



# Byron Shire

## Residential Strategy

December 2020





### **Acknowledgement to Country**

*Byron Shire Council recognises the traditional owners of this land, the Bundjalung of Byron Bay, Arakwal people, the Widjabal people, the Minjungbul people and the wider Bundjalung Nation.*

*We recognise that the most enduring and relevant legacy Indigenous people offer is their understanding of the significance of land and their local, deep commitment to place.*

*The Byron Shire Residential Strategy respects and embraces this approach by engaging with the community and acknowledging that our resources are precious and must be looked after for future generations.*

### **Disclaimer**

This document is a final adopted by Council ready for NSW Department of Planning, Industry and Environment consideration. It should not be used as a basis for investment or other private decision making purposes about land purchase or land use. This strategy has no status until formally endorsed by the Department of Planning, Industry and Environment.

### **Document history**

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E2018/111362		Pdf of Draft Strategy Presented to Council 13 Dec 2018 – Attachment 1 Resolution
E2019/62759	July 2019	Draft Strategy – public exhibition version (see E2018/112331 for background to edits)
E2020/5277	October 2020	Final Draft Strategy – with key edits guide for reader
E2020/100650	December 2020	Final Strategy as adopted by Council <b>Res 20-686</b>

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## Executive Summary

The Byron Shire Residential Strategy represents the culmination of three years of planning, research and community consultation on this topic.

Our work in that time includes the Housing Needs Report, the Housing Summit - Roundtable Challenge, targeted community engagement, the Accessible Housing Project, Housing Charrette and Shaping our Neighbourhoods discussion. Overall, this collection of work clearly indicated that a healthy supply of housing for a range of incomes, lifestyle choices, household types and life stages is needed to maintain our community diversity and social cohesion.

Byron Shire is one of Australia's most visited local government areas, with stunning beaches, beautiful hinterland and vibrant communities of Byron Bay, Brunswick Heads, Mullumbimby, Bangalow and our northern villages of Ocean Shores, New Brighton and South Golden Beach. These communities offer a unique lifestyle and importantly are 'home' to our residents.

Whilst our population is forecast to grow, the Shire is also faced with the challenge of accommodating our growing number of visitors, over 4.5 million visitor nights annually. North Coast Regional Plan 2036 (NCRP) identifies a potential population increase to 37,950 people by 2036 and anticipated need for additional 3,150 dwellings.

Byron Shire's high desirability as a place to live and visit is placing housing supply, land, services, infrastructure and community funds under pressure. More residents and businesses are realising the seriousness of climate change and diminishing resources and are taking sustainable living to heart. Guided by a motivated community with a passion for what makes their local areas special, this strategy examines ways to retain the strong sense of community and continue to offer a unique and welcoming lifestyle.

This strategy identifies that Byron Shire's best prospects for improving our response to providing housing for locals, up to and into the second half of this century, lie in four key policy initiatives:

- Policy 1: Providing suitable land for future housing
- Policy 2: Improved housing choice, diversity and equity
- Policy 3: Housing that reflects the 'local' in our places
- Policy 4: Make our neighbourhoods local.

Each policy is supported by directions to guide decision making and actions needed to manage urban residential land for a sustainable future.

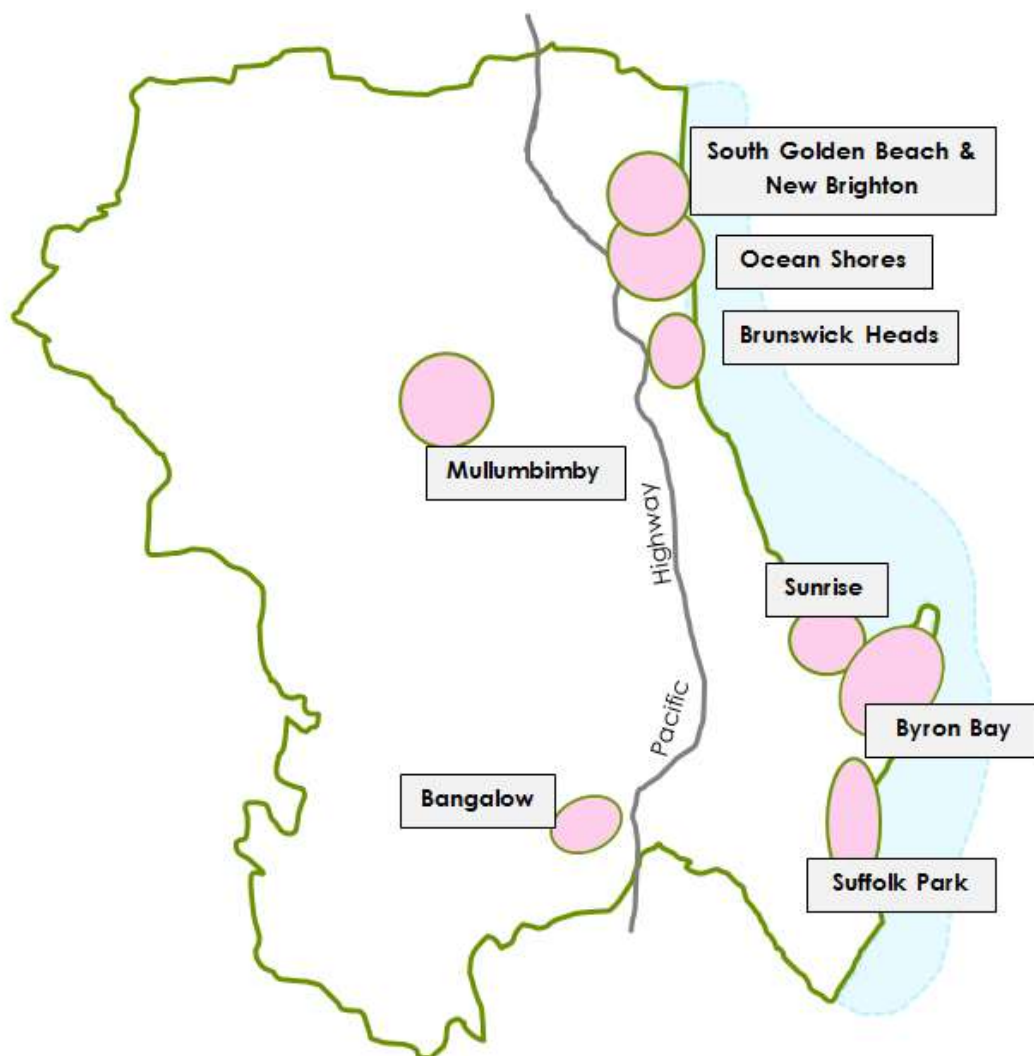
Overall, the Residential Strategy promotes opportunities for Byron Shire Council to manage future housing provision in a way that supports the community's desire to leave a better place for future generations.

## Section 1: Overview

### Introduction

This Byron Shire Residential Strategy (the strategy) is one of Byron Shire Council's main growth management strategies. It is our policy framework and action plan that guides residential development in our urban areas for at least the next 20 years.

The strategy relates to future housing in Bangalow, Brunswick Heads, Byron Bay, Mullumbimby, New Brighton, Ocean Shores, South Golden Beach, Suffolk Park and Sunrise (Figure 1).



**Figure 1: Byron Shire urban areas**

## The Strategy's Vision

### Byron Shire: What it means to be part of the future

*Byron Shire towns and villages will offer a diversity of housing to meet the needs of its community both now and in the future.*

*Residents will be able to find housing that suits their current and future needs in terms of type, tenure, size and cost. More diverse housing such as town houses, units and apartments will be located in locations with convenient access to shops, services, transport and open space, where it is easy to walk or cycle.*

*Greater housing diversity will create a more self-sufficient Shire so that residents do not have to move outside the Shire to find the housing they want.*

### Why does Byron Shire need a residential strategy?

Our Shire is part of the North Coast Region, a State Government declared strategic planning region under the *Environmental Planning and Assessment Act 1997* (the Act). This region extends along the NSW coastline from Port Macquarie to Tweed Heads.

The State Government's *North Coast Regional Plan* (NCRP) includes Byron Shire in its vision to be '*the best region in Australia to live, work and play thanks to its spectacular and vibrant communities*'.

The first Direction of the NCRP is *Deliver environmentally sustainable growth*. Action 1.3 requires Councils to develop local growth management strategies that identify residential urban growth areas.

The NCRP anticipates an increase in the North Coast's population by 76,200 people by 2036, with 46,000 more homes required.

It is expected some 6,400 of those people will choose Byron Shire as their home, which will mean 3150 more homes will be needed.

Byron Shire is part of the Northern Rivers district in New South Wales. It shares boundaries with the Tweed, Lismore and Ballina local government areas. The Northern Rivers has a close association with South East Queensland (SEQ), which is expected to grow from 3.5 million people to 5.3 million over the next 25 years.

Our Shire's proximity to Brisbane (less than a two hour drive) and the Gold Coast (a half hour drive) means our residents and businesses enjoy many of the economic and social benefits people in a city have. It also means we face many of the same growth management issues as SEQ, including population growth, rising land costs, high tourist numbers, development pressures on natural assets and farmland, and the need to invest in extra



infrastructure and community services. These pressures are comparable to those in Sydney's outer suburbs.

We need a progressive residential strategy to:

- help achieve the objectives in our Community Strategic Plan (CSP), '*Our Byron, Our Future 2028*', particularly the objective to '*manage growth and change responsibly*'
- provide a local context to Commonwealth and State legislation and policy
- respond to pressures from:
  - our proximity to South East Queensland
  - global trends influencing housing demand and supply, such as new models to finance and deliver housing projects (like housing cooperatives and share equity)
- respond to the near unanimous agreement among climate scientists that human induced climate change is real and poses a risk for human activity and natural systems
- integrate the rights, interests and aspirations of Indigenous people and give traditional owners opportunities to be meaningfully involved in future housing development
- ensure residential development is directed to areas of least biodiversity value so as to limit adverse impacts on the biodiversity, coastal and aquatic habitats and water catchments and help reduce development costs and timeframes
- help our community, developers, community housing sector and government agencies make better decisions about housing, business and community infrastructure, and services
- guide our work internally and with the community and other partners to make changes to our current practices and regulations and support our place planning projects, such as the Bangalow Village Plan already under way in our local areas.

The strategy sits along-side the Byron Shire Local Strategic Planning Statement setting out priorities as outlined in the Community Strategic Plan and other strategies and plans applicable to land use and informing future changes to the Shire's planning controls.

## **Priorities guiding the strategy's development**

The strategy is the result of three years of planning, research and community consultation.

Our work in that time included the Housing Needs Report, the Housing Summit, targeted community engagement, the Accessible Housing Project, the Housing Roundtable and the Housing Charrette. Overall, this collection of work clearly indicated that a healthy supply of housing for a range of incomes, lifestyle choices, household types and life stages is needed to maintain our community diversity and social cohesion. Diagram 1 summarises the pathway taken in looking at important issues.

Byron Shire is attractive not only for its natural and lifestyle assets but its strong economic and employment opportunities. It's a great place to be, which brings significant growth pressure as more people want to move to the area.

The strategy focusses on Byron Shire and it's residents by seeking to make good use of the most suitable land with policy for residential development in both infill and new release urban growth areas that:

- maintains community diversity and social cohesion by providing a good supply of housing for a range of lifestyle choices, household types and life stages, including:
  - young people
  - older residents
  - diverse families
  - workers
  - those on a low to middle income.
- respects local character while supporting a housing shift away from detached dwellings towards more diverse housing types
- manages tourism in a way that has a positive impact for locals.



#### **What is infill?**

Residential infill is new housing built in established neighbourhoods that are already zoned for residential uses. For example, secondary dwellings at the rear of blocks or replacing a detached house on an existing lot with townhouses.

#### **What is new release?**

New release is currently non-residential zoned land that has been identified as suitable for future urban residential development.

## **Strategy structure**

The strategy is presented in four sections:

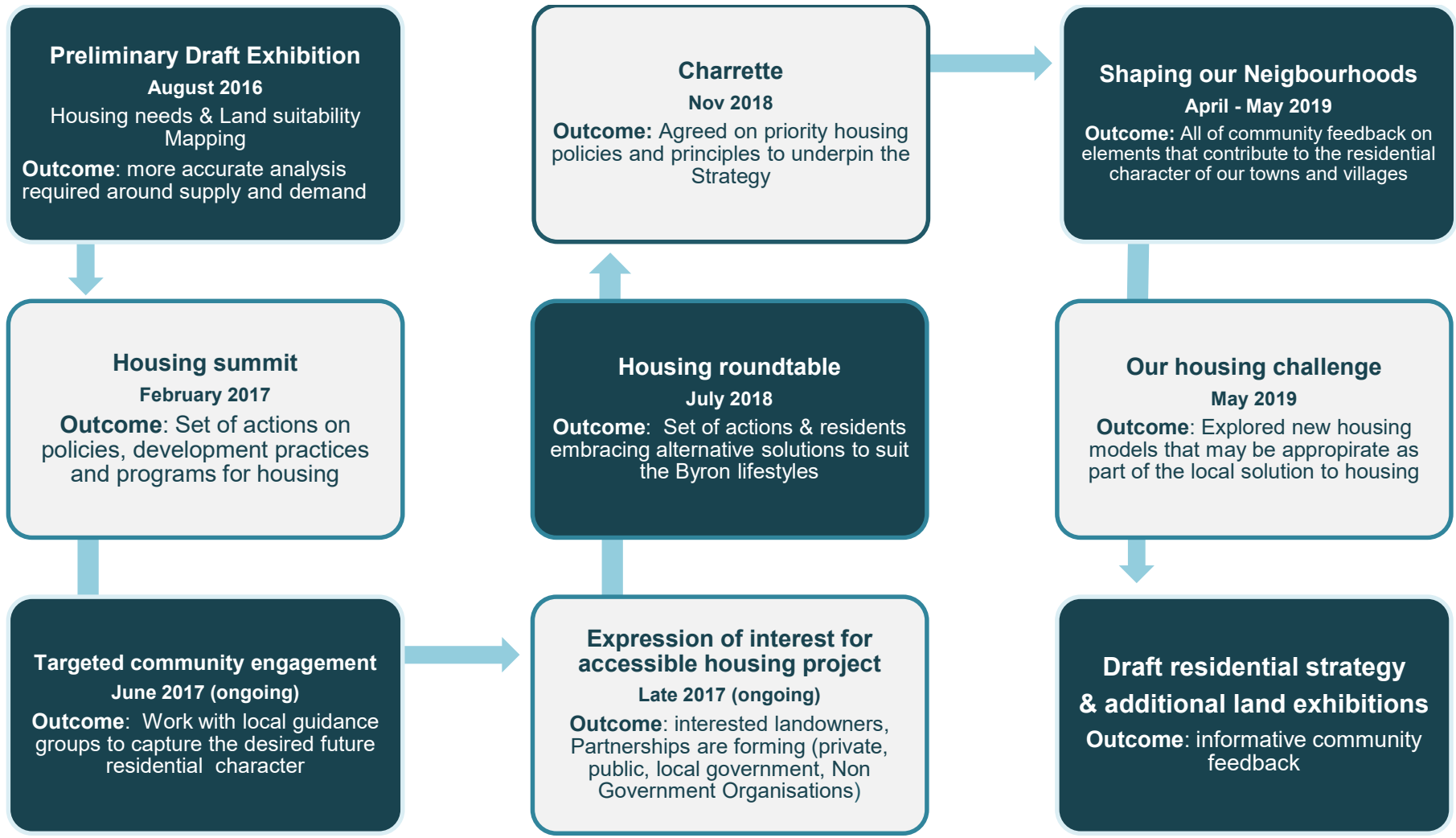
**Section 1 - Overview:** contains the introduction, vision and an overview of why we need this strategy

**Section 2 - Background:** contains informative details about our residents, households and housing types is the strategy vision

**Section 3 – Policies & Directions:** outlines the policies and actions to be taken to deliver the vision. Each policy is provided with a context, the direction we are taking, a set of planning directions and actions to achieve the outcome.

**Section 4 - Making it happen:** provides guidance on implementing and reviewing the strategy. Included in this section are a series of appendices with supplementary material which is helpful in providing a more comprehensive understanding of the strategy.

The strategy is supported by a *Byron Shire Residential Strategy Background Report* containing: community engagement and Council process summary; state policy consistency check and background analysis.



**Diagram 1: pathway taken to develop the strategy**

## Section 2 – Background - Our residents, households and housing types

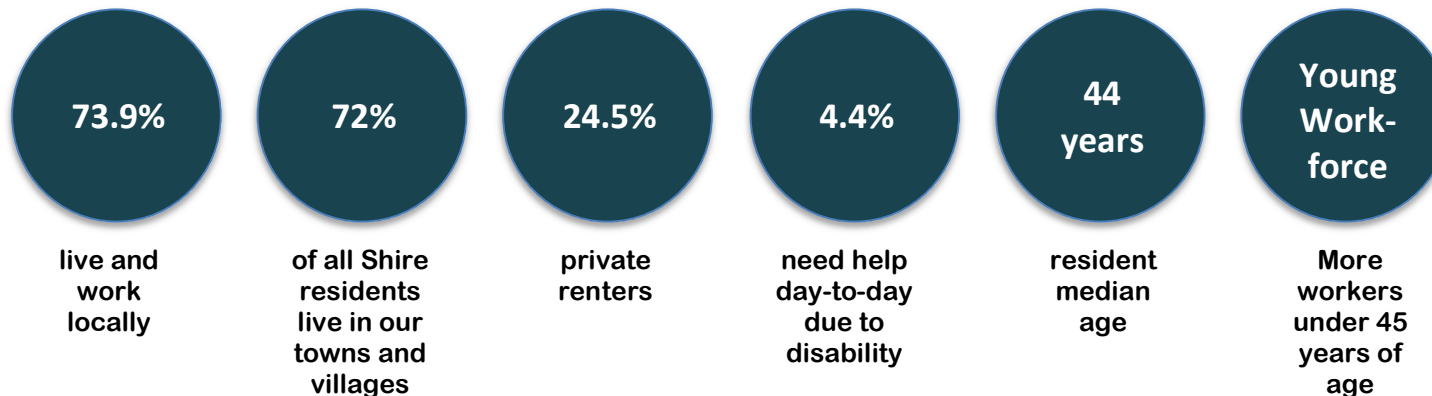
Maintaining our diverse community and social cohesion are essential for the Shire’s social and economic vitality. A critical pathway to this outcome is ensuring a good future supply of housing for a range of incomes, lifestyle choices, household types and life stages.

In 2016, the Census recorded 31,570 residents in Byron Shire. 22,720 (72%) lived in urban areas, with the balance, 8,850 residents (28%), in rural areas and villages.

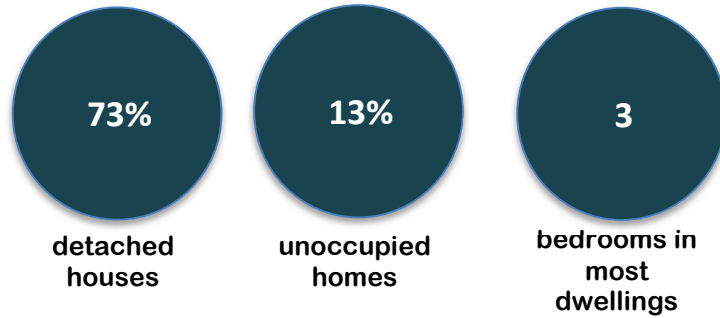
Our population will continue to increase - an extra 6,400 residents are expected by 2036 (an annual growth rate of around 0.8%). To accommodate these extra people, 3,150 extra dwellings are required. Not all homes will be delivered in the urban areas - 2,720 new dwellings are expected in urban areas and the remaining 430 in the rural areas.

### In our Shire’s urban areas:

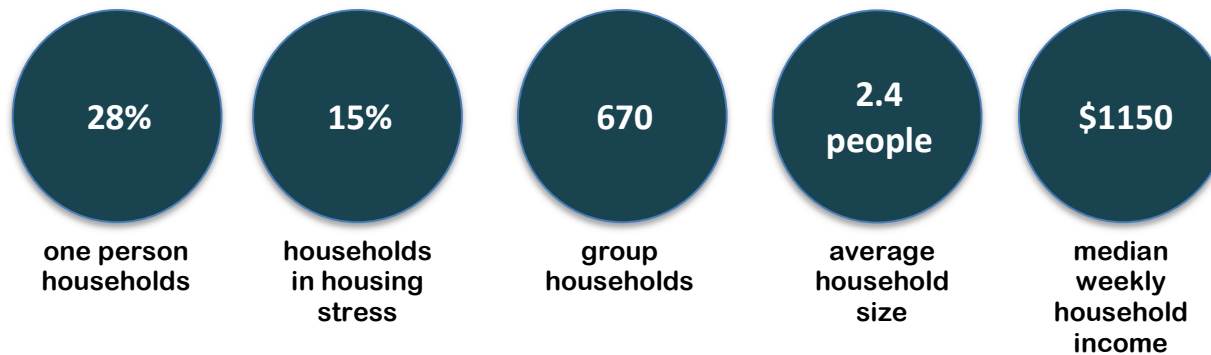
We have **22,720 residents**



We have **11,250 homes**



We have **9,868 households**



A detached dwelling (a single dwelling on a parcel of land) currently makes up 73% of all housing stock in our urban area. A natural question is whether this existing housing stock is appropriate. Table 1 summarises our urban housing profile by locality as at 2016: the housing stock, household types, stress and household weekly incomes.

In Bangalow, Mullumbimby and Ocean Shores, the detached three bedroom house on a single block is the most common housing type, with a dominant skew towards family households. Ocean Shores has recently seen increased infill unit development.

Byron Bay, Sunrise and Brunswick Heads offer the most alternatives to the detached house, with medium density housing such as low-rise units and live/work spaces. These alternatives are likely to attract more young adults, first home buyers, smaller households or empty nesters looking to downsize.

