, utilities and services, communities and social capital, healthy communities, recreation and culture). This approach ensures that infrastructure planning is closely integrated with wider strategic planning objectives in the Central Coast.

To inform the development of the Action Plan, and provide a consolidated document to pull together the strategic planning objectives for the Central Coast with infrastructure goals and requirements, a detailed assessment of infrastructure needs was commissioned. The "Central Coast Infrastructure Assessment" (carried out by Gutteridge Haskins & Davey Pty Ltd (GHD)) used methodologies endorsed by the Institute of Engineer's Australia to assess the existing level and condition of infrastructure and its capacity to service existing and future populations in the Central Coast. It focuses on a spectrum of infrastructure requirements (roads, rail, water, sewerage, drainage, solid waste, education, health, community facilities, recreational facilities, electricity, gas and telecommunications). Customer satisfaction and community surveys conducted by both Gosford and Wyong Councils to gauge community satisfaction with infrastructure, facilities and services, informed the assessment. The assessment provides a good model for developing a collaborative regional approach to infrastructure needs, within the context of broader strategic planning policy.

6.3.3 *Integrated Water Cycle Management – Eurobodalla Integrated Water Cycle Management Strategy (2003), Eurobodalla Shire Council, NSW*

The Eurobodalla Integrated Water Cycle Management (IWCM) Strategy is a pilot program initiated by the then NSW Department of Public Works and Services. The strategy aims to achieve more efficient water use in Eurobodalla, reduce the environmental impacts from drainage and treated water discharges, and the impacts of water diversion, as well as to reduce the long term costs of water services (DLWC 2003, p. iii). It seeks to reduce and delay the need for new infrastructure, using several IWCM "tools", such as demand management programs, the installation of rainwater tanks, better management of on site wastewater systems, and the utilization of reclaimed water. Specific approaches to managing regional water demand build on existing strategies already in place in Eurobodalla ("user pays" pricing and community awareness programs), and extend to water loss reduction, a new conservation education program targeting outdoor watering and non residential watering, as well as a showerhead retrofit program (DLWC 2003, p. iv). Options for new shire wide water supply are assessed against the "Triple Bottom Line" approach, using specific environmental, economic, and social criteria. IWCM options are also proposed for 15 towns and villages in the Shire, having regard to their particular landscape, water service, and community characteristics.

6.3.4 Infrastructure Bank – Infrastructure State Revolving Fund Program, California Infrastructure and Economic Development Bank

Through the "Infrastructure State Revolving Fund Program" (ISRF), the California Infrastructure and Economic Development Bank, finances public infrastructure and private investments that promote economic growth, revitalize communities and "enhance the quality of life" throughout the State. Any subdivision of a local government and non-profit corporations formed on behalf of a local government are eligible to borrow under the scheme, and funding is available for amounts ranging from $US250,000 to $US10 million (at low interest and with a loan term up to 30 years). Under this scheme, funding is provided for roads, drainage, water supply / flood control, sewage treatment, solid waste collection / disposal, water treatment, educational facilities, parks and recreational facilities, public transport infrastructure, public safety facilities, and power / communications facilities (http://www.ibank.ca.gov/).

6.3.5 Innovative approaches to transport – Sunshine Coast Integrated Transport Strategy, Sunshine Coast Regional Organisation of Councils, Queensland

The Sunshine Coast Regional Organisation of Councils (SunROC) is leading the development of a transport strategy for the region, in collaboration with the three Sunshine Coast Councils (Caloundra, Noosa, and Maroochy), Queensland Transport, and the Department of Main Roads. The first stage of the project (completed in December 2004), assesses the performance of existing transport networks and facilities in the region and identifies major challenges to be addressed through the development of the Strategy. It contains indicators to assess the performance of the existing and future transport system by region, urban and rural areas, and by local authority. The regional development of the Integrated Transport Strategy will enable the three individual councils to develop individual transport plans in a co-ordinated way.

6.3.6 Innovative approaches to transport – Integrated Transport and Land Use Vision 2030, Bunbury City Council, Western Australia

The City of Bunbury is a very rapidly growing coastal centre located approximately two hours drive south of Perth. The city has a population of approximately 30,000 and is a major commercial, administrative, educational, recreational and industrial hub for the surrounding region. Outer areas of the City have been identified as the main location of future growth as inner areas are increasingly built out. The City has recently commissioned the development of an integrated land use and transport vision (August 2004) to coordinate the development of transport infrastructure with this new urban expansion. Key visions for transport are identified in the strategy (relating to pedestrians and cyclists, pubic transport, traffic movement, parking, land use and regional integration). An Action Plan, contained within the document, identifies actions which need to be undertaken in order to achieve these visions, together with the role of particular agencies and indicative costs and approximate timing. The strategy is linked to key land use and commercial strategies for area and recognizes the strong connections of Bunbury to the surrounding region.

6.3.7 Local infrastructure provision - Tweed Shire Open Space Infrastructure Policy (2002), Tweed Shire, NSW

The Tweed Shire Open Space Infrastructure Policy was developed to assist in planning for the collection, and application of developer contributions for open space. The policy, developed under the guidance of a Steering Committee within Council, seeks to establish best practice in planning for open space, by reviewing existing approaches by comparable councils in NSW. The Policy uses the "Recreation Opportunity Spectrum" to classify open space facilities according to setting (sportsfields, parkland, foreshores, bushland / environmental park, ancillary); hierarchy (shirewide and local); and, catchment (particular localities). The Policy articulates guiding principles and general performance criteria for the provision of open space in the Shire, and for particular settings at district and local levels.

6.3.8 Local infrastructure provision - Provision of sporting facilities, City of Thuringowa, Queensland

The City of Thuringowa in northern Queensland is a growing "Coastal Lifestyle Destination". However, it differs from many sea change communities in Australia in that it has a very high proportion of younger people (28% under the age of 15 and 65% under the age of 44, ABS 2004). Thus there has been a need to provide sporting facilities for the community as quickly as possible. The Council has partnered with the Education Department of Queensland to jointly fund a swimming pool and an indoor recreation centre at two local high schools, enabling the

facilities to be available for the general public. This example demonstrates how councils can work together with other public or private partners to maximize the use of community infrastructure.

6.3.9 Local infrastructure provision – Burdekin Centre for Rural Health, Burdekin Shire Council, Queensland

Located on Queensland's far north coast, half an hour's drive south of Townsville, Burdekin is a small Shire with a largely rural population and an economy based on a mix of tourism and agriculture (sugar-cane, horticulture and prawn farming). With the help of local volunteers, council has constructed the Burdekin Centre for Rural Health in order "to establish infrastructure for the delivery of a broad range of primary health care services that would in turn provide tangible social and economic benefits". The centre provides accommodation and clinic areas to a range of local and visiting health and community service providers. The centre assists in reducing costs to these service providers by allowing co-location, the sharing of equipment, facilities and support staff. This project could be used by smaller sea change communities as an example to follow in the provision of sustainable health / community services (DOTARS 2003).

Additional examples of innovative approaches to planning for infrastructure in sea change areas are provided in Table A.5, (Appendix 1).

7 Meeting the Sea Change Challenge: Tools for Policy Makers and Planners

This final section of the report summarises the range of strategic responses to the environmental, social, and economic challenges that characterise coastal and other high amenity communities affected by lifestyle migration. Firstly, a matrix or tool kit of the key policy and planning options, as well as implementation considerations, is presented. This is followed by a discussion of the kinds of assistance needed to assist local councils in emulating and extending this practice within their own contexts. Lastly, priorities for further research and policy development are identified.

7.1 Tool Kit of Policy and Planning Options

Table 7.1 summarises the key challenges facing Australia's non metropolitan coastal communities as identified in Sections 2-6 of this report. The table then outlines the strategies and tools available to address these challenges, referring to examples documented within the body of the report and in Appendix 1. By no means are the strategies or examples presented intended to represent an exhaustive catalogue of planning practice. Rather, they represent specific innovations and responses that have been developed by other high growth coastal councils or amenity destinations to address particular challenges associated with rapid growth or change within sensitive environmental contexts. They are intended to provide a source of ideas and inspiration for other sea change councils.

As discussed in Section 1 of this report, sea change affects the different types of coastal communities in Australia in different ways. No single policy or planning approach presented here will be directly transferable to another community, but rather will need to be adapted to each specific context. In this table we have indicated where an approach is likely to be suitable across the range of sea change communities in Australia (with modification), and those which may be more appropriate for specific contexts. We also outline key implementation considerations associated with each approach.

Although we have presented each thematic challenge (governance, environment, community wellbeing, economy / tourism, and infrastructure) separately to assist readers in identifying specific types of approaches, it is important to note that each of these issues are closely related. For instance, environmental planning approaches may equally address key economic challenges and vice versa.

Table 7.1: Key Challenges and Responses

GOVERNANCE Key Challenges	Strategies / Tools	Key Examples	Implementation Context / Considerations
Integrated governance: (levels of government)	Regional Planning Framework / cooperative partnerships	*South East Queensland Regional Environmental Plan*	Requires intergovernmental support (particularly State government leadership and resourcing) and a structure for regional collaboration.
Integrated Governance (integrated land use, conservation, coastal and natural resource management, social and economic policy and planning)	(Local) Strategic Planning Framework	*Santa Monica Sustainable City Plan* *Wanneroo Smart Growth Strategy*	Suitable for development and implementation within any "sea change" context, but process is very resource intensive.
	Sustainability decision support systems/ assessment tools	*Mornington Peninsula Sustainability Framework*	Could be easily adapted by other "sea change" councils but community consultation needed to establish and verify policy framework. Articulating links between policy framework and decision contexts critical.
	Sustainability Indicators	*Newcastle City Sustainable Report Card*	Suitable approach for larger, better resourced councils undertaking regular community research. A smaller project could be developed utilizing local community organizations to undertake monitoring and reporting.
Community trust / engagement	Community involvement strategy	*Maroochy Public Participation Program*	Easily adapted by other "sea change" councils, with specific approaches tailored to local community characteristics, and the local government area size and resources.

ENVIRONMENT Key Challenges	Strategies / Tools	Key Examples	Implementation Context / Considerations
Damage to environmentally sensitive areas / landscapes	Planning Incentives	*Maroochy Shire Bonus Lot Entitlement Scheme*	Suitable for implementation within any statutory planning framework, but more appropriate for larger subdivision patterns – typically land zoned for rural or environmental protection purposes
	Tradable / Transferable Development Rights	*Wollongong Transferable Development Rights Scheme*	Requires extensive environmental and legal research to establish viable scheme. Suitable only when planning changes will reduce existing development rights of private landholders.
	Voluntary Conservation Schemes	*Johnstone Shire*	Establishing and supporting a local scheme is resource intensive. Smaller councils could assist parallel schemes managed by State conservation agencies, rather than establishing their own scheme.
	Land Acquisition	*Beaufort County Rural and Critical Land Preservation Program*	Requires significant source of seed funding and internal council resources to secure ongoing funding for the management of land.
Biodiversity loss	Habitat Protection Plans	*Port Stephens Comprehensive Koala Plan of Management*	Comprehensive shire wide plans require dedication of Council funds, but site plans could be a development requirement for certain areas, transferring costs to the developer.
	Points Schemes	*Boulder, Colorado "Green Points Program"*	Easily adapted by sea change councils in Australia, and an important way of encouraging sustainable design and construction. Application limited in NSW due to coverage of State Planning Policy – BASIX.

ENVIRONMENT Key Challenges	Strategies / Tools	Key Examples	Implementation Context / Considerations
Urban Sprawl	Masterplanning	*The Narooma Plan, Eurobodalla Shire Council*	A good framework for the analysis and future planning of large sites within the local government area which are likely to be subject to significant future growth and development.
	Urban Growth Boundaries	*Surf Coast Planning Scheme, Surf Coast Shire*	Easily adapted by any sea change council in Australia, seeking to restrict growth to selected settlements. Long term community support required to maintain the boundaries.
	Population Caps	*Noosa Population Cap*	Formula adaptable to all sea change councils in Australia seeking to ascertain maximum levels of growth (based on environmental and social capacity). Requires detailed research during start up phase. State / regional policy requirements may override local policy.
Management of coastal environments	Coastline and Estuary Management Planning	*Newcastle Coastline Management Plan* *Tweed Estuary Management Plan*	Examples of the comprehensive management of coastal and inland water management systems.
	Coastal Hazard Planning	*Byron Shire Coastal Development Control Plan*	Policy adaptable to any sea change context, but local research needed to identify local hazards. May be difficult to secure landholder support if existing development rights are restricted – may need to offset impacts on landholders through other planning incentives.
Indigenous engagement in environmental decisions	Indigenous Land Use Agreements / joint management arrangements	*Arkawal Agreement, Byron Shire*	Broad approach adaptable to all sea change contexts, as a model for engaging indigenous involvement in environmental decisions and management.

COMMUNITY WELLBEING Key Challenges	Strategies / Tools	Key Examples	Implementation Context / Considerations
Loss of "sense of place", amenity, lifestyle	"Sacred Spaces" analysis Heritage Study	*Gold Coast Urban Heritage and Character Study*	Appropriate for all sea change councils, although external assistance may be required to conduct the study and community consultation.
	"Style Guide" or local Design Review Board	*Surf Coast Style (policy)*	Appropriate for all sea change councils, although external assistance may be required to develop a style guide. A local Design Review Board is a low cost option for drawing on local expertise (local architects and designers) as well as community perspectives.
	Preservation of heritage significance	*"Heritage Awards", Alexandrina Council*	A suitable informal mechanism to encourage and raise awareness of the need to preserve local heritage.
Loss of community cohesion (rapid population turnover, high seasonal populations; social networks threatened by scale of population influx)	Broad based community plan: Strategies to bring new and existing residents together Volunteer engagement strategies	*Hervey Bay City Council Social Plan*	Appropriate for all sea change councils, as such strategies represent a simple extension of the social planning already performed by local governments throughout Australia.
	Community "Welcome Program"	*Landcom / Watanobbi Estate, Wyong*	Particularly appropriate for communities with large areas on new residential development (such as "Coastal Commuters" or "Coastal Cities").
	Indigenous community engagement	*Memorandum of Understanding, Bega Valley Shire Council*	Appropriate for sea change communities with a significant local indigenous population.

COMMUNITY WELLBEING Key Challenges	Strategies / Tools	Key Examples	Implementation Context / Considerations
Planning for the aged / specific groups in need	Research to identify specific needs	*Assessment of the Social Impacts of an Aging Population in the Shoalhaven*	Appropriate for all sea change councils. Methodologies and key findings of this study could inform policy development in smaller councils unable to fund their own study at this time.
	Social Impact Assessment policy	*City of Newcastle Social Impact Assessment Policy; Tweed Shire Socio-Economic Impact Assessment*	Both models could be easily adapted by other sea change councils. Depending on land use planning frameworks, the assessment processes could become a legal requirement for certain developments, or provide a guide for developers and councils.
Socio-economic disadvantage and polarization, loss of affordable housing	Local Housing Strategy	*Byron Shire Affordable Housing Strategy for Urban Areas*	The preparation of local housing strategies involves housing market research and community consultation, although State government housing agencies can often assist with data and analysis. The range of approaches identified in the Byron Shire Affordable Housing Strategy are particularly comprehensive and suitable for consideration by the majority of small to medium sized sea change communities.
	Protecting particular forms of low cost housing stock	*Gosford City Council (Protecting Caravan Parks)*	This approach could be adapted by any sea change community concerned to protect a specific housing type under threat. The extent to which the protective measures are able to be formally integrated as a legal requirement within the local planning scheme will need to be determined in relation to each State jurisdiction.
	Planning incentives for developments to contribute to affordable housing	*Newcastle "City West" floor space bonuses*	Floor space bonuses (or other incentives) are only likely to be successful in very high value housing markets experiencing significant development pressure. The affordable housing contribution realized through this approach may be small relative to overall housing need. The approach must be carefully designed to ensure environmental, amenity, and urban design standards are not compromised.
	Mandatory developer contributions to affordable housing	*Banff Town Plan (Affordable Employee Housing)*	Mandatory developer contributions for affordable housing are suitable for a high value housing market, as a way of offsetting the impact of tourism development or environmental growth constraints on low income groups. A successful approach depends on the intensity of demand for the area – thus the mechanism is likely to succeed in isolated resort contexts; or if neighbouring councils implement a consistent regional approach. There are differing legislative barriers to the introduction of mandatory developer contribution schemes for affordable housing in the various Australian states.

