



HPS Outlook

North Coast Region Part 2

June 2022



HEALTH PROJECT SERVICES

Research • Analysis • Strategy • Delivery

North Coast Region Part 2

The North Coast Regional Plan (NCRP) 2036 will oversee the growth of the North Coast region for two decades and will cater to liveability, employment, housing and environment. The Plan covers the Far North Coast and Mid North Coast. The Far North Coast comprises the local government areas (LGA's) of Ballina, Byron, Kyogle, Lismore, Richmond Valley and Tweed. The Mid North Coast comprises the LGA's of Bellingen, Clarence Valley, Coffs Harbour, Kempsey, Nambucca, Port Macquarie, Hastings.

Part 2 will provide a more specific overview of future plans for each LGA within Far North Coast.

2036 projections

LGA	People	Dwellings
Ballina	45,850	22,000
Byron	37,950	19,250
Kyogle	9,550	4,900
Lismore	51,750	23,900
Richmond Valley	25,650	12,300
Tweed	115,350	56,060

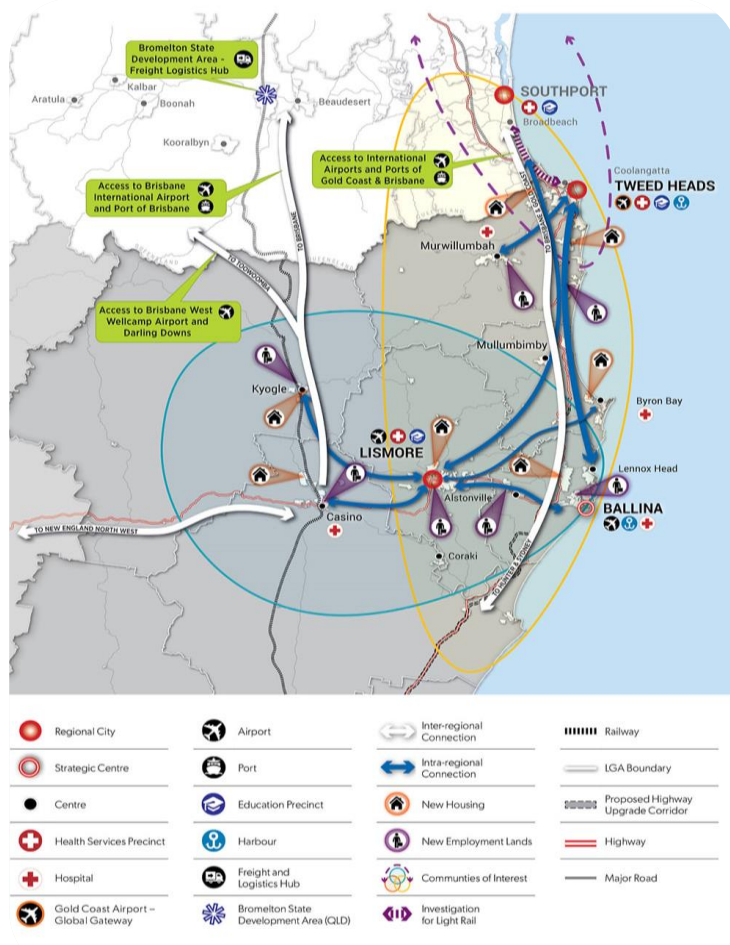


Figure 1: Far North Coast

Source: NSW Department of Planning, Industry & Environment, North Coast Regional Plan 2036, pp 58-59

North Coast Region Part 2

Ballina Shire LGA

Ballina Shire has a diverse economy, with Ballina as the strategic centre for the region. The NSW Government recognises Ballina Shire as a popular lifestyle, cultural, recreation and tourism destination.

Regional Priorities

The plan states priorities as the following:

- Support economic growth associated with the Ballina-Byron Gateway Airport.
- Maximise opportunities in close proximity to Pacific and Bruxner Highways, by encouraging clustering of associated industries. Increase opportunities for strategic identification of freight facilities, warehousing and distribution centres.
- Strengthen connections with Tweed, Byron and Lismore centres, focusing on delivery of employment land.
- Capitalise on associated benefits of the growth in South East Queensland and the upgrading of Pacific Highway.

Economy and Employment

- Generate jobs from the growth of the Southern Cross Industrial Precinct.
- Support employment lands and jobs at Ballina, Wollongbar and Lennox Head.
- Support growth in agricultural sector and agribusiness and ensure protection of important farmland areas.
- Identify opportunities for nature based and cultural tourism.