**Table 1: Housing and household profile by urban locality – Census 2016**

Locality ↓	Total private dwellings	Unoccupied dwellings		Occupied private dwellings as separate houses		Households		All households in housing stress <sup>6</sup>		Households renting privately		Renting social housing		Group households		Average person/household	Median household weekly income (\$)
		Number	Percent (%)	Number	Percent (%) <sup>3</sup>	Number	Number	Percent (%)	Number	Percent (%) of all household	Percent (%) of rental households in stress	Number	Number	Percent (%)			
<b>Bangalow<sup>1</sup></b> 1780 people Dominant household type: couples with children (32%)	745	75	10%	702	94%	681	100	15%	144	21%	40%	4	33	5%	2.4	1,375	
<b>Brunswick Heads</b> 1630 people Dominant household type: lone people (32%)	1025	122	12%	510	50%	894	168	19%	281	31%	47%	31	38	4%	2.4	788	
<b>Mullumbimby<sup>2</sup></b> 3781 people Dominant household type: lone people (26%)	1774	151	8.5%	1505	85%	1647	316	19%	372	23%	60%	32	60	4%	2.4	965	

Locality ↓	Total private dwellings	Unoccupied dwellings		Occupied private dwellings as separate houses		Households		All households in housing stress <sup>6</sup> .		Households renting privately		Renting social housing	Group households		Average person/household	Median household weekly income (\$)
	Population based on usual place of residence, 2016	Number	Percent (%)	Number	Percent (%) <sup>3</sup>	Number	Number	Percent (%)	Number	Percent (%) of all household	Percent (%) of rental households in stress	Number	Number	Percent (%)		
<b>Ocean Shores, NB &amp; SGB<sup>5</sup>.</b> 6298 people Dominant household type: LP/CC/CWC <sup>5</sup> (23% each)	2966	324	11%	2609	88%	2675	440	16%	681	25%	45%	6	148	5.5%	2.4	1,130
<b>Byron Bay</b> 4229 people Dominant household type: lone people (25%)	2423	536	22%	1467	60%	1915	196	10%	514	27%	36%	87	182	10%	2.2	1,197
<b>Sunrise</b> 1199 people Dominant household type: lone people (30%)	616	74	12%	238	39%	535	72	14%	155	29%	39%	15	58	11%	2.3	1,038
<b>Suffolk Park</b> 3795 people Dominant household type: couples with children (24%)	1699	202	12%	1196	70%	1521	158	10%	464	31%	26%	15	153	29%	2.4	1,488

Locality ↓	Total private dwellings		Unoccupied dwellings		Occupied private dwellings as separate houses		Households		All households in housing stress <sup>6</sup> .		Households renting privately		Renting social housing		Group households		Average person/household	Median household weekly income (\$)
	Number	Percent (%)	Number	Percent (%) <sup>3</sup>	Number	Percent (%)	Number	Percent (%)	Number	Percent (%) of all household	Percent (%) of rental households in stress	Number	Number	Percent (%)				
<b>Byron Shire urban areas summary</b> 22,712 people Dominant household type: LP/CC/CWC <sup>5</sup> . (22% each)	11248		1484	13%	8227	73%	9868	1450	15%	2611	26%	Unavailable for urban areas <sup>4</sup> .	190	672	7%	2.4	1,149	

1. Estimates only as Statistical Areas (SA) 1 are split to capture urban land – SA1 are the small areas in which statistics are captured by the Australian Bureau of Statistics. In some locations, the boundaries capture urban and rural land and/or have not been updated to reflect more recent subdivision, as is the case with the Meadows estate in Bangalow.
  2. Includes Left Bank Road large lot housing area.
  3. Rounded to the nearest 1%.
  4. The Shire-wide statistic for rental stress: 17.2%; NSW: 12.9%.
  5. LP – lone person; CWC – couples without children; CC – couples with children; NB – New Brighton; SGB – South Golden Beach.
  6. Housing stress is often described as paying more than 30% of household income in mortgage or rental repayments and associated housing costs.
- Source: Australian Bureau of Statistics, [Census of Population and Housing](#), 2011 and 2016. Compiled and presented by [.id](#), the population experts.

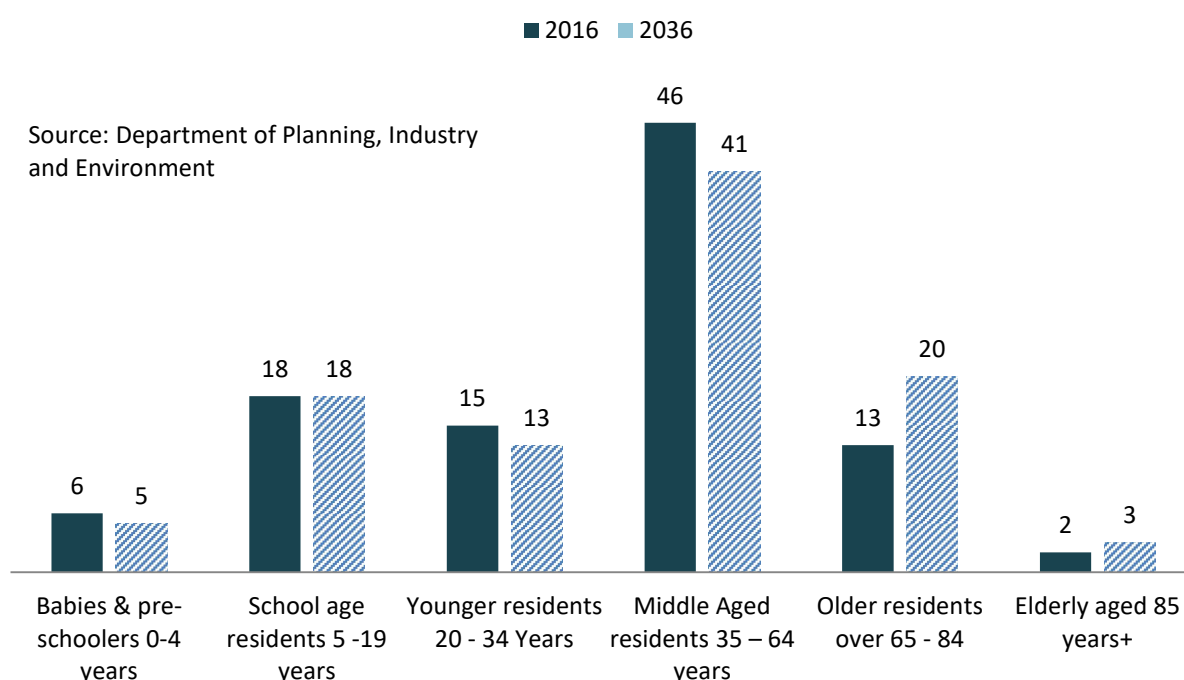


## Distribution of population by age structure groups

For the census period 2011- 2016, the median age of residents went up by 2 years to 44 years.

Figure 2 provides a breakdown by age structure groups and projected percentile change in life-stage profiles of Byron Shire residents between 2016 & 2036.

Using age structure groups helps us identify how that demand is or could change, as need for certain services or types of housing can change at different stages in life.



**Figure 2: Projected percentile change in life-stage profiles Byron Shire residents between 2016 & 2036**

## Housing considerations for Aboriginal and Torres Strait Islander people

In the 2016 Census, Aboriginal and Torres Strait Islander people made up 1.8% of the Byron Shire population (574 people). This is notably lower than that of regional New South Wales (NSW) (5.5%) and NSW (2.9%). The median age of Aboriginal and/or Torres Strait Islander people in our Shire was 26.

For the Shire, the average household size for dwellings occupied by Aboriginal and Torres Strait Islander people was 3.1 people, compared with the Shire average of 2.4 people. The median household weekly income was \$1,236, the median weekly rent was \$400 and the median monthly mortgage repayment was \$1,733.

In September 2016, community agencies across the Byron Shire took part in a 'street survey' of people sleeping rough in the local area. Of those interviewed (87 in total), nearly 20% identified as Aboriginal or Torres Strait Islander.

Aboriginal and Torres Strait Islander people face complex challenges. Housing stability gives Aboriginal and Torres Strait Islander families the opportunity to pursue other social or economic goals. Byron Shire Council acknowledges that housing is a foundational issue in closing the gap on Indigenous disadvantage.

The Bundjalung of Byron Bay (Arakwal) people have occupied these lands for generations, continuing after Europeans arrived despite the access to their traditional land and resources being affected. Improved access to local housing will allow Bundjalung people to live on Country and connect to Country.

## **Housing considerations for young people and workforce (18–34 years)**

In 2016, Byron Shire had more 18 to 34 year old residents than the Northern Rivers in general.

Those residents in the young workforce, 25 to 34 year old age group, increased by 1% (some 500 residents) from 2011 to 2016. Many young people leave the Shire for education and employment reasons, but they are also the workers in the retail, tourism, hospitality, community and personal service sectors our economy depends on.

The main housing issues young people face are the housing unaffordability and lack of diverse housing stock, particularly in rental prices and its knock-on effects:

- living in poor quality housing with exposure to conditions such as overcrowding, dampness and mould growth, and lack of basic amenities
- young people moving out of the area to seek affordable accommodation
- young people at risk of homelessness, frequently 'couch-surfing' rather than sleeping rough and often itinerant due to unstable tenures linked to the holiday letting market
- the above attributing to increased rates of homelessness among young people.

Our community members and youth support services raise concerns about the lack of affordable housing options. The impacts they describe are homelessness and families being separated as young people move out of the Shire when they can't access the extremely limited stock of safe, secure housing.

In 2016, the number of homeless people in the Shire was estimated at 327. The largest age group was 21 to 30 (33%). Our community's awareness of this issue is rising as people sleeping rough become more visible.

Reducing homelessness is important to maintain a socially inclusive community and for our overall community wellbeing. An Australia-wide survey on attitudes to housing affordability in 2017 found around 87% of respondents were either very concerned or somewhat concerned that future generations will not be able to afford to buy a house. Some 68% cited emotional security, stability and belonging as the main reasons to buy a house.

## **Housing considerations for parents, homebuilders, older workers and pre-retirees (35–59 years)**

Our residents have a strong connection to the area and consider the Shire a 'great place to live'. Parents value raising their family in an enriching, safe and comfortable place. We have a strong sense of community for families, which is fostered through schools, extra-curricular activities and community meeting places such as parks and playgrounds.

The number of residents who are parents, home builders, older workers and pre-retirees (34 to 59 year olds) has shrunk by 3.6% over the past five years. Correspondingly, the number of school-age children has also declined, with a 4% decline in the number of family households.

Workforce participation in the Shire is highest for those aged 40 to 49, with 50 to 59 year olds also having a high participation rate. The main housing issues for the 35 to 59 year old cohort relate to the lack of affordability in both the rental and purchase markets and its knock-on effects:

- low to moderate income families and older workers can't afford to consider the Shire as an option to live
- when families separate, often one or both parents will move from the family home, possibly to a more affordable and smaller dwelling. With the high cost of housing, one or both parents may have to move out of the area, resulting in children and parents moving away from their schools and social and support networks, and longer commutes to work.

These are critical issues, particularly with parents and homebuilders who want to stay in the area and may be unable to do so. Housing choice and design needs to respond to changing household and family structures, including couples delaying or not having children and sole-parent or blended families.

A significant issue for Bundjalung family households unable to live on Country is on maintenance and relationship with Country. Bundjalung children's education involves learning by observing and practicing the activities and rites of conduct on their Country. This includes how to nurture and seek sustenance from their Country and, most importantly, how to interpret it. As adults, they follow these practices, caring for the land to which they belong.

## **Housing considerations for an older population (over 60)**

Our population is ageing, and people are living longer and healthier lives.

Residents in the Shire's 'empty nesters' and retirees (60 to 69 cohort) grew by almost 4% (1,516 people) between 2011 and 2016. This was the largest change in age cohorts.

Whether this trend will continue is influenced by the ability for parents, home builders, older workers and pre-retirees to access local housing as they move forward into this age bracket over the next 20 years.

The main housing issues for our older population relate to:

- unmet demand for affordable, small, low-maintenance dwellings located close to or within easy access to services in established locations
- a predominance of large, detached housing not suitable for 'ageing in place'
- a lack of regulatory requirement at state level for adaptable or universal housing
- dwellings on steep land making it difficult for them to continue their daily activities
- difficulty for service providers to access properties for transport to appointments or providing in-home services due to issues such as convenient parking
- rental accommodation and some seniors' living options not affordable or even available.

Many of these issues are also experienced by households with a member living with a disability.

Planning for an older population must consider more homes that support 'ageing in place' and housing choice such as smaller one and two bedroom dwellings for seniors who don't want to live in retirement housing complexes and want to stay in their community.



#### **What is ageing in place?**

remaining in your own home and not having to move to another facility when your care needs become higher.

## **Cost of housing**

Byron Shire is a desirable place to live and visit. This also means a high cost of housing that is driven by:

- our proximity to South East Queensland
- the strong short term rental accommodation market, which leads to competition for housing
- strong employment growth
- housing supply and demand
- the Shire being a destination for retirement and leisure living.

This high cost of housing affects both households and the community's social and economic wellbeing.

For households, the impact is acute housing stress (both rental and mortgage). Housing stress is when more than 30% of the household's income is spent on mortgage or rent payments and other housing costs (such as rates and insurance).

Byron Shire has the highest housing stress levels in the Northern Rivers and higher than the New South Wales average. The impact extends beyond very low to low income households to include median income households (typically the income of retail, hospitality and essential services workers such as nurses, police and emergency services personnel).

To avoid housing stress, a median annual household income of \$102,267 is required. Byron Shire's median annual household income is \$63,336 - two-thirds of that.

Renters in the Shire are spending a higher percentage of their earnings on rent, with up to 48% of the weekly household income required to pay the median rent in all housing categories.

The high cost of land is also affecting the overall cost of all housing. The Shire's residential land sale values jumped 25.8% in 2017, compared with only 10% in the North Coast region. For example, the median house price in Mullumbimby in 2017 was \$700,000. That requires a monthly mortgage repayment of \$2,925 and a monthly income of \$9,750 to stay below the 30% affordability benchmark. A Mullumbimby household's median monthly income was half this amount, at \$4,325.

The demand for housing below the 30% affordability benchmark far exceeds supply, which means very low, low and moderate income households (as explained in Appendix D) are becoming some of our community's most vulnerable people.

These households struggle to cover their housing costs and face issues that erode their wellbeing, including:

- having to live in overcrowded and often substandard housing in order to live locally or having long commutes to work from other areas
- working long hours to pay for housing
- missing out on other opportunities because housing costs are too high relative to their income.

The Shire has seen a decline in workforce self-sufficiency as the proportion of local workers who also live in the Shire reduced by 3.9% to 73.9% between 2011 and 2016. The main sectors experiencing a decline in resident local workers are retail, manufacturing, accommodation and food services, health care and social assistance, even though the local workers employed in these industry sectors has risen in that same period.

Another growing workforce sector is local Bundjalung workers employed in areas such as National Parks and in the accommodation sector like the Broken Heads Holiday Park. Land is of great significance to Aboriginal and Torres Strait Islander people. While their work is giving these workers connection to Country, they also can't afford to live locally on Country, which compounds the impact of dislocation.

In terms of our economy, high housing costs are a risk to businesses.

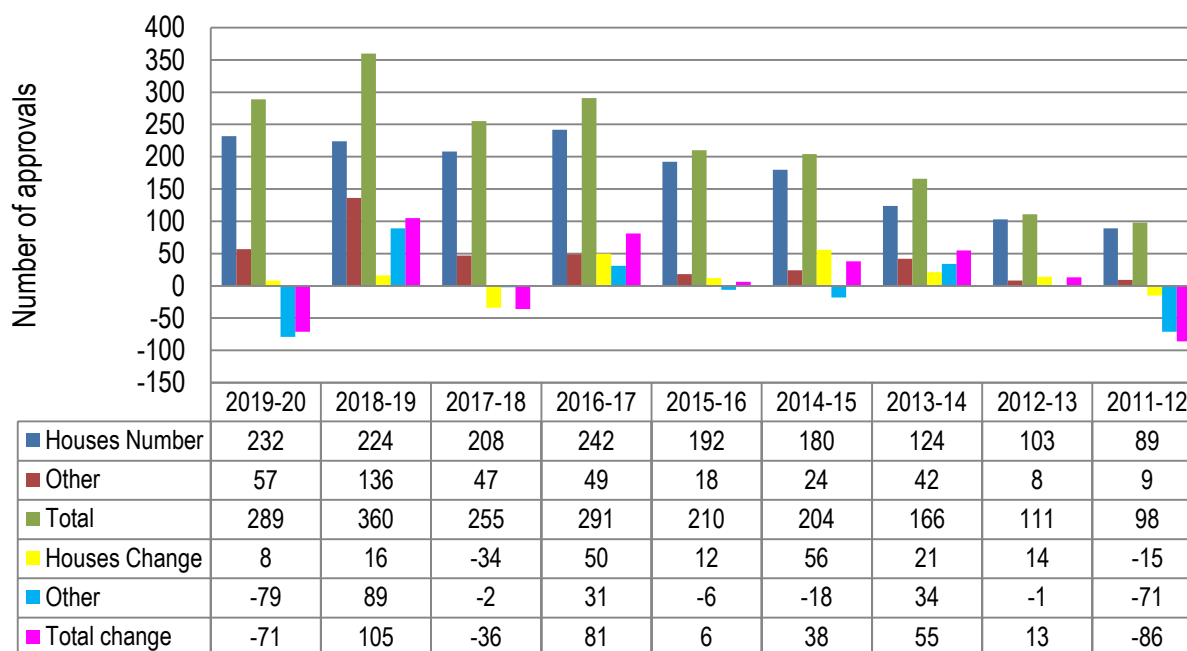
Our workforce is growing and our employment rate is healthy— for the period 2015/16 the Byron Shire economy grew at a marginally faster rate (1.7%) than that of the Northern Rivers district (1.6%). Our health and community services industry is the second largest local employer, and we have a relatively young workforce.

Local businesses have indicated that the unaffordability of housing is affecting their ability to attract and retain employees, including critical skilled workers and aged and disability care

workers. The need for workers to commute from other areas is also a contributing factor to congestion on our roads.

## Residential building approvals and built to rent

Total dwelling approvals in the Shire fluctuate, as shown in Figure 3. This may be due to economic variations in terms of interest rates, availability of mortgage funds, government spending and business investment.



Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled by profile.id

### Figure 3: Residential building approval trends

To encourage more affordable rental housing, in 2012 Council launched a policy to waive fees for building secondary dwellings. The waiver was conditional on approved dwellings being used as affordable rental housing under SEPP 70. Whilst over 400 secondary dwellings were added to the Shire's housing supply, a review of the program in 2019 found:

- in practice, the large majority of these dwellings used for short term rental accommodation (STRA).
- the waiver had no impact on the rate of increase of median rents for single bedroom dwellings
- by not collecting developer contributions for secondary dwellings Council had forgone a significant benefit to both the water and sewer fund and the section 94 funds.

Based on this and other learnings Council in this strategy has looked at other avenues to provide a more stable rental environment.

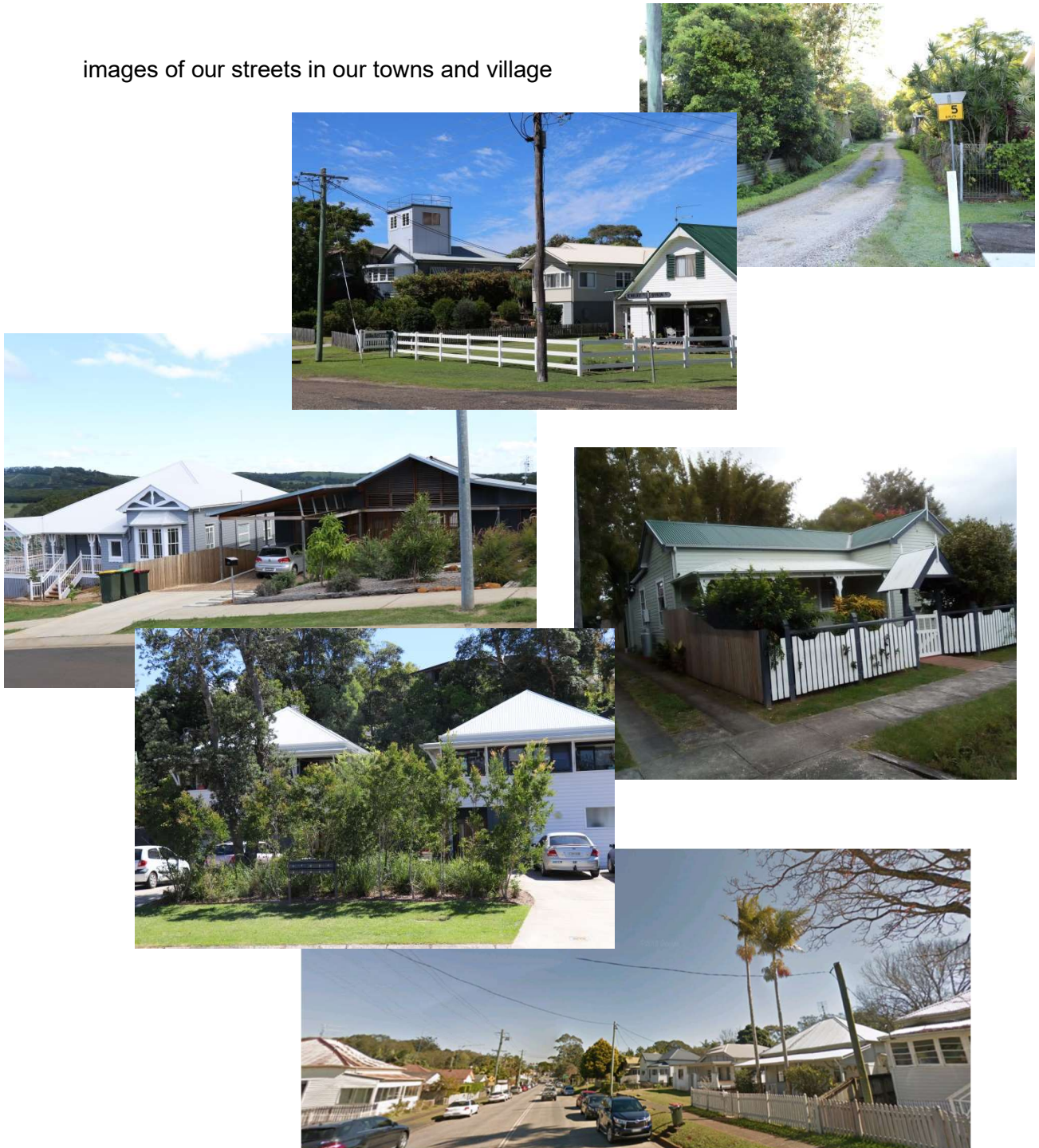
Social housing stock is limited (190 dwellings), and the waiting time is around 10 years. The waiting time for a three bedroom dwelling is five to 10 years. Social housing is secure and affordable rental housing, for people on low incomes with housing needs.

## Section 3 – Policies & Directions

To deliver the vision, the Byron Shire Residential Strategy sets out four desired policies:

- \* Policy 1: Providing suitable land for housing
- \* Policy 2: Improving housing choice, diversity and equity
- \* Policy 3: Housing that reflects the 'local' in our places
- \* Policy 4: Make our neighbourhoods local.

images of our streets in our towns and village



# Policy 1: Providing land for future housing

## Context

Byron Shire community's expressed desire for a sustainable future will change the pattern of housing development and influence the future form of towns and villages at the lot, street, neighbourhood and town levels.

The community consultation messages we have gathered are clear on what helps make liveable neighbourhoods:

- they allow people to walk and cycle as often as possible
- easy access to work, the village centre and community services
- they allow people to grow their own food
- energy and water is used efficiently and waste is reduced
- they are friendly and safe
- conserve habitats to enhance biodiversity.

The location, concentration and design of new housing can affect all of these attributes.

Past practice of providing most of the Shire's housing in our towns and villages is sound and supported by both Council and NSW Government policy. However, this approach has generally seen our towns and villages spread outwards into rural areas. This contributes to loss of vegetation, decreased water quality, loss of farming land and compromised scenic amenity. It also leads to increased traffic and higher infrastructure and maintenance costs and may not deliver liveable neighbourhoods.

To be more environmentally sustainable, we need to shift our focus to housing residents using sensitive and appropriate infill development in our established urban areas. This is complemented by a limited number of new urban growth areas. This policy direction has implications for infrastructure delivery and capacity within established residential areas.

The way we supply housing must be consistent with the North Coast Regional Plan 2036 (NCRP).

The NCRP requires a sustainable approach to this by protecting the environment, creating stronger, better-connected communities and investigating opportunities for increased housing diversity in the form of additional multi-unit dwellings in appropriate locations. These measures help protect the natural environment and maintain our rural productivity by limiting urban sprawl.

## Direction we are taking

To deliver land for housing for a sustainable future, we will need to take some decisive actions.