ECONOMY / TOURISM Key Challenges	Strategies / Tools	Key Examples	Implementation Context / Considerations
Establishing a regional approach to economic development	Regional Economic Development Strategy	*SunROC Regional Economic Development Strategy 2004*	Appropriate when group of neighbouring local government areas clearly comprise a regional economy, and have active structures for regional collaboration in place.
Declining agricultural / productive sectors	Agricultural protection zones / districts Promotion of "right to farm" concept Financial incentives / assistance for good farming practices Clustering non agricultural / semi urban uses on agricultural land	*Surf Coast Shire Planning Scheme*	Appropriate for all sea change councils with active agricultural sectors under pressure. Clustering approach may require amendments to local planning schemes.
Need to support new and existing small businesses	Business surveys Small business network Business development in local area guide	*Noosa Economic Strategies and Innovations Implementation Strategy*	Many strategies appropriate for adaptation by all sea change councils.
Need to diversify and grow economic base	Local promotion / branding Business incentives / incubation schemes Business cluster identification and support	*Maroochy Economic Plan 2004-2009*	This plan contains a number of strategies that could be adapted by other rapidly growing coastal cities or larger coastal getaway areas. Economic performance indicators identified in the plan could assist all sea change councils establish a systematic approach to monitoring economic performance.
Building a skilled workforce	Industry training needs analysis Facilitating work experience opportunities	*Noosa Economic Strategies and Innovations Implementation Strategy*	Viable in all sea change communities that contain education or training institutions.
	Promoting area to high quality employees	*Shoalhaven City Council*	Identifying appropriate forums to target promotional material potentially difficult. May be easier to provide promotional material to employers to support their own recruitment strategies.
	Attracting skilled workers	*Supporting Relocation to the South West Project / Migration to Warrnambool Project)*	Appropriate for sea change councils looking to increase the supply of labour in their local area.
Conflict between tourism and other forms of development	Local / regional tourism strategy Establishing dedicated tourism precincts	*Gold Coast City Council's Tourism Strategy*	Many approaches within this strategy could be transferred to other sea change communities with a very strong existing tourism market. Developing a tourism strategy is also an excellent approach for sea change communities seeking to enhance their existing visitor appeal. It is appropriate for local councils to develop the strategies or be closely involved in strategy development to maximize synergies between tourism policies and broader strategic planning decisions.

INFRASTRUCTURE Key Challenges	Strategies / Tools	Key Examples	Implementation Context / Considerations
Providing sufficient physical and social infrastructure for rapidly growing, dispersed population	Urban Service Areas	*Boulder Colorado*	A potential approach in high growth, high amenity contexts. Infrastructure is provided within a defined service area to constrain urban development and limit infrastructure demands.
	Negotiated Infrastructure Agreements	*NSW Environmental Planning and Assessment Act 1979*	Negotiated agreements can provide a flexible way of securing additional contributions towards infrastructure or contributions towards different forms of physical or social infrastructure than would otherwise be possible.
	Funding specific types of infrastructure	*Tweed Shire Open Space Infrastructure Policy*	This policy seeks to establish best practice in planning for open space and is a good example for other councils to follow..
	Working with public or private partners	*Provision of sporting facilities Thuringowa*	An innovative approach to enable new infrastructure to be constructed quickly, in response to increasing local demand.
Achieving efficient use of existing infrastructure	Demand management	*Eurobodalla Integrated Water Cycle Management Strategy*	Contains approaches which could be implemented in councils across coastal Australia, to ensure the efficient use of existing infrastructure.
	Maximising use of community infrastructure	*Thuringowa City Council partnership with the Education Department of Queensland*	This example demonstrates how councils can work together with other public or private partners to maximize the use of community infrastructure.
Transport infrastructure	Maximising use of existing transport facilities	*Gippslanders Travelling Together* *"Going Places" website*	Similar approaches could be used by any sea change community concerned with the provision of transport services for the local community and visitors.
	Coordinated regional approach for the provision of transport infrastructure	*Sunshine Coast Integrated Transport Strategy, Sunshine Coast Regional Organisation of Councils, Queensland*	Appropriate when a strong regional planning approach is feasible, and local councils have active structures for regional collaboration in place.
Seasonal infrastructure demands	Differential taxes / visitor charges	*Town of Banff, Canada*	Suitable for sea change councils with high visitor numbers. This approach is most effective if it incorporates a demand management aspect (ie, higher charges for higher resource use).
Integrating infrastructure with land use planning	Regional infrastructure planning	*South East Queensland Regional Infrastructure Plan*	A leading example of regional infrastructure provision. Should relate closely to local planning frameworks.
	Ecological Infrastructure	*Arcata, California*	Infrastructure development can contribute positively to the coastal environment while addressing community needs.

7.2 A Supportive Framework for Implementation

This report has focused predominantly on strategies and approaches able to be implemented by local governments. However, the underlying social and economic drivers of lifestyle migration and population growth in Australia's coastal areas are national in scale, and many of the environmental impacts of coastal urbanisation are of national policy significance. Therefore local responses to coastal growth and change are best made within the context of a national coastal policy and a collaborative approach across the Australian States and Territories[11]. Many of the best approaches proposed in this report will have significant funding implications for local councils, particularly for those catering to smaller settlements. Yet many such areas are experiencing intense growth and development pressure, threatening some of our most important areas of natural heritage and cultural landscapes. Thus existing sources of funds for local government initiatives should be enhanced to include a specific coastal focus, in recognition of the particular scale, pace, and complexity of growth and change in coastal Australia. National, state and regional investment decisions (particularly those relating to infrastructure) must be coordinated through collaborative regional planning processes and must recognize and support the strategic objectives and directions contained in local planning frameworks. Legal barriers and uncertainty restrict the potential application of some of the approaches documented in this report (particularly those relating to affordable housing strategies), so the States have an important role to play in ensuring that planning and related legislation supports important local planning initiatives. States can also support local work by facilitating access to environmental, demographic, and economic data and expertise.

7.3 Priorities for Further Research and Policy Development

This report articulates best practice principles for meeting the governance, environmental, community, economic, and infrastructure challenges facing coastal councils throughout non metropolitan Australia, and summarises existing innovation and leading practice in addressing these challenges. As such, it provides a basis for learning from and building on current experience. More detailed research within specific communities is now needed to develop new responses, particularly in terms of promoting community wellbeing – strengthening social cohesion during a process of rapid change; avoiding socio-economic and socio-spatial polarization as the cost of living in coastal communities becomes more expensive; and preserving sense of place. More economic development research targeted to the specific needs of small to medium sized communities situated within highly sensitive environmental contexts is also a priority. There is also a need to better understand and develop appropriate policies for sustainable environmental design (urban design and infrastructure provision) within coastal settings. These research priorities should form part of a long term coordinated action research strategy by coastal sea change councils to develop better approaches to the challenges of growth and change in coastal Australia; to monitor the implementation of new practices; and, where necessary, to document the results of poor planning and inaction by all levels of government.

By disseminating existing examples of innovative and best practice planning models emerging within sea change communities of Australia and internationally, further innovation will result. Future work conducted for the National Sea Change Taskforce will continue to report on new initiatives and developments in planning practice, developing an ongoing collective approach to applied policy research for Australia's coastal communities.

[11] Recent Federal announcements regarding coastal planning and the agreement of Local Government and Planning Ministers to adopt a collaborative national approach to growth in coastal Australia are important steps in this regard.

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APPENDIX 1

Best Practice Examples and Further Information

The following tables summarise models of best practice in local and regional planning currently used in rapidly growing coastal communities in Australia and similar contexts overseas. The tables include approaches discussed in the report as well additional examples and are organised according to the key themes shown in the report:- Governance (Table A.1); Environment and Heritage (Table A.2); Community Wellbeing (Table A.3); Economy / Tourism (Table A.4); and Infrastructure (Table A.5). Under each theme international examples are first listed, followed by Australian policy and planning approaches. The examples are listed in alphabetical order by government area.

Table A.1: Approaches to Governance in 'Sea Change' Communities

THEME: GOVERNANCE (International Examples)	
Council / Government / Area:	*EUROPEAN UNION (EU)*
Planning Theme:	*Governance – Trans National Approach*
Resource / Planning Document	*Integrated Coastal Zone Management Strategy*
Description	This strategy is a comprehensive trans national approach to coastal management. As well as addressing environmental issues, this strategy also seeks to address social and cultural problems in the coastal zone, including weakening social "fabric", marginalisation of disadvantaged groups, and unemployment.
Contact Person / Website / Reference	European Commission (2000)
Relevance to NSCT Member Councils:	Trans-national level strategic framework. Model could be adapted at the national level for cooperative policy development and action between the Australian States and Territories.
Council / Government / Area:	*MARYLAND (US)*
Location	Chesapeake Bay / Atlantic Coast
Planning Theme:	*Governance - Regional Approach*
Resource / Planning Document	*Smart Growth Framework*
Description	The State of Maryland's Smart Growth initiative encourages new development in areas with existing infrastructure, with the aim of reducing infrastructure costs and reducing environmental impacts. The following state-wide "smart growth" principles have been adopted: mixing land uses; taking advantage of compact building design; creating housing opportunities and choices; creating walkable communities; fostering distinctive, attractive communities; preserving open space, farmland, natural beauty and critical environmental areas; providing a variety of transport options; strengthening and directing the development of existing communities; making development decisions predictable, fair and cost effective; and encouraging community and stakeholder collaboration in development decisions.
Contact Person / Website / Reference	http://www.mdp.state.md.us/smartintro.htm; http://www.mdsmartsites.org/; Beatley et al (2002)
Relevance to NSCT Member Councils:	Integrated governance and a structure for regional collaboration.
Council / Government / Area:	*NEW ZEALAND (NZ)*
Planning Theme:	*Governance – National Approach*
Resource / Planning Document	*Resource Management Act 1991*
Description	National coordination of coastal policy and planning with broader resource management and land use decisions at national, regional, and local levels.
Contact Person / Website / Reference	Nolan and Kirman (2004)
Relevance to NSCT Member Councils:	National level strategic framework for integrating coastal management with land use planning, natural resource management and conservation.

THEME: GOVERNANCE (International Examples)	
Council / Government / Area:	*SANTA MONICA, CALIFORNIA (US)*
Population	84,084
Planning Theme:	*Governance – Local Approach*
Resource / Planning Document	*City of Santa Monica Sustainable City Program (1994, updated 2003)*
Description	Guides the preparation of other planning instruments in Santa Monica, including the City's General Plan. The program includes eight sustainability "Goal Areas" including: Resource Conservation; Environmental and Public Health; Transportation; Economic Development; Open Space and Land Use; Housing; Community Education and Civic Participation and Human Dignity. Indicators and targets are identified for each of these goal areas.
Contact Person / Website / Reference	http://santa-monica.org/epd/scp/, Beatley et al (2002: 233)
Relevance to NSCT Member Councils:	Local level strategic framework for a sustainable coastal community.
Council / Government / Area:	*SOUTH-EAST FLORIDA (US)*
Location	South-East Atlantic Coast
Planning Theme:	*Governance – Local Approach*
Resource / Planning Document	*Eastward Ho! Initiative*
Description	Aims to revitalise South Florida's urban centre and to provide for population growth through infill development. The initiative is an example of coordinated action and policy at a broader regional level.
Contact Person / Website / Reference	http://www.sfrpc.com/eho.htm; Beatley et al 2002
Relevance to NSCT Member Councils:	Local level strategic framework for a sustainable coastal community.
Council / Government / Area:	*UNITED KINGDOM (UK)*
Planning Theme:	*Governance – National Approach*
Resource / Planning Document	*UK Planning Policy Guidance 20*
Description	National coordination of coastal policy and planning with broader resource management and land use decisions at national, regional, and local levels. This policy must be implemented by local authorities in their plan making and development assessment activities.
Contact Person / Website / Reference	Office of the Deputy Prime Minister, UK; http://www.odpm.gov.uk
Relevance to NSCT Member Councils:	Model of a national planning policy for coastal development.
Council / Government / Area:	*UNITED STATES (US)*
Planning Theme:	*Governance – National Approach*
Resource / Planning Document	*US Coastal Zone Management Act 1972*
Description	Although adherence to this Act by planning authorities is largely voluntary, it is supported by a dedicated Office of Ocean and Coastal Zone Management to assist in the Act's implementation and to foster national, state and local programs.
Contact Person / Website / Reference	http://www.noaa.gov/
Relevance to NSCT Member Councils:	Model of a national level strategic framework for coastal management.

THEME: GOVERNANCE (Australian Examples)

Council / Government / Area:	*ALEXANDRINA, (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	19,155
Location	90km east of Adelaide
Planning Theme:	*Governance – Community Involvement Strategy*
Resource / Planning Document	*Community consultation strategy*
Description	Council undertook an eight month community consultation process for the recent *Strategic Plan 2004-2009* which incorporated: Elected Member workshops; Distribution of a Vision Paper to over 12,000 members of the community; a large "Future Directions Survey" (2,000 respondents)'; and community forums.
Contact Person / Website / Reference	www.alexandrina.sa.gov.au
Relevance to NSCT Member Councils:	An example of ways in which smaller councils can encourage meaningful community decision-making.

Council / Government / Area:	*GOSFORD (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Commuter
Population	162,533
Location	74km north of Sydney
Planning Theme:	*Governance – Local Approach*
Resource / Planning Document	*Sustainability Report*
Description	Like the *Newcastle City Indicators of a Sustainable Community Project,* this initiative recognises the need not only to understand and report on the condition of natural environments within the council area, but also the state of social and economic environments.
Contact Person / Website / Reference	http://www.gosford.nsw.gov.au/environment/sustainability_report_2004.html
Relevance to NSCT Member Councils:	Local reporting against sustainability indicators.

Council / Government / Area:	*MAROOCHY, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	136,461
Location	110km north of Brisbane, Queensland
Planning Theme:	*Governance – Community Involvement Strategy*
Resource / Planning Document	*The Maroochy Public Participation Program*
Description	The program includes a policy, strategy and practical guide designed to facilitate improved decision making and understanding between the Council and the community. A Public Participation Manual (including a public participation toolkit) has been prepared to assist Council Officers implement the program.
Contact Person / Website / Reference	http://www.maroochy.qld.gov.au/sitePage.cfm?code=ppp; L'Estrange (2004)
Relevance to NSCT Member Councils:	Promotes meaningful civic engagement and participation in decision making.

THEME: GOVERNANCE (Australian Examples)	
Council / Government / Area:	*MAROOCHY (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	136,461
Location	110km north of Brisbane, Queensland
Planning Theme:	*Governance - Local Approach*
Resource / Planning Document	*The Maroochy Plan 2000*
Description	Integrates policies and controls across six "Desired Environmental Outcomes": environmental management; social equity and liveability; economic sustainability; transport and accessibility; community and cultural development; urban design, heritage and character; and, development infrastructure (Maroochy Shire Council 2000, 1.5(b)). Indicators to measure performance against these desired outcomes are also identified.
Contact Person / Website / Reference	www.maroochy.qld.gov.au
Relevance to NSCT Member Councils:	Local level strategic planning framework, sustainability decision making support system / assessment tool.
Council / Government / Area:	*MORNINGTON PENINSULA, (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	137,467
Location	85km east of Melbourne
Planning Theme:	*Governance – Sustainability decision support systems / assessment tools*
Resource / Planning Document	*Sustainability Framework*
Description	The sustainability framework promotes "principles of intra and intergenerational equity, enhanced social and economic well-being, application of the precautionary principles, conservation of non-renewable resources, maintaining and enhancing biodiversity and developing community awareness and support" and is incorporated into the Shire's planning policies and strategies (Mornington Peninsula Shire Council 2004, p. 6). The Shire has also prepared a Sustainability Matrix which is used as a basis for evaluating development decisions.
Contact Person / Website / Reference	http://www.mornpen.vic.gov.au/; Howard (2004)
Relevance to NSCT Member Councils:	Example of a local sustainability decision making support system / assessment tool.
Council / Government / Area:	*NEWCASTLE, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal City
Population	144,375
Location	160km north of Sydney
Planning Theme:	*Governance – Sustainability Indicators*
Resource / Planning Document	*Newcastle City Indicators of a Sustainable Community Project*
Description	Monitors Newcastle's performance against fifteen sustainability indicators including the cleanliness of beaches, unemployment, transport, housing and 'cultural robustness'. A "Sustainable Indicators Report Card" is released each year.
Contact Person / Website / Reference	http://www.newcastle.nsw.gov.au/about/sustainable/indicators.cfm
Relevance to NSCT Member Councils:	Local reporting against sustainability indicators.