2036 Projected



45,850 people



22,000 dwellings

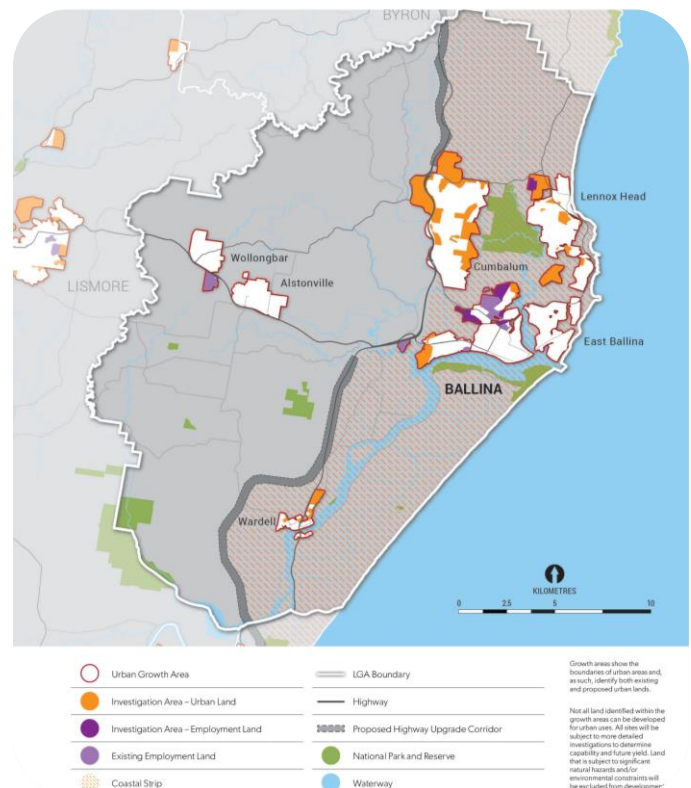


Figure 2: Urban growth area map for Ballina LGA

Housing

- Provide housing at Cumbalum, Wardell, North Creek Road and Lennox Head.
- Increase housing diversity as needed in required locations including higher density housing in Ballina.



North Coast Region Part 2

Byron LGA

Byron Shire is a major regional tourism destination in NSW due to the coastal and hinterland attractions. The region has an establish centre providing retail, food services, accommodation and essential services. The local economy is underpinned by tourism, creative arts, agricultural, food manufacturing and health sectors.

Regional Priorities


The plan states priorities as the following:

- Identify additional urban and employment investigation areas to secure future housing and employment land supply.
- Support a strong and diversified economy based on Byron Shire's unique character, landscapes and important farmland.
- Manage and support growth in Byron Bay.
- Encourage new opportunities for agribusiness, focusing on organic and boutique food production.
- Strengthen connections with Tweed, Byron and Lismore centres, focusing on delivery of employment land.


Economy and Employment

- Maximise opportunities associated with the growth of South East Queensland.
- Investigate opportunities for additional employment land at West Byron Bay.
- Support growth in agribusiness sector to ensure protection of important farmland areas.