We held a charrette on 2 November 2018 in a concerted effort to resolve the policy directions for providing future housing. Our two goals for the charrette were:

- To agree on priority housing principles and directions (to be included in the strategy) that will best meet the Shire's housing needs to 2036.
- To identify actions for infill and new release development that would support the strategy's implementation.

The charrette participants also considered both infill and new release areas as a potential source for future housing. This included looking at the associated strengths, weaknesses, opportunities and threats for both.

The following priority themes were identified:

- A focus on infrastructure: the need for forward planning of infrastructure, both in new release areas and associated town centres and other related infrastructure networks (e.g. transportation, drainage) to effectively integrate new areas with existing areas.
- Sustainable transportation: recognising the benefits of development in and around transportation nodes, particularly rail, as well as pedestrian/cycle connectivity between new release and established areas.
- Ensuring delivery: the need to create mechanisms and a level of certainty in delivering housing diversity that is consistent with residential character and community objectives, ensuring policies can be achieved.
- Density in the right place: recognising the benefits of increased density in and around town centres rather than in isolated locations without the right infrastructure.

The charrette and preliminary draft residential strategy feedback have helped inform our three directions around providing suitable land for future housing:

**DIRECTION 1.1: The majority of our Shire’s future housing will be in urban towns and villages**

To encourage the efficient use of land and infrastructure, most new dwellings will be provided in our towns and urban villages. The balance will be in our rural villages and surrounding rural areas. This encourages ‘walkable’, socially connected neighbourhoods that can reduce our dependence on cars. It also means the extra investment in infrastructure (transport, wastewater and other services) is more cost effective. Importantly, this approach supports more reliable infrastructure planning and delivery.



**Local planning actions**

1. Adopt a target of 85% of new dwellings to be provided in towns and urban villages by 2036 to make good use of land and infrastructure, with the balance in our rural areas.

**DIRECTION 1.2: Land for housing will be suitable for the use**

The charrette participants supported using a set of ‘suitable-for-use principles’ to guide how we determine what land is appropriate. The principles combine their feedback with the broader social, economic and environmental outcomes sought by our community and the North Coast Regional Plan (NCRP).

The following principles will be considered when evaluating investigation areas, infill areas and planning proposals.

These principles are intended to provide additional guidance on land that is suitable for residential purposes in Byron Shire. Should an inconsistency arise between the relevant State and regional regulatory planning provisions and these principles, future investigations shall ensure that any proposed development is consistent with relevant State and regional planning provisions.

## Urban residential suitable-for-use principles

The land should:

- i. **Avoid valued assets:** the land is generally unencumbered by areas of high environmental, extractive resource or heritage value.
- ii. **Ensure in relation to farmland of state or regional significance:** a planning proposal is consistent with: (a) the North Coast Regional Plan 2036, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005.
- iii. **Be safe:** the land is safe from hazards or risks such as high flood hazard, coastal erosion, tidal inundation, slip, dunal movement, extreme bushfire and slopes greater than 20%.
- iv. **Access to essential services:** the land is connected or capable of being connected in a logical sequence to water, sewer, stormwater and communication infrastructure that can accommodate projected demand at no additional cost to the council or the community.
- v. **Travel efficient:** the land minimises the need for travel and maximises the opportunity for public transport use, walking and cycling. It also supports pedestrian / cycle connectivity between new release and established areas.
- vi. **Part of a community:** the land is close to existing residential development, enabling integration with the community and opportunities for social activities.
- vii. **Respectful:** the land's cultural value to the Bundjalung of Byron Bay Arakwal people, the Widjabal people, the Minjungbul people and the wider Bundjalung Nation is respected, recognised and safeguarded through the application of the Protocol framework for participatory working with the Aboriginal community, as outlined in Strategy Appendix B.

## Capacity analysis

The above principles were applied to determine potential housing supply over the next 20 years.

The North Coast Regional Plan (NCRP) identifies that Byron Shire should plan to deliver a minimum of 3,150 dwellings over the next 20 years to meet population growth. This number is based on the NCRP estimate of 16,100 dwellings as at 2016. The 2016 census recorded 15,542 private dwellings in the Shire, of which 72% (11,250 dwellings) were in the urban areas. The Shire wide census figure is 560 fewer dwellings than that stated in the NCRP. Using this urban to rural housing apportionment it is estimated there could be 400 fewer dwellings in urban areas. Given the base figure variance between the NCRP and the census, a range has been applied for future housing delivery.

The Shire's rural areas, including the villages of Main Arm and Federal, are likely to contribute 430 extra dwellings by 2036 (see further explanation about this in the Byron Shire Rural Land Use Strategy). This leaves a balance of 2,720 – 3,120 additional dwellings to be delivered in our urban areas.

The NCRP minimum supply figure does not allow for housing stock used as short term rental accommodation (STRA) which is recognised by the NSW government to be at very high

levels in Byron Shire. STRA may occur within existing residential zone areas as well as new release areas. In December Council resolved (**19-676**) to '*investigate and apply an appropriate planning mechanism to limit 10% of the total housing stock in use as non-hosted STRA*'. On this basis a 10% contingency has been applied to the above additional dwellings figure to set a total supply range of 2,990 – 3,432 new dwellings for urban areas.

The capacity analysis, summarised in Table 2 determined that a proportion of land already zoned will assist with meeting future supply. However, the current supply of residential zoned land is insufficient to meet our future housing needs (including delivering secure affordable housing). In light of the above information and projected demand under the NCRP the strategy should plan for new release areas able to supply range of 685 – 1,130 additional dwellings. This equates to around 28 % of all new dwellings.

**Table 2: Urban area dwelling land supply**

<b>Source of land for housing</b>	<b>Estimated dwelling yield</b>	<b>% of future additional urban housing based on mid- range supply of 3210 new dwellings</b>
Already supplied between July 2016 and 2017	228 dwellings	7%
Zoned vacant (undeveloped) <sup>1.</sup>	1,370 dwellings	43%
Infill <sup>2.</sup>	707 dwellings	22%
<b>Anticipated capacity within land already zoned</b>	2,305 dwellings	72%

Note 1. Based on West Byron providing 650 additional dwellings , it is noted that this figure may be subject to review pending court case determinations

Note 2. Old Mullumbimby hospital part of infill figure

## Investigation Areas

Urban growth investigation areas have been identified as part of securing a sustainable long term supply of suitable residential lands. Not all of land shown as an investigation area will be suitable for development and further detailed assessment will be required.

The rezoning of any investigation area needs to be consistent with the objectives and outcomes in the North Coast Regional Plan 2036, relevant Section 117 Directions and State Environmental Planning Policies as well as the policies and directions contained in this strategy.

Maps 1, 2 and 4 show the location of the investigation areas. Each is marked with an 'Area' numerical reference in the strategy as follows:

- Area 1 Mullumbimby, 71 Main Arm Rd
- Area 2 Mullumbimby, 3 Poplar Street
- Area 3 Mullumbimby, Azalea St (old hospital)
- Area 4 Mullumbimby, Tuckaroo Avenue

#### Saltwater Creek Precinct

- Area 5 Mullumbimby, 127, 130- 134 Station Street
- Area 6 Mullumbimby, 1660-1634 Coolamon Scenic
- Area 7 Mullumbimby, Lot 22
- Area 8 Mullumbimby, 1B Ann Street and 20 Prince St
- Area 9 Mullumbimby, 71 New City Rd
  
- Area 10 Byron Bay, Ewingsdale Rd & Kennedy St
- Area 11 Bangalow, 68 Rankin Dr
- Area 12 Bangalow, Ballina Rd (multiple properties)
- Area 13 Bangalow, 31 Ballina Rd east retention of an investigation area
- Area 14 Suffolk Park, 64 Corkwood Cres.

Site suitability analyses were informed by input from various state agencies, Council representatives and the community during public exhibitions of the draft strategy. Strategy Appendix C contains an investigation profile for each area, including their strengths and issues.

### **Housing supply summary**

The source of land to meet housing supply varies amongst the towns and villages. Maps 1 – 5 identify potential land within our towns and villages. As shown on these maps, there is capacity for infill development within the existing R2 Residential Low Density and R3 Residential Medium Density zones.

Map 6 shows the composite distribution of potential housing supply amongst the villages and towns.

Table 3 summaries the anticipated dwelling yields by land supply, type and locality.

**Table 3: Estimate of Dwelling Yield by Land Supply Type and Locality**

Urban locality (map ref)	Existing dwellings (census 2016)	Dwellings commence d 2016- 2017 source: <a href="#">Housing and Land Monitor</a>	Approved for residential and zoned vacant	Infill based on current zoning - dispersed locations <sup>5.</sup>	Investigation areas	Summary total additional dwelling capacity 2016 - 2036 (rounded)	Total projected dwellings capacity as at 2036 (rounded)
<b>Mullumbimby (1)</b>	1,774	37	231	160 <sup>2.</sup>	925 <sup>3.</sup>	1,355 <sup>3.</sup>	<b>3,130</b>
	0	0	0	0	823 <sup>4.</sup>	1,250 <sup>4.</sup>	<b>2,995</b>
<b>Bangalow (2)</b>	745	32	105	85	96	315	<b>1,065</b>
<b>Brunswick Heads (3)</b>	1,025	9	213	43	0	265	<b>1,290</b>
<b>Byron Bay &amp; Sunrise (4)</b>	3,039	95	800 <sup>1.</sup>	113	33	1,040	<b>4,080</b>
<b>Suffolk Park (4)</b>	1,699	in above figure	0	95	0	95	<b>1,795</b>
<b>Ocean Shores, Sth Golden Beach, New Brighton (5)</b>	2,966	55	21	211	0	290	<b>3,255</b>
<b>Combined Urban areas (6)</b>	11,248	228	1,370	707	Range 952 – 1,054	Range 3,250 – 3,355 3,300 as av. (88% of new <sup>6.</sup> )	<b>Range 14,500 – 14,600 14,550 as av.</b>
<b>Rural areas</b>	4,294	-	-	-	-	430 (12% of new)	<b>4,725</b>
<b>Shire total</b>	15,542	-	-	-	-	3,732	<b>19,275<sup>7.</sup></b>

Note 1. Based on West Byron providing 650 additional dwellings, it is noted that this figure may be subject to review pending court case determinations

Note 2. Hospital part of infill figure

Note 3. Scenario 1 Yield – based on private landowners for investigation areas using a Residential Strategy R2/R3 diversity lot mix & R1 mix for Council land

Note 4. Scenario 2 Yield – based on all investigation areas using a Residential Strategy R2/R3 diversity lot mix – refer to Policy 2: Table 5 for an explanation

Note 5. These estimates are based on current regulations and anticipated infill take-up range of 10 to 15%.

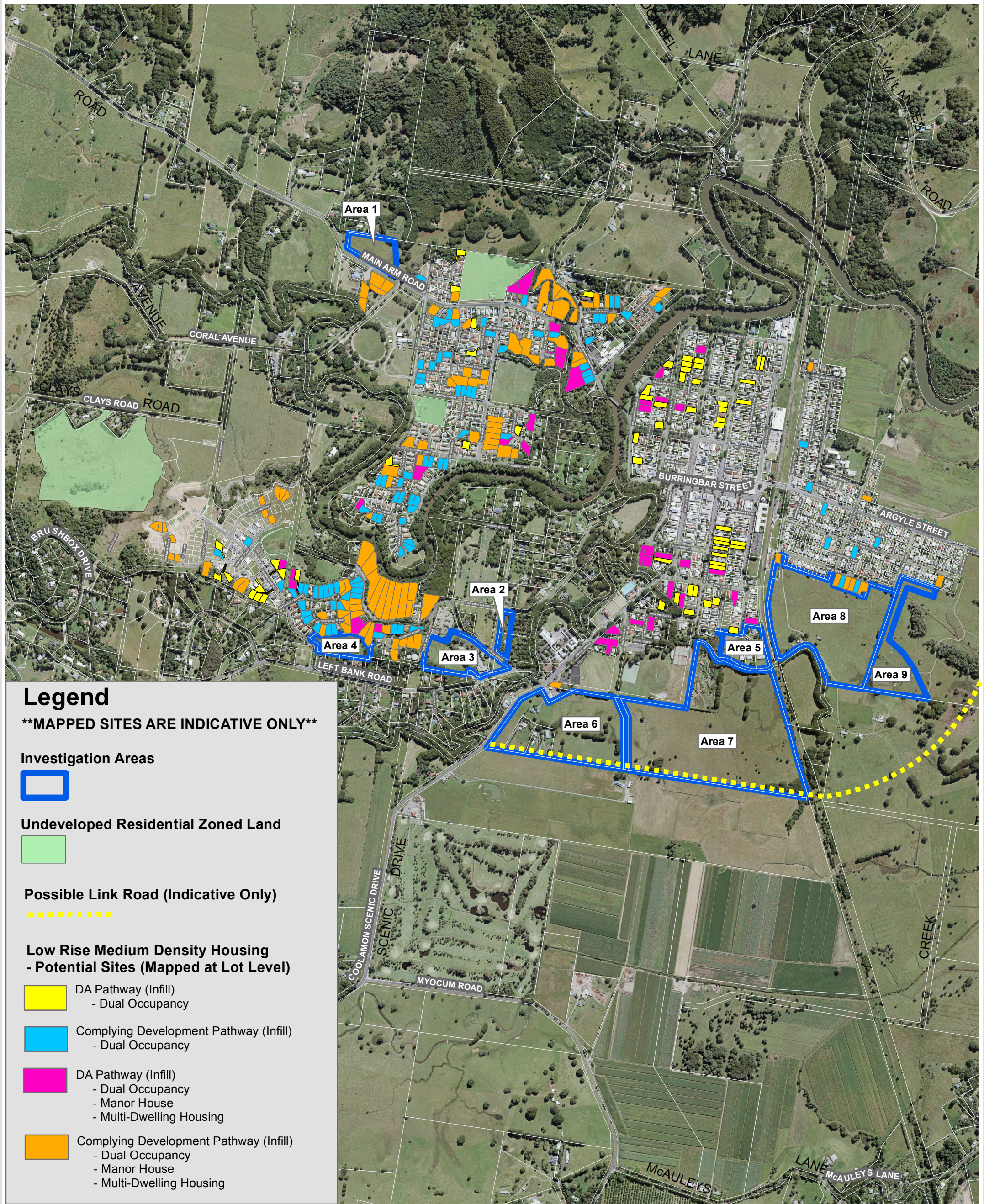
Note 6. Consistent with Strategy Policy 1 Direction 1.1

Note 7. Aligns with the North Coast Regional Plan 2036 - Figure 10: Minimum housing supply (2016-2036) - Byron Shire; 19,250 dwellings

# Map 1: Mullumbimby Potential Housing Supply

**NOTE:**

The information provided on this map is indicative only and should not be used as a basis for investment or other private decision making purposes about land purchase or land use.



## Legend

**\*\*MAPPED SITES ARE INDICATIVE ONLY\*\***

### Investigation Areas




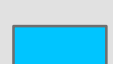


### Undeveloped Residential Zoned Land



### Possible Link Road (Indicative Only)



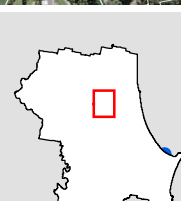
### Low Rise Medium Density Housing - Potential Sites (Mapped at Lot Level)

-  DA Pathway (Infill) - Dual Occupancy
-  Complying Development Pathway (Infill) - Dual Occupancy
-  DA Pathway (Infill) - Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing
-  Complying Development Pathway (Infill) - Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing

Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it. Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

0 650 1,300 Metres

1:13,318 @ A3 size



Date: 16/11/2020



# Map 2: Bangalow Potential Housing Supply

**NOTE:**

The information provided on this map is indicative only and should not be used as a basis for investment or other private decision making purposes about land purchase or land use.

## Legend

**\*\*MAPPED SITES ARE INDICATIVE ONLY\*\***

### Investigation Areas



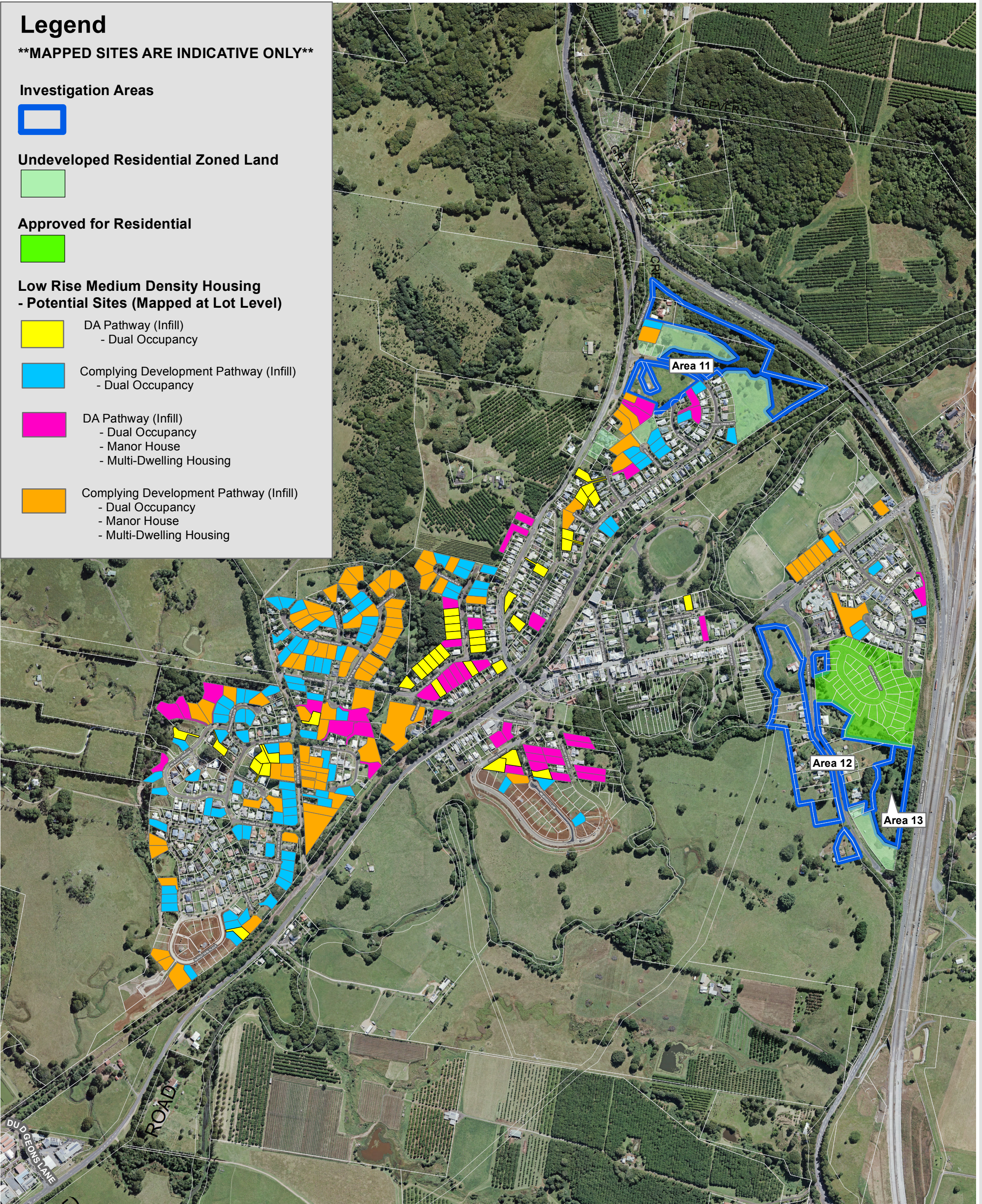
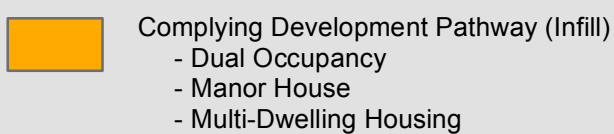
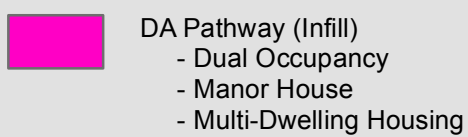
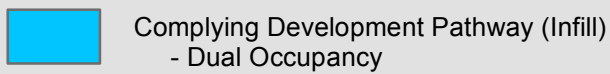
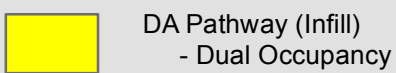
### Undeveloped Residential Zoned Land



### Approved for Residential



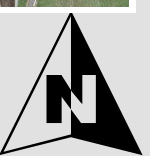
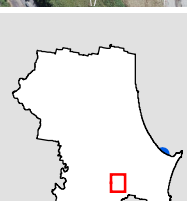
### Low Rise Medium Density Housing - Potential Sites (Mapped at Lot Level)



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0 460 920 Metres

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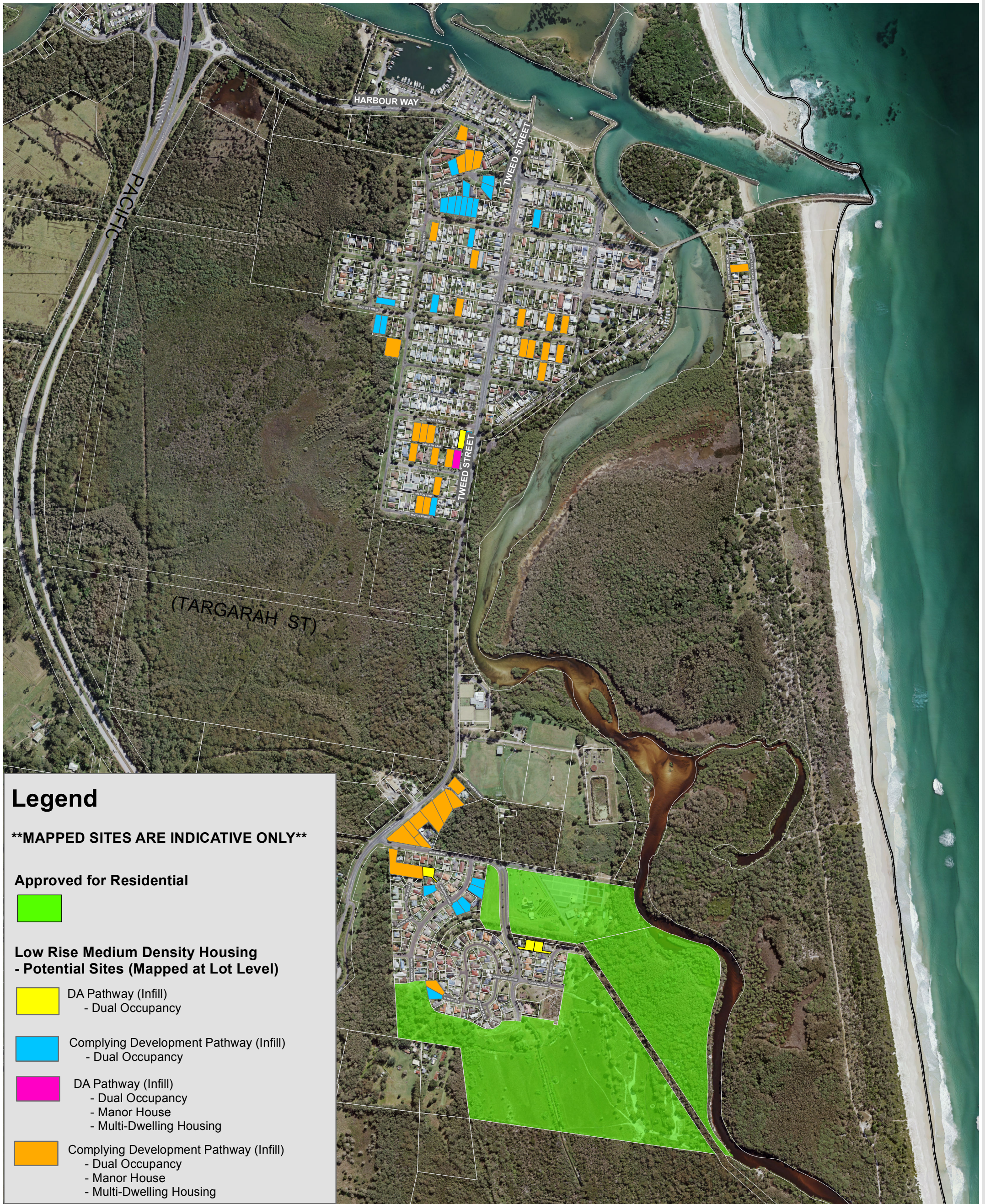
Date: 17/11/2020



# Map 3: Brunswick Heads Potential Housing Supply

**NOTE:**

The information provided on this map is indicative only and should not be used as a basis for investment or other private decision making purposes about land purchase or land use.