THEME: GOVERNANCE (Australian Examples)	
Council / Government / Area:	*NOOSA (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	46,461
Location	135km north of Brisbane
Planning Theme:	*Governance - Local Approach*
Resource / Planning Document	*Community Governance – Community Sector Boards*
Description	Council has sponsored five "Community Sector Boards" to guide future planning in the Shire (Arts and Heritage Sector; Economic Sector; Environment Sector; Social Sector; Tourism Sector). Each board is made up an elected Councillor, a senior council staff member and at least nine volunteer community members (some of whom have expertise in the sector to which their board relates).
Contact Person / Website / Reference	http://www.noosa.qld.gov.au/index282.php ; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2066
Relevance to NSCT Member Councils:	Model for ongoing civic engagement and participation in decision making.
Council / Government / Area:	*SOUTH-EAST QUEENSLAND*
Planning Theme:	*Governance – Regional Approach*
Resource / Planning Document	*South-East Queensland Regional Plan*
Description	Provides a leading example of a strategic planning framework for a coastal region. The plan establishes a clear spatial strategy for future growth, where possible directing future settlement away from sensitive areas and supporting this through a long term funded infrastructure investment program.
Contact Person / Website / Reference	http://www.oum.qld.gov.au/
Relevance to NSCT Member Councils:	Integrated governance and a structure for regional collaboration.
Council / Government / Area:	*SURF COAST (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	22,098
Location	95km west of Melbourne
Planning Theme:	*Governance – Local Approach*
Resource / Planning Document	*Surf Coast Planning Scheme 2000*
Description	A good example of the recently introduced consolidated approach to municipal planning in Victoria. The plan scheme integrates the variety of State, regional, and local policies and regulatory requirements within a single local planning framework expressing both policy objectives, strategies to achieve these objectives, as well as actual land use planning rules.
Contact Person / Website / Reference	www.surfcoast.vic.gov.au
Relevance to NSCT Member Councils:	Local level strategic framework for a sustainable coastal community.

THEME: GOVERNANCE (Australian Examples)	
Council / Government / Area:	*TWEED, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal getaway
Population	79,910
Location	Northern NSW Border, adjacent to Coolangatta.
Planning Theme:	*Governance – Local Approach*
Resource / Planning Document	*Tweed 04/24 Strategic Plan 2004-2024*
Description	Sustainability (incorporating Triple Bottom Line reporting) is the overarching aim of the strategy. The strategy contains a comprehensive set of objectives relating to the social, natural, economic, and built environments and is designed to provide a guide for council plans and direction over the next 20 years.
Contact Person / Website / Reference	www.tweed.nsw.gov.au
Relevance to NSCT Member Councils:	Local level sustainability framework to guide council policy and strategic planning.
Council / Government / Area:	*WANNEROO, (WESTERN AUSTRALIA)*
Description of the area / Typology	Coastal Commuter
Population	93,819
Location	30km north of Perth
Planning Theme:	*Governance – Local Approach*
Resource / Planning Document	*Smart Growth Strategy 2004*
Description	Promote consideration of eight main principles in order to better manage rapid population growth in the local area. Implementation actions and indicators to measure performance are identified under each of these principles.
Contact Person / Website / Reference	http://www.wanneroo.wa.gov.au/upload/Wanneroo-Internet/FFA9BE8765EC42ED83385DF641F9D821.pdf
Relevance to NSCT Member Councils:	Local level comprehensive strategic planning framework.

Table A.2: Planning for the Environment in 'Sea Change' Communities

THEME: ENVIRONMENT (International Examples)	
Council / Government / Area:	*BANFF, ALBERTA (CANADA)*
Description of the area / Typology	Mountain resort community
Population	7,135
Location	Alberta, Canada
Planning Theme:	*Environment – Growth Boundary*
Resource / Planning Document	*Banff Town Plan 1998*
Description	Aims to protect surrounding environment and world heritage alpine environments through an urban growth boundary (the "Town boundary"). The plan provides for a rate of commercial growth in Banff of 1.5% until 2006, by which time "commercial build-out" will occur and the population will reach 8,000.
Contact Person / Website / Reference	http://www.banff.ca/; Draper (2000)
Relevance to NSCT Member Councils:	Environmental protection through urban containment.
Council / Government / Area:	*BEAUFORT COUNTY, SOUTH CAROLINA (US)*
Population	Hilton Head – 33,862; Beaufort County- 132,889
Location	South-east Atlantic coast
Planning Theme:	*Environment – Land Acquisition*
Resource / Planning Document	*Beaufort County Rural and Critical Land Preservation Program*
Description	Allows for direct purchase of land for conservation; purchase or donation of development rights (allowing the property owner to remain on the land and use it for limited purposes); conservation easements; and landowner donations to support the protection of the land (offset by tax benefits). The Rural and Critical Land Preservation Program is supported by a local planning framework (*Beaufort Country Zoning and Development Standards Ordinance*) which allows for density bonuses and other incentives for developers who preserve environments or cluster development.
Contact Person / Website / Reference	http://www.co.beaufort.sc.us/Public_Info_Officer/Rural_Critical_Lands/R&CL_Main.php (Beaufort Country Rural and Critical Land Preservation Program); http://library10.municode.com/gateway.dll/1/153?f=templates&fn=default.htm&vid=nextpage:104000&npusername=10400&nppassword=MCC&npac_credentialspresent=true (Beaufort Country Zoning and Development Standards Ordinance)
Relevance to NSCT Member Councils:	Acquisition of environmentally significant land.

THEME: ENVIRONMENT (International Examples)	
Council / Government / Area:	*BOULDER COUNTY, COLORADO (US)*
Location	50km North West of Denver, in the Boulder Valley, between the Rocky Mountains and the Great Plains.
Population	94,673
Planning Theme:	*Environment – Sustainable Building Design*
Resource / Planning Document	*Green Points Program*
Description	In order to obtain a building permit, developers are required to meet a certain minimum point score. Points can be achieved for actions such as the recycling of deconstructed materials and construction debris; the use of recycled building products; the use of water sensitive landscaping and other water saving measures; installation of insulation and passive solar design, as well as for innovative designs demonstrating high energy or resource conservation standards.
Contact Person / Website / Reference	http://www.ci.boulder.co.us/environmentalaffairs/green_points/; Beatley et al (2002)
Relevance to NSCT Member Councils:	Encouraging appropriate built form and raising awareness of sustainability practices within sensitive environmental contexts.
Council / Government / Area::	*CANNON BEACH, OREGON (US)*
Description of the area / Typology	Located between the Pacific Ocean and a coastal mountain range.
Population	Approximately 1,600 (400,000 visitors annually) (http://ci.cannon-beach.or.us/)
Location	Pacific North-West Coast, US.
Planning Theme:	*Environment – Urban Growth Boundary*
Resource / Planning Document	*Cannon Beach Comprehensive Plan, Zoning regulations*
Description	An urban growth boundary has been used to ensure a compact settlement pattern, thus preserving the surrounding natural environment and community character (nuturing an image of the area as an artistic colony).
Contact Person / Website / Reference	http://ci.cannon-beach.or.us/; http://ci.cannon-beach.or.us/%7ESvcs/Planning/STR.html; http://ci.cannon-beach.or.us/%7ESvcs/planning.html
Relevance to NSCT Member Councils:	Environmental protection through urban containment.
Council / Government / Area:	*CAPE CHARLES, NORTHAMPTON COUNTY, VIRGINIA (US)*
Description of the area / Typology	A small historic town on the Chesapeake Bay
Location	US East coast
Planning Theme:	*Environment – Brownfield Development*
Resource / Planning Document	*Cape Charles Sustainable Technology Park*
Description	The park is regarded as a showcase 'brownfield' development (Beatley 2002). It aims to achieve industrial growth and sustainable development by recycling of waste materials between different industries in the park and ensuring high environmental development standards including the use of renewable energy sources.
Contact Person / Website / Reference	http://www.sustainablepark.com/; Beatley 2002.
Relevance to NSCT Member Councils:	Rehabilitation, encouraging appropriate built form and sustainable industry.

THEME: ENVIRONMENT (International Examples)	
Council / Government / Area:	*CONNECTICUT (US)*
Location	East coast of the US.
Planning Theme:	*Environment – Acquisition of Land for Environmental Protection*
Resource / Planning Document	*Open Space and Watershed Land Acquisition Grant Program, Connecticut Department of Environmental Protection*
Description	The program provides financial assistance to municipalities and nonprofit conservation organizations to acquire land that is valuable for recreation, conservation of wildlife, forestry or fishing; a significant natural feature of the local landscape; an uncommon or threatened plant or animal habitat; is important for the enhancement of water quality or is valuable for preserving agricultural heritage.
Contact Person / Website / Reference	http://dep.state.ct.us/rec/openspace/opensp31.htm (Connecticut Department of Environmental Protection); http://www.tpl.org/tier3_cdl.cfm?content_item_id=4524&folder_id=1365 (The Trust for Public Land)
Relevance to NSCT Member Councils:	Acquisition of environmentally significant land.
Council / Government / Area:	*LONG ISLAND SOUND, CONNECTICUT (US)*
Description of the area / Typology	An estuary with two entrances to the sea, covering 600miles of coastline.
Population	More than 8 million people live within the watershed.
Location	Long Island Sound covers the entire coastline of Connecticut and part of the coastline of New York State on the US east coast.
Planning Theme:	*Environment – Financing Local Conservation Projects*
Resource / Planning Document	*Long Island Sound Fund – License Plate Project*
Description	Local 'Preserve Long Island Sound' number plates sold as fundraising for environmental preservation projects aimed at better facilitating public access to the coast, public education campaigns, habitat restoration and research projects.
Contact Person / Website / Reference	http://dep.state.ct.us/olisp/licplate/projects.htm; http://www.epa.gov/region01/eco/lis/index.html; Beatley et al (2002).
Relevance to NSCT Member Councils:	Local environmental conservation and education projects.
Council / Government / Area:	*MAINE (US)*
Location	North-East Atlantic Coast, US
Planning Theme:	*Environment – Coastal Management Planning*
Resource / Planning Document	*State Coastal Management Program*
Description	A state-wide approach, which emphasises local solutions to coastal management and planning, this program aims to protect and conserve the coastal environment. In addition to its ecological value, the program recognises the economic value of the coast for fishing and tourism. Initiatives include prohibiting new infrastructure development outside of designated growth areas, providing funding for local communities to evaluate and update growth plans.
Contact Person / Website / Reference	http://www.state.me.us/spo/mcp/; http://www.ocrm.nos.noaa.gov/czm/czmmaine.html; Beatley (2002/).
Relevance to NSCT Member Councils:	Example of integrated approaches to environmental management and a structure for regional collaboration.

THEME: ENVIRONMENT (International Examples)	
Council / Government / Area:	*NANTUCKET ISLAND, MASSACHUSETTS (US)*
Population	10,724
Location	North-East Atlantic Coast, US
Planning Theme:	*Environment – Reducing Private Vehicle Use and Increasing Public Ownership of the Shoreline*
Resource / Planning Document	*Permits for car use during peak visitor periods*
Description	Proposed initiative to reduce car dependence on the island by capping the number of cars during peak tourist periods via a permit system.
Contact Person / Website / Reference	http://www.ack.net/562imfpstory.html; Beatley et al 2002
Relevance to NSCT Member Councils:	Reducing car use within sensitive coastal environments.
Council / Government / Area:	*NORTH CAROLINA (US)*
Location	Atlantic / East Coast, US
Planning Theme:	*Environment – Coastal Management*
Resource / Planning Document	*State Coastal Management Program*
Description	A comprehensive state-wide approach which includes standardised coastal management planning for local government areas.
Contact Person / Website / Reference	http://www.ocrm.nos.noaa.gov/czm/czmnorthcarolina.html; http://dcm2.ehnr.state.nc.us/ Beatley (2002).
Relevance to NSCT Member Councils:	Integrated State / local approach to coastal environmental management.
Council / Government / Area:	*OCEAN CITY, MARYLAND (US)*
Location	Atlantic Coast
Planning Theme:	*Environment – Reducing Private Vehicle Use*
Description	The city provides a frequent bus service to locals and tourists which is a simple route and easy to use system.
Contact Person / Website / Reference	Beatley et al (2002)
Relevance to NSCT Member Councils:	Reducing car use within sensitive coastal environments.
Council / Government / Area:	*OREGON (US)*
Location	North-East Pacific Coast, US
Planning Theme:	*Environment – Coastal Management*
Resource / Planning Document	*State Coastal Management Program*
Description	Ensures consistency between State goals and local land use plans for effective coastal management. Two major initiatives undertaken in Oregon include ocean management and mitigating coastal hazards.
Contact Person / Website / Reference	http://www.ocrm.nos.noaa.gov/czm/czmoregon.html; Beatley 2002.
Relevance to NSCT Member Councils:	Integrated State / local approach to coastal environmental management.

THEME: ENVIRONMENT (International Examples)

Council / Government / Area:	*VIRGINIA BEACH, VIRGINIA (US)*
Population	439,467
Location	US East coast
Planning Theme:	*Environment – Agricultural Land Protection*
Resource / Planning Instrument	*Agricultural Lands Preservation Ordinance; Virginia Beach Agricultural Reserve Program*
Description	Aims to protect 20,000 hectares of farmland through the purchase of development rights by local authority.
Contact Person / Website / Reference	http://www.vbgov.com/dept/agriculture/arpdesc.asp; Beatley et al (2002)
Relevance to NSCT Member Councils:	Preservation of agriculturally significant land.

THEME: ENVIRONMENT (Australian Examples)

Council / Government / Area:	*ALEXANDRINA (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	19,155
Location	90km east of Adelaide
Planning Theme:	*Environment – Golf Course Developments*
Resource / Planning Document	*Alexandrina Development Plan - zoning requirements*
Description	The local development plan contains a "Residential (Golf Course) zone" with specific controls to minimise the impacts of Golf Course developments. For example, developments within areas zoned for this type of development must act to conserve and reuse water, re-establish and maintain of native vegetation, conserve and restore sites of environmental and Aboriginal heritage significance.
Contact Person / Website / Reference	www.alexandrina.sa.gov.au
Relevance to NSCT Member Councils:	Appropriate environmental controls for recreational forms of residential development.

Council / Government / Area:	*BEGA VALLEY, (NEW SOUTH WALES)*
Description of the Area / Typology	Coastal Lifestyle Destination
Population	31,499
Location	420km south of Sydney
Planning Theme:	*Environment – Coastal management*
Resource / Planning Document	*Bega Valley Shire Coastal Planning and Management Strategy (2002)*
Description	Aims to provide a coordinated framework for coastal planning and encourages an integrated approach across different levels of government and the community.
Contact Person / Website / Reference	http://www.nht.gov.au/nht1/programs/cmpp/nsw/index.html
Relevance to NSCT Member Councils:	Integrated approach to sustainability in a high growth coastal region.

THEME: ENVIRONMENT (Australian Examples)	
Council / Government / Area:	*BYRON, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	30,404
Location	Approximately 780km north of Sydney, New South Wales far north coast.
Planning Theme:	*Environment – Indigenous Involvement in access and management of the environment*
Resource / Planning Document	*Indigenous Land Use Agreement*
Description	A series of agreements exist between the Byron Shire Council (NSW) and the local indigenous population, the Arakwal people to recognise the Arakwal as traditional owners of the region and provide a framework for their involvement in planning, land and resource access and management.
Contact Person / Website / Reference	http://www.atns.net.au/biogs/A000141b.htm
Relevance to NSCT Member Councils:	Joint management of national resources with Indigenous communities.
Council / Government / Area:	*BYRON, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	30,404
Location	Approximately 780km north of Sydney, New South Wales far north coast.
Planning Theme:	*Environment – Coastal Hazards*
Resource / Planning Document	*Development Control Plan (DCP) Part J – Coastal Erosion Lands*
Description	A framework for the management of land within predicted areas of coastal erosion / hazards. The plan contains both performance criteria and prescriptive measures for new developments within these areas, as well as provisions for existing buildings.
Contact Person / Website / Reference	http://www.byron.nsw.gov.au/dev_plans.shtml
Relevance to NSCT Member Councils:	Management of coastal hazards.
Council / Government / Area:	*COOLOOLA, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	34,707
Location	175km north of Brisbane
Planning Theme:	*Environment – Land Protection*
Resource / Planning Document	*Nature Conservation Rates Rebate Scheme*
Description	Allows landholders to voluntarily enter into formal conservation agreements with Council to protect areas with high conservation values. A rate rebate is provided in acknowledgement of the reduced capacity of the land to generate profit and / or to cover the cost of maintenance and rehabilitation of the land.
Contact Person / Website / Reference	http://www.cooloola.qld.gov.au/
Relevance to NSCT Member Councils:	Ensuring the future conservation of environmentally significant land currently under private ownership.