2036 Projected



37,950 people



19,250 dwellings

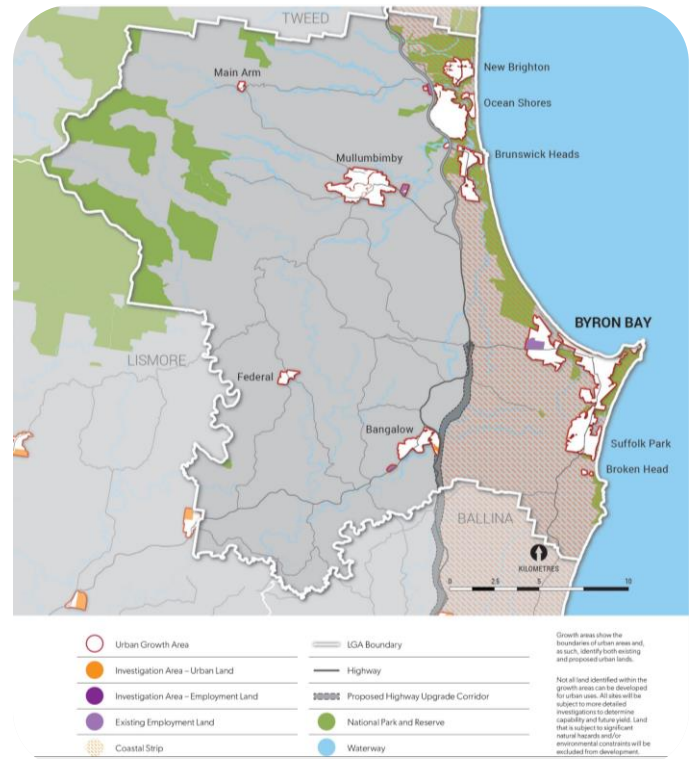


Figure 3: Urban growth area map for Byron LGA

Housing

- Provide housing at West Byron.
- Increase housing diversity as needed in required locations including multi-unit dwellings.



North Coast Region Part 2

Kyogle LGA

Kyogle town centre provides retail, commercial and community services for the wider region.

The NSW Government intend to focus on improving transport connectivity to Lismore, Casino and adjoining areas of Queensland to support and generate economic opportunities for the region.

Regional Priorities

The plan states priorities as the following:

- Increase national and international market opportunities through growing agricultural links along Summerland Way corridor to South East Queensland.
- Support the important local grazing, dairy, crops and horticulture industries and promote new opportunities for agribusiness.
- Strengthen connections with Scenic Rim, Richmond Valley and Lismore communities.
- Identify opportunities for nature based and cultural tourism.

Economy and Employment

- Maximise opportunities associated with Brisbane West Wellcamp Airport and the expansion of the Bromelton State Development Area to support Kyogle's agricultural sector.
- Develop employment land at Kyogle.
- Protect important farmland at Kyogle, Wiangaree, Cedar Point, Edenville, Dyraaba Central, Roseberry Creek, Robinvale, Old Grevilla and Eden Creek.

2036 Projected



9,550 people



4,900 dwellings

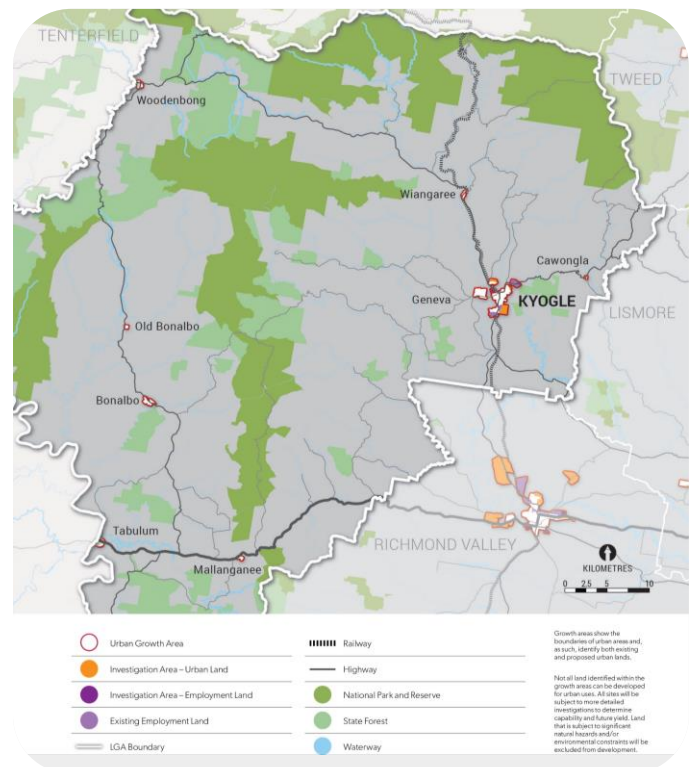


Figure 4: Urban growth area map for Kyogle LGA

Housing

- Provide housing in the northern, eastern and southern fringes of Kyogle.
- Support the village and rural lifestyle of Woodenbong, Bonalbo, Tabulum, Mummulgum, Cawongla, Old Bonalbo, Geneva, Wiangaree and Mallangane.



North Coast Region Part 2

Lismore LGA

Lismore is a key regional city in the North Coast, with the economy supported by retail, civic and tertiary infrastructure, commercial services and rural production.

The State Government has identified Lismore Base Hospital will promote further growth of health services in the region.

Regional Priorities

The plan states priorities as the following:

- Enhance housing delivery and diversity.
- Strengthen connections with Richmond, Kyogle, Ballina, Byron and South East Queensland.
- Identify opportunities for nature based and cultural tourism.