## Legend

**\*\*MAPPED SITES ARE INDICATIVE ONLY\*\***

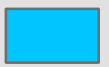
### Approved for Residential



### Low Rise Medium Density Housing - Potential Sites (Mapped at Lot Level)



DA Pathway (Infill)  
- Dual Occupancy



Complying Development Pathway (Infill)  
- Dual Occupancy



DA Pathway (Infill)  
- Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing



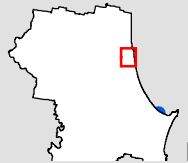
Complying Development Pathway (Infill)  
- Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing



Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it. Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

0 475 950 Metres

1:9,448 @ A3 size

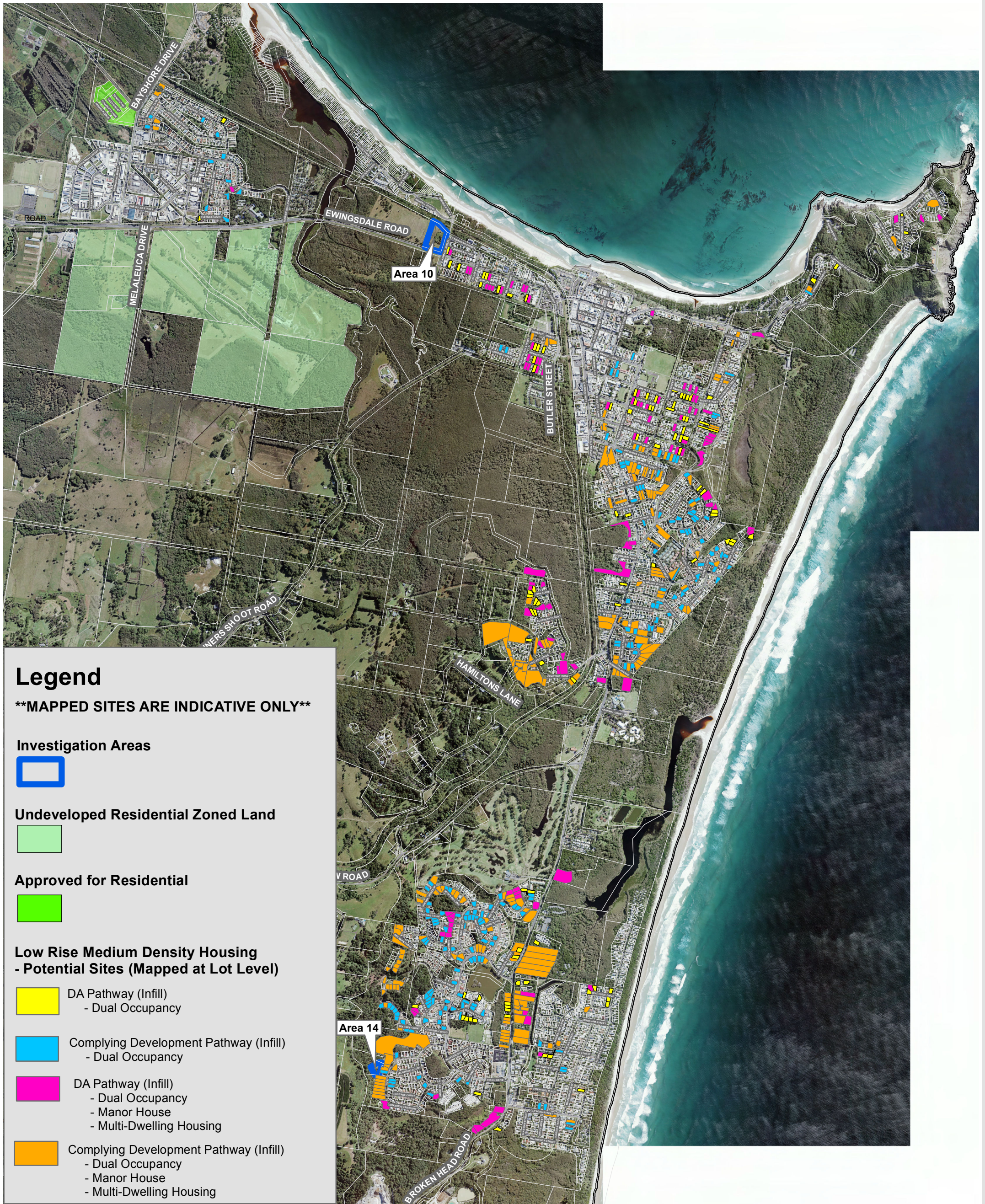


Date: 12/11/2020

# Map 4: Byron Bay & Suffolk Park Potential Housing Supply

**NOTE:**

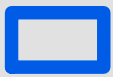
The information provided on this map is indicative only and should not be used as a basis for investment or other private decision making purposes about land purchase or land use.



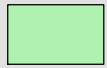
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**\*\*MAPPED SITES ARE INDICATIVE ONLY\*\***

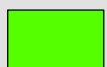
### Investigation Areas



### Undeveloped Residential Zoned Land



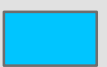
### Approved for Residential



### Low Rise Medium Density Housing - Potential Sites (Mapped at Lot Level)



DA Pathway (Infill)  
- Dual Occupancy



Complying Development Pathway (Infill)  
- Dual Occupancy



DA Pathway (Infill)  
- Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing



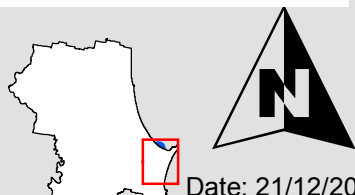
Complying Development Pathway (Infill)  
- Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing



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0 1,125 2,250 Metres

1:22,505 @ A3 size

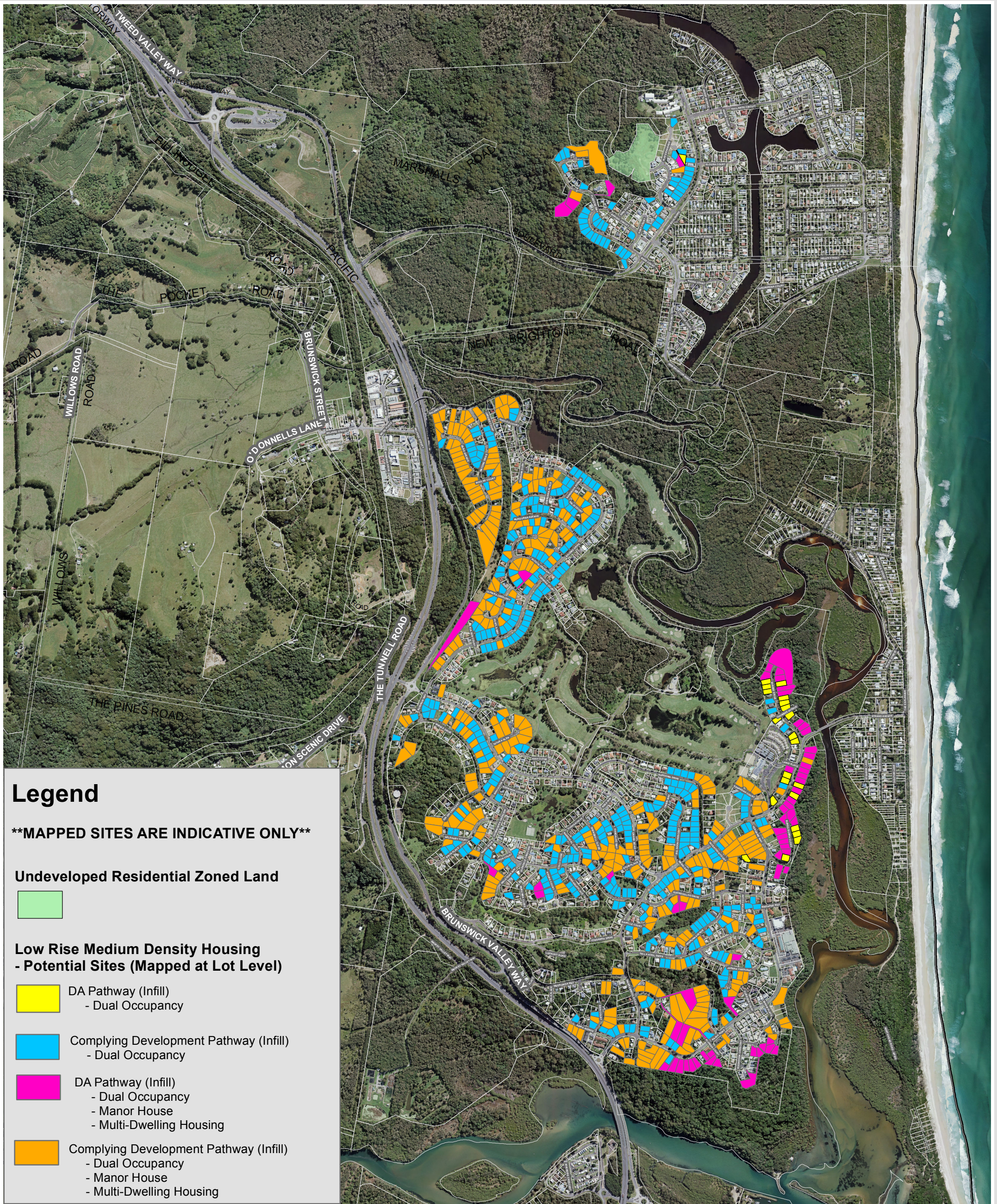


Date: 21/12/2020

# Map 5: Ocean Shores, South Golden Beach & New Brighton Potential Housing Supply

**NOTE:**

The information provided on this map is indicative only and should not be used as a basis for investment or other private decision making purposes about land purchase or land use.



## Legend

**\*\*MAPPED SITES ARE INDICATIVE ONLY\*\***

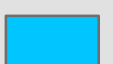
### Undeveloped Residential Zoned Land



### Low Rise Medium Density Housing - Potential Sites (Mapped at Lot Level)



DA Pathway (Infill)  
- Dual Occupancy



Complying Development Pathway (Infill)  
- Dual Occupancy



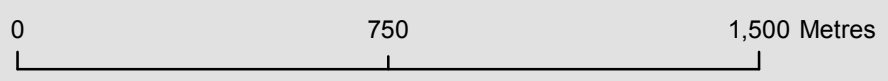
DA Pathway (Infill)  
- Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing



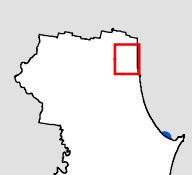
Complying Development Pathway (Infill)  
- Dual Occupancy  
- Manor House  
- Multi-Dwelling Housing



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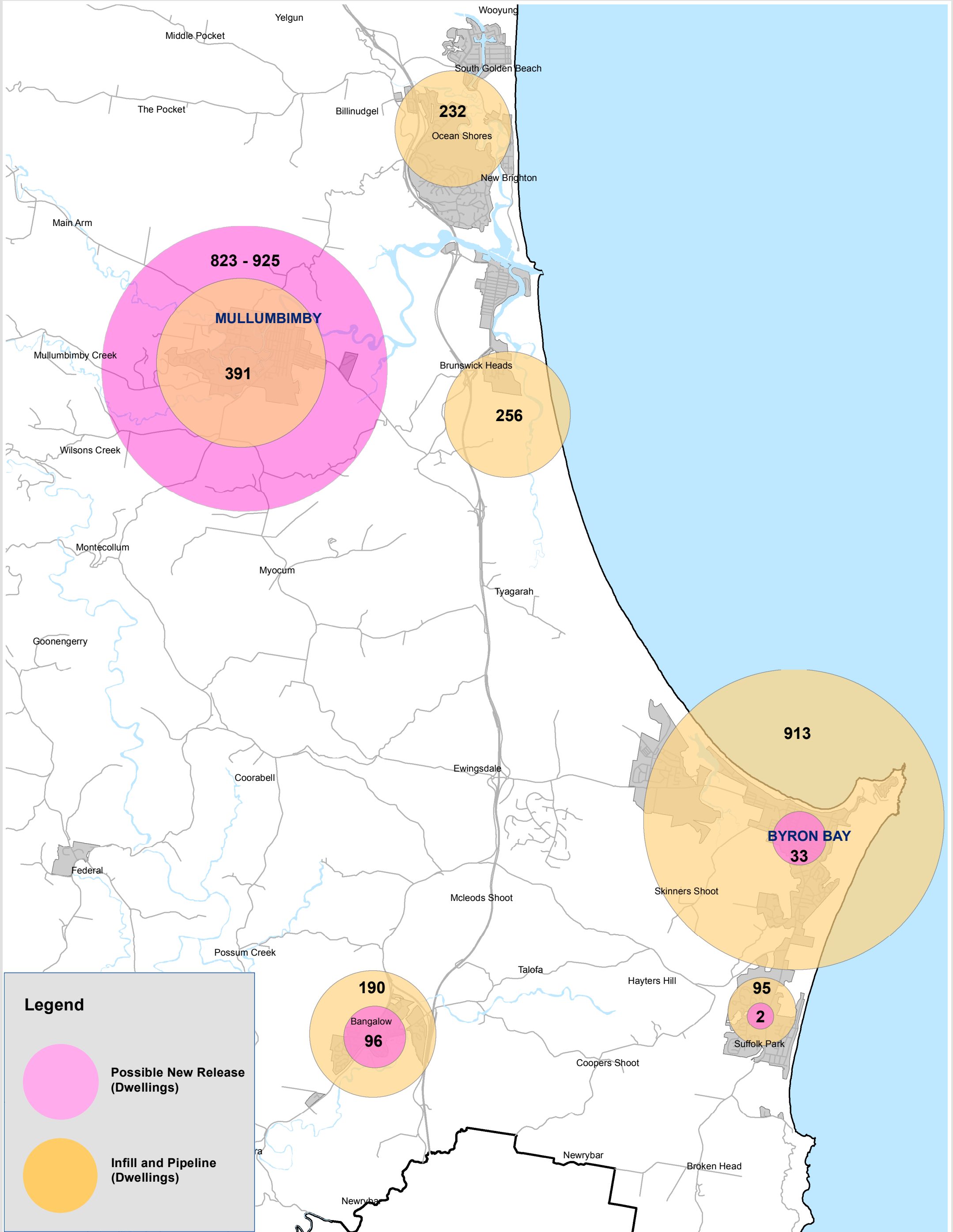


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Date: 12/11/2020

# Map 6: Urban Housing Supply Distribution



## Legend

-  Possible New Release (Dwellings)
-  Infill and Pipeline (Dwellings)

Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it. Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

0 2,150 4,300 Metres

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Date: 21/12/2020





## Local planning actions

2. Examine our current infrastructure capacity, charges and engineering standards to determine:
  - a) any areas unable to support significant infill development, and explore mechanisms to manage any infill until such times as they can be serviced with adequate and cost-effective physical and social infrastructure
  - b) where improvements or upgrades are needed to service identified new release land, and investigate options for timely delivery
  - c) updates needed to support the mix of housing and lot typologies shown in Strategy Section 3 – Policy 2: Table 5.
  
- 3 Support the examination of opportunities for sensitive (i.e. reflects the 'local' in our places) urban infill, redevelopment and increased densities in appropriate locations to make good use of urban land including:
  - a) facilitating diverse, lower cost, and affordable housing on Council owned carparks, without decreasing the current number of available car parking spaces and having regard to the need to avoid negative impact on recent investment in emissions reduction capability.
  
- 4 Consider landowner-initiated planning proposals for Mullumbimby Saltwater Creek Precinct (Area 6 - 1660-1634 Coolamon Scenic, Area 7 Lot 22, Area 8 - 1B Ann Street and 20 Prince St and Area 9 - 71 New City Rd) as identified on Strategy Map 1 for potential new release residential land. Investigations to address urban residential suitable-for-use principles under Strategy Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area/s, including applying SEPP 70 affordable housing contribution provisions.
  
- 5 Consider landowner-initiated planning proposals for potential new release residential land on Strategy Map 1 and listed as:
  - i. Area 1 - Mullumbimby, 71 Main Arm Rd
  - ii. Area 2 - Mullumbimby, 3 Poplar Street
  - iii. Area 4 - Mullumbimby, Tuckaroo Avenue

Investigations to address urban residential suitable-for-use principles under Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area's including applying of SEPP 70 affordable housing contribution provisions.
  
6. Consider landowner-initiated planning proposals to reduce minimum lot size provisions for investigation Area 5 – Mullumbimby, 127, 130 - 134 Station Street on Strategy Map 1.

Investigations to address urban residential suitable-for-use principles under Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area/s, including applying of SEPP 70 affordable housing contribution provisions.

7. Consider landowner-initiated planning proposals for potential new release residential land identified on Strategy Maps 2 and Map 4 and listed as:
- i. Area 10 - Byron Bay, Ewingsdale Road
  - ii. Area 11 - Bangalow, 68 Rankin Drive and Granuaille Crescent
  - iii. Area 12 - Bangalow, Ballina Rd
  - iv. Area 13 - Bangalow, 31 Ballina Rd east
  - v. Area 14 - Suffolk Park, 64 Corkwood Cres.

Investigations to address urban residential suitable-for-use principles under Policy 1 - Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area/s including applying of SEPP 70 affordable housing contribution provisions.

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### **DIRECTION 1.3: New subdivisions and infill will support the attributes of liveable neighbourhoods**

The charrette participants broadly considered and supported using 'liveable neighbourhood principles' to guide how we deliver housing in residential areas. These principles combine their feedback with the broader social, economic and environmental outcomes sought by our community and the NCRP.

The following principles will be considered evaluating new release areas, infill areas and planning proposals:

#### **Liveable neighbourhood principles**

- i. **Variety:** lot size and housing types that are adaptable and versatile
  - ii. **Open spaces that make places:** well-defined open spaces that contain a mix of interesting places where people feel safe and comfortable to socialise and engage in outdoor activities in their neighbourhood
  - iii. **Urban greening:** the natural areas are an essential part of the neighbourhood, bringing wildlife, shade, comfort and visual amenity. These are to be supported with the inclusion of street trees
  - iv. **Legible with human scale:** use human dimensions (physical as well as non-physical) to help people relate to, interpret and appreciate the streetscape and feel safe and comfortable. The layout should allow for clear mental maps of the neighbourhood.
  - v. **Interconnected and permeable:** easy walking or cycling between places, such as public transport stops, cafes, shops, the doctor's surgery, aged care and child care services, and primary schools. Safe streets with low-speed traffic, pavements and easy crossing points.
  - vi. **Environmental and cultural sensitivity:** sensitive to the environment, Bundjalung connection to Country and responds to its natural and geographical conditions.
-



## Local planning actions

8. Investigate opportunities in the local planning framework (LEP and DCP provisions) to support liveable neighbourhood principles when assessing new subdivision and infill development proposals.
  
  9. Support the delivery of a high-level concept structure plan for the Mullumbimby Saltwater Creek Precinct (Areas 5 – 9 as identified on Map 1) for inclusion in DCP 2014, setting out a framework for:
    - a) protecting the environment
    - b) managing flooding and stormwater
    - c) traffic management (encompassing possible acoustic impacts) and securing movement corridors (vehicular, cycling and walking) including capacity for a multimodal local connection road in a location as indicatively shown on Strategy Map 1.
    - d) the scale, pattern and broad location of new housing, including providing affordable housing
    - e) supporting liveable neighbourhood principles.
-

## Policy 2: Improved housing choice, diversity and equity

### Context

Our community has expressed a desire to ‘cultivate and celebrate our diverse cultures, lifestyle and sense of community’ as well as to ‘manage growth and change responsibly’.

Within these objectives is our need to deliver greater housing diversity and affordability in the Shire. This aligns with the challenges outlined in ‘*Our residents, households and housing types*’, which discusses a need for improved housing choice, diversity and equity.

Affordability, location and space requirements are the main factors that influence people’s choice in housing. The type of house we live in and its location can affect our lives in a number of ways: the length of our daily commute, how often we see family and friends, choices about how we bring up our children and whether we can remain living in the same area we grew up in.

As no single housing type can satisfy everyone’s household requirements, it is important to provide greater housing mix and choice in the Shire. This will make it easier to cater for our residents including young adults and the elderly, people with a disability, empty-nesters wanting to down size, lone-person households and new family units.