THEME: ENVIRONMENT (Australian Examples)	
Council / Government / Area:	*DECEPTION BAY TO CALOUNDRA (QUEENSLAND)*
Location	North of Brisbane
Planning Theme:	***Environment – Coastal management***
Resource / Planning Document	*Coastal Management and Rehabilitation Plan*
Description	The primary aim of the Management Plan is to provide a focussed approach to managing coastal foreshore areas within the region. "It aims to conserve and rehabilitate the coastal zone in a way that fosters community ownership, awareness and involvement and sustains people's quality of life". Participating councils: Caboolture Shire Council and Caloundra City Council. (A National Heritage Trust coastal and marine planning program project).
Contact Person / Website / Reference	http://www.nht.gov.au/nht1/programs/cmpp/qld/index.html#deception
Relevance to NSCT Member Councils:	Regional coastal management and rehabilitation strategy.
Council / Government / Area:	*DOUGLAS, (QUEENSLAND)*
Description of the area / Typology	Coastal Hamlet
Population	11,148
Location	Located approximately 1,800km north of Brisbane, Queensland
Planning Theme:	***Environment – Growth Limits***
Resource / Planning Document	*Douglas Shire Council Planning Scheme (Draft) (2004)*
Description	Aims to manage population growth by limiting new areas of residential expansion. Aimed at managing growth within a sensitive environmental context and protecting quality agricultural land from conversion to residential development.
Contact Person / Website / Reference	http://www.dsc.qld.gov.au/Page/page.asp?Page_Id=228&h=0
Relevance to NSCT Member Councils:	Environmental protection through population limits.
Council / Government / Area:	*EUROBODALLA, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	35,291
Location	300km south of Sydney, New South Wales
Planning Theme:	***Environment – Masterplanning***
Resource / Planning Document	*The Narooma Plan (Draft)*
Description	The Masterplan was developed for a large site (the township of Narooma and surrounds) in conjunction with the NSW Department of Infrastructure, Planning and Natural Resources. Although preliminary, the masterplan represents a holistic approach to planning, for a large site within the local government boundary, to ensure that planning controls are in place to enhance future urban character and to guide environmentally sustainable development.
Contact Person / Website / Reference	http://www.esc.nsw.gov.au/Publications/Exhibition/index.html
Relevance to NSCT Member Councils:	Holistic conservation and settlement planning for a large site.

THEME: ENVIRONMENT (Australian Examples)

Council / Government / Area:	*EUROBODALLA, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	35,291
Location	300km south of Sydney
Planning Theme:	*Environment – Evaluating environmental constraints*
Resource / Planning Document	*Strategic Environmental Assessment (SEA)*
Description	Eurobodalla Shire Council has introduced a multi-criteria evaluation tool called the "Strategic Environmental Assessment" (SEA) which allows for the analysis of land to determine absolute environmental constraints to development as well as a rating of development suitability. The framework is used by Eurobodalla Shire Council to identify land suitable for future rural residential development.
Contact Person / Website / Reference	http://www.esc.nsw.gov.au/ECECP/index.asp
Relevance to NSCT Member Councils:	Evaluation of the vulnerability and capacity of local coastal environments for future development.

Council / Government / Area:	*GLADSTONE, (QUEENSLAND)*
Description of the area / Typology	Coastal lifestyle destination
Population	28, 503
Location	550km north of Brisbane
Planning Theme:	*Environment – Sustainable Industry*
Resource / Planning Document	*Gladstone City Council / Queensland Alumina Limited Effluent Reuse Scheme*
Description	All of the water from the local Sewage Treatment Plant is recycled, the majority of water is used by Queensland Alumina Limited, (the world's largest alumina refinery), for use in the final wash process of alumina production. According to Gladstone City Council, recycling effluent has proved to be "an effective way of reducing the impact of our waste on the natural environment, reducing demand on our water supply and providing a reliable water supply to industry especially in times of drought" (www.gladstone.qld.gov.au).
Contact Person / Website / Reference	www.gladstone.qld.gov.au/index.asp?id=water_and_sewerage ; www.dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=1931
Relevance to NSCT Member Councils:	Recycling of waste products and encouraging sustainable practices in industry.

Council / Government / Area:	*GOLD COAST (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	455,473
Location	80km south of Brisbane
Planning Theme:	*Environment – Management of inland water systems within coastal catchments*
Resource / Planning Document	*Carrara Catchment Urban Stormwater Initiative*
Description	This project, undertaken as part of a joint council and Federal Government funding arrangement, uses world's best practice Stormwater Quality Improvement Devices (SQIDS) in the Carrara catchment of the Gold Coast to improve and maintain the quality of stormwater and thus reduce the impact of urban runoff on coastal environments. SQIDS used in the project include best-practice water sensitive urban design – eg, "Waterbird Park", a sedimentation lake and artificial wetland which improves the biological and sedimentation treatment of stormwater.
Contact Person / Website / Reference	http://www.goldcoast.qld.gov.au/t_std2.asp?pid=814 ; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=1932
Relevance to NSCT Member Councils:	Managing the impact of urban runoff on coastal environments.

THEME: ENVIRONMENT (Australian Examples)

Council / Government / Area:	*GOLD COAST (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	455,473
Location	80km south of Brisbane
Planning Theme:	*Environment – Coastal management*
Resource / Planning Document	*Shoreline Management Review*
Description	The review aims to define what is already known and what future research is needed to understand the shoreline environment of the Gold Coast. The review will guide development of a program of coastal protection works / management of Gold Coast beaches over the next 50 years.
Contact Person / Website / Reference	http://www.griffith.edu.au/centre/gccm/gcsmp/ ; http://www.griffith.edu.au/centre/gccm/gcsmp/GCSMP1.pdf
Relevance to NSCT Member Councils:	A local approach to coastal management for a high growth coastal city.

Council / Government / Area:	*JOHNSTONE SHIRE, (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination (54% of the Shire is Wet Tropics World Heritage area)
Population	19,545
Location	Far North Queensland, 1,600km north of Brisbane.
Planning Theme:	*Environment - Land Protection*
Resource / Planning Document	*Voluntary Conservation Convenants Program*
Description	A "Voluntary Conservation Covenants" program has been introduced by council for private lands which are recognized through the local planning scheme. Council has identified a package of potential incentives for landholders to participate in the scheme, including rate reductions, additional development rights in certain areas, and tax reimbursements (Brodbeck 2005)
Contact Person / Website / Reference	http://www.jsc.qld.gov.au/ ; Brodbeck (2005)
Relevance to NSCT Member Councils:	Conserving environmentally significant land and preventing inappropriate development.

Council / Government / Area:	*GREAT LAKES, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	33,533
Location	300km north of Sydney
Planning Theme:	*Environment – Management of inland water systems in coastal catchments*
Resource / Planning Document	*Catchment Management Planning*
Description	Catchment management represents a holistic approach to managing local environments. Council (with the support of relevant bodies and local stakeholders) have undertaken a comprehensive range of management plans for many of the lakes and estuaries across the local government area to support whole-of-catchment management (including Wallis Lake Catchment Management Plan, Lower Wallamba River: Rivercare Plan, various Estuary and Wetland Management Plans, Gravel Roads Best Practice Erosion Control).
Contact Person / Website / Reference	http://www.greatlakes.local-e.nsw.gov.au/environment/1746.html
Relevance to NSCT Member Councils:	Integrated management of inland water systems in sensitive coastal environment.

THEME: ENVIRONMENT (Australian Examples)	
Council / Government / Area:	*LAKE MACQUARIE (NEW SOUTH WALES)*
Description of the area / Typology	Coastal City
Population	189, 196
Location	Between NSW Central Coast and Newcastle.
Planning Theme:	*Environment – Sustainable industry (Clustering)*
Resource / Planning Document	*Lake Macquarie City Council Lifestyle 2020 Policy*
Description	This wider strategic framework promotes and encourages the establishment of environmentally responsible businesses and industries through (for example), locating employment in areas that are well-serviced by public transport, promoting home-based businesses, encouraging co-location of complementary businesses and industry, and retaining rural areas for the location of agriculture, rural and eco-tourism opportunities (s5.4.1, p14).
Contact Person / Website / Reference	www.lakemac.com.au/ourcity/lep2004/life/2020.pdf
Relevance to NSCT Member Councils:	Promotion of sustainable industry for coastal cities.
Council / Government / Area:	*MAROOCHY, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	136,461
Location	Approximately 110km north of Brisbane
Planning Theme:	*Environment - Land Protection*
Resource / Planning Document	*Bonus Lot Entitlements, Maroochy Plan 2000*
Description	One of six "Desired Environmental Outcomes" contained in the plan relates to "Environmental Management". A key provision under this outcome is "bonus lot configurations". These are the incentive of additional subdivision entitlements on lots of high conservation value if the applicant can demonstrate that a positive net conservation outcome is likely to result from the proposed development (ie. more vegetation will be conserved than would otherwise be the case) (Maroochy Shire 2000, 1.6.2, (j)).
Contact Person / Website / Reference	http://ww.maroochy.qld.gov.au/site/
Relevance to NSCT Member Councils:	Conserving environmentally significant land through planning incentives.
Council / Government / Area:	*NEWCASTLE, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal City
Population	144,375
Location	160km north of Sydney
Planning Theme:	*Environment – Brownfield Development*
Resource / Planning Document	*Honeysuckle Development*
Description	Redevelopment of disused government land along Newcastle Harbour. This project involved the rehabilitation of former industrial land and was aimed at creating a vibrant place for employment, housing and recreation.
Contact Person / Website / Reference	http://www.honeysuckle.net/pages/
Relevance to NSCT Member Councils:	Encouraging appropriate built form and sustainable industry in a coastal city.

THEME: ENVIRONMENT (Australian Examples)	
Council / Government / Area:	*NEWCASTLE, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal City
Population	144,375
Location	160km north of Sydney
Planning Theme:	*Environment – Environmental management*
Resource / Planning Document	*Newcastle City Coastline Management Plan 2003*
Description	An example of integrated planning and management of coastal resources. Aims to ensure a balance between long-term land use and conservation objectives. The plan identifies a "core area", (which includes a defined coastal hazard zone, and adjoining marine and terrestrial areas) and A surrounding "context area", (which includes small coastal catchments and broader parts of the Newcastle urban area).
Contact Person / Website / Reference	http://www.ncc.nsw.gov.au/council/plans/action/coastline.cfm
Relevance to NSCT Member Councils:	Integrated local planning approach to coastal environmental management.
Council / Government / Area:	*NOOSA (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	46,461
Location	135km north of Brisbane
Planning Theme:	*Environment – Conservation of biodiversity*
Resource / Planning Document	*Planning for biodiversity*
Description	Noosa Council is actively engaged in biodiversity conservation across the Shire through its planning framework. Of particular interest is the Shire's inclusion of locally based biodiversity research outcomes into its Planning Scheme, for example, the outcomes of a council funded fauna study and vegetation mapping work used to identify biodiversity conservation priorities have been incorporated into the Shire's Planning Scheme; a *Vegetation Management Local Law* has been introduced which aims to conserve the Shire's natural resources; and Council actively negotiates with private land managers to establish "Nature Refuges".
Contact Person / Website / Reference	http://www.deh.gov.au/biodiversity/publications/case-studies/noosa.html; http://www.noosa.qld.gov.au/index.php
Relevance to NSCT Member Councils:	Management of coastal biodiversity through local planning scheme and voluntary landholder initiatives.
Council / Government / Area:	*NOOSA, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	46,461
Location	135km north of Brisbane
Planning Theme:	*Environment – Constraints on growth*
Resource / Planning Document	*Population Carrying Capacity in Noosa Shire (2004)*
Description	Noosa has a council-imposed population cap of between 56,000 and 67,000 permanent residents. The cap is based on the capability of land within in the Shire to support development and planned infrastructure and is reinforced through Council's local planning scheme.
Contact Person / Website / Reference	http://thenoosaplan.noosa.qld.gov.au/
Relevance to NSCT Member Councils:	Environmental protection through population limits.

THEME: ENVIRONMENT (Australian Examples)	
Council / Government / Area:	*NOOSA, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	46,461
Location	135km north of Brisbane
Planning Theme:	***Environment – Sustainable built form***
Resource / Planning Document	*"Living Smart"program*
Description	The Living Smart program and awards recognise local excellence in both sustainable residential and commercial building design. The awards aim to encourage a focus on sustainable building design.
Contact Person / Website / Reference	http://www.housing.qld.gov.au/builders/smart_housing/news/nov_04.htm#d
Relevance to NSCT Member Councils:	Encouraging and promoting appropriate and sustainable built form.
Council / Government / Area:	*ONKAPARINGA (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Commuter
Population	152,945
Location	35km east of Adelaide
Planning Theme:	***Environment – Coastal Management***
Resource / Planning Document	*Onkaparinga Foreshore Access Plan*
Description	The *Foreshore Access Plan* aims to manage traffic along the coast and improve access for pedestrians / cyclists. Council also encourages community participation in coastal environmental management, through a public awareness campaign (eg, publication of brochures of 'Things to do around the home to help the coast' and 'Things to do at the beach to help the coast').
Contact Person / Website / Reference	http://www.onkaparingacity.com/web/page?pg=729&stypen=html
Relevance to NSCT Member Councils:	Facilitating and educating the community about the sustainable use of the coast.
Council / Government / Area:	*PORT STEPHENS, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Getaway
Population	61,379
Location	Approximately 200km north of Sydney
Planning Theme:	***Environment – Habitat Protection***
Resource / Planning Document	*Comprehensive Koala Plan of Management (CKPoM) 2002*
Description	This plan aims to facilitate a balance between development and the preservation of core areas of Koala habitat.
Contact Person / Website / Reference	http://portstephens.local-e.nsw.gov.au/environment/1274/1324.html
Relevance to NSCT Member Councils:	Fauna protection in rapidly growing coastal communities.

THEME: ENVIRONMENT (Australian Examples)	
Council / Government / Area:	*SURF COAST, (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	22,098
Location	Approximately 100km west of Melbourne, Victoria.
Planning Theme:	*Environment – Constraints on growth*
Resource / Planning Document	*Surf Coast Planning Scheme*
Description	The planning scheme explicitly contains urban development within the existing boundaries of its coastal towns and villages, with the exception of two designated growth nodes. The 'urban growth limits' are marked clearly on the "Framework Plan" for each community.
Contact Person / Website / Reference	www.surfcoast.vic.gov.au
Relevance to NSCT Member Councils:	Environmental protection through urban containment.
Council / Government / Area:	*TOWNSVILLE, (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	95,947
Location	1,370km north of Brisbane
Planning Theme:	*Environment – Sustainable built form*
Resource / Planning Document	*"Sustainable Housing in the Tropics" website*
Description	The project aims to provide residents with easy access to information about how to build, buy, renovate and live in a more sustainable home in the local area. The strategy includes factsheets and web links to information.
Contact Person / Website / Reference	http://www.townsville.qld.gov.au/services/plandevt/sushousing.asp
Relevance to NSCT Member Councils:	Encouraging appropriate built form and sustainable industry in tropical coastal environments.
Council / Government / Area:	*TWEED (NEW SOUTH WALES)*
Description of the area / Typology	Coastal getaway
Population	79,910
Location	Northern NSW Border, adjacent to Coolangatta.
Planning Theme:	*Environment – Management of inland water systems within coastal catchments*
Resource / Planning Document	*Tweed Estuary Management Plan*
Description	This plan recognizes the recreational and commercial value of local estuaries, as well as their ecological importance. It establishes major issues affecting the catchments and guides future planning and management of the areas.
Contact Person / Website / Reference	www.tweed.nsw.gov.au
Relevance to NSCT Member Councils:	Example of a management approach for inland water systems within coastal catchments.

THEME: ENVIRONMENT (Australian Examples)	
Council / Government / Area:	*WOLLONGONG, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal City
Population	191,467
Location	Approximately 80km South of Sydney
Planning Theme:	*Environment - Land Protection*
Resource / Planning Document	*Transferable Development Rights / Entitlement Transfer Scheme, (Draft) Illawarra Escarpment Strategic Management Plan*
Description	Significant parts of the Illawarra escarpment are in private ownership and have already been developed for a range of agricultural, residential, tourism and infrastructure uses and many private landholders hold expectations about the future development potential of their land. The draft Strategic Management Plan for the escarpment anticipates the use of a Transferable Development Rights scheme whereby the development potential of a particular site ("the donor area") is sold or transferred to a more an area more appropriate for development (a "receiving area").
Contact Person / Website / Reference	http://www.wollongong.nsw.gov.au/2071_2818.htm; Mantei (2005)
Relevance to NSCT Member Councils:	Protecting sensitive and scenic coastal environments from inappropriate development.