Economy and Employment

- Foster the growth of knowledge-based, education and health-services industries within the Southern Cross University and Lismore Base Hospital precincts.
- Generate greater opportunities associated with the strong local livestock and horticulture sectors to enhance agribusiness.
- Grow agricultural sector and protect important farmland areas.
- Support the development of employment lands in South Lismore and Tuncester.

2036 Projected



51,750 people



23,900 dwellings

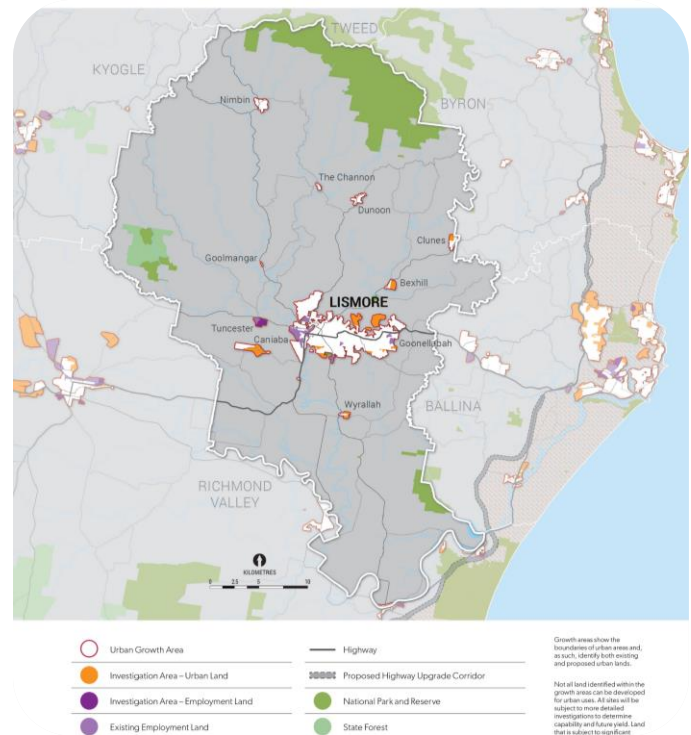


Figure 5: Urban growth area map for Lismore LGA

Housing

- Provide housing in North Lismore and Goonellabah, with additional land to be investigated at Dunoon, Clunes, Bexhill, Wyrallah, Caniaba and Nimbin.
- Increase housing diversity as needed in required locations including higher density housing in Lismore.



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Richmond Valley LGA

Richmond Valley provides a diverse mixture of rural and coastal lifestyle, with Casino the main centre for the region. The local economy is supported by a strong beef industry, retail, tourism and emerging creative industry.

Regional Priorities


The plan states priorities as the following:

- Grow agricultural and freight links along the Summerland Way corridor to South East Queensland.
- Support the local agricultural sector and associated value-adding industries, such as the NSW Sugar Mill and Richmond Dairies at Casino.
- Strengthen connections with Richmond, Kyogle, Lismore and South East Queensland.
- Identify opportunities for nature based and cultural tourism.


Economy and Employment

- Grow agricultural sector and protect important farmland areas.
- Support the development of an intermodal freight facility at Casino.
- Deliver new employment opportunities at Casino, Woodburn, Broadwater and Evans Head.