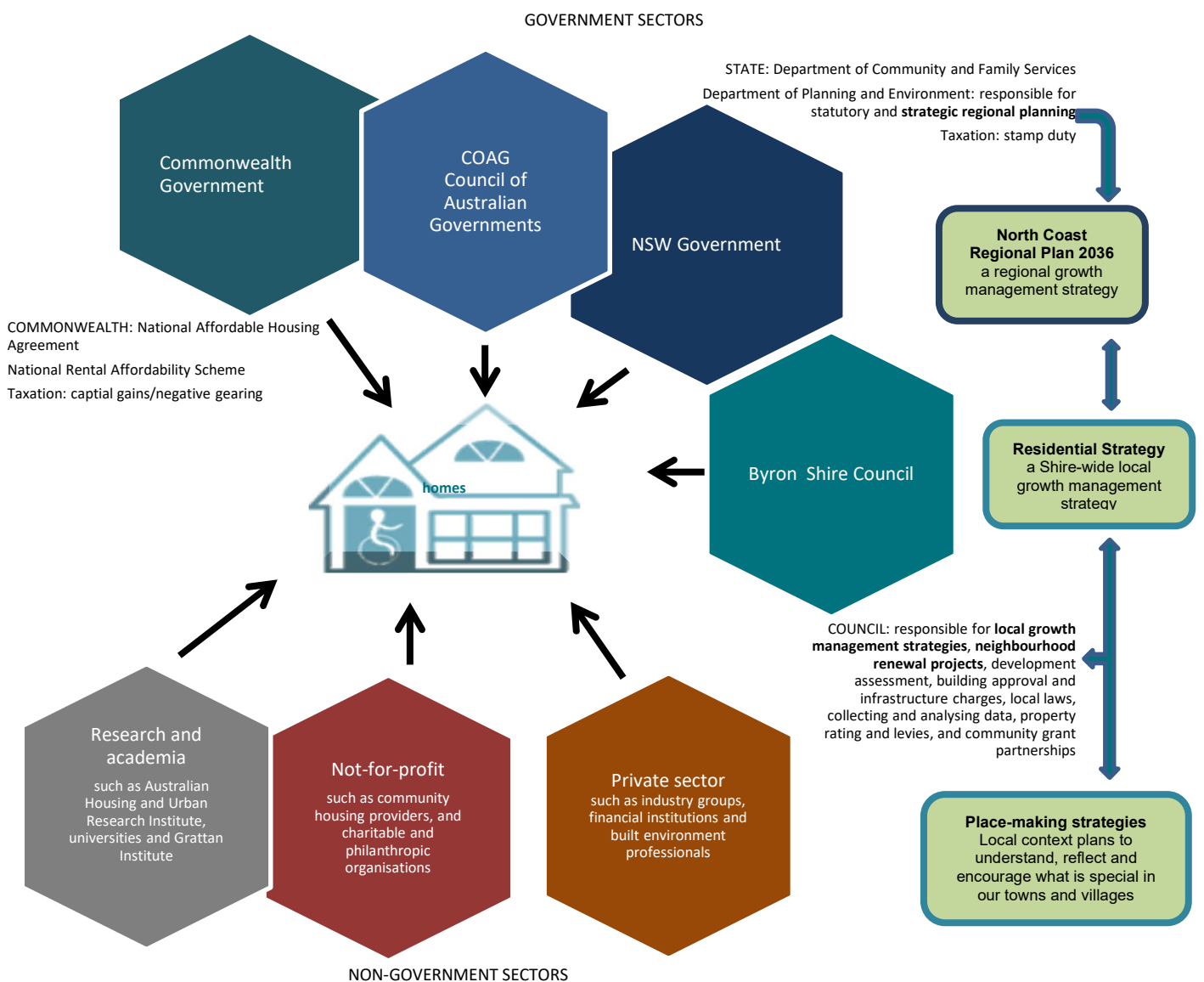
Housing also needs to be accessible for households on very low, low and moderate incomes. Many of our critical workers (those employed in the retail, hospitality, care and creative art sectors) are in this income bracket. These workers play an important role in contributing to our liveable and vibrant Shire. Improving these residents’ ability to access the housing they need is one of the main challenges of this strategy.

At a broader level, improving housing choice, diversity and equity can lead to a more diverse employment base, with greater local employment and business opportunities.

### Direction we are heading

This strategy (as a local growth management strategy) is only one component of a complex framework of both government and non-government factors that influence housing outcomes (as outlined in Figure 4). The strategy primarily focusses on land use planning enablers and barriers to housing supply, types and models.





**Figure 4: Complex array of influences on housing outcomes**

Housing choice, diversity and equity all affect individuals' and our community's wellbeing and social cohesion. Community members, Council and representatives from the private sector attended a housing summit in February 2017 and a follow up housing roundtable in July 2018. Both forums explored innovative housing responses to better meet our changing community expectations and needs, with a focus on:

- i. planning enablers and barriers
- ii. housing types and models
- iii. tenure types and security
- iv. finance and investment models.

Feedback from the housing summit, place planning and the charrette processes has informed five directions aimed at providing improved housing choice, diversity and equity.

**DIRECTION 2.1: Enable opportunities for innovative new residential forms and models that give a sense of place, promote environmental stewardship and encourage social, economic and cultural diversity and equity.**

This direction refers to new residential forms and models that can be built on private land or government owned land (such as the old Mullumbimby Hospital site). These are a possible option for people who want more affordable higher quality homes with a strong sense of community, which is currently not met by the traditional model of speculative housing development.

Table 4 Byron Shire bespoke residential forms, lists seven innovative residential forms and their land use planning considerations. The list is not exhaustive, the forms are not necessarily mutually exclusive, and all should be located and designed as part of a larger liveable neighbourhood.

**Table 4: Byron Shire bespoke residential forms**

Byron Shire bespoke residential models	Possible location opportunities as shown on maps 1 and 4	Land use planning considerations
<p><b>Micro-home/lot</b> Single house on a freehold lot less than 200m<sup>2</sup>.</p>	<p>Area 7</p>	<p>Design: access, minimum standards for outdoor living space, car bays, lot coverage, building setback.</p>
<p><b>Intentional community</b> An integrated housing project on a single lot with shared community facilities collectively funded by residents who often have shared values.</p>	<p>Areas 3 &amp; 7</p>	<p>Use: an appropriate zone to allow mixed uses. Design: lot coverage, building setback, density, car bays and outdoor space requirements. Intentional community criteria – Strategy Appendix D</p>
<p><b>Pocket neighbourhoods</b> A cluster of approximately 12 neighbouring houses or apartments gathered around a shared open space.</p>	<p>Area 11 Laneways or cul-de-sac in established areas.</p>	<p>Design: a shared outdoor space central to the cluster of homes such as a garden courtyard, a pedestrian street, a series of joined backyards or a reclaimed laneway.</p>
<p><b>Seniors and people with a disability housing communities</b> Specific housing pockets or intentional communities to cater for the needs of older people or people with a disability. Scale can range from a small cluster of homes to a larger facility offering low to high care accommodation.</p>	<p>Area 8</p>	<p>Design: physically located and suited to older residents and those with a disability:</p> <ul style="list-style-type: none"> <li>• within easy walking distance of ordinary activities of daily living</li> <li>• allows independence to those who do not drive</li> <li>• reinforces local community services and facilities for an ageing population</li> <li>• facilitates opportunities to provide support to other local living arrangements used by seniors or people with a disability, such as ageing in place.</li> </ul> <p>(For criteria on location and design please refer to: <i>State Environmental Planning Policy – Housing for Seniors and People with a Disability - 2004</i>)</p>

<b>Byron Shire bespoke residential models</b>	<b>Possible location opportunities as shown on maps 1 and 4</b>	<b>Land use planning considerations</b>
<p><b>Live/work spaces</b> Spaces designed to incorporate a person's professional and personal lives in one space. Compared with a home occupation, it is a more work-driven type of space in which employees and walk-in trade are permitted. The uses have a more equal status between the residential and work components.</p>	<p>Places that are pedestrian-oriented neighbourhoods, on lively mixed-use streets where there are easy opportunities for people to step outside and encounter others in a congenial public realm.</p>	<p>Use: tendency for live/work space to revert to purely residential use. Residential use only is undesirable due to incompatibilities with other pre-existing business uses, lack of residential amenities and propensity to convert to short-term holiday let accommodation.</p> <p>Design: locating live/work types suitably while providing for flexibility and use evolution - lot coverage, building setback, interior space requirements for living and working, opportunities for spontaneous interaction among residents as they come and go in 'interactive spaces' such as courtyards and atriums.</p> <p>The apportionment of live to work spaces may affect capacity to qualify for a residential mortgage and/or rates.</p>
<p><b>New generation boarding houses</b> Self-contained furnished studios from 12m<sup>2</sup> to 25m<sup>2</sup> with all utilities included in the rent or occupancy.</p>	<p>Sites under council's 'Housing First Model' yet to be identified, but support in principle to include a site in Byron Bay.</p>	<p>Use: retaining as secure stock as a long-term low income housing option under Affordable Housing State Environmental Planning Policy.</p> <p>Design: the importance of building design cross ventilation, such as a wide central 'breezeway', corridors and voids, and the use of corner blocks.</p>
<p><b>Indigenous community land trusts and housing</b> Land secured to enable housing for Bundjalung people and in particular, for native title holders the Bundjalung of Byron Bay Arawkal People. This may be in the form of community housing but is not restricted to this type.</p>	<p>No sites determined</p>	<p>Culturally appropriate development and design provisions around access, minimum standards for outdoor living space, car bays, lot coverage, building setback.</p> <p>This will enable Bundjalung people who have moved due to a lack of rental options, or acute housing stress to live on Country and will enable others living locally to escape acute housing stress. Develop a pathway to home ownership in the Shire.</p>

New residential forms and models can bring benefits for both future residents and our broader community, including:

- **Sense of community:** joining a group of like-minded people creates a sense of community from the start of the project. In some instances, the community can become the developer, and upon completion, connections and relationships are already formed between the new residents and existing neighbours.
- **Improved built form outcomes:** participants get to co-create a space that will meet their long-term needs, with the future owners and/or community members in control of the design process and not motivated by short-term profit maximisation. This means they are free to accept lower returns and invest in higher quality design and better quality materials and can pursue higher social and/or environmental objectives.
- **Innovation:** controlling the design process also allows groups to experiment with variations to traditional approaches to car parking, sustainability, community spaces, lot size and dwelling sizes.
- **Reductions in the overall project delivery cost:** experiences elsewhere in Australia have found some new forms are delivering dwellings at a cost typically 15 to 25% less than the market price.
- **Collective buying power:** to deliver more assessable housing in locations previously unaffordable to low and moderate-income households in the community.
- **Bridging the gap on Indigenous disadvantage:** improved access to local housing will allow Bundjalung people to live on Country and better connect to Country.

At the same time, these alternative forms present a number of challenges including our ability to apply locally appropriate planning provisions and general community awareness of, or resistance to, such alternatives. Other challenges are availability of land, funding for developments that do not fit their typical funding criteria, and tenure structures.

Council is investigating emerging funding and tenure models to complement these new residential forms which are listed below and further explained in the Background Report.

- community land trusts
- shared equity and dual mortgage ownership
- not-for-profit company providing long term social and affordable housing
- housing co-operatives.

**DIRECTION 2.2:**        **Facilitate and promote growth in the proportion of rental and to-buy housing aimed at the lower end of the market, including those with very low incomes.**

This direction relates to affordable housing for households on very low to moderate incomes. The ability for new release and infill sites to deliver affordable housing is central to maintaining our Shire's community diversity and identity. Future development is unlikely to deliver affordable housing without some sort of intervention, either through the planning framework or complementary actions. Implementing this direction will most likely require a combination of approaches.

- **Leadership:** such as Council rezoning and reclassifying Council owned land to provide for additional residential development, such as Lot 22 DP 1073165, Stuart Street, Mullumbimby.
- **Partnership:** such as Council's Affordable Housing Project involving a number of private landowners interested in contributing to accessible housing. Maps 1 and 2 show the location of these sites.
- **Regulation:** controls that require affordable housing to be included in developments.
- **Incentives:** such as concessions and bonuses in development controls and/or contributions may boost construction of affordable housing.
- **Promotion:** marketing program to help the community understand the need for, and benefits of, affordable housing.

**DIRECTION 2.3: Encourage use of low rise medium density housing types other than the detached house.**

This direction refers to 'conventional' low rise medium density housing types: detached and attached dual occupancies, multi-dwelling houses and manor houses (see Figure 5). Usually occurring as residential 'infill', they are also an important component the housing mix for new release areas.

There is a growing trend of people wanting to live in townhouses or apartments in locations that are close to family, friends or shops. Research indicates that using low rise, smaller unit developments (as opposed to a high rise) is both financially feasible and likely to deliver a more affordable product in a full range of locations.

However, this change should be managed carefully to ensure our residents' diverse needs are met and that our suburbs continue to be vibrant, attractive places to live. To help local councils in this process, the State Government has introduced a 'Low Rise Housing Diversity Code' with an accompanying Design Guide and a draft Urban Design for Regional NSW Local Design guidelines. Council has incorporated residential character narratives in the Byron Shire DCP 2014, providing further guidance on acceptable development responses including for design verification statements.

For Byron Shire, the main challenges to delivering this form of housing are existing subdivision patterns, availability of suitable sites and infrastructure capacity.

**DIRECTION 2.4: Support 'urban village' pockets of mixed-use activities close to business centres.**

The changing structure of business centres and the creep of commercial uses into surrounding residential areas can leave remaining residents feeling isolated. Mixing residential living with working opportunities to create 'urban villages' is a great way to refresh these neighbourhoods. It draws in new residents seeking a lifestyle or a shared live/work space that is close to the town centre. It also reduces reliance on cars, reducing the carbon footprint.

Land use zones need to support a mix of uses and residents suited to ‘urban village’ locations, such as artists and business incubators. These businesses are significant contributors to Byron Shire’s economy and often benefit from mixed-use, pedestrian-oriented neighbourhoods. Emphasis should be on enabling residents and businesses to retain control of their mixed-use spaces through ownership or long term rent subsidies.

In the short term, higher-density apartment forms are unlikely to be feasible in most cases because of their high construction costs. As part of the review identified in Action 14 (below), consideration should be given on how to avoid an impractical, fragmented tenure in these areas in accordance with the Urban Village Pocket Criteria contained in Strategy Appendix D.

**DIRECTION 2.5: Continue to support detached houses but with a stronger emphasis on more diversity in lot and house size and using adaptable and liveable house design.**

This direction refers to detached houses, including dual-occupancy and secondary dwellings. There are strong rational and emotional drivers fuelling a continued preference for a detached house in Australia. In continuing to support detached houses as part of our housing mix, there needs to be more emphasis on diversity in house size and using adaptable house design. This approach furthers our Disability Inclusion Action Plan.

An adaptable and easy-live house can suit many occupants, including people with a disability, ageing baby boomers, people with temporary injuries and families with young children. It enables them to respond to changing needs without costly and energy-intensive alterations or having to move. At different times, a single space may act as a home office, a teenage retreat, a family study or a bedroom for an elderly relative.

Research shows that when building a new home, many people anticipate spending a number of years, if not decades, living in it. Others may plan on a shorter stay. Whatever the intention, any new home is likely to have to accommodate changing needs over its lifetime. An adaptable and easy-live house responds effectively to these needs. For example, the house can be designed to function as a large family home and eventually divided into two smaller units, so residents continue living in a familiar environment.

As with affordable housing, future development is unlikely to deliver much adaptable and easy-live housing without some sort of intervention, either through the planning framework or complementary actions. Implementing this direction will most likely require a combination of approaches:

- **Leadership** – in housing that may result from council housing projects
- **Regulation** – controls that require adaptable housing to be included in new developments
- **Incentives** – such as concessions and bonuses in development controls and contributions may boost construction of adaptable and easy-live housing
- **Promotion** – a marketing program to help the housing industry and community understand the need for and benefits of adaptable housing.

## Action framework

A series of actions are required to implement the above directions. They have three components:

- i. **A Byron Shire ‘Housing Typology’** (as shown by Figure 5) – a range of low rise housing choices that can fit within the scale of existing lower-density housing in established and emerging neighbourhoods and offer improved equity, choice and diversity.
- ii. **A Byron Shire ‘Lot Typology and Mix’** (as shown by Section 3 – Policy 2: Table 5 and Diagram 2) – rethinking the past approach of simply applying standard minimum lot size. Recent experience elsewhere in Australia has found that diversifying lot size with housing typology – often referred to as ‘salt and peppering’ – can deliver better outcomes, such as innovation, flexibility in the design of homes and delivering more diverse residential development forms. Using the established R2 Low Density Zone and R3 Medium Density Zone and introducing a R1 General Residential Zone’ Table 5’ (see below) sets a recommended mix of lots for each zone to support the overall dwelling diversity target for the zone.
- iii. **Affordable housing contribution**

When processing a rezoning request for an upzoning, Council is committed to concurrently seeking an amendment of Byron LEP 2014 that applies a SEPP 70 Affordable Housing Contribution Scheme clause to the same land. The strategy preparation process has:

- a) established a need for the affordable housing
- b) identified potential land for the application of an affordable housing contribution scheme as the ‘investigation areas’
- c) established a general ‘likely viability’ case for investigation areas.

The Byron Shire Affordable Housing Contribution policy and associated procedures set out a framework for contributions. The Background Report provides details on the need and viability.

A planning proposal to apply the scheme is underway whereby the scheme is applied over ‘investigation area precincts’ and the LEP 2014 will reference the scheme (i.e. the land will be listed, mapped and a contribution rate set). The scheme would make it clear that when the land is rezoned a contribution would be sought for that area of land that is ultimately upzoned.

Under the policy a landowner at the time of the upzoning planning proposal (PP) make seek to amend the scheme’s contribution rate for that land, subject to an independent viability assessment being undertaken by the landowner (at their cost) and Council support. In these instances the upzoning and scheme amendments will be combined for gateway/exhibition etc. so the zone /scheme amendments occur simultaneously. This proposed process is awaiting further advice from the NSW government.





## Local planning actions


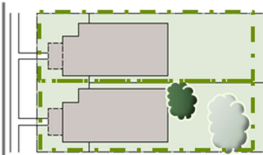
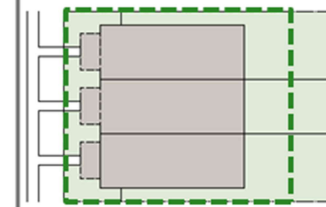


10. Review Byron LEP *R2 Low Density Residential*, *R3 Medium Density Residential*, *B2 Local Centre* and *B4 Mixed Use* zone objectives to include appropriate objectives for improved housing choice, diversity and equity.
11. Implement a new *R1 General Residential* zone to facilitate diverse, affordable, adaptable and easy-live housing located with good access to a range of facilities and services to meet residents' day-to-day needs.
12. Examine local planning controls (LEP and DCP provisions) to apply a lot diversity mix ratio per net developable area as shown by Section 3 - Policy 2: Table 5 and Diagram 2 including a preferred housing type for various lot types to ensure new release areas achieve diverse housing types as shown on Figure 5.
13. Examine infrastructure capacity of areas capable of functioning as urban village pockets to make good use of urban land and support a vibrant mixed-use community and pedestrian-oriented neighbourhoods.
14. Subject to the findings of Action 13 and using the template criteria for urban village pockets (Strategy Appendix D), review local planning controls to support 'urban village pockets' of no more than three storeys in height in suitable locations as part of a liveable neighbourhood in the *B4 Mixed Use* zone (or other appropriate zones).
15. Using the template criteria for intentional communities (Strategy Appendix D) review local planning controls to support the location and design of intentional communities as part of a liveable neighbourhood in the new *R1 Residential* zone (or other residential zones).
16. Using the template criteria for affordable housing and social housing (Strategy Appendix D) review local planning controls to support the location and design affordable housing and social housing.
17. Investigate applying a SEPP 70 affordable housing contribution scheme over new release areas within the urban growth investigation areas as shown on Strategy Maps 1, 2 & 4 consistent with [State Environmental Planning Policy No 70—Affordable Housing \(Revised Schemes\)](#) and guided by [Guideline for Developing an Affordable Housing Contribution Scheme](#) and Strategy Appendix D - affordable housing principles and the Byron Shire Affordable Housing Contribution Policy and procedures.
18. Consider affordable housing as a first option, when investigating the best use of lands owned by Council.
19. Examine local planning controls to encourage:
  - a) infill development that supports liveable neighbourhoods principles, not simply based on lot size

- b) floor space capacity that better relates to the lot size, improving housing diversity and supporting adaptable and easy-live housing
  - c) house and lot design to reduce living costs for residents, including travel, energy and water consumption
  - d) retention of a component of residential living in any mixed-use development conversion or removal of an existing dwelling stock for commercial uses, particularly around centres or along major access roads to our towns and villages
  - e) detached housing based on adaptable and easy-live house design features, including:
    - easy access and movement
    - practical and cost effective adaptation
    - ability to anticipate and respond to the changing needs of home occupants.
  - f) housing for seniors and people with a disability that:
    - is located and designed to support liveable neighbourhood principles
    - creates more innovative options for older residents to ‘age in place’
    - encourages the planning and design of neighbourhoods to allow housing choice and social interaction, community participation and activity.
-

Notes	Low density			Low rise, medium density types				Other medium density		
	Detached house	Secondary dwelling	Micro-homes/lot	Dual-occupancy detached*	Dual-occupancy attached*	Multi-dwelling housing: townhouse & terraces*	Manor house*	Apartment shop top live & work space	Boarding houses & co-living	Byron bespoke intentional communities
	Fully detached homes			Semi-detached to attached homes				Attached		
<p>* may be delivered under the Low Rise Housing Diversity Code)</p> <p>1. changes in the proportion of residents in a life-stage is based on Stage Government projections to 2036 as at 2018 - excludes children as a % of life stages – changes are projections only</p>		Dwelling not more than 60m <sup>2</sup> or 30% of floor area of principal dwelling.	Attached or detached housing on lots less than 200m <sup>2</sup> .	Two detached dwellings on one lot of land but does not include a secondary dwelling.	Two dwellings on one lot of land that are attached to each other.	Three or more dwellings on one lot of land, each with <u>access at ground level</u> . No part of a dwelling is above any part of any other dwelling. Terrace dwellings – one alignment facing the street.	A building containing three or four dwellings, where each dwelling is attached to another dwelling by a common wall or floor, and at least one dwelling is partially or wholly located above another dwelling.	A living space in a residential building containing three or more dwellings or residential space mixed with workspaces either within the one tenancy or separate	Let as lodgings with residence for three months or more, shared facilities or a bathroom within a lodger's room.	People come together to be the developer of their own homes.  For more explanation, see Appendix C.
<b>Lot types suited to housing type</b>	Type A or B 200 – 800m <sup>2</sup>	Type A 450 – 800m <sup>2</sup>	Type D < 200m <sup>2</sup>	Type C	Type C	Type C	Type C	Type C	Type C	Community title
<b>Life stage#</b>										
Younger years (aged 18–34) 20% of residents increasing to 26% <sup>1</sup> .		✓	✓	✓	✓	✓	✓	✓	✓	✓
Parents, homebuilders, older workers (aged 35–59) 50% of residents increasing to 56%	✓			✓	✓	✓				✓
'Empty-nesters' and retirees (aged 60–69) 19% of residents decreasing to 12 %		✓	✓	✓	✓	✓	✓	✓		✓
Seniors (aged 70+) 13% of residents stable		✓	✓	✓	✓	✓		✓	✓	✓

**Figure 5: Housing typology**

**Table 5: Lot diversity and size mix for land identified within investigation areas**

Column 1 – Lot type	Column 2 - Mix of lots per net developable area (see to diagram below as how mix may be delivered)			Column 3 - Lot size range	Column 4 - Examples of houses on lots
	A: Zone R1	B: Zones R 2 & R3	C		
Type A Traditional lots	10%	10%	70	450 – 799m <sup>2</sup>	
Type B compact lots	51%	35%	30	201 – 449m <sup>2</sup>	
Type C medium density lots	12%	45%	0	800m <sup>2</sup> - 1,400m <sup>2</sup>	
Type D micro lots	27%	10%	0	50 - 200m <sup>2</sup>	
Byron bespoke intentional communities	As appropriate	As appropriate		As appropriate	



- Type A traditional
- Type B compact lot
- Type C medium density lot
- Type D micro lot
- 'Salt and pepper' – aim for a maximum of five housing types in a row
- \* Loft secondary dwellings work well on the corner lot of a rear lane way.