Table A.3: Planning for Community Wellbeing in Coastal 'Sea Change' Communities and Similar International Contexts

THEME: COMMUNITY WELLBEING (International Examples)	
Council / Government / Area:	*BANFF, ALBERTA (CANADA)*
Description of the area / Typology	Mountain resort community
Population	7,135
Location	Alberta, Canada
Planning Theme:	*Community Wellbeing – Social Equity and Diversity**
Resource / Planning Document	*Banff Town Plan 1998*
Description	Mandates for the provision of affordable housing in all new commercial developments by calculating the number of affordable housing units required to service the anticipated level of commercial growth. Commercial developers are required to provide housing for staff as a condition of development approval.
Contact Person / Website / Reference	http://www.banff.ca/ ; www.vcr-mvr.ca/registry/out/C2842-BANFF99AP-PDF.PDF
Relevance to NSCT Member Councils:	Addressing affordable housing issues in small, high amenity communities.
Council / Government / Area::	*CANNON BEACH, OREGON (US)*
Description of the area / Typology	Located between the Pacific Ocean and a coastal mountain range.
Population	Approximately 1,600 (400,000 visitors annually) (http://ci.cannon-beach.or.us/)
Location	Pacific North-West Coast, US.
Planning Theme:	*Community Wellbeing – Sense of Place*
Resource / Planning Document	*Cannon Beach Comprehensive Plan Zoning regulations; Short-term / Vacation Home Rental Permits*
Description	The local planning instrument contains zoning regulations to preserve the town's image as an artist colony and protect its local character. The town has prohibited 'formula food restaurants' (eg, McDonald's), and has also created a special Design Review Board, which imposes design standards on new development.
Contact Person / Website / Reference	http://ci.cannon-beach.or.us/; http://ci.cannon-beach.or.us/%7ESvcs/Planning/STR.html; http://ci.cannon-beach.or.us/%7ESvcs/planning.html; Beatley et al (2002).
Relevance to NSCT Member Councils:	Enhancing physical identity and sense of place within a small coastal community affected by high seasonal visitor populations.
Council / Government / Area:	*GEORGIA (US)*
Location	South-east Atlantic coast
Planning Theme:	*Community Wellbeing – Healthy Communities*
Resource / Planning Document	*Coastal Georgia Greenway Plan*
Description	This strategy aims to provide an extensive recreation and transport network of bicycle, pedestrian, and equestrian trails as well as water routes (for canoeing and kayaking). The plan is to be adopted into each county's planning instrument in the State to ensure continuity in the network.
Contact Person / Website / Reference	Beatley et al (2002)
Relevance to NSCT Member Councils:	Enhancing community wellbeing and visitor appeal in high amenity communities by ensuring diverse recreational innovative transportation opportunities are integrated within the land use planning process.

THEME: COMMUNITY WELLBEING (International Examples)

Council / Government / Area::	*LONG ISLAND SOUND, CONNECTICUT (US)*
Description of the area	An estuary with two entrances to the sea covering 600 miles of coastline.
Location	East coast of the US - Long Island Sound covers the entire coastline of Connecticut and part of the coastline of New York State.
Planning Theme:	*Community Wellbeing – Social Equity and Diversity*
Resource / Planning Document	*Connecticut Coastal Access Guide*
Description	A user friendly internet site which provides a database of coastal access points for fishing, beach access, boating and swimming (Beatley et al 2002).
Contact Person / Website / Reference	http://www.lisrc.uconn.edu/coastalaccess/index.asp ; http://www.epa.gov/region01/eco/lis/index.html
Relevance to NSCT Member Councils:	Example of local information provision to encourage equitable public access to coast, benefiting local community and visitors.

THEME: COMMUNITY WELLBEING (Australian Examples)

Council / Government / Area:	*ALEXANDRINA, (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	19,155
Location	90km east of Adelaide, South Australia
Planning Theme:	*Community Wellbeing – Sense of Place*
Resource / Planning Document	*Heritage Study and "Heritage Awards"*
Description	A major heritage study has recently been undertaken by council, the findings of which are to be incorporated into Alexandrina's local statutory planning instruments. Alexandrina has also had success in raising the profile and encouraging the preservation of the 'heritage' character of the local area through an annual "Heritage Awards" ceremony.
Contact Person / Website / Reference	http://www.environment.sa.gov.au/heritage/awards.html
Relevance to NSCT Member Councils:	Enhancing physical identity and sense of place within a small coastal community chracterised by significant cultural heritage.

Council / Government / Area:	*BYRON, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	30,404
Location	Approximately 780km north of Sydney, New South Wales far north coast.
Planning Theme:	*Community Wellbeing - Social Equity and Diversity**
Resource / Planning Document	*Byron Shire Affordable Housing Strategy for Urban Areas, 2002*
Description	Incorporate a housing needs assessment (containing an analysis of demographic and socio-economic trends affecting housing demand and housing market characteristics), and actions to address these needs. This strategy provides a useful source of potential mechanisms to address affordable housing issues within a growing non metropolitan shire.
Contact Person / Website / Reference	http://www.byron.nsw.gov.au/policy_social.shtml
Relevance to NSCT Member Councils:	Addressing affordable housing issues within a non metropolitan coastal area experiencing intense housing price inflation.

THEME: COMMUNITY WELLBEING (Australian Examples)	
Council / Government / Area:	*CALOUNDRA (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	82,905
Location	90km north of Brisbane
Planning Theme:	*Community Wellbeing - Social Cohesion*
Resource / Planning Document	*Strategy for Young People 2005-2010*
Description	A strategy to ensure that the provision of youth services, resources and facilities within the Council area responds to the future needs of the young people. The strategy aims to ensure that young people are active and valued members of the local community.
Contact Person / Website / Reference	http://www.caloundra.qld.gov.au/website/cityCouncil/strategies_plans/youth_strategy.asp
Relevance to NSCT Member Councils:	Addressing the needs of young people within a medium sized coastal community.
Council / Government / Area:	*EAST GIPPSLAND / WELLINGTON SHIRE, (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	East Gippsland – 40,018; Wellington Shire – 41,134
Location	North-east Victoria
Planning Theme:	*Community Wellbeing – Sense of Place*
Resource / Planning Document	*Coastal Towns Design Framework (Draft)*
Description	The Coastal Towns Design Framework Project, a joint initiative between Wellington Shire and South Gippsland Shire Councils, provides a vision for future form, image and function of 16 coastal settlements in the region. It aims to give greater certainty to local communities and investors about what is possible and appropriate in terms of future development.
Contact Person / Website / Reference	www.wellington.vic.gov.au; Norman and Gurran (2005)
Relevance to NSCT Member Councils:	Enhancing physical identity and sense of place within small coastal communities.
Council / Government / Area:	*EUROBODALLA (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	35,291
Location	300km south of Sydney
Planning Theme:	*Community Wellbeing – Social Cohesion*
Resource / Planning Document	*Memorandum of Understanding between Bega, Eden and Merrimans Aboriginal Land Councils and The Native Title Holders and The Bega Valley Shire Council (13 June 2001)*
Description	The main of this Memorandum of Understanding between Bega Valley Shire Council, the Shire's three Aboriginal Lands Councils and the Native Title Holders of the Shire aim of the MOU is to strengthen the relationship between Council and the Shire's Aboriginal community. Through the MOU, Bega Council seeks to improve the wellbeing of the local Aboriginal community members by recognising cultural heritage; celebrating Aboriginal ceremonies and events; involving Aboriginal people in civic events; and assisting and promoting employment opportunities for Aboriginal people.
Contact Person / Website / Reference	http://www.atns.net.au/biogs/A000869b.htm ; http://www.begavalley.nsw.gov.au/Your_Council/Publications/Mem%20Understanding.pdf
Relevance to NSCT Member Councils:	Increasing the wellbeing of local Aboriginal communities by recognising and supporting their traditional connection to coastal places and resources.

THEME: COMMUNITY WELLBEING (Australian Examples)

Council / Government / Area:	*EUROBODALLA, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	35,291
Location	300km south of Sydney, New South Wales
Planning Theme:	*Community Wellbeing – Sense of Place*
Resource / Planning Document	*The Narooma Plan (Draft)*
Description	The Masterplan was developed for a large site (the township of Narooma and surrounds) in conjunction with the NSW Department of Infrastructure, Planning and Natural Resources. The plan aims to preserve and build upon the existing image and identity of the area, through a desired future character statement, associated development controls and a local 'style guide'.
Contact Person / Website / Reference	http://www.esc.nsw.gov.au/Publications/Exhibition/index.html
Relevance to NSCT Member Councils:	Enhancing physical identity and sense of place within a medium sized coastal town.

Council / Government / Area:	*FLEURIEU REGION, (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	Victor Harbour – 11,773; Yankalilla – 3,941
Location	Fleurieu Peninsula, South Australia, approximately 100km east of Adelaide.
Planning Theme:	*Community Wellbeing – Social Cohesion*
Resource / Planning Document	*Southern Fleurieu Family Strategy*
Description	Initiated with to improve the quality of life for families and children in the Fleurieu region, this strategy aims to strengthen ties between families ad their community and to address issues of importance to local families and children, (issues range from child friendly restaurants, children's playgrounds, affordable housing, cleaner beaches). The project has been undertaken with input from the local community through consultation and surveys.
Contact Person / Website / Reference	http://www.victor.sa.gov.au/site/page.cfm?u=242
Relevance to NSCT Member Councils:	Developing a sound information base to plan for the needs of coastal communities.

Council / Government / Area:	*GOLD COAST, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	455,473
Location	80km south of Brisbane, Queensland
Planning Theme:	*Community Wellbeing - Social Equity and Diversity*
Resource / Planning Document	*Housing For All of Us: A Strategy for Gold Coast City Council (2005)*
Description	Based on extensive research into local housing needs (including youth homelessness), this strategy is a good example of how councils can understand and plan for affordable housing.
Contact Person / Website / Reference	http://www.goldcoast.qld.gov.au/t_std2.asp?pid=1865
Relevance to NSCT Member Councils:	Addressing affordable housing issues within a growing coastal city.

THEME: COMMUNITY WELLBEING (Australian Examples)

Council / Government / Area:	*GOLD COAST, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	455,473
Location	80km south of Brisbane, Queensland
Planning Theme:	*Community Wellbeing – Sense of Place**
Resource / Planning Document	*Gold Coast Urban Heritage and Character Study (1997)*
Description	The study aims to enhance the physical identity and sense of place in Gold Coast City by undertaking a comprehensive analysis of urban heritage and character conservation issues. Rather than a standard heritage survey to identify places or buildings to be protected under a State or local heritage list, the study sought to understand the perceptions of the local community about the lifestyle and heritage of the Gold Coast.
Contact Person / Website / Reference	www.goldcoast.qld.gov.au
Relevance to NSCT Member Councils:	Enhancing physical identity and sense of place within a modern coastal city.

Council / Government / Area:	*GOSFORD, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Commuter
Population	162,533
Location	74km north of Sydney, New South Wales
Planning Theme:	*Community Wellbeing - Social Equity and Diversity**
Resource / Planning Document	*Gosford Affordable Housing Strategy (Draft) (2004), Local Environmental Plan 443 (Protecting Caravan Parks)*
Description	Contains controls to protect caravan parks, camping grounds and manufactured home estates from development that could reduce the supply of low cost accommodation in the area. Under the policy, a development relating to caravan parks must not be approved by the consent authority unless the socio-economic impacts of the proposal and potential mitigation measures have been considered.
Contact Person / Website / Reference	http://www.gosford.nsw.gov.au/customer/document_gallery/planning_instruments/base_view;
Relevance to NSCT Member Councils:	Addressing affordable housing issues, particularly the loss of caravan parks, which provide an important source of affordable retirement accommodation for coastal communities.

Council / Government / Area:	*HASTINGS, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	68,471
Location	395km north of Sydney
Planning Theme:	*Community Wellbeing - Social Equity and Diversity**
Resource / Planning Document	*Hastings Council Social Impact Assessment Policy*
Description	Hastings Social Impact Assessment Policy requires that "social impact studies" be submitted by developers when proposing a residential rezoning, or an application that could result in the "potential displacement of either permanent or holiday accommodation for lower income people, housing for older people or people with a disability, caravan parks and mobile home parks".
Contact Person / Website / Reference	www.hasting.nsw.gov.au
Relevance to NSCT Member Councils:	Assessing and mitigating social impacts associated with tourism development and lifestyle growth within a medium sized coastal community.

THEME: COMMUNITY WELLBEING (Australian Examples)	
Council / Government / Area:	*HERVEY BAY, (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	46,732
Location	300km north of Brisbane
Resource / Planning Document	*"Keep in Touch" Hervey Bay City Council Social Plan 2003*
Planning Theme:	*Community Wellbeing – Social Cohesion**
Description	The plan includes a number of innovative responses to particular issues identified in the council area (including provision of infrastructure and services to a growing but dispersed population spread across 60km of coastline; high levels of unemployment; high demands on community services; a shortage of affordable housing and social isolation). Community input to the plan was achieved through a resident survey, targeted focus groups, a community forum, and the collection of community photos and stories about Hervey Bay.
Contact Person / Website / Reference	Hervey Bay City Council (07) 4197 4444
Relevance to NSCT Member Councils:	Protecting lifestyle and building community wellbeing within a coastal community affected by significant population turnover.
Council / Government / Area:	*NEWCASTLE, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal City
Population	144,375
Location	160km north of Sydney, New South Wales
Planning Theme:	*Community Wellbeing - Social Equity and Diversity**
Resource / Planning Document	*City of Newcastle Social Impact Assessment Policy 1999; Newcastle City Council Affordable Housing Strategy 2005*
Description	Suite of policies to encourage social equity and diversity. The *Social Impact Assessment Policy 1999* indicates which development applications need to provide comments on or a detailed assessment of social impacts; establishes guidelines for the conduct of social impact assessments and is intended to ensure consistency in Council assessment of the social impact of development proposals. The Affordable Housing Strategy establishes guidelines for Council in the provision of affordable housing.
Contact Person / Website / Reference	http://www.ncc.nsw.gov.au/council/plans/development/index.cfm; http://www.ncc.nsw.gov.au/council/plans/research/affordhousing.cfm;
Relevance to NSCT Member Councils:	Assessing and mitigating social impacts within a growing coastal city.
Council / Government / Area:	*SHOALHAVEN, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Getaway
Population	90,679
Location	155km south of Sydney, New South Wales
Resource / Planning Document	*A Place for Aging? An Assessment of the Social Impacts of an Aging Population in the Shoalhaven: Implications for Housing, Services and the Community*
Planning Theme:	*Community Wellbeing – Social Cohesion**
Description	The report was commissioned to provide Council with a "framework for considering age- and disability-restricted developments in terms of service and locational requirements … and, an enhanced information base from which to consider the cumulative impact of its planning decisions, including appropriate social mix and sustainability of its diverse geographic communities" (Stubbs and Associates 2004, p. 7).
Contact Person / Website / Reference	Stubbs and Associates (2004); www.shoalhaven.nsw.gov.au
Relevance to NSCT Member Councils:	Effective planning for an aging population.

THEME: COMMUNITY WELLBEING (Australian Examples)	
Council / Government / Area:	*SURF COAST, (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	22,098
Location	100km west of Melbourne
Planning Theme:	*Community Wellbeing – Sense of Place**
Resource / Planning Document	*"Surf Coast Style", Surf Coast Planning Scheme*
Description	The Surf Coast Shire in south-western Victoria seeks to "promote development that will retain and enhance the character of the built and natural environment, and the individuality of townships" (Surf Coast Shire 2000, 22.05-1). The Shire has developed a policy to implement an emerging "Surf Coast Style", defined in the local planning scheme.
Contact Person / Website / Reference	www.surfcoast.vic.gov.au
Relevance to NSCT Member Councils:	Enhancing physical identity and sense of place within small coastal settlements experiencing significant development pressure.
Council / Government / Area:	*TOWNSVILLE (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	95,947
Location	1,370km north of Brisbane
Planning Theme:	*Community Wellbeing – Safety*
Resource / Planning Document	*"City Safe" Initiative – Annual Crime Prevention and Safety Promotion Awards*
Description	Aims to improve the quality of life in Townsville for residents and visitors by reducing crime, the fear of crime and increase public safety. Council encourages community involvement by recognising local achievements in crime prevention and safety promotion via annual Crime Prevention and Safety Awards.
Contact Person / Website / Reference	http://www.townsville.qld.gov.au/about/citysafe/
Relevance to NSCT Member Councils:	Building community wellbeing for permanent residents and visitors in a growing tourist destination, by enhancing perceptions of public safety.
Council / Government / Area:	*TWEED, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal getaway
Population	79,910
Location	Northern NSW Border, adjacent to Coolangatta.
Planning Theme:	*Community Wellbeing - Social Equity and Diversity**
Resource / Planning Document	*Development Control Plan No.45 - Socio-Economic Impact Assessment 2002*
Description	Aims to ensure that the socio-economic impacts of development are considered by applicants and council. The plan identifies the types of proposals that will require an impact assessment (ranging from residential and commercial developments above certain thresholds; recreation and tourist facilities; caravan parks and manufactured home estates, to retail developments).
Contact Person / Website / Reference	www.tweed.nsw.gov.au
Relevance to NSCT Member Councils:	Assessment and mitigation of the social impacts of development associated with lifestyle migration to coastal areas.

THEME: COMMUNITY WELLBEING (Australian Examples)	
Council / Government / Area::	*WYONG, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Commuter
Planning Theme:	*Community Wellbeing – Social Cohesion*
Resource / Planning Document	*Community Welcome Program*
Description	The NSW State-owned development corporation, Landcom, implemented a "Community Welcome Program" in new areas of residential expansion in Sydney, the NSW central and south coasts. New residents receive a "Welcome Pack" (consisting of a telephone book, a guide to local services and rail/bus timetables). As part of a recent initiative, Wyong Council has supported the appointment of a "Community Welcome Worker" at Watanobbi Estate, who organises various community events for local residents.
Contact Person / Website / Reference	http://www.landcom.nsw.gov.au/LANDCOM/NSW/me.get?site.sectionshow&PAGE182
Relevance to NSCT Member Councils:	Addressing the needs of new residents and improving their settlement experiences in rapidly growing coastal communities.