2036 Projected



25,650 people



12,300 dwellings

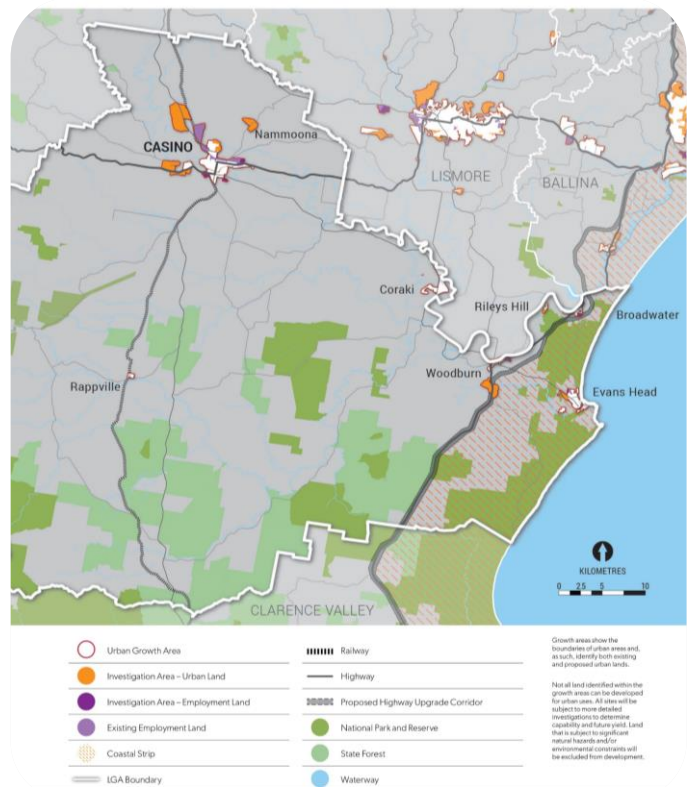


Figure 6: Urban growth area map for Richmond Valley LGA

Housing

- Provide new housing in Rileys Hill, Evans Head, Woodburn and Casino.
- Increase housing diversity in Casino, Evans Head and Coraki and support the unique character of local towns and villages.

North Coast Region Part 2

Tweed LGA

Tweed LGA is earmarked to see the strongest growth across the North Coast, with over 115,000 people forecast to reside in this region by 2036. The Tweed is the gateway between the North Coast and South East Queensland and will continue to support growth by providing access and services to both sides of the NSW-Queensland border.

Regional Priorities

The plan states priorities as the following:

- Manage and support growth in Tweed Heads.
- Strengthen connection and integration with South East Queensland and nearby LGA's of Byron, Ballina and Lismore.
- Provide housing and employment in Tweed Heads, Murwillumbah and Pottsville.

Economy and Employment

- Encourage knowledge-based, education and health-services industries within the Southern Cross University and The Tweed Hospital precincts.
- Maximise opportunities associated with the growth of South East Queensland.
- Promote economic diversification and business, industrial and aviation-industry employment growth by leveraging opportunities related to the Gold Coast Airport.
- Deliver new employment and business park opportunities at Kingscliff, Pottsville and Murwillumbah.
- Identify opportunities for nature based and cultural tourism.

2036 Projected

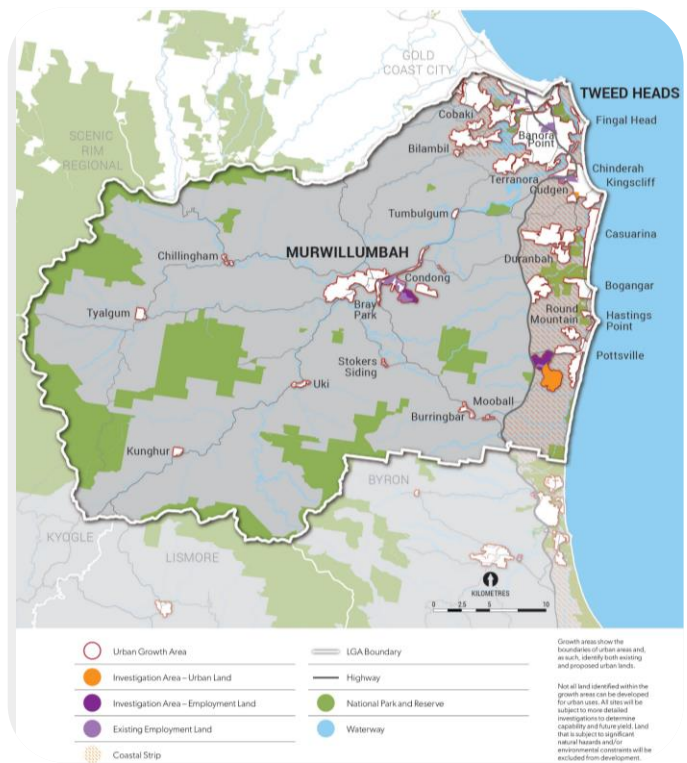


Figure 7: Urban growth area map for Tweed LGA

Housing

- Provide new housing in Kingscliff, Cobaki, Bilambil, Terranora, and Kings Forest, and investigate additional Greenfield opportunities at Dunloe Park in Pottsville.
- Increase housing diversity in Tweed Heads, Kingscliff, Cobaki, Kings Forest and Dunloe Park.

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If you would like more information about this article or need to discuss your health project, please contact:

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