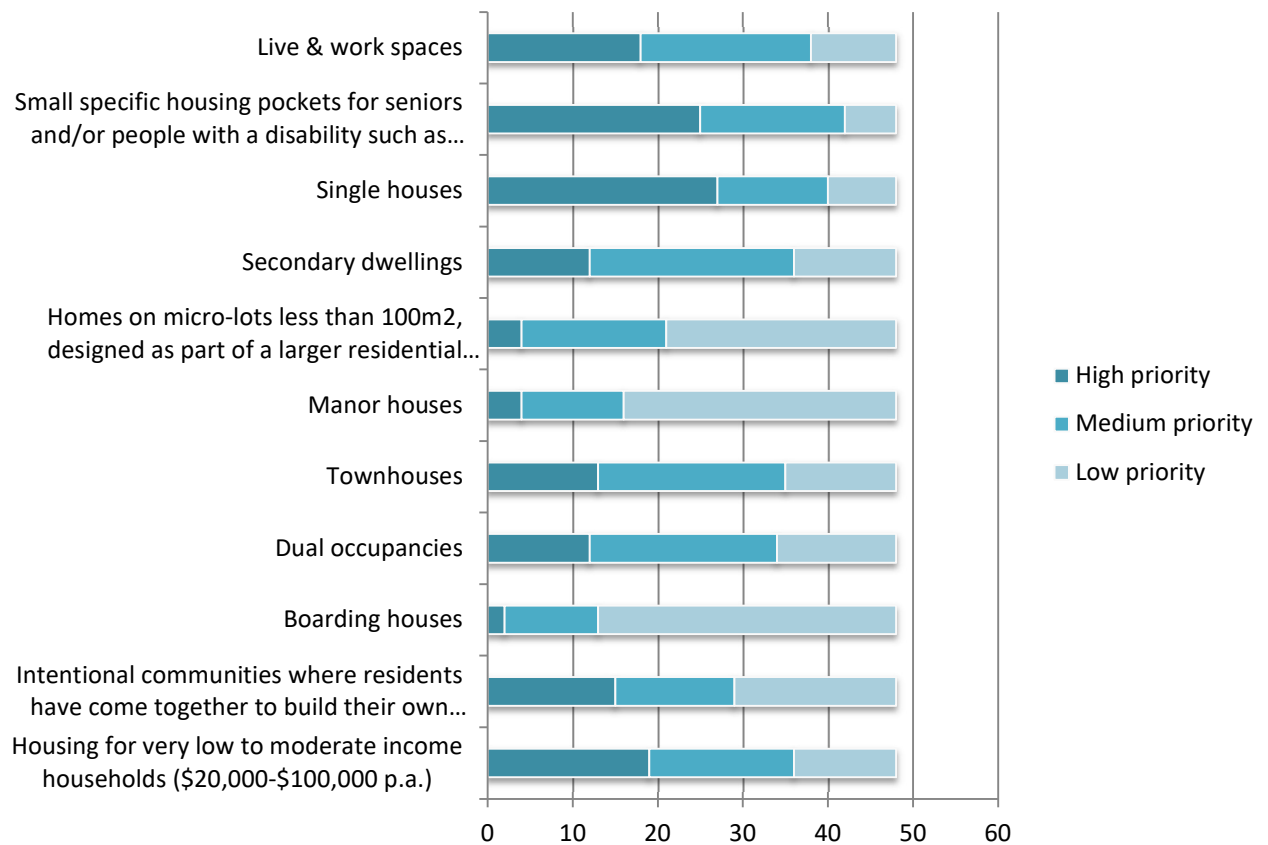
**Diagram 2: Indicative lot size typology, mix and layout options for future residential development**

## Shaping our Neighbourhoods feedback

In talking with the community about **housing types** for our towns and villages via the **Shaping our Neighbourhoods** consultation, we asked survey respondents the following question:

*Thinking about the character of your local areas and the range of housing currently available, what priority would you give the following housing types?*

### This is what we heard:



## Policy 3: Housing that reflects the 'local' in our places

### Context

Our towns and villages occupy the Country of the Bundjalung people. Prior to the arrival of Europeans, Bundjalung people lived here for tens of thousands of years with a thousand or more generations expressing their culture across the landscape through art, song, story and dance interwoven with ceremony and rituals to nurture and maintain the land and its people.

The Federal Court of Australia has recognised that the Bundjalung of Byron Bay (Arakwal) people maintain this connection today, as they have always done, through their enduring Native Title over part of their native title determinant area. The native title determination area extends south from the Brunswick River and Mullumbimby to Cape Byron and on to Broken Head and Jews Point, inland to Koonyum Range in the northwest, to Coorabell and Bangalow in the south, and includes Sea Country running south for nine kilometres from Brunswick Heads.

Their careful stewardship of land and waters over thousands of years has enabled the many people who have since arrived to enjoy the natural beauty, diversity and cultural richness of this place that has become known as the Byron Shire.

Each town and village has its own distinctive character with a mix of cultural values that embrace traditional, contemporary and alternative lifestyles and philosophies. Our Shire's unique and individual communities actively engage in conversations about matters that affect the character, lifestyle and environmental attributes that influence their choice to live in the Shire.

Community support for increased housing diversity and accessible housing requires us to consider how we want our suburbs, villages and towns to change over time. There is a strong community desire for new housing to:

- complement what already exists
- respect the amenity of neighbouring residents
- enhance the established local character
- help in shaping a sense of community.

We need to manage change carefully to ensure there is housing choice for our residents and our suburbs continue to be vibrant, attractive places to live.

There has been local concern in recent years about design quality, density and the potential 'one design fits all' approach to development. At the same time, many developers have a perception that the Byron Shire community opposes development that is not a standard block and detached house and that trying a different product will likely lead to lengthy assessment timelines and affect project viability.

The challenge is how to articulate what the desired local residential character of our suburbs, villages and towns is. What is needed is a clear understanding of what 'local' attributes underpin the identity of these areas and how future development can be designed to respect these elements. This can then give developers and the community more confidence to trial

new housing types, be leaders in good design and support an efficient assessment and approval process.

Important to this process is identifying the nature of change expected, such as ‘infill’ versus ‘new release areas’ and the overall quantum of additional dwellings and people.

Using the Table 3 - Estimate of Dwelling Yield by Land Supply Type and Locality, a total projected population has been calculated and provided in Table 6. The figures are based on household occupancy ratio for existing dwellings as reflected in the 2016 Census and new dwellings having a ratio of 2.2people/household.

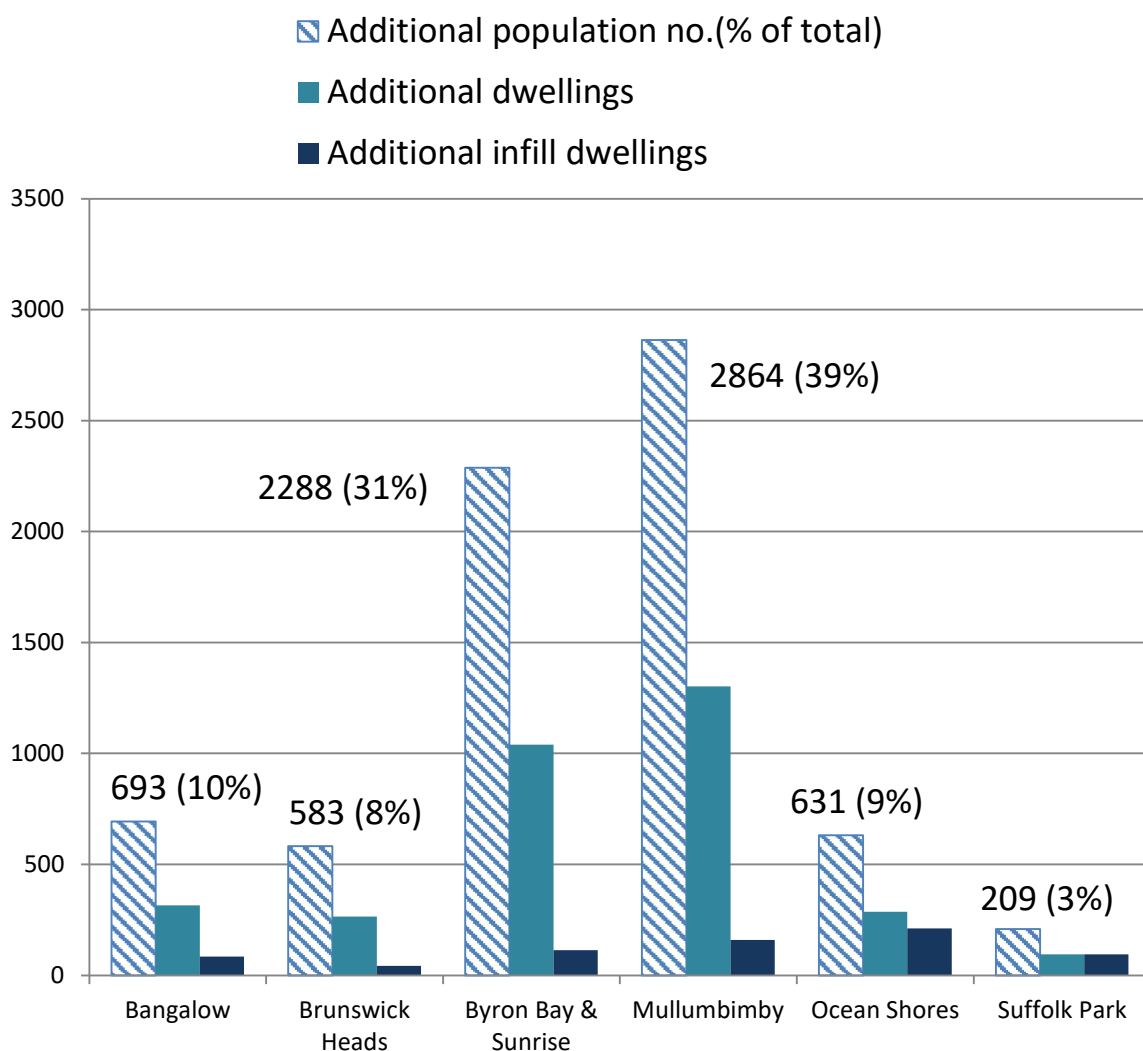
**Table 6: Project additional population**

Urban locality	Existing dwellings (census 2016)	Population (census 2016)	Potential additional dwellings <sup>1.</sup>	Potential additional people	As at 2036 no. of people	Infill Additional people	Infill as a % of locality's additional population
Bangalow	745	1,780	315	693	2,473	187	27%
Brunswick Heads	1,025	1,630	265	583	2,213	95	16%
Byron Bay & Sunrise	3,039	5,428	1,040	2288	7,716	188	8%
Suffolk Park	1,699	3,795	95	209	4,004	209	100%
Mullumbimby	1,774	3,781	1,302 <sup>2.</sup>	2,864	6,645	242	8%
Ocean Shores, Sth Golden Beach, New Brighton	2,966	6,298	290	631	6,929	464	73%
<b>Urban areas</b>	<b>11,248</b>	<b>22,712</b>	<b>3,307</b>	<b>7,268</b>	<b>29,980<sup>3.</sup></b>	<b>1,385</b>	<b>19%</b>

1. More details in Policy 1 Table 3 and Maps 1- 5
2. Average figure
3. The permanent resident population figure is dependant on management of the STRA going for forward
4. Readers are advised that population projections are not precise predictions of the demographic future. They are the populations that result from certain assumptions being made about future trends. The projected households and dwelling requirements result from certain assumptions being made about future population trends and patterns of living arrangements at different ages. While the assumptions reflect the current outlook for these trends, it is also possible they will not eventuate due to other unforeseen factors.

Figure 6 a graph showing the allocation of additional population and dwellings, indicates that Mullumbimby will accommodate the largest number and percentage of additional dwellings and potential residents (39% of the total urban population growth), closely followed by Byron Bay (31% of total urban population growth). For comparison both Suffolk Park and Ocean Shores have a much smaller number of additional dwellings, largely in the form of infill.





**Figure 6: Projected population increase, dwellings and infill 2016 to 2036**

### Direction we are heading

The attention given to maintaining the ‘local’ in our places is growing, not just within the community but at all levels of government.

Recent changes to the *Environmental Planning and Assessment Act 1997* ensure that ‘local character’ is considered in planning at all levels. The Act supports defining a places’ special character and values to be preserved and how change will be managed into the future to achieve housing that reflects the ‘local’ in our places.

To help councils, the NSW Government has released the ‘Draft Urban Design for Regional NSW’ to provide a framework to consider ‘local’ in urban design. It covers these principles:

- Better fit – contextual, local and of its place
- Better performance – sustainable, adaptable and durable

- Better for community – inclusive, connected and diverse
- Better for people – safe, comfortable and liveable
- Better working – functional, efficient and fit for purpose
- Better value – creating and adding value
- Better look and feel – engaging, inviting and attractive.

Many of these principles are echoed by our community in local place planning. Our community values the benefits that good urban design can bring to our community's wellbeing. The charrette and place planning processes have helped inform two directions for providing housing that reflects the 'local' in our places:

**DIRECTION 3.1 :**      **Respect the current and/or emerging character and values, as recognised in residential character narratives for specific areas.**

There is no single recognised definition of 'character'. For the purpose of this strategy, local character focusses on what makes one neighbourhood distinctive from another in the way it 'looks and feels' to locals and visitors. Character is reflected by the way the built and natural elements in both the public and private spaces interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation. Character is dynamic and evolving—not static. Although new developments will have their own unique interpretation of 'local', the outcome should nevertheless be one that respects the elements that contribute to the residential character of an area.

Preparing one single residential character narrative for all the Shire's urban areas has the risk of diluting the 'local' in each village or town. Rather, the approach has been to work with local communities to articulate what is fundamentally 'local' about their area and how best to guide a transition to greater housing diversity, choice and equity. This work has now been incorporated in the Byron Shire Development Control Plan 2014 (DCP) in readiness for the design verification statement requirements under the Low Rise Housing Diversity Code.

The DCP residential character narratives are culmination of working with guidance groups both directly or via place-making projects, and further refinement in response to broader community submissions.

The DCP local residential character narratives will be supplemented by a local residential *Style Guide*. The residential planning issues, community ideas and initiatives captured in Strategy Appendix E will help guide this future review work under action 21 (below).



## Local planning actions

20. Work with the Bundjalung of Byron Bay (Arakwal) people to respect, recognised and safeguard culture through establishment an application of a Protocol framework for participatory working with the Aboriginal community (as outlined in Strategy Appendix B) including for:
    - a) assessing appropriate locations for housing
    - b) review of planning framework provisions for housing, local character and infrastructure.
  
  21. In consultation with local communities and other stakeholders, translate the DCP residential character narratives into a local residential *Style Guide*. Aspects to consider:
    - a) reflecting the unique identity of each village or town and neighbourhood and strengthening the positive characteristics that make each place distinctive
    - b) protecting and managing our heritage items, including buildings, places and landscapes
    - c) protecting and enhancing distinctive landforms, water bodies and indigenous plants and animals
    - d) creating locally appropriate and inspiring dwellings, spaces and places
    - e) *Shaping our Neighbourhoods* feedback and planning issues, community ideas and initiatives as contained in Strategy Appendix E.
    - f) design guidance to help incentivise affordable housing consistent with local character
    - g) urban design principles guided by the NSW government's draft Urban Design for Regional NSW to guide accessibility, sight line provisions, garbage disposal, lot size, solar access, ventilation and parking and [Healthy Built Environment Checklist](#).
  
  22. Support the delivery of a high-level concept structure plan for the Ballina Road (Area 12 as identified on Strategy Map 2) for inclusion in DCP 2014, setting out a framework for managing character and infrastructure services.
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### **DIRECTION 3.2 :**      **Maintain and enhance the sense of community.**

'Sense of community' is a feeling residents have of 'belonging' and a feeling that neighbours matter to one another. The community vibe of our villages and towns has been, and continues to be, created by those who live there. Many community members share an aim of handing on places to the next generation in as good or better condition. This notion is well grounded in the custodial stewardship values of the Bundjalung people in their connection to and caring for Country.

Future development should reinforce a 'local' sense of community by fostering positive personal experiences, social interactions, local identity and collaboration. Here are examples of these elements in a residential context:

- **Personal experiences:** safe and inviting places, such outdoor areas, open spaces and residential streets that fulfil multiple day-to-day functions and encourage people to become more physically active.
- **Social interactions:** good connections, such as shaded 'all-ability' paths and bikeways, where moving from A to B is a pleasurable experience and encourages people to stop, chat and make friendships.
- **Local identity:** creativity adds richness and diversity and turns a functional place into a memorable and identifiable place. Creativity is found in public art, live/work spaces and hubs like community gardens and markets, encouraging innovative approaches.
- **Collaboration:** such as residents coming together as intentional communities to provide homes outside the private home ownership model using co-operative design.



### Local planning actions

23. Council to support through projects such a 'place planning' and public art, the delivery of quality urban design outcomes that support a 'sense of community' in our residential areas.
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## Policy 4: Make our neighbourhoods local

### Context

In 2017, Byron Shire attracted more than two million visitors, who stayed some 4.5 million visitor nights. While tourism is important to the local economy, there are a number of issues we need to balance in providing for these visitors.

One issue is that of letting residential homes to tourists, known as Short Term Rental Accommodation (STRA). This is not a recent issue for Byron Shire, but it has rapidly grown due to the online platforms born from the global trend of 'Airbnb'.

Up until 2017, Council was pursuing its own suite of local planning controls for the Byron Local Environmental Plan. However a recent state government policy of applying one template for the whole of the state is a major concern for us and our community. This is because the rapid growth in STRA activity in our Shire has adversely affected our community in terms of amenity, character, and available and affordable long-term rental accommodation for residents and critical workers needed to support our local tourist economy.

The State Government has recognised that a 'one-size fits all' approach to STRA does not work for places like the Byron Shire. It has invited Council to prepare a planning proposal to amend the Local Environmental Plan based on local conditions, including varying thresholds for STRA, for example 90 days, rather than 180 days and the introduction of precincts.

For the most up to date information on the State Government's position for STRA see the [Department of Planning Industry and Environment website](#).

These statistics and facts highlight the impacts of STRA on our community:

- Byron Shire has 17.6% of its total housing stock listed as online STRA. This compares to a national rate of 0.2% and a greater Sydney metro rate of 1.7%.
- The composition and spread of online STRA is Shire wide compared to more central/local pockets in other local government areas.
- 'Airbnb' beds account for more than four times the number of traditional tourist accommodation beds in the Shire. This demonstrates the existence of a different legislative playing field for STRA versus traditional tourism operators.
- Online listings of whole homes amount to the equivalent of nearly half the rental housing stock in Byron Shire. This equates to around 50 listings for each permanent rental available.
- The return on investment from STRA is anything up to 170% of that of existing permanent rental properties. This has resulted in homes being solely purchased for STRA in Byron Shire.
- The increase in STRA activity has tightened the local housing market, where renters are unable to find permanent accommodation or are subject to short-term leases and seasonable displacements.

(Source: University of Sydney and Urban Housing Lab research on behalf of the Australian Coastal Councils Association 2018).

## Direction we are taking

STRA is eroding housing accessibility and affecting individuals' and the community's wellbeing and social cohesion. The North Coast Regional Plan Goal 4, *Great housing choice and lifestyle options*, recommends using a different approach to housing delivery on the North Coast to create stronger, better-connected communities. Our community also desires that *'tourism to be managed in a way that has a positive impact for locals'*.

In this *context*, the charrette process helped inform two directions to make our neighbourhoods local.

### **DIRECTION 4.1:      Make dwellings 'homes' again**

The desirability of Byron Shire to visitors encompasses the ability to be immersed in the local community, culture and lifestyle. People who occupy housing contribute to a sense of community through their daily activities, and an area that largely accommodates tourists will have a different feel to one dominated by locals.

In order to support and maintain the quintessential Byron tourism brand, it is essential for measures to be put in place to reclaim dwellings as 'homes' for our residents. To do this, an approach will be to facilitate and, if necessary, regulate for dwellings to have a resident living there before they can be used for STRA. This approach could significantly enhance the visitor experience while providing an income for local residents. Staying in a 'home' can be a welcoming and rewarding experience for visitors. At the same time it can reduce many of the behavioural issues impacting on surrounding residents.

It is also consistent with Council's *'Don't Spoil Us, We'll Spoil You'* marketing campaign.

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### **Local planning actions**

- 24.** Progress a planning proposal for Short Term Rental Accommodation based on local conditions.
  - 25.** Work with the traditional tourism accommodation industry, such as resorts, motels and camping and caravan grounds, to identify planning framework opportunities and barriers in making their accommodation option a more competitive and desirable product to attract a larger proportion of overnight stays.
  - 26.** Investigate the rezoning along Shirley Street north, Byron Bay to the SP 3 Tourist Zone in acknowledgment of the emerging transition of this area to tourism accommodation. Investigation to include the need to consider the implications of a zone change on land use rights.
-

**DIRECTION 4.2 : Identifying areas and mechanisms where Short Term Rental Accommodation can be excluded**

An ability to identify locations where STRA is excluded gives residents the choice to live in areas where they are less likely to be affected by tourists' activities. It also helps establish a baseline level of permanent resident housing stock in our urban areas.

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**Local planning actions**

- 27.** Apply a Short Term Rental Accommodation exclusion provision on all Council land and land that Council divests for the purposes of housing.
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## Section 4 - Making it happen

Council has a number of tools for implementing a local growth management strategy.

Council can:

- implement zoning changes and lot size provisions in the Local Environmental Plan (LEP)
- revise standards and guidelines for the design, layout, appearance of buildings, subdivisions and new residential developments in the Development Control Plan (DCP)
- support character narratives for local areas through the DCP
- create opportunities for new types of development and encourage development in particular locations
- seek to develop partnerships with the development industry and other service providers to achieve strategic directions
- inform and promote desired strategic outcomes by disseminating information and demonstrating associated benefits.

The strategy contains a set of actions to guide the use of the above tools. Local Environmental Plans guide land use planning decisions for local government areas and are the main planning tool to shape the future of communities and ensure development occurs appropriately.

Proponents of development will be required to demonstrate consistency with the policies and directions of the strategy.

To assist in this regard, the strategy contains six appendices that further articulate requirements.

Appendix A: Summary Action Plan - provides a composite picture of the strategy actions together with measures. The timing of actions will be subject to budget allocation, both capital and operational and hence are an indicative timing.

Appendix B: Protocol framework for participatory working with the Aboriginal community

Appendix C: Investigation area profile

Appendix D: Residential models criteria

Appendix E: Community issues, ideas and initiatives

Appendix F: Key terminology and definitions

Place Plans are being developed with Guidance Groups and the broader community. They shape the future of our towns and villages by concentrating on the look and feel of places, their form and character, rather than only focusing on conventional categories of land use. They set a vision and a series of actions that recognise that existing local character can be reflected and strengthened in planning for the future.



In reading the actions under this strategy, it is important to note that these are additional to those already captured by Place Plans. The reader is encouraged to refer to the following documents:

- Byron Bay Town Centre Masterplan (2016)
- Bangalow Village Plan (2019)
- Mullumbimby Masterplan (2019)

## Monitoring and review

There will be ongoing monitoring of the strategy with the aim of making further improvements as additional information becomes available. This includes annual reporting on approvals for the various types of residential development – detached housing, secondary dwellings and low rise medium density in both new release and infill areas.

Reporting will also include an update on the implementation of the strategy's actions.

The policy directions are intended to secure long term outcomes and apply over the strategy's 20 year timeframe. The strategy itself can only reliably plan for the short term due to the increasing uncertainty in long term demographic projections and a range of unknown factors that can affect the key assumptions made. This strategy is therefore focussed on short- and medium- term actions over a 5 year period with the next planned strategy review in 2026.

At a minimum the next review of the strategy would be expected to have particular regard to:

- how population growth (demand) has affected the supply of housing choice, diversity and equity living opportunities identified in the strategy, as well as to determine if any further additions or deletions should be made to land nominated in the strategy for residential living opportunities
- examine the local environmental plan minimum lot size provisions for low rise medium density development, and assess whether the provisions as they stand continue to successfully support meeting Byron Shire local housing needs.
- how tourism accommodation demand has affected the supply of permanent resident living opportunities
- policy shifts at local, state or commonwealth level or global trends that influence the delivery of housing.