Table A.4: Planning for Economic Development / Tourism in Coastal 'Sea Change' Communities and Similar International Contexts

THEME: Economy / Tourism (International Examples)	
Council / Government / Area:	*ASHTON, OREGON (US)*
Population	18,500
Location	350 miles north of San Francisco and 285 miles south of Portland, Ashland is in the foothills of the Siskiyou and Cascade ranges.
Planning Theme:	*Economy / Tourism – Special events*
Resource / Planning Document	*Oregon Shakespeare Festival*
Description	The Oregon Shakespeare Festival (OSF) is the largest non-profit theatre company in the US, presenting an eight-and-a-half-month season of plays. In its 75 year history, the festival been linked to the economic development of the region (currently employing 325 full-time and 125 part-time staff and attracting domestic and international visitors - attendance exceeds 360,000 annually).
Contact Person / Website / Reference	www.orshakes.org
Relevance to NSCT Member Councils:	Attracting economic development and tourism through the development of specific events / industries in the local area.
Council / Government / Area:	*CALIFORNIA (US)*
Planning Theme:	*Economy / Tourism – Infrastructure Development Bank*
Resource / Planning Document	*Infrastructure State Revolving Fund Program, California Infrastructure and Economic Development Bank*
Description	The California Infrastructure and Economic Development Bank finances public infrastructure and private investments that promote economic growth, revitalize communities and "enhance the quality of life" throughout the State. Any subdivision of a local government and non-profit corporations formed on behalf of a local government are eligible to borrow under the scheme, and funding is available for amounts ranging from $US250,000 to $US10 million (at low interest and with a loan term up to 30 years).
Contact Person / Website / Reference	www.ibank.ca.gov
Relevance to NSCT Member Councils:	Financing new infrastructure.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area::	*ADELAIDE, (SOUTH AUSTRALIA)*
Description of the area / Typology	Metropolitan City
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Agricultural Sector)*
Resource / Planning Document	*The Inner Regional Planning Strategy for Adelaide*
Description	This strategy is designed to improve agricultural viability by protecting agricultural land under threat of residential development. The strategy for the City of Adelaide uses agricultural protection zones in conjunction with hard "Urban Growth Boundaries" prevent the rezoning of rural land beyond the urban boundary, and to limit provision of infrastructure to urban lands within the containment area.
Contact Person / Website / Reference	Armstrong et al (2005)
Relevance to NSCT Member Councils:	Supporting a sustainable local agricultural sector in coastal fringe areas.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*BEGA VALLEY SHIRE, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	31,499
Location	420km south of Sydney
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Tourism)*
Resource / Planning Document	*Local produce and associated marketing*
Description	Tathra Beach Pickle Factory is an example of a local product supplied to city / international markets, which increases recognition and interest in the local region.
Contact Person / Website / Reference	www.begavalley.nsw.gov.au
Relevance to NSCT Member Councils:	Developing a sustainable small coastal economy through place / produce marketing.
Council / Government / Area:	*BEGA VALLEY (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	31,499
Location	420km south of Sydney
Planning Theme:	*Economic / Tourism – Sector Specific Strategies (Agriculture)*
Resource / Planning Document	*Rural Lands Review*
Description	The review, which is currently being undertaken by Council, aims to formulate a strategic framework (to be implemented into the Shire's Local Environment Plan) which identifies and analyses existing rural planning issues and discusses various options that could provide appropriate and sustainable land use opportunities to ensure a prosperous and viable future for local government area. It is the first review of rural lands in the Shire to be undertaken since 1985.
Contact Person / Website / Reference	http://www.begavalley.nsw.gov.au/Planning_Development/Planning_Controls/rurallandsreview/rlr.htm
Relevance to NSCT Member Councils:	Supporting a sustainable local agricultural sector within a context of coastal growth.
Council / Government / Area:	*BELLINGEN (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Hamlet
Population	12,786
Location	520km north of Sydney
Planning Theme:	*Economic / Tourism – Creative Industries*
Resource / Planning Document	*"Handmade in Bellingen" Booklet*
Description	The booklet provides a comprehensive guide to help visitors locate the various arts and crafts available throughout the Council area. It is available free of charge from artists, galleries, accommodation facilities, visitor information centres and Council's office.
Contact Person / Website / Reference	http://bellingen.local-e.nsw.gov.au/council/1021/1063.html
Relevance to NSCT Member Councils:	Supporting a sustainable local economy through place / produce marketing within a small coastal hamlet.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*BUNBURY, (WESTERN AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	30,786
Location	175km south of Perth
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Knowledge Industries)*
Resource / Planning Document	*Smart Community Strategy, 2004*
Description	This strategy aims to promote the uptake of information technology by the local community; position Bunbury as the information and communication technology (ICT) services centre for the south-west region of Western Australia; and to improve the competitiveness of local business. The strategy also establishes a planning framework to guide coordinated development of ICT infrastructure and services across the Bunbury region.
Contact Person / Website / Reference	http://www.bunbury.wa.gov.au/Departments/econdev/Economic%20Development.htm
Relevance to NSCT Member Councils:	Developing and supporting sustainable "knowledge" industries within a small coastal community.

Council / Government / Area:	*BUNBURY, (WESTERN AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	30,786
Location	175km south of Perth
Planning Theme:	*Economy / Tourism – Business incentive / incubation strategies*
Resource / Planning Document	*"Small Business Incubator Scheme"*
Description	This scheme aims to provide a new call centre, lettable office space and "Small Business Incubator Scheme" which aims to attract small businesses to area by providing shared premises and business services, as well as intensive business advice and support. Specific objectives are to: "Provide employment, education, training, enterprise, entrepreneurial, business and financial programs to help people to develop skills and find or create work opportunities; provide premises for the education, training, practice and development of small business, home-based business, lifestyle businesses and new or expanding businesses of any kind; help new and qualified existing businesses access development funds, including placing 'seed monies', business development funds, investments and equity in selected enterprises; and establish cooperation and/or alliances with regional, national and international bodies pursuing similar objectives" (DOTARS 2003).
Contact Person / Website / Reference	http://www.ausindustry.gov.au/index.cfm : http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=1908 ;
Relevance to NSCT Member Councils:	Supporting small business within a small coastal community.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*CAIRNS, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	122,328
Location	1,700 north of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Tourism)*
Resource / Planning Document	*Cairns Esplanade Lagoon and Parklands*
Description	It was recognised that Cairns had limited attractions and recreational opportunities during the day and that the city largely acted as an overnight base for tourists visiting the Great Barrier Reef, Daintree and Atherton Tablelands. In response to the need to provide for day-time attractions and recreational opportunities in the city, a coastal lagoon, esplanade, parklands and recreational facilities have been constructed on the cairns waterfront.
Contact Person / Website / Reference	http://www.cairnsconnect.com/cairns/esplanade.asp ; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2197
Relevance to NSCT Member Councils:	Supporting a sustainable local tourism sector within a coastal city.
Council / Government / Area:	*CALOUNDRA, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	82,905
Location	90km north of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Health / Community Sector)*
Resource / Planning Document	*Calpass Initiative (Leisure Pass)*
Description	A council initiative which encourages patronage of local health / leisure businesses by residents and visitors. A special pass can be purchased which entitles the user to discounts on products and services at 100 leisure-related businesses located across the local government area.
Contact Person / Website / Reference	http://www.caloundra.qld.gov.au/website/cityServices/sports_rec/calpass.asp
Relevance to NSCT Member Councils:	Developing the leisure sector for both residents and visitors is an important economic opportunity for high amenity and coastal communities.
Council / Government / Area:	*EUROBODALLA, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	35,291
Location	300km south of Sydney
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Tourism)*
Resource / Planning Document	*Local produce and associated marketing*
Description	The Eurobodalla area on the South Coast of New South Wales markets local produce through a "gourmet trails" tourist guide to the area.
Contact Person / Website / Reference	www.esc.nsw.gov.au
Relevance to NSCT Member Councils:	Supporting a sustainable coastal economy through place / produce marketing.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*FLEURIEU REGION, (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	11,773 – Victor Harbour; 19,155 – Alexandrina
Location	Approximately 80km east of Adelaide, South Australia.
Planning Theme:	*Economy / Tourism – Information and Monitoring*
Resource / Planning Document	*South Coast Study: "Keeping Pace" Report (2001); Strathalbyn District Study: Keeping Pace (2002)*
Description	This study documents recent trends in population, housing, migration, employment and tourism in the Fleurieu Region. A survey of both local residents and absentee home-owners (who have purchased property in the area in the five years prior) was also undertaken. The report provides a valuable insight into the opinions, as well as the demographic / economic profile of new residents and absentee home owners in a high growth "Coastal Getaway".
Contact Person / Website / Reference	www.frd.org.au/publications/ library/SouthCoastReportA.pdf
Relevance to NSCT Member Councils:	Information resources to support business development and attract new investment to a coastal region.
Council / Government / Area:	*GEELONG REGION (VICTORIA)*
Description of the area / Typology	Coastal City / Coastal Getaway
Population	250,000+
Location	West of Melbourne
Planning Theme:	*Economic / Tourism – Regional Approach to Sustainable Tourism*
Resource / Planning Document	*Geelong Otway Tourism Inc (GOT)*
Description	A coordinated regional approach to sustainable development of tourism (partnership between the Greater Geelong, the tourism industry and neighbouring Councils). A major initiatives has been attempts to measure the performance of the tourism industry against specific sustainability indicators through for example, local community benchmarking under *'Green Globe'* (an international benchmarking and certification program which aims to facilitate sustainable travel and tourism for consumers, companies and communities); and establishing model social and socio-economic indicators for use by 'Green Globe'.
Contact Person / Website / Reference	http://www.geelongotway.org/index.asp; http://www.greenglobe21.com/
Relevance to NSCT Member Councils:	Coordinated regional approach to the development of coastal tourism.
Council / Government / Area:	*GEELONG REGION (VICTORIA)*
Description of the area / Typology	Coastal City / Coastal Getaway
Population	250,000+
Location	West of Melbourne
Planning Theme:	*Economic / Tourism – Regional Approach to Economic Development*
Resource / Planning Document	*G21 Geelong Region Alliance group, Geelong Region Strategic Plan*
Description	G21 is a partnership between Greater Geelong Council and four surrounding Council areas (including the coastal shires of Surf Coast and Colac-Otway). The councils "have developed strategic partnerships with over 100 community and business agencies, training and education providers, State and Federal Government and private business, to develop the Geelong Region Strategic Plan".
Contact Person / Website / Reference	www.G21.com.au; http://www.geelongcity.vic.gov.au
Relevance to NSCT Member Councils:	Coordinated approach to economic development within a diverse and changing coastal region.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*GIPPSLAND, (VICTORIA)*
Description of the area / Typology	Coastal Lifestyle Destination
Location	North-east Victoria
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Tourism)*
Resource / Planning Document	*"Creative Gippsland" - Cooperative Cultural Tourism Marketing Strategy*
Description	The strategy has been developed through a cooperative partnership between the six councils in the Gippsland region and aims to build on creative, cultural and heritage attractions in the region. Crucial to the success of the strategy was the fact that the partnership councils unanimously adopted the strategy and developed a branding that was relevant and acceptable to all. The strategy has been reinforced through ongoing, specifically developed, training programs to provide the cultural and tourism sectors with skills to enable uptake of new technology, development of customer service, cross-sector packaging and the building of successful networks.
Contact Person / Website / Reference	http://www.wellington.vic.gov.au/Page/page.asp?Page_Id=118&h=1 ; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=1897
Relevance to NSCT Member Councils:	Supporting a sustainable local tourism industry through a cooperative coastal partnership.
Council / Government / Area:	*GOLD COAST, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	455,473
Location	80km south of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Tourism)*
Resource / Planning Document	*Our Tourism City: Gold Coast City Council's Tourism Strategy (2003)*
Description	This framework is an excellent example of a strategy which articulates a "destination image" and with a supporting "place marketing" strategy consistent with the existing and desired future character of the local region. Physical planning controls and infrastructure support this strategy.
Contact Person / Website / Reference	www.goldcoast.qld.gov.au
Relevance to NSCT Member Councils:	Supporting a sustainable local tourism industry within an internationally renowned coastal city.
Council / Government / Area:	*GOLD COAST, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	455,473
Location	80km south of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Identifying and supporting business "clusters"*
Resource / Planning Document	*Facilitating business "clusters"*
Description	Local governments can support the establishment of successful business clusters by identifying established and emerging industry strengths; facilitating communication and information networks between compatible firms; and ensuring that land use planning policies recognize the needs of key industry clusters. The Gold Coast City Council actively supports identified business clusters through a dedicated member of staff for each defined cluster and a modest annual grant to assist each cluster with secretariat expenses.
Contact Person / Website / Reference	www.goldcoast.qld.gov.au
Relevance to NSCT Member Councils:	Strengthening local business / industry within a coastal city.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*GREAT LAKES (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	33,533
Location	300km north of Sydney
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Cultural / Creative Industries)*
Resource / Planning Document	*Great Lakes Arts Network – Strategic Plan of Management and Cultural Plan.*
Description	Council has supported the establishment of the Great Lakes Arts Network to support creative workers. The network is establishing a cooperative approach to marketing cultural industries in the area using the local brand "Hand-Made in the Great Lakes".
Contact Person / Website / Reference	http://www.greatlakes.nsw.gov.au/arts/default.htm
Relevance to NSCT Member Councils:	Supporting a sustainable cultural / creative industry across a small network of coastal communities.
Council / Government / Area:	*GREATER TAREE (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	45,793
Location	310km north of Sydney
Planning Theme:	*Economic / Tourism Development – Local economic development strategy*
Resource / Planning Document	*Manning Valley Economic Development Strategy 2002*
Description	Facilitates a balance in economic development by promoting a range of industries including primary production, manufacturing and tourist / lifestyle development. Council has recently merged their "economic development" and "tourism marketing" teams to ensure key linkages and knowledge sharing in relation to tourism and economic development within the local areas and between local industry groups.
Contact Person / Website / References	http://www.gtcc.nsw.gov.au/webcomm/Page/page.asp?Page_Id=43&h=1; http://www.gtcc.nsw.gov.au/webcomm/page/page.asp?page_Id=947
Relevance to NSCT Member Councils:	Facilitating balanced economic development in high growth tourism and lifestyle region.
Council / Government / Area:	*GREATER TAREE (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	45,793
Location	310km north of Sydney
Planning Theme:	*Economic / Tourism – Branding / Exposure of local region*
Resource / Planning Document	*Location and resourcing service for film & television opportunities*
Description	Council offers a *Location and Resources Sourcing Service* to encourage film and television production companies to produce movies, television shows and advertisements in the local area. Council's website advertises that staff "are eager to act as a 'location scout' and help find that 'perfect' piece of land or a 'specific' type of building"… "We can also hook you up with related services such as hire companies, builders, designers and extras".
Contact Person / Website / Reference	http://www.gtcc.nsw.gov.au/webcomm/Page/Page.asp?Page_Id=50&p=1
Relevance to NSCT Member Councils:	Innovative ways to gain exposure of a coastal region.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*HERVEY BAY, (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	46,732
Location	300km north of Brisbane
Planning Theme:	*Economic – Tourism*
Resource / Planning Document	*Young Professionals Initiative*
Description	Council supports "Young Professionals" - a group which offers young people (aged 20 to 35) support and networking opportunities through informal social events. Such initiatives can help retain younger workers in the local area.
Contact Person / Website / Reference	http://www.herveybay.qld.gov.au/community/youth/youngProfessionals.shtml; www.yp-herveybay.org
Relevance to NSCT Member Councils:	Retaining young professionals in coastal sea change communities.
Council / Government / Area:	*LIVINGSTONE (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	27,609
Location	675km north of Brisbane
Planning Theme:	*Economy / Tourism – Building a skilled workforce*
Resource / Planning Document	*"LivingIT" Project*
Description	This project has enabled small rural communities within the Shire to build skills that assist emerging private enterprise and growth of the local tourism industry. Through the provision of IT infrastructure and training courses, the project has increased the capacity of local residents to use the internet as a resource to achieve funding and drive local community projects.
Contact Person / Website / Reference	http://www.livingit.net.au/
Relevance to NSCT Member Councils:	Facilitating training and skills development for local people.
Council / Government / Area:	*MAROOCHY, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	136,461
Location	110km north of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Local Economic Development Strategies*
Resource / Planning Document	*Maroochy Economic Plan 2004-2009*
Description	The plan identifies economic imperatives and economic activity "clusters". A key feature of the Economic Development Plan is that it includes economic performance indicators which enable reporting and assessment of economic development in Maroochy. Maroochy Shire also aims to develop excellence in customer service, through the production of a customer service manual, regional accreditation of services, and a "courtesy campaign", targeting accommodation providers, restaurants, taxis and airports (Maroochy Shire Council Economic Plan 2004-2009). (This strategy informed *The Sunshine Coast Regional Economic Development Strategy*).
Contact Person / Website / Reference	http://www.maroochy.qld.gov.au/sitePage.cfm?code=tourism_economic_development; http://www.businessmaroochy.com/mep.htm
Relevance to NSCT Member Councils:	Part of a coordinated regional planning for economic development / employment growth across three high-growth coastal areas.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*MAROOCHY, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	136,461
Location	110km north of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Tourism / Economic Development Levy*
Resource / Planning Document	*Tourism and Economic Development Levy*
Description	The levy is charged to holiday / short-term landlords, tourist accommodation providers and most businesses in the Shire (the amount of the levy charge is determined according to the value of the property / business). Funds raised through the levy are reinvested into improving the tourism industry.
Contact Person / Website / Reference	http://www.businessmaroochy.com/levy_details.htm
Relevance to NSCT Member Councils:	Financing the growth of the tourism industry within a coastal city.
Council / Government / Area:	*MAROOCHY, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	136,461
Location	110km north of Brisbane, Queensland
Planning Theme:	*Economy / Tourism - Supporting small and emerging businesses*
Resource / Planning Document	*'Local Enterprise Mentoring' project*
Description	A significant proportion of Maroochy Shire businesses are micro businesses (five or less employees). This project aims to facilitate their sustainable long-term growth by mentoring a selection of local businesses over a six month period.
Contact Person / Website / Reference	http://www.businessmaroochy.com/funded_projects.htm
Relevance to NSCT Member Councils:	Supporting small businesses to establish a sustainable coastal economy.
Council / Government / Area:	*NOOSA, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	46,461
Location	Located approximately 135km North of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Local Economic Development Strategies*
Resource / Planning Document	*Economic Strategies and Innovations Implementation Strategy 2004-2007*
Description	The Noosa Council - Economic Strategies and Innovations Unit was established as part of this strategy to increase the profile of economic issues, support business growth and development opportunities in Noosa. The Unit aims to foster identified industries that will broaden the Shire's economic base, attract lifestyle and creative industries and further develop the knowledge economy. The strategy also provides a good examples of economic information and monitoring approaches. (This strategy informed the *The Sunshine Coast Regional Economic Development Strategy*).
Contact Person / Website / Reference	http://www.noosa.qld.gov.au/index175.php
Relevance to NSCT Member Councils:	Local economic planning for coastal economic development, within a regional framework.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*ONKAPARINGA, (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Commuter
Population	152,945
Location	35km east of Adelaide
Planning Theme:	*Economy / Tourism – Building a skilled workforce*
Resource / Planning Document	*Creating Places: Engaging Young People in Planning and Developing Open Space*
Description	This program aims to build the vocational skills of local young people to increase their future employment prospects. Participants, aged 10-19 years, work closely with Council officers in the planning and development of parks and reserves in the local area.
Contact Person / Website / Reference	http://www.onkaparingacity.com/web/page?pg=924&stypen=html ; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2217
Relevance to NSCT Member Councils:	Providing skills / work experience for young people within a coastal commuter context.
Council / Government / Area:	*ONKAPARINGA (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Commuter
Population	152,945
Location	35km east of Adelaide
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Tourism)*
Resource / Planning Document	*"Tourism Awareness Week" Initiative*
Description	Council have created a week of events to promote a wider understanding of the value of tourism to the local economy. The event aims to facilitate capacity building between politicians, tourism operators, residents and local wine and food producers.
Contact Person / Website / Reference	http://www.onkaparingacity.com/web/page?pg=403&stypen=html
Relevance to NSCT Member Councils:	Developing awareness and a strong local skills base in tourism and related industries within a peri metropolitan context.
Council / Government / Area:	*SHOALHAVEN, (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Getaway
Population	90,679
Location	155km south of Sydney, New South Wales
Planning Theme:	*Economy / Tourism – Building a skilled workforce*
Resource / Planning Document	*Shoalhaven Sea Change Initiative*
Description	The initiative aims to address an emerging shortage of younger professionals to the region, which has been exacerbated by the relocation of some major enterprises to the region. Council has developed promotional material to encourage young professionals to relocate to the area for the lifestyle benefits.
Contact Person / Website / Reference	http://www.shoalhavenseachange.com.au/
Relevance to NSCT Member Councils:	Attracting younger workers to coastal sea change communities.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*SUNSHINE COAST, (QUEENSLAND) (Sunshine Coastal Regional Organisation of Councils – SunROC)*
Description of the area / Typology	Participating Councils – Caloundra City, Maroochy Shire, Noosa
Population	200k +
Location	Approximately 100km north of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Regional economic development strategies*
Resource / Planning Document	*The Sunshine Coast Regional Economic Development Strategy, November 2004*
Description	This strategy is an example of a collaborative, regional approach to economic development. Each of the councils located in the region (Noosa, Maroochy and Caloundra) has prepared their own local economic development plans which have informed the development of the regional strategy. The strategy provides an overarching framework for continued efforts to encourage economic growth without compromising the Sunshine Coast's lifestyle attributes.
Contact Person / Website / Reference	http://www.sunroc.com.au/reports.asp; SGS Economics and Planning (2004)
Relevance to NSCT Member Councils:	Coordinated approach to economic development within a high growth coastal region.
Council / Government / Area:	*SUNSHINE COAST, (QUEENSLAND) (Sunshine Coastal Regional Organisation of Councils – SunROC)*
Description of the area / Typology	Participating Councils – Caloundra City, Maroochy Shire, Noosa
Population	200k +
Location	Approximately 100km north of Brisbane, Queensland
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Knowledge Industries)*
Resource / Planning Document	*Knowledge Economy Strategy: Creating Smart Jobs on the Sunshine Coast 2005*
Description	The Knowledge Economy Strategy is a priority action emerging from the Sunshine Coast Regional Economic Development Strategy (also described). The Strategy aims to strengthen the Sunshine Coast's performance in knowledge related industries by identifying and documenting existing initiatives designed to create, transfer or exploit knowledge and their potential contribution to the supply of knowledge based jobs; and identify other initiatives evident elsewhere that could be implemented in the Sunshine Coast.
Contact Person / Website / Reference	http://www.sunroc.com.au/reports.asp
Relevance to NSCT Member Councils:	Developing and supporting sustainable "knowledge" industries across a high growth coastal region.
Council / Government / Area:	*SUNSHINE COAST, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway / Coastal City
Population	200k+
Location	100-150km north of Brisbane
Planning Theme:	*Economy / Tourism – Business incentive / strategies*
Resource / Planning Document	*The Innovation Centre, Sunshine Coast*
Description	This centre was set up to undertake local and regional marketing activities; provide space for emerging businesses; facilitate networks of compatible industries; offer business training, and even help local graduates initiate new businesses. The Innovation Centre aims to attract high potential start-ups and more established businesses and research institutes to the area.
Contact Person / Website / Reference	http://www.innovation-centre.com.au/
Relevance to NSCT Member Councils:	Attracting and supporting specific types of business to grow target industries within a coastal city.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*SURF COAST, (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	22,098
Location	100km west of Melbourne
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Agricultural Sector)*
Resource / Planning Document	*Surf Coast Planning Scheme 2000*
Description	The Surf Coast Shire in Victoria protects the future of the local agricultural sector by clustering residential or rural tourism development in appropriate locations within larger rural properties or groupings of properties, to minimize potential land use conflict and preserve large scale agricultural viability. The Shire has also anticipated the introduction of rate relief for farmers who are actively improving their land management processes and for developers willing to invest in agribusiness infrastructure.
Contact Person / Website / Reference	www.surfcoast.vic.gov.au
Relevance to NSCT Member Councils:	Supporting a sustainable local agricultural sector within a context of residential development pressure associated with coastal growth.
Council / Government / Area:	*SURF COAST, (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	22,098
Location	100km west of Melbourne
Planning Theme:	*Economy / Tourism – Sector Specific Strategies (Health / Community Sector)*
Resource / Planning Document	*Surf Coast Planning Scheme 2000*
Description	The Surf Coast Shire in Victoria aims to promote a "wellbeing industry" based on the Shire's natural assets and eco-tourism activities and "focusing on the restoration of personal wellbeing and harmonious relationships which have been affected by the impacts of rapid and radical social and economic change"(Surf Coast Shire 2000, 21.03-3).
Contact Person / Website / Reference	www.surfcoast.vic.gov.au
Relevance to NSCT Member Councils:	The health / community industry provides an important economic opportunity for many smaller coastal communities, building on a natural strength.
Council / Government / Area:	*WANNEROO (WESTERN AUSTRALIA)*
Description of the area / Typology	Coastal Commuter
Population	88,274
Location	30km north of Perth
Planning Theme:	*Economic / Tourism – Sector Specific Strategies (Tourism)*
Resource / Planning Document	*Wanneroo Tourism Strategy – Tourism Wanneroo 2004-2008*
Description	Major aim of the strategy is to create a recognisable brand and image for Wanneroo. Contains six specific objectives are outlined and key actions to achieve these objects are identified in the strategy.
Contact Person / Website / Reference	http://www.wanneroo.wa.gov.au/upload/Wanneroo-Internet/B9A4FF087EFB4777AC87EFA189EA2BD7.pdf
Relevance to NSCT Member Councils:	Place branding / marketing to grow the day visitor tourism industry within a rapidly growing peri metropolitan coastal area.