Council has adopted the Background Report as supporting reference material to the strategy. This document will continue to form supporting reference material in the monitoring and review process. Background Report *Section 4 – Housing and Land Supply Analysis* is designed to be a living document that will be updated as needed to reflect latest information available and trends in best practice.

## Appendix A: Summary Action Plan

Action No.	Action	Measure	Indicative timing
<b>Policy 1: Providing land for future housing</b>			
<i>Direction 1.1: The majority of our Shire's future housing will be in urban towns and villages.</i>			
1	Adopt a target of 85% of new dwellings to be provided in towns and urban villages by 2036 to make good use of land and infrastructure, with the balance in our rural areas.	2,600 additional dwellings provided in the urban areas by 2036	Ongoing
<i>Direction 1.2: Land for housing will be suitable for the use.</i>			
2	Examine our current infrastructure capacity, charges and engineering standards to determine: <ul style="list-style-type: none"> <li>a) any areas unable to support significant infill development, and explore mechanisms to manage any infill until such times as they can be serviced with adequate and cost-effective physical and social infrastructure</li> <li>b) where improvements or upgrades are needed to service identified new release land, and investigate options for timely delivery.</li> <li>c) updates needed to support the mix of housing and lot typologies shown in Strategy Section 3 - Policy 2: Table 5.</li> </ul>	Investigations undertaken and reported to Council including implications to the Section 94 Plan	Short term

Action No.	Action	Measure	Indicative timing
3	<p>Support the examination of opportunities for sensitive (i.e. reflects the 'local' in our places) urban infill, redevelopment and increased densities in appropriate locations to make good use of urban land including:</p> <p>a) facilitating diverse, lower cost, and affordable housing on Council owned carparks, without decreasing the current number of available car parking spaces and having regard to the need to avoid negative impact on recent investment in emissions reduction capability.</p>	Investigations undertaken and reported to Council including implications to the Section 94 Plan	<p>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</p> <p>• Medium term means a budget bid would be considered within the following 3 to 5 years</p> <p>• Long term means a budget bid would be considered within the next 10 years.</p> <p>Medium term</p>
4	<p>Consider landowner-initiated planning proposals for Mullumbimby Saltwater Creek Precinct (Area 6 - 1660-1634 Coolamon Scenic, Area 7 - Lot 22, Area 8 - 1B Ann Street and 20 Prince St and Area 9 - 71 New City Rd) as identified on Strategy Map 1 for potential new release residential land. Investigations to address urban residential suitable-for-use principles under Strategy Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area/s including applying SEPP 70 affordable housing contribution provisions.</p>	Investigations undertaken and reported to Council	<p>Short term</p> <p>Part of work in 2020 -21 operational plan under Lot 22 planning proposal</p>

Action No.	Action	Measure	Indicative timing
5	<p>Consider landowner-initiated planning proposals for potential new release residential land on Strategy Map 1 and listed as:</p> <ul style="list-style-type: none"> <li>i. Area 1 – Mullumbimby, 71 Main Arm Rd</li> <li>ii. Area 2 - Mullumbimby, 3 Poplar Street</li> <li>iii. Area 4 - Mullumbimby, Tuckaroo Avenue</li> </ul> <p>Investigations to address urban residential suitable-for-use principles under Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area/s including applying of SEPP 70 affordable housing contribution provisions.</p>	Investigations undertaken and reported to Council	<p>As per staging plan</p>
6	<p>Consider landowner-initiated planning proposals to reduce minimum lot size provisions for investigation Area 5 – Mullumbimby, 127, 130- 134 Station Street on Strategy Map 1.</p> <p>Investigations to address urban residential suitable-for-use principles under Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area including applying of SEPP 70 affordable housing contribution provisions.</p>	Investigations undertaken and reported to Council	Short – medium term
7	<p>Consider landowner-initiated planning proposals for potential new release residential land identified on Strategy Maps 2 and Map 4 and listed as:</p> <ul style="list-style-type: none"> <li>i. Area 10 - Byron Bay, Ewingsdale Road</li> </ul>	Investigations undertaken and reported to Council	Short – medium term

Action No.	Action	Measure	Indicative timing
	<ul style="list-style-type: none"> <li>ii. Area 11 – Bangalow, 68 Rankin Drive and Granuaille Crescent</li> <li>iii. Area 12 – Bangalow, Ballina Rd</li> <li>iv. Area 13 – Bangalow, 31 Ballina Rd east</li> <li>v. Area 14 – Suffolk Park, 64 Corkwood Cres.</li> </ul> <p>Investigations to address urban residential suitable-for-use principles under Strategy Policy 1- Direction 1.2 and matters as contained in Strategy Appendix C for the relevant investigation area/s including applying of SEPP 70 affordable housing contribution provisions.</p>		<ul style="list-style-type: none"> <li>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</li> <li>• Medium term means a budget bid would be considered within the following 3 to 5 years</li> <li>• Long term means a budget bid would be considered within the next 10 years.</li> </ul>
<i>Direction 1.3: New subdivisions and infill will support the attributes of liveable neighbourhoods.</i>			
8	Investigate opportunities in the local planning framework (LEP and DCP provisions) to support liveable neighbourhood principles when assessing new subdivision and infill development proposals.	Investigations undertaken and reported to Council	Medium term
9	<p>Support the delivery of a high-level concept structure plan for the Mullumbimby Saltwater Creek Precinct (Areas 5 – 9 as identified on Strategy Map 1) for inclusion in DCP 2014, setting out a framework for:</p> <ul style="list-style-type: none"> <li>a) protecting the environment</li> <li>b) managing flooding and stormwater</li> <li>c) traffic management (encompassing possible acoustic impacts) and securing movement corridors (vehicular, cycling and walking) including capacity for a</li> </ul>	<p>Structure plan prepared</p> <p>Community and landowner involved in preparation of the structure plan</p>	<p>Short term</p> <p>Part of work in 2020 -21 operational plan under Lot 22 planning proposal</p>

Action No.	Action	Measure	Indicative timing
	<p>multimodal local connection road in a location as indicatively shown on Strategy Map 1.</p> <p>d) the scale, pattern and broad location of new housing, including providing affordable housing</p> <p>e) supporting liveable neighbourhood principles.</p>		<ul style="list-style-type: none"> <li>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</li> <li>• Medium term means a budget bid would be considered within the following 3 to 5 years</li> <li>• Long term means a budget bid would be considered within the next 10 years.</li> </ul>
<b>Policy 2: Improved housing choice, diversity and equity</b>			
<p><i>Direction 2.1 Enable opportunities for innovative new residential forms and models that give a sense of place, promote environmental stewardship and encourage social, economic and cultural diversity and equity.</i></p> <p><i>Direction 2.2 Facilitate and promote growth in the proportion of rental and to-buy housing aimed at the lower end of the market, including those with very low incomes.</i></p> <p><i>Direction 2.3 Encourage use of low-rise, medium-density housing types other than the detached house.</i></p> <p><i>Direction 2.4 Support 'urban village' pockets of mixed-use activities close to business centres.</i></p> <p><i>Direction 2.5 Continue to support detached houses but with stronger emphasis on more diversity in lot and house size and using adaptable and liveable house design.</i></p>			
10	Review Byron LEP R2 Low Density Residential, R3 Medium Density Residential, B2 Local Centre and B4 Mixed Use zone objectives to include appropriate objectives for improved housing choice, diversity and equity.	Investigations undertaken and reported to Council	Medium term
11	Implement a new R1 General Residential zone to facilitate diverse, affordable, adaptable and easy-live housing, located	Implemented where appropriate	Short term

Action No.	Action	Measure	Indicative timing
	with good access to range of facilities and services to meet residents' day-to-day needs.		<ul style="list-style-type: none"> <li>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</li> <li>• Medium term means a budget bid would be considered within the following 3 to 5 years</li> <li>• Long term means a budget bid would be considered within the next 10 years.</li> </ul>
12	Examine local planning controls (LEP and DCP provisions) to apply a lot diversity mix ratio per net developable area as shown on Section 3 - Policy 2: Table 5 and Diagram 2 including a preferred housing type for various lot types to ensure new release areas achieve diverse housing types as show on Figure 5.	Investigations undertaken and reported to Council	Short term  In 2020 -21 operational plan under Lot 22 planning proposal
13	Examine infrastructure capacity of areas capable of functioning as urban village pockets to make good use of urban land and support a vibrant mixed-use community and pedestrian-oriented neighbourhoods.	Investigations undertaken and reported to Council	Medium term
14	Subject to the findings of Action 13 and using the template criteria for urban villages (Strategy Appendix D), review local planning controls to support 'urban village pockets' of no more than three storeys in height in suitable locations as part of a liveable neighbourhood in the <i>B4 Mixed Use</i> zone (or other appropriate zones).	Investigations undertaken and reported to Council  Community, business and landowner consulted on the 'urban village' precincts	Dependant on Action 11
15	Using the template criteria for intentional communities (Strategy Appendix D) review local planning controls to support the location and design of intentional communities as part of a liveable neighbourhood in the new <i>R1 Residential</i> zone (or other residential zones).	Investigations undertaken and reported to Council	Medium term

Action No.	Action	Measure	Indicative timing
16	Using the template criteria for affordable housing and social housing (Strategy Appendix D) review local planning controls to support the location and design affordable housing and social housing	Investigations undertaken and reported to Council	<p>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</p> <p>• Medium term means a budget bid would be considered within the following 3 to 5 years</p> <p>• Long term means a budget bid would be considered within the next 10 years.</p> <p>Short term</p>
17	Investigate applying a SEPP 70 affordable housing contribution scheme over new release areas within the urban growth investigation areas as shown on Strategy Maps 1, 2 & 4 consistent with <a href="#">State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)</a> and guided by <a href="#">Guideline for Developing an Affordable Housing Contribution Scheme</a> and Strategy Appendix D - affordable housing principles and the Byron Shire Affordable Housing Contribution Policy and procedures.	<p>Draft provisions investigated, prepared and reported to Council</p> <p>Community consulted on the initiatives</p> <p>Local planning framework updated with a affordable housing contribution scheme if viable</p>	<p>Short term</p> <p>In 2020 -21 operational plan</p>
18	Consider affordable housing as a first option, when investigating the best use of lands owned by Council.	Applied	Ongoing
19	<p>Examine local planning controls to encourage:</p> <p>a) infill development that supports liveable neighbourhoods principles, not simply based on lot size</p> <p>b) floor space capacity that better relates to the lot size, improving housing diversity and supporting adaptable and easy-live housing</p>	<p>Investigations undertaken and reported to Council</p> <p>Community engaged on the initiatives</p>	Medium term



Action No.	Action	Measure	Indicative timing
	<p>c) house and lot design to reduce living costs for residents, including travel, energy and water consumption</p> <p>d) retention of a component of residential living in any mixed-use development conversion or removal of an existing dwelling stock for commercial uses, particularly around centres or along major access roads to our towns and villages</p> <p>e) detached housing based on adaptable and easy-live house design features, including:</p> <ul style="list-style-type: none"> <li>– easy access and movement</li> <li>– practical and cost effective adaptation</li> <li>– ability to anticipate and respond to the changing needs of home occupants.</li> </ul> <p>f) housing for seniors and people with a disability that:</p> <ul style="list-style-type: none"> <li>– is located and designed to support liveable neighbourhood principles</li> <li>– creates more innovative options for older residents to ‘age in place’</li> <li>– encourages the planning and design of neighbourhoods to allow housing choice and social interaction, community participation and activity.</li> </ul>		<ul style="list-style-type: none"> <li>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</li> <li>• Medium term means a budget bid would be considered within the following 3 to 5 years</li> <li>• Long term means a budget bid would be considered within the next 10 years.</li> </ul>

Action No.	Action	Measure	Indicative timing
<p><b>Policy 3: Housing that reflects the ‘local’ in our places</b></p>			
<p><i>Direction 3.1: Respect the current and/or emerging character and values, as recognised in residential character narratives for specific areas.</i></p>			
20	<p>Work with the Bundjalung of Byron Bay (Arakwal) people to respect, recognised and safeguard culture through establishment an application of a Protocol framework for participatory working with the Aboriginal community (as outlined in Strategy Appendix B) including for:</p> <ul style="list-style-type: none"> <li>a) assessing appropriate locations for housing</li> <li>b) review of planning framework provisions for housing, local character and infrastructure.</li> </ul>	Engagement occurring in line with MOU	Ongoing
21	<p>In consultation with local communities and other stakeholders, translate the DCP residential character narratives into local residential <i>Style Guide</i>. Aspects to focus on:</p> <ul style="list-style-type: none"> <li>a) reflecting the unique identity of each village or town and neighbourhood and strengthening the positive characteristics that make each place distinctive</li> <li>b) protecting and managing our heritage items, including buildings, places and landscapes</li> <li>c) protecting and enhancing distinctive landforms, water bodies and indigenous plants and animals</li> </ul>	<p>Reporting to Council a draft <i>Style Guide</i> in support of in Development Control</p> <p>Community support for the initiatives</p>	<p>Short term</p> <p>In 2020 -21 operational plan</p>

Action No.	Action	Measure	Indicative timing
	<p>d) creating locally appropriate and inspiring dwellings, spaces and places</p> <p>e) Shaping our Neighbourhoods feedback and planning issues, community ideas and initiatives as contained in Strategy Appendix E.</p> <p>f) design guidance to help incentivise affordable housing consistent with local character</p> <p>g) urban design principles guided by the NSW government's draft Urban Design for Regional NSW to guide accessibility, sight line provisions, garbage disposal, lot size, solar access, ventilation and parking and <a href="#">Healthy Built Environment Checklist</a>.</p>		<ul style="list-style-type: none"> <li>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</li> <li>• Medium term means a budget bid would be considered within the following 3 to 5 years</li> <li>• Long term means a budget bid would be considered within the next 10 years.</li> </ul>
22	Support the delivery of a high-level concept structure plan for the Ballina Road (Area 12 as identified on Strategy Map 2) for inclusion in DCP 2014 setting out a framework for managing character and infrastructure services.	Reporting to Council a draft Development Control provision for the DCP	Medium term
<i>Direction 3.2: Maintain and enhance the sense of community.</i>			
23	Council to support through projects such as 'place planning' and public art the delivery of quality urban design outcomes that support a 'sense of community' in our residential areas.	Incorporated as part of the place planning	Short term
<b>Policy 4: Make our neighbourhoods local</b>			

Action No.	Action	Measure	Indicative timing
<i>Direction 4.1: Make dwellings 'homes' again</i>			
24	Progress a planning proposal for Short Term Rental Accommodation based on local conditions.	Planning proposal prepared	Short term In 2020 -21 operational plan
25	Work with the traditional tourism accommodation industry, such as resorts, motels and camping and caravan grounds, to identify planning framework opportunities and barriers in making their accommodation option a more competitive and desirable product to attract a larger proportion of overnight stays.	Industry groups consulted and reported to Council	Long term
26	Investigate the rezoning along Shirley Street north, Byron Bay to the SP3 Tourist Zone in acknowledgment of the emerging transition of this area to tourism accommodation. Investigation to include the need to consider the implications of a zone change on land use rights.	Investigations undertaken and reported to Council  Community and landowners consulted on possible zone change	Long term
<i>Direction 4.2: Identify areas where short-term holiday letting can be excluded</i>			
27	Apply a Short Term Rental Accommodation exclusion provision on all Council land and land that Council divests for the purposes of housing.	Draft provisions investigated and discussion paper prepared and reported to Council	Short term

Action No.	Action	Measure	Indicative timing
		Local planning and governance framework updated with mechanisms	<ul style="list-style-type: none"> <li>• Short term means a budget bid will be considered for inclusion in the Operational Plan within the next 3 years</li> <li>• Medium term means a budget bid would be considered within the following 3 to 5 years</li> <li>• Long term means a budget bid would be considered within the next 10 years.</li> </ul>

## **Appendix B: Protocol framework for participatory working with the Aboriginal Community**

Our residential lands occupy the Country of the Bundjalung people. Prior to the arrival of Europeans, Bundjalung people lived here for tens of thousands of years with a thousand or more generations expressing their culture across the landscape through art, song, story and dance interwoven with ceremony and rituals to nurture and maintain the land and its people.

### **Background**

On 30 April 2019, the Federal Court of Australia recognised that the Bundjalung of Byron Bay (Arakwal) native title claimants have, and always have had, native title rights and interests in land and waters within their claim area of 241.8 square kilometres. The native title claim was lodged in 2003.

The native title determination area extends south from the Brunswick River and Mullumbimby to Cape Byron and on to Broken Head and Jews Point, inland to Koonyum Range in the northwest, to Coorabell and Bangalow in the south, and includes Sea Country running south for nine kilometres from Brunswick Heads.

The Bundjalung of Byron Bay Aboriginal Corporation (Arakwal) represents the native title rights and interests of the native title holders. The native title holders are concerned to be properly involved in discussions about proposals that may impact their rights and interests. This includes proposals affecting the many special Aboriginal sites and places, and their related stories that are essential to the maintenance of their culture. Their careful stewardship of land and waters over thousands of years has enabled the many people who have since arrived to enjoy the natural beauty, diversity and cultural richness of this place that has become known as the Byron Shire.

### **Context**

The rich cultural practices, knowledge systems and cultural expressions of Aboriginal people are a source of great strength, resilience and pride. Strong cultural identity is fundamental to Indigenous health and social and emotional wellbeing. Initiatives that strengthen Indigenous culture are therefore important to Closing the Gap, a term arising from the Council of Australian Government's pledge to close key gaps in health, education and employment in response to the Social Justice Report 2005.

Aboriginal cultural knowledge is not static, but responds to change through absorbing new information and adapting to its implications. This knowledge is passed through oral tradition (song, story, art, language and dance) from generation to generation, and embodies and preserves the central relationship to land and waters. Cultural places and landscapes 'embed' these stories, and protection of these places and landscapes is key to the long-term survival of Aboriginal culture.

Protocols are appropriate ways of communicating and working with others. Indigenous cultures place importance on the observation of cultural protocols.

The 2013 Memorandum of Understanding (MOU) signed by Bundjalung of Byron Bay Aboriginal Corporation (Arakwal) and Council sought to define the partnership between the two organisations and ensure that traditional owners can participate in governance in the Byron Shire. The MOU is undergoing a review, offering a timely opportunity to embed a cultural heritage practices protocol, in order to guide Council's planning frameworks. The Protocol builds on the current Aboriginal heritage legislation to provide a respectful, clear and consistent pathway to ensure that individuals have the right tools and information at their disposal to meet their obligations under the law and to enable cultural heritage to be properly managed.

The Protocol cannot specifically address all the issues that may arise in a particular project, but the framework it provides can be adapted to specific situations. It is intended to give direction but still allow enough flexibility to deal with different situations. The process should be tailored to suit the level of assessment that may be required based on whether Aboriginal cultural heritage (ACH) is known or predicted, as well as its sensitivity and significance.

### **Outcomes**

Meaningful participation in governance should see Arakwal people working hand-in-hand with Council on solutions, to ensure the rich cultural practices, knowledge systems and cultural expressions of their people are a source of great strength, resilience and pride. Council has a statutory obligation for environmental and heritage protection under the Commonwealth Native Title Act and NSW state cultural heritage legislation. Council is currently working on a service level agreement with the Arakwal about Native Title requests. As the Native Title and cultural heritage are interwoven, it would prudent to work concurrently with the Arakwal on a means to better process cultural heritage requests. This should facilitate a more streamlined local government operational risk assessment compliance regime and would strengthen Byron Shire Council's commitment to the protection of Aboriginal cultural heritage and associated sites on Country.

The procuring of cultural heritage information should support strength, combat disadvantage and promote positive futures in:

- management strategies, processes and procedures for the Aboriginal community, Council staff and the wider community
- a greater understanding and recognition of the significance of Aboriginal cultural heritage throughout the wider community.
- opportunities working with local elders and the Arakwal board to develop pathways for increased local Aboriginal housing.
- education programs which assist Elders and community leaders to educate and pass on knowledge
- build on cultural awareness within the Aboriginal community.

## Appendix C: Investigation Area Profile

The following pages contain investigation area profiles showing:

- an indicative image of each investigation area (highlighted by a blue border),
- a brief description of an area's strengths
- housing diversity, character and affordability targets
- issues requiring more in depth investigations (this list is not intended to be exhaustive)
- infrastructure planning requirements


A staging program has been applied to Mullumbimby investigation areas. This is due to a need to coordinate land release with water and sewer elements upgrades. Adequate and cost-effective infrastructure needs to match the expected population. Under the staging program priority has been given to investigation areas most likely to deliver the highest proportion of affordable housing. For each stage progression to a planning proposal will be supported as follows:

- **Stage 1** – planning proposals anticipated for residential zoning by June 2024
- **Stage 2** – planning proposals anticipated for residential zoning post June 2024.

To ensure appropriately located and timely delivery of residential land in the future, it is necessary to identify suitable investigation areas. The use of term 'developable land' in the tables is a composite of possible residential land as well as land that may be required for roads and other infrastructure services, landscaped buffers, open space and recreational needs. It also includes potentially additional unsuitable constrained lands yet to be identified through more detailed site investigations.



## Area 1- Mullumbimby - 71 Main Arm Rd

<b>Description: Part of Lot 1 DP 1222185</b>	
Investigation area shown in blue border	
	
Approximate developable land : 1.5 ha	
Strengths/ advantages	
<ul style="list-style-type: none"> <li>• adjacent existing residential area</li> <li>• good proximity to employment areas</li> <li>• on existing public transport route</li> <li>• flat and largely cleared site outside the 1:100 year floodplain</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>	
Housing diversity, character and affordability	
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and at a density generally 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.)
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.

<b>Description: Part of Lot 1 DP 1222185</b>	
Integration with local character	<p>Structure plan to accompany a planning proposal.</p> <p>Edge and gateway to Mullumbimby town – western perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby’s low scale ‘country town’ feel and landscape character.</p>
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– contains HEV vegetation</li> <li>– under consideration for designated as Environmental Zone</li> <li>– if developed would adversely impact on areas of high environmental value</li> <li>– mapped as bushfire vegetation category 1</li> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP: this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> <li>– be consistent with: (a) the North Coast Regional Plan 2036, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>	
Infrastructure Planning	
Staging	<p><b>Stage 2</b> - progress to a planning proposal for inclusion in a residential zone post June 2024.</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery.</p>
North Byron Flood Risk Management Study and Plan	<p>Flood and stormwater study required.</p> <p>Consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is</p>


<b>Description: Part of Lot 1 DP 1222185</b>	
	required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.
Movement and access	Assessment and management of traffic flow impacts onto Main Arm Road and active transport linkages to adjacent residential areas.
Water and sewer	Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.  Possible area for improved water security by water recycling. <sup>1</sup> .

Notes:

1. The reuse water system is part of Council's evolving framework for guiding the strategic direction of (recycled) water management.

The above notes also apply to the following investigation areas.

## Area 2 – Mullumbimby - 3 Poplar Street

<b>Description: Part of Lots 76 &amp; 77 DP 755722</b>	
Investigation area shown in blue border	
	
Approximate developable land: 6000m <sup>2</sup>	
Strengths/ advantages	
<ul style="list-style-type: none"> <li>• already contained in the NCRP urban growth area</li> <li>• within an existing residential area</li> <li>• good proximity to employment areas</li> <li>• on existing public transport route</li> <li>• small flat and cleared site outside the 1:100 year floodplain</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>	
Housing diversity, character and affordability	
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and at a density generally between 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.).
Lot size typology, mix and layout	Generally consistent with strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.