THEME: Economy / Tourism (Australian Examples)	
Council / Government / Area:	*WARNNAMBOOL (VICTORIA)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	30,020
Location	265km west of Melbourne
Planning Theme:	*Economy / Tourism – Population Growth*
Resource / Planning Document	*Supporting Relocation to the South West Project / Migration to Warrnambool Project*
Description	This initiative is aimed at addressing the skills shortage in the region by encouraging successful migrant settlement into the local community. The objectives of the project were to: *"support sustainable population growth in regional areas; create and answer demand for goods and services currently only found in urban and overseas markets; promote the benefits of multiculturalism in the Warrnambool community; provide for the anticipated and current labour shortage and facilitate growth in small to medium enterprises; and provide a stable, safe and welcoming community for refugees to rebuild their lives*".
Contact Person / Website / Reference	http://www.warrnambool.vic.gov.au/Page/page.asp?Page_Id=135&h=1 ; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2446
Relevance to NSCT Member Councils:	Addressing a local skills shortage within a small coastal community.

Table A.5: Infrastructure Planning in Coastal 'Sea Change' Communities and Similar International Contexts

THEME: Infrastructure (International Examples)	
Council / Government / Area:	*ARCATA, CALIFORNIA (US)*
Population	16,651
Location	US west coast, 760 miles north of Los Angeles and 275 miles north of San Francisco.
Planning Theme:	*Infrastructure – Ecological Infrastructure**
Resource / Planning Document	*Arcata Marsh and Wildlife Sanctuary – Treatment and reuse of waste water*
Description	The small coastal community of Arcata, California, restored a coastal wetland (formerly used as a rubbish dump), and transformed it into a natural treatment system for the city's wastewater. Named the "Arcata Marsh and Wildlife Sanctuary", it is now a popular natural recreation area.
Contact Person / Website / Reference	http://www.arcatacityhall.org/; Beatley et al (2002).
Relevance to NSCT Member Councils:	Infrastructure that contributes positively to the coastal environment, while addressing community needs.
Council / Government / Area:	*BANFF AND CANMORE, ALBERTA (CANADA)*
Description	Mountain ski resort communities
Planning Theme:	*Infrastructure – "Toilet tax"**
Description	Providing sufficient water supply and treatment facilities have been a particular challenge in these towns where tourism growth pressures and infrastructure demands far outweigh the needs of their permanent resident populations. The towns have introduced a "toilet tax" to help offset the cost of providing this infrastructure. The tax is levied through tourist accommodation providers.
Contact Person / Website / Reference	http://www.banff.ca/;
Relevance to NSCT Member Councils:	Meeting the additional infrastructure needs of visitors within an environmentally sensitive amenity community.
Council / Government / Area:	*BOULDER COUNTY, COLORADO (US)*
Location	50km North West of Denver, in the Boulder Valley, between the Rocky Mountains and the Great Plains.
Population	94,673
Planning Theme:	*Infrastructure – Urban Service Areas**
Resource / Planning Document	*Planning Scheme*
Description	One of the first communities to establishing a policy to provide infrastructure only within a defined "service area", the community initiated a "Blue Line" amendment to Boulder's plan in the 1950s. The boundary restricted the provision of city water service above a certain altitude, protecting the alpine landscape of the area. In 1978 Boulder's comprehensive land use plan was refined to limit the extension of sewer services beyond the city service area boundaries and to restrict the approval of new subdivisions needing "urban" levels of services and facilities
Contact Person / Website / Reference	Pollock (1998)
Relevance to NSCT Member Councils:	Provision of infrastructure within defined service area to constrain urban development and limit infrastructure demands, within a rapidly growing high amenity destination.

THEME: Infrastructure (International Examples)

Council / Government / Area:	*CALIFORNIA (US)*
Planning Theme:	*Infrastructure – Financing Infrastructure*
Resource / Planning Document	*California Infrastructure and Economic Development Bank (I-Bank)*
Description	Low-cost, long term financing to targeted public agencies for a variety of infrastructure projects through a government-run infrastructure bank. Finance is provided to County's for public infrastructure and private investments that promote economic growth, revitalize communities and "enhance the quality of life" in California
Contact Person / Website / Reference	http://www.ibank.ca.gov/
Relevance to NSCT Member Councils:	Financing major infrastructure projects – model could be adapted in Australia at national or state level, to resource rapidly growing non metropolitan coastal councils.

Council / Government / Area:	*CHULA VISTA, SAN DIEGO, CALIFORNIA (US)*
Population	173,556
Location	Located in coastal San Diego on the US west coast.
Planning Theme:	*Infrastructure – Telecentres**
Description	The mid-sized city of Chula Vista supports the provision of "Neighbourhood Telecentres". These facilities are provided within flexibly designed community centres, and reduce the need for people to travel to work.
Relevance to NSCT Member Councils:	Provision of telecommunications infrastructure in a mid-sized coastal centre.

THEME: Infrastructure (Australian Examples)

Council / Government / Area:	*ALEXANDRINA, (SOUTH AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	19,155
Location	90km east of Adelaide, South Australia
Planning Theme:	*Infrastructure – Innovative approaches to transport*
Resource / Planning Document	*South Coast Community Transport Scheme*
Description	The project builds on the adequacy of existing resources to meet the transport needs of local residents. It incorporates "Medi-ride" (a community car service available for transport to medical appointments); "dial-a-ride" (a scheduled bus service which provides door-to-door service to and from the local retail / community services centre); and a community school bus.
Contact Person / Website / Reference	http://www.alexandrina.sa.gov.au/site/page.cfm?u=262
Relevance to NSCT Member Councils:	Co-ordinated approach to local transport provision across small, dispersed coastal settlements.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*BALLINA (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	39,266
Location	720km north of Sydney, New South Wales
Planning Theme:	*Infrastructure – Innovative approaches to transport*
Resource / Planning Document	*Ballina-Lennox Head Cycleway*
Description	A $5.6 million project is currently underway to construct a 15km cycleway between the towns of Ballina and Lennox Head within the local government area. The project aims to facilitate use of transport alternatives to the car, to build tourism interest / use (it is along some of the 'most beautiful coastline in Australia') and to conserve areas of environmental significance (it crosses an important zone of environmental protection and provides a formal pathway for cyclists and walkers).
Contact Person / Website / References	www.ballina.nsw.gov.au
Relevance to NSCT Member Councils:	Promoting pedestrian environments and opportunities for cycling, benefiting local residents and the tourism industry.
Council / Government / Area:	*BALLINA, BYRON, RICHMOND VALLEY (and inland Councils of Kyogle and Lismore), (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Location	Far north coast of New South Wales
Planning Theme:	*Infrastructure – Innovative approaches to transport**
Resource / Planning Document	*"Going Places" public / community transport webpage*
Description	Provides easy to access information on local public and community transport, including timetables, fare concessions and tourist information. (Links to the site are provided on participating council websites).
Contact Person / Website / Reference	http://www.goingplaces.org.au/
Relevance to NSCT Member Councils:	Co-ordinated approach to local transport provision and community information, across small, dispersed coastal settlements.
Council / Government / Area:	*BALLARAT (VICTORIA)*
Description of the area / Typology	An inland community, Ballarat is Victoria's second largest regional centre.
Population	85,851
Location	115km north-west of Melbourne
Planning Theme:	*Infrastructure – Telecommunications*
Resource / Planning Document	*IT 2010 Strategy; Ballarat the Connected Community*
Description	A recent $14 million project has sought establish the city as a "connected community" by installing optic fibre cables to existing homes and businesses. This major infrastructure project has been undertaken with the support of local businesses and telecommunications providers.
Contact Person / Website / Reference	http://www.cballarat.com.au/ ; Gilmour (2005)
Relevance to NSCT Member Councils:	Facilitating telecommuting and increasing economic competitiveness through targeted telecommunications infrastructure provision in a non metropolitan community.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*BUNBURY, (WESTERN AUSTRALIA)*
Description of the area / Typology	Coastal Getaway
Population	30,786
Location	175km south of Perth
Planning Theme:	*Infrastructure – Innovative approaches to transport**
Resource / Planning Document	*Bunbury Integrated Land Use & Transport Vision 2030: Integrating Transport and Land Use*
Description	The City has recently commissioned the development of an integrated land use and transport vision (August 2004) to coordinate the development of transport infrastructure with this new urban expansion. Key visions for transport are identified in the strategy and an Action Plan to achieve these visions is contained in the document. The strategy is linked to key land use and commercial strategies for area and recognizes the strong connections of Bunbury to the surrounding region.
Contact Person / Website / Reference	http://www.bunbury.wa.gov.au/Downloads/BTV/Bunbury_Transport_Vision.htm
Relevance to NSCT Member Councils:	Co-ordinated transport development and land-use planning within a growing coastal community.
Council / Government / Area:	*BURDEKIN (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	18,636
Location	350km north of Brisbane.
Planning Theme:	*Infrastructure – Local infrastructure provision (health / community services)*
Resource / Planning Document	*Burdekin Centre for Rural Health*
Description	With the help of local volunteers, council has constructed the Burdekin Centre for Rural Health in order "to establish infrastructure for the delivery of a broad range of primary health care services that would in turn provide tangible social and economic benefits". The centre provides accommodation and clinic areas to a range of local and visiting health and community service providers.
Contact Person / Website / Reference	http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=1942
Relevance to NSCT Member Councils:	Sharing infrastructure costs within small non metropolitan communities.
Council / Government / Area:	*CASEY (VICTORIA)*
Description of the area / Typology	Coastal Commuter
Population	201,913
Location	45km east of Melbourne
Planning Theme:	*Infrastructure – Community Facilities*
Resource / Planning Document	*Cranbourne Area Recreation Facilities Study 2003; Arts and Cultural Policy/Strategy 2003*
Description	These policies analysed the current provision of recreational, sports and arts facilities in the rapidly growing Cranbourne area of the LGA and identify the future needs of population.
Contact Person / Website / References	http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2370; www.casey.vic.gov.au
Relevance to NSCT Member Councils:	Providing recreation and leisure opportunities for a rapidly growing peri metropolitan coastal population.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*COFFS HARBOUR (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	64,051
Location	540km north of Sydney
Planning Theme:	*Infrastructure –Ageing Population*
Resource / Planning Document	*Future of Ageing: Coffs Coast*
Description	The project brings together key stakeholders in the Aged and Retirement sector (including government departments, private and not-for-profit service providers and consumers). The project has been developed as a model of aged care service integration, community participation and strong relationships with funding sources to develop local aged care and retirement facilities.
Contact Person / Website / References	http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2141
Relevance to NSCT Member Councils:	Accommodating an ageing population within a medium sized coastal community.
Council / Government / Area:	*EUROBODALLA (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	35,291
Location	300km south of Sydney
Planning Theme:	*Infrastructure – Integrated Water Cycle Management**
Resource / Planning Document	*Eurobodalla Integrated Water Cycle Management Strategy (2003)*
Description	The strategy aims to achieve more efficient water use in Eurobodalla, reduce the environmental impacts from drainage and treated water discharges, and the impacts of water diversion, as well as to reduce the long term costs of water services (DLWC 2003, p. iii). It seeks to reduce and delay the need for new infrastructure, using several IWCM "tools", such as demand management programs, the installation of rainwater tanks, better management of on site wastewater systems, and the utilization of reclaimed water.
Contact Person / Website / References	http://www.esc.nsw.gov.au/IWCMP/iwcmp.html ; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2006
Relevance to NSCT Member Councils:	Reducing infrastructure costs by increasing efficiency and environmental sustainability of existing infrastructure, within sensitive coastal environments.
Council / Government / Area:	*EUROBODALLA (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	35,291
Location	300km south of Sydney
Planning Theme:	*Infrastructure – Public Toilets*
Resource / Planning Document	*Eurobodalla Public Toilet Strategy*
Description	Strategy for the provision and maintenance of public toilets throughout the council area (with the aim of providing for both local residents' and tourism / visitor needs). Identifies sources of funding for new facilities and contains a strategy for updating existing facilities.
Contact Person / Website / References	http://www.esc.nsw.gov.au/Publications/Strategies/Strategies/toilets.html
Relevance to NSCT Member Councils:	Development and maintenance of public facilities in an area of high population and tourism growth.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*Far North Queensland ROC*
Description of the area / Typology	Coastal Lifestyle Destination
Planning Theme:	*Infrastructure – Construction Standards*
Resource / Planning Document	*FNQROC Development Manual*
Description	Aims to promote consistency of infrastructure development standards and includes design guidelines for roadways, water reticulation, sewerage, drainage and utilities. Aims to improve practice by developers, contractors and council officers across the far north Queensland region.
Contact Person / Website / References	http://www.csc.qld.gov.au/fnqroc.html; http://dynamic.dotars.gov.au/nolg/nalg/entry_detail.aspx?entry=2301
Relevance to NSCT Member Councils:	Ensuring high standards of new developments and infrastructure.
Council / Government / Area:	*GIPPSLAND (VICTORIA)*
Description of the area / Typology	Coastal Lifestyle Destination
Location	North-east Victoria
Planning Theme:	*Infrastructure – Innovative approaches to transport**
Resource / Planning Document	*Let's Get Connected-Transport Project 2003-06*
Description	The project aims to make the best possible use of existing transport resources, by consulting with local communities and transport operators through a series of workshops and information sessions. The philosophy underlying the project is that: "transport options that are developed with a strong level of community participation and ownership have the best chance of being sustainable in the long term".
Contact Person / Website / Reference	http://www.wellington.vic.gov.au/Page/Page.asp?Page_Id=631
Relevance to NSCT Member Councils:	Co-ordinated approach to local transport provision across a coastal region.
Council / Government / Area:	*GOSFORD (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Commuter
Population	162,533
Location	74km north of Sydney, New South Wales
Planning Theme:	*Infrastructure – Regional Infrastructure Planning**
Resource / Planning Document	*Central Coast Action Plan and Central Coast Infrastructure Assessment*
Description	Identifies a range of environmental, social, and economic needs for the Central Coast for a 20 year period, and specifies actions to address these needs, consistent with the regional planning strategy "Shaping the Central Coast". This approach ensures that infrastructure planning is closely integrated with wider strategic planning objectives in the Central Coast.
Contact Person / Website / References	http://www.gosford.nsw.gov.au/customer/document_gallery/shaping/base_view
Relevance to NSCT Member Councils:	Co-ordinated regional approach to infrastructure provision across a growing peri metropolitan coastal setting.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*MAROOCHY, (QUEENSLAND)*
Description of the area / Typology	Coastal City
Population	136,461
Location	110km north of Brisbane, Queensland
Planning Theme:	*Infrastructure – Special rates / separate rates*
Resource / Planning Document	*Tourism and Economic Development Levy*
Description	The levy is charged to holiday / short-term landlords, tourist accommodation providers and most businesses in the Shire (the amount of the levy charge is determined according to the value of the property / business). Funds raised through the levy are reinvested into improving the tourism industry.
Contact Person / Website / Reference	http://www.businessmaroochy.com/levy_details.htm
Relevance to NSCT Member Councils:	Financing tourism infrastructure within a coastal city.
Council / Government / Area:	*MORNINGTON PENINSULA, (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	137,467
Location	85km east of Melbourne, Victoria
Planning Theme:	*Infrastructure – Local infrastructure provision (health / community services)*
Resource / Planning Document	*Housing Developments for Older People – Good Practice Guide*
Description	A guide to encourage good practice in the construction and operation of housing developments for older people (with more than 6 beds).
Contact Person / Website / Reference	http://www.mornpen.vic.gov.au/
Relevance to NSCT Member Councils:	Accommodating aging populations within coastal settlements.
Council / Government / Area:	*MORNINGTON PENINSULA (VICTORIA)*
Description of the area / Typology	Coastal Getaway
Population	137,467
Location	85km east of Melbourne
Planning Theme:	*Infrastructure – Recreational Infrastructure*
Resource / Planning Document	*Mornington Peninsula Boat Launching Review 2004*
Description	A strategic framework for the management of specific recreational facilities to determine their current condition. Recognises that Council's such facilities are likely to come under increased pressure due to population growth and increased visitor numbers and aims to plan for their sustainable use.
Contact Person / Website / References	http://www.mornpen.vic.gov.au/channel/channel.asp?cid=488&tid=488&sid=&spid=
Relevance to NSCT Member Councils:	Planning for the sustainable use of existing recreational infrastructure.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*NEW SOUTH WALES*
Planning Theme:	*Infrastructure – Negotiated infrastructure agreements**
Resource / Planning Document	*Environmental Planning and Assessment Act 1979*
Description	New provisions under the Act create an implementation framework for planning agreements and should, in practise, regularise their use. Developer contributions to infrastructure which are collected under this mechanism can be shared across local government boundaries, facilitating regional approaches to infrastructure provision.
Contact Person / Website / Reference	www.dipnr.nsw.gov.au
Relevance to NSCT Member Councils:	Flexible financing of new infrastructure.
Council / Government / Area:	*NOOSA, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway
Population	46,461
Location	135km North of Brisbane, Queensland
Planning Theme:	*Infrastructure – Funding of Road Infrastructure*
Resource / Planning Document	*Infrastructure Charges Plan / Coastal Major Road Network Infrastructure Charges Plan (CMRNICP).*
Description	Designed to fund road infrastructure, the need for which has arisen from increased resident and visitor numbers and associated development. The infrastructure charges plan has been implemented to "ensure the equitable distribution of costs between the existing and future populations and development" (Noosa Council *Infrastructure Charges Plan* 2003).
Contact Person / Website / Reference	http://thenoosaplan.noosa.qld.gov.au/
Relevance to NSCT Member Councils:	Funding of road infrastructure in coastal areas of high population and visitor growth.
Council / Government / Area:	*SOUTH-EAST QUEENSLAND*
Description of the area / Typology	Coastal Getaways
Location	Queensland
Planning Theme:	*Infrastructure – Regional Infrastructure Planning**
Resource / Planning Document	*Regional Infrastructure Plan for South East Queensland*
Description	Provides greater regional detail on some of the state coastal planning instrument (State Coastal Management Plan – Queensland's Coastal Policy). This detail relates to identifying resources, providing maps and providing direction for 'planning', 'development assessment' and 'management' activities. Also identifies the proposed coastal management district for SEQ. This is an area that requires special development controls and management practices to ensure sustainable management of the coastal environment, resources and values.
Contact Person / Website / Reference	www.oum.qld.gov.au; Shewell (2005)
Relevance to NSCT Member Councils:	Co-ordinated regional approach to infrastructure provision in a high growth coastal region.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*SUNSHINE COAST, (QUEENSLAND)*
Description of the area / Typology	Coastal Getaway / Coastal City
Population	200k +
Location	Approximately 100km north of Brisbane, Queensland
Planning Theme:	***Infrastructure – Integrated Transport Strategy****
Resource / Planning Document	*Sunshine Coast Integrated Transport Strategy*
Description	Lead by the Sunshine Coast Regional Organisation of Councils (SunROC), in collaboration with the three Sunshine Coast Councils (Caloundra, Noosa, and Maroochy), and the Queensland State government, this strategy contains key indicators to assess the performance of the existing and future transport system by region, urban and rural areas, and by local authority. The regional development of the Integrated Transport Strategy will enable the three individual councils to develop individual transport plans in a co-ordinated way.
Contact Person / Website / Reference	www.sunroc.com.au
Relevance to NSCT Member Councils:	Strategy for the provision of transport infrastructure across a large coastal region.
Council / Government / Area:	*THURINGOWA (QUEENSLAND)*
Description of the area / Typology	Coastal Lifestyle Destination
Population	55,888
Location	1,360km north of Brisbane
Planning Theme:	***Infrastructure – Local Infrastructure Provision (Community facilties)****
Resource / Planning Document	*Partnership with the Department of Education for the provision of sporting facilities*
Description	By part-financing sporting and recreational facilities in partnership with the Queensland Department of Education, (and providing some on-going maintenance costs), Council has been able to quickly address the demand for sporting and educational facilities in the local area quickly. The Council has partnered with the Education Department of Queensland to jointly fund a swimming pool and an indoor recreation centre at two local high schools, enabling the facilities to be available for the general public
Contact Person / Website / References	*Local Government Focus*, (April 2001).
Relevance to NSCT Member Councils:	Targeting the specific local infrastructure needs of a remote coastal community through joint partnerships.
Council / Government / Area:	*TWEED (NEW SOUTH WALES)*
Description of the area / Typology	Coastal Getaway
Population	79,910
Location	Northern NSW Border, adjacent to Coolangatta.
Planning Theme:	***Infrastructure – Local infrastructure provision (open space)****
Resource / Planning Document	*Tweed Shire Open Space Infrastructure Policy, 2002*
Description	This policy, developed under the guidance of a Steering Committee within Council, seeks to establish best practice in planning for open space, by reviewing existing approaches by comparable councils in NSW. The Policy articulates guiding principles and general performance criteria for the provision of open space in the Shire, and for particular settings at district and local levels.
Contact Person / Website / References	http://www.tweed.nsw.gov.au/planningservice/OpenSpaceInfrastructurePolicy.pdf
Relevance to NSCT Member Councils:	Targeting specific local infrastructure needs of a coastal community, through planning strategies / funding mechanisms.

THEME: Infrastructure (Australian Examples)	
Council / Government / Area:	*VARIOUS REGIONAL LOCAL GOVERNMENT AREAS (NEW SOUTH WALES)*
Planning Theme:	*Infrastructure – Telecommunications Infrastructure*
Resource / Planning Document	*Southern Phone Company*
Description	Establishment of Southern Phone was funded by the Commonwealth Government's Networking the Nation (NTN) program. It is a public company in which only local councils can be shareholders. There are a number of participating coastal councils including Bega Valley, Bellingen, Wollongong and Kiama.
Contact Person / Website / References	http://www.southernphone.com.au/about_us.php
Relevance to NSCT Member Councils:	Provision of telecommunications infrastructure to regional areas.

Source of Australian Population Data: ABS (2004) *National Regional Profile (Cat. No. 1379.0.55.001)*

Source of US Population Data: US Census 2000 (http://quickfacts.census.gov/qfd/index.html)

Source of Canadian Population Data: Statistics Canada Census 2001 - Community Profiles search tool (http://www12.statcan.ca/english/profil01/PlaceSearchForm1.cfm)

Source of Australian Location Data: www.travelmate.com.au

APPENDIX 2

National Sea Change Taskforce Participating Local Government Areas

National Sea Change Taskforce - List of Participating LGAs since Nov 2004

As at January 2006

City of Albany	WA	Kempsey Shire Council	NSW
Alexandrina Council	SA	Kiama Municipal Council	NSW
Augusta-Margaret River Shire	WA	Kingborough Council	TAS
Ballina Shire Council	NSW	Livingstone Shire Council	QLD
Bass Coast Shire Council	VIC	Mackay City Council	QLD
Bega Valley Shire Council	NSW	City of Mandurah	WA
City of Bunbury	WA	Maroochy Shire Council	QLD
Burnett Shire Council	QLD	Miriam Vale Shire Council	QLD
Shire of Busselton	WA	Moyne Shire Council	VIC
Byron Shire Council	NSW	Nambucca Shire Council	NSW
Caboolture Shire Council	QLD	City of Newcastle	NSW
Cairns City Council	QLD	Noosa Council	QLD
Calliope Shire Council	QLD	City of Onkaparinga	SA
Caloundra City Council	QLD	Pine Rivers Shire Council	QLD
Shire of Capel	WA	Port Stephens Council	NSW
Coffs Harbour City Council	NSW	Richmond Valley Council	NSW
Colac Otway Shire	VIC	District Council of Robe	SA
Shire of Coorow	WA	Rockhampton City Council	QLD
Corangamite Shire Council	VIC	City of Rockingham	WA
Shire of Denmark	WA	Sarina Shire Council	QLD
Douglas Shire Council	QLD	Shoalhaven City Council	NSW
East Gippsland Shire Council	VIC	South Gippsland Shire Council	VIC
Eurobodalla Shire Council	NSW	Surf Coast Shire	VIC
Shire of Exmouth	WA	City of Thuringowa	QLD
Gingin Shire	WA	Townsville City Council	QLD
Glenelg Shire Council	VIC	City of Victor Harbor	SA
Gold Coast City Council	QLD	City of Wanneroo	WA
Gosford City Council	NSW	Wellington Shire Council	VIC
City of Greater Geelong	VIC	Whitsunday Shire Council	QLD
Greater Taree City Council	NSW	Wollongong City Council	NSW
Great Lakes Council	NSW	Wyong Shire Council	NSW
Hastings Council	NSW	District Council of Yankalilla	SA
Shire of Irwin	WA	District Council of Yorke Peninsula	SA