**Description: Part of Lots 76 & 77 DP 755722**


Key issues and further investigations required as part of a planning proposal to change zoning of the land

- land to be excluded from residential development:
  - contains HEV vegetation
  - under consideration for designated as Environmental Zone
  - if developed would adversely impact on areas of high environmental value
  - mapped as bushfire vegetation category 1
  - mapped as high flood hazard
- Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following:
  - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment
  - coastal environmental values and natural coastal processes
  - the water quality of the marine estate
  - marine vegetation, native vegetation and fauna and their habitats
- Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)
- address Aboriginal cultural heritage sensitivities
- Acid sulphate soils

**Infrastructure Planning**

Staging	<p><b>Stage 1</b> - progress to a planning proposal for inclusion in a residential zone by June 2024.</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery.</p>
North Byron Flood Risk Management Study and Plan	<p>Flood and stormwater study required.</p> <p>Consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out prior to the carrying out the balance of the development.</p>
Movement and access	<p>Assessment and management of traffic flow impacts onto Azalea Avenue and active transport linkages to adjacent residential areas</p>
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling.<sup>1</sup></p>

### Area 3 - Mullumbimby - Azalea St old hospital

<b>Description: Part of Lot 188 DP 728535, Lot 1 DP 1159861 &amp; Lot 138 DP 755722</b>	
Investigation area shown in blue border	
	
Approximate developable land: 3 ha	
<b>Strengths/advantages</b> <ul style="list-style-type: none"> <li>• already contained in the NCRP urban growth area</li> <li>• within an existing residential area</li> <li>• good proximity to employment areas</li> <li>• on existing public transport route</li> <li>• outside the 1:100 year floodplain</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>	
<b>Housing diversity, character and affordability</b>	
Preferred zone	R1 General Residential, R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and at a density generally between 30 and 37 dwellings per hectare. (after allowance for roads and parks etc.).
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 30% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.

Description: Part of Lot 188 DP 728535, Lot 1 DP 1159861 & Lot 138 DP 755722	
Integration with local character	<p>Structure plan to accompany a planning proposal.</p> <p>Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.</p>
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– contains HEV vegetation</li> <li>– under consideration for designated as Environmental Zone</li> <li>– if developed would adversely impact on areas of high environmental value</li> <li>– mapped as bushfire vegetation category 1</li> </ul> </li> <li>• SEPP Coastal Management - this Policy applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> </ul>	
Infrastructure Planning	
Staging	<p><b>Stage 2</b> - progress to a planning proposal for inclusion in a residential zone post June 2024.</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery.</p>
North Byron Flood Risk Management Study and Plan	Flood and stormwater drainage study required.
Movement and access	Assessment and management of traffic flow impacts onto Azalea Avenue and active transport linkages to adjacent residential areas.
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling.<sup>1</sup></p>

## Area 4. - Mullumbimby - Tuckerroo Avenue

**Description: Part of Lot PT32 DP1169053**

Investigation area shown in blue border



Approximate developable land : 16622 m<sup>2</sup>

Strengths/ advantages

- already contained in the NCRP urban growth area
- within an existing residential area with a large lot residential zoning
- good proximity to employment areas
- on existing public transport route
- outside the 1:100 year floodplain
- determined to be a viable affordable housing contribution area

Housing diversity, character and affordability

Preferred zone

R2 Low Density Residential and/or R3 Medium Density Residential

Housing mix and density target

Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and at a density generally 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.).

Lot size typology, mix and layout

Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.



<b>Description: Part of Lot PT32 DP1169053</b>	
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	Structure plan to accompany a planning proposal. Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• SEPP Coastal Management - This Policy applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>	
<b>Infrastructure Planning</b>	
Staging	<b>Stage 2</b> - progress to a planning proposal for inclusion in a residential zone post June 2024. Staging of land release to coordinate with infrastructure delivery with delivery.
North Byron Flood Risk Management Study and Plan	Flooding and stormwater drainage study required.
Movement and access	Assessment and management of traffic flow impacts and active transport linkages to adjacent residential areas
Water and sewer	Water and sewerage infrastructure capacity and ability to connect to existing infrastructure. Possible area for improved water security by water recycling. 1.

## Area 5: Mullumbimby – 124, 127, 130 - 134 Station Street

**Description: Multiple properties - Lot 1 DP803292, Lot 2 DP1256460, Lot 2 DP803292, Lot 4 DP837851, Lot 5 DP1111848**

Investigation area shown in blue border



Approximate developable land: 2.2 ha

### Strengths/ advantages

- already contained in the NCRP urban growth area
- established residential use – large lot residential, adjacent existing residential area
- good proximity to existing employment areas
- proximity to existing public transport route
- flat and cleared site
- determined to be a viable affordable housing contribution area

### Housing diversity, character and affordability

#### Preferred zone

No zone change review of minimum lot size only

#### Housing mix and density target

Caters for a range of residential types including dwelling houses, secondary dwellings and dual occupancies reflecting local housing needs and at a density generally between 10 and 15 dwellings per hectare. (after allowance for roads and parks etc.)

#### Lot size typology, mix and layout

Subject to more detailed investigation cognitive of the existing houses, traffic and flooding constraints.

<b>Description: Multiple properties - Lot 1 DP803292, Lot 2 DP1256460, Lot 2 DP803292, Lot 4 DP837851, Lot 5 DP1111848</b>	
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid sulphate soil</li> </ul>	
Infrastructure Planning	
Staging	<p><b>Stage 1</b> - progress to lot review and planning proposal by June 2024 pending completion of a structure plan as part of DCP 2014 (Strategy Action 9).</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery.</p>
North Byron Flood Risk Management Study and Plan	<p>Flood and stormwater study required.</p> <p>Consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out prior to the carrying out the balance of the development.</p>
Movement and access	A traffic assessment and management plan to be undertaken prior to finalising the high-level concept structure plan as part of DCP 2014 (Strategy Action 9). This assessment to include traffic flow impacts (including acoustic) onto surrounding streets, capacity for active transport linkages with adjacent

**Description: Multiple properties - Lot 1 DP803292, Lot 2 DP1256460, Lot 2 DP803292, Lot 4 DP837851, Lot 5 DP1111848**

	residential areas and possible southern local multimodal connector.
Water and sewer	Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.  Possible area for improved water security by water recycling. 1.

**Area 6: Mullumbimby - 1660-1634 Coolamon Scenic Drive**

**Description: Lot 1 & 2 DP748729 & Lot 67 DP 1226493**

Investigation area shown in blue border



Approximate developable land: 6.5 ha

Strengths/ advantages:

- adjacent an existing residential area
- good proximity to employment areas
- on existing public transport route
- determined to be a viable affordable housing contribution area

Housing diversity, character and affordability

Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing

<b>Description: Lot 1 &amp; 2 DP748729 &amp; Lot 67 DP 1226493</b>	
	reflecting local housing needs and at a density generally 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.).
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	<p>Consistent with Saltwater Creek high level concept structure plan.</p> <p>Respectful of the heritage item listed house.</p> <p>Edge and gateway to Mullumbimby town – western and southern perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.</p>
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</li> <li>– coastal environmental values and natural coastal processes</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> <li>– be consistent with: (a) the North Coast Regional Plan 2036, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005.</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid sulphate soils</li> </ul>	

<b>Description: Lot 1 &amp; 2 DP748729 &amp; Lot 67 DP 1226493</b>	
Infrastructure Planning	
Staging	<p><b>Stage 1</b> – progressed to a planning proposal for inclusion in a residential zone by 2024 pending completion of a structure plan as part of DCP 2014 (Strategy Action 9). However only around 50% of overall dwelling yield progressed to a subdivision or development application by June 2024.</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery and recognises a need to integrate flooding, stormwater drainage and riparian waterway works with Area 7.</p>
North Byron Flood Risk Management Study and Plan & Saltwater Creek Flood and Stormwater Management Plan <sup>2</sup> .	Consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out first, prior to the carrying out of the balance of the development.
Movement and access	A traffic assessment and management plan to be undertaken prior to finalising the high-level concept structure plan as part of DCP 2014 (Strategy Action 9). This assessment is to include traffic flow impacts (including acoustic) onto surrounding streets, capacity for active transport linkages with adjacent residential areas and possible southern local multimodal connector. <sup>3</sup> .
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling.<sup>1</sup>.</p>

Notes:

2. Currently final draft – subject to adoption. The flood study was presented to the Flood Risk Management Committee meeting on 29 October 2020 for review and feedback. Also applies to Areas 7-9.
3. A combined traffic study for Areas 5 - 9 is necessary. Whilst it is usual practice to undertake a traffic study at the planning proposal stage where this has being initiated by a third party, a structure plan is required for the entire precinct. As Council has stewardship over the structure plan process, and given the need to consider the cumulative impacts of future development in Mullumbimby, it is more logical to undertake a holistic traffic study for all of the Saltwater Creek Precinct investigation area prior to the preparing DCP provisions on subdivision design, housing yield and concept viability.

## Area 7: Mullumbimby - 156 Stuart Street

### Description: Lot 22 DP 1073165

Investigation area shown in blue border



Approximate developable land: 7.7250 ha

#### Strengths/ advantages

- already contained in the NCRP urban growth area
- adjacent an existing residential area
- good proximity to employment areas
- on existing public transport route
- determined to be a viable affordable housing contribution area

#### Housing diversity, character and affordability

Preferred zone	R1 General Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and at a density generally between 30 and 37 dwellings per hectare. (after allowance for roads and parks etc.)
Preferred lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2A) and Diagram 2.

<b>Description: Lot 22 DP 1073165</b>	
Affordable provision	Aimed at achieving an affordable housing contribution rate of 30% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	<p>Consistent with Saltwater Creek high level concept structure plan.</p> <p>Edge and gateway to Mullumbimby town – western and southern perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.</p>
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– areas of high environmental value</li> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</li> <li>– coastal environmental values and natural coastal processes</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid Sulphate Soils</li> </ul>	
Infrastructure Planning	
Staging	<p><b>Stage 1</b> – progressed to a planning proposal for inclusion in a residential zone by 2024. However only around 50% of overall dwelling yield progressed to a subdivision or development application by June 2024.</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery and recognises a need to integrate flooding, stormwater drainage and riparian waterway works with Area 6.</p>

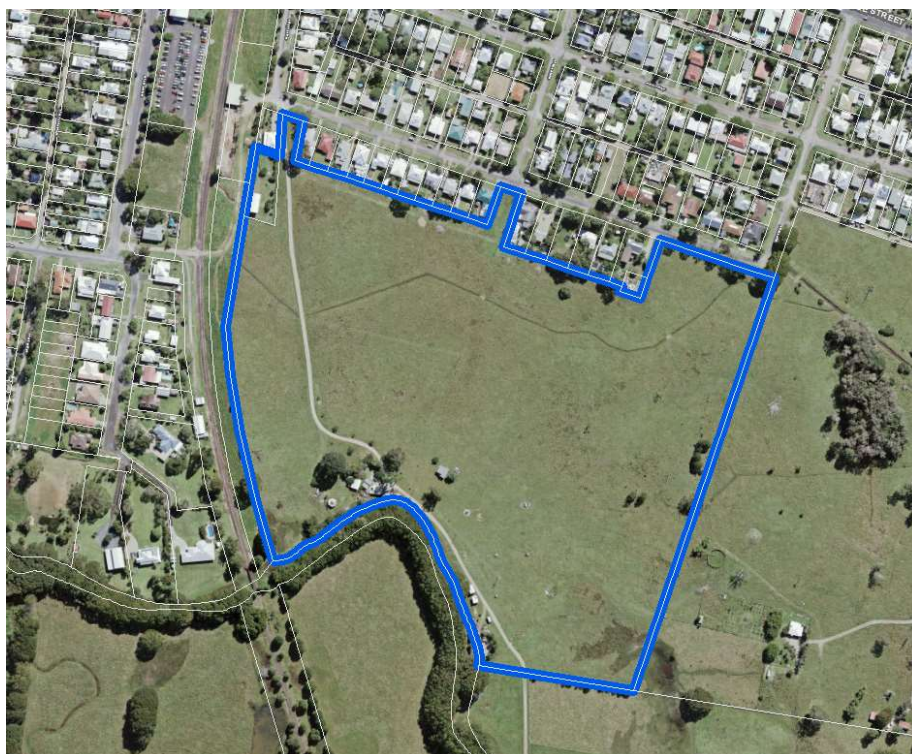


<p>North Byron Flood Risk Management Study and Plan &amp; Saltwater Creek Flood and Stormwater Management Plan <sup>2</sup>.</p>	<p>Consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out prior to the carrying out the balance of the development.</p>
<p>Movement and access</p>	<p>A traffic assessment and management plan to be undertaken prior to finalising the high-level concept structure plan as part of DCP 2014 (Strategy Action 9). This assessment is to include traffic flow impacts (including acoustic) onto surrounding streets, capacity for active transport linkages with adjacent residential areas and possible southern local multimodal connector. <sup>4</sup></p> <p>Interface with railway corridor buffering and opportunities to support. Scope for connectivity across.</p>
<p>Water and sewer</p>	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>

### Area 8: Mullumbimby - 1B Ann Street & 20 Prince Street

**Description: Part of Lot 1 DP1032298 and Part of Lot 12 DP527314**

Investigation area shown in blue border



<b>Description: Part of Lot 1 DP1032298 and Part of Lot 12 DP527314</b>	
Approximate developable land: 10.376ha when combined with Area 9	
Strengths/ advantages <ul style="list-style-type: none"> <li>• adjacent existing residential area</li> <li>• good proximity to employment areas</li> <li>• proximity to existing public transport route</li> <li>• flat and cleared site</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>	
Housing diversity, character and affordability	
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and at a density generally 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.).
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	Consistent with Saltwater Creek high level concept structure plan.  Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</li> <li>– coastal environmental values and natural coastal processes</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Farmland of regional significance - a planning proposal is to:</li> </ul>	

**Description: Part of Lot 1 DP1032298 and Part of Lot 12 DP527314**

- Be consistent with: (a) the North Coast Regional Plan 2036, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005.
- Incorporate a Land Use Conflict Risk Assessment (LUCRA)
- Consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.
- address Aboriginal cultural heritage sensitivities
- Acid sulphate soils

**Infrastructure Planning**

<p>Staging</p>	<p><b>Stage 1</b> – progressed to a planning proposal for inclusion in a residential zone by 2024 pending completion of a structure plan as part of DCP 2014 (Strategy Action 9). However only around 30% of overall dwelling yield progressed to a subdivision or development application by June 2024.</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery and recognises a need to integrate flooding, stormwater drainage and riparian waterway works with Area 8.</p>
<p>North Byron Flood Risk Management Study and Plan &amp; Saltwater Creek Flood and Stormwater Management Plan <sup>2</sup>.</p>	<p>Consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out prior to the carrying out the balance of the development.</p>
<p>Movement and access</p>	<p>A traffic assessment and management plan will be undertaken prior to finalising the high-level concept structure plan as part of DCP 2014 (Strategy Action 9). This assessment is to include traffic flow impacts (including acoustic) onto surrounding streets, capacity for active transport linkages with adjacent residential areas and possible southern local multimodal connector. <sup>3</sup></p> <p>Interface with railway corridor buffering and opportunities to support. Scope for connectivity across.</p>
<p>Water and sewer</p>	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling.<sup>1</sup></p>

## Area 9: Mullumbimby - 71 New City Road

### Description: Part of Lot 2 DP1032298

Investigation area shown in blue border



Estimate of potential developable area: 10.376ha when combined with Area 8

#### Strengths/advantages

- adjacent existing residential area
- good proximity to existing employment areas
- proximity to existing public transport route
- flat site
- capacity to link with the proposed new on-road cycle lane on Mullumbimby Road between Manns Road and Gulgann North Pacific Highway interchange
- determined to be a viable affordable housing contribution area

#### Housing diversity, character and affordability

Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies, multi dwelling housing reflecting local housing needs and at a density generally 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.).
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.

<b>Description: Part of Lot 2 DP1032298</b>	
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	<p>Consistent with Saltwater Creek high level concept structure plan.</p> <p>Edge and gateway to Mullumbimby town – eastern perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.</p>
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– contains HEV vegetation</li> <li>– under consideration for designated as Environmental Zone</li> <li>– if developed would adversely impact on areas of high environmental value</li> <li>– mapped as bushfire vegetation category 1</li> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</li> <li>– coastal environmental values and natural coastal processes</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Farmland of regional significance – a planning proposal is to: <ul style="list-style-type: none"> <li>– Be consistent with: (a) the North Coast Regional Plan 2036, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– Consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid sulphate soils</li> </ul>	
Infrastructure Planning	

<b>Description: Part of Lot 2 DP1032298</b>	
Staging	<p><b>Stage 1</b> – progressed to a planning proposal for inclusion in a residential zone by 2024 pending completion of a structure plan as part of DCP 2014 (Strategy Action 9). However only around 30% of overall dwelling yield progressed to a subdivision or development application by June 2024.</p> <p>Staging of land release to coordinate with infrastructure delivery with delivery and recognises a need to integrate flooding, stormwater drainage and riparian waterway works with Area 8.</p>
North Byron Flood Risk Management Study and Plan & Saltwater Creek Flood and Stormwater Management Plan <sup>2</sup> .	Consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out prior to the carrying out the balance of the development.
Movement and access	A traffic assessment and management plan will be undertaken prior to finalising the high-level concept structure plan as part of DCP 2014 (Strategy Action 9). This assessment is to include traffic flow impacts (including acoustic) onto surrounding streets, capacity for active transport linkages with adjacent residential areas and possible southern local multimodal connector. <sup>3</sup> .
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>

## Area 10: Byron Bay - Ewingsdale Road

### Description: Part of Lot 350 DP755695

Investigation area shown in blue border



Approximate developable land: 1 ha

Final development footprint will be determined following further flood assessment. Any variations must be in accordance with the NCRP Urban Growth Area Variation Principles (Appendix A) and will need to be considered and justified through a strategic planning or rezoning process. Only minor and contiguous variations to urban growth areas in the coastal strip will be considered due to its environmental sensitivity and the range of land uses competing for this limited area.

#### Strengths/ advantages

- adjacent existing residential area
- good proximity to existing employment areas
- on existing public transport route
- flat and cleared site
- links with the on-road cycle lane on Ewingsdale Road
- determined to be a viable affordable housing contribution area

#### Housing diversity, character and affordability

##### Preferred zone

R2 Low Density Residential and/or R3 Medium Density Residential

##### Housing mix and density target

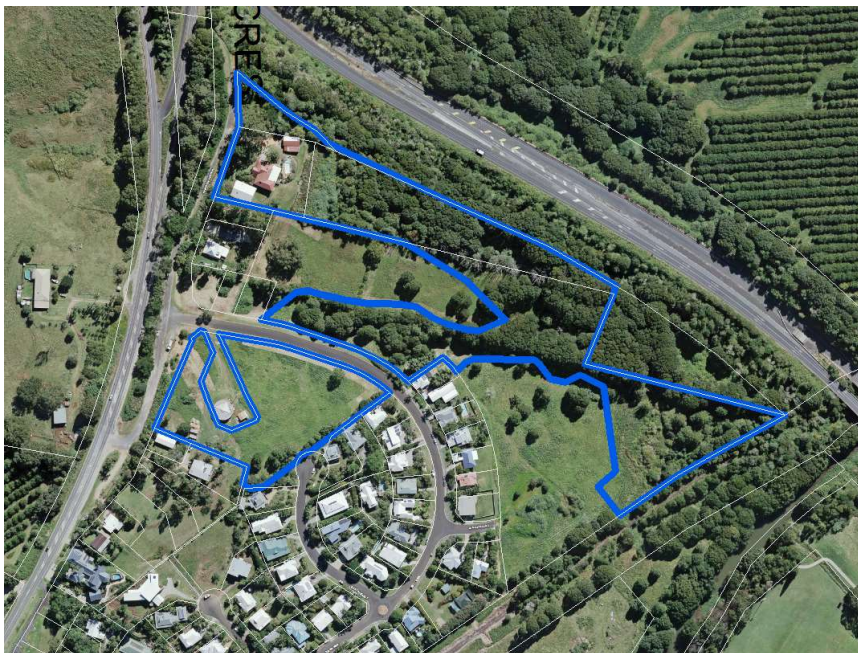
Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing

<b>Description: Part of Lot 350 DP755695</b>	
	reflecting local housing needs and at a density generally 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.).
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	<p>High level concept structure plan to support planning proposal.</p> <p>Edge and gateway to Byron Bay – western and southern perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Byron Bay’s low scale coastal feel and landscape character.</p>
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
	<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– contains HEV vegetation</li> <li>– under consideration for designated as Environmental Zone</li> <li>– if developed would adversely impact on areas of high environmental value</li> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP: this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid sulphate soils</li> </ul>
<b>Infrastructure Planning</b>	
Flood and stormwater risk management	<p>Flood and stormwater study required.</p> <p>To be consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be</p>



<b>Description: Part of Lot 350 DP755695</b>	
	carried out prior to the carrying out the balance of the development.
Movement and access	<p>Assessment and management of traffic flow impact onto surrounding streets, capacity for active transport linkages with adjacent residential areas.</p> <p>Transport for NSW advised that additional land releases that directly impact the Ewingsdale Road and Pacific Highway interchange may not be supported until improvements are realised and a traffic impact assessment (TIA) is required for any proposed new release areas and zonings that increase the density of approved development.</p> <p>Interface with operational railway corridor buffering and opportunities to support.</p>
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling.<sup>1</sup></p>

### Area 11: Bangalow – 68 Rankin Drive and Granuaille Crescent

<b>Description: Part of Lots 261 and 262 DP 1262316 and Lot 348 DP755695</b>	
Investigation area shown in blue border	
	
Approximate developable land: 2 ha	
Strengths/ advantages	
<ul style="list-style-type: none"> <li>• adjacent existing residential area</li> <li>• good proximity to employment area</li> </ul>	

<b>Description: Part of Lots 261 and 262 DP 1262316 and Lot 348 DP755695</b>	
<ul style="list-style-type: none"> <li>• proximity to existing public transport route</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>	
Housing diversity, character and affordability	
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and at a density generally between 15 and 20 dwellings per hectare, cognitive of the slope of the land. (after allowance for roads and parks etc.)
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2. However overall yield needs to be guided by the slope of the land.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	<p>Structure plan to accompany a planning proposal.</p> <p>Development design respects and reflects Bangalow's low scale heritage village feel and landscape character.</p> <p>Visually prominent in Bangalow - landscaping to enhance visual amenity</p>
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• management of steepness of slopes</li> <li>• Farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> <li>– Be consistent with: (a) the North Coast Regional Plan 2036, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– Consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> </ul>	
Infrastructure Planning	

<b>Description: Part of Lots 261 and 262 DP 1262316 and Lot 348 DP755695</b>	
Stormwater management	Stormwater management study required.
Movement and access	<p>Assessment and management of traffic flow impacts onto surrounding streets, capacity for active transport linkages with adjacent residential areas</p> <p>Transport for NSW advised that additional land releases that directly impact the Ewingsdale Road and Pacific Highway interchange may not be supported until improvements are realised and a traffic impact assessment (TIA) is required for any proposed new release areas and zonings that increase the density of approved development.</p> <p>Interface with railway corridor buffering and opportunities to support.</p>
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling.<sup>1.</sup></p>

## Area 12: Bangalow – Ballina Road

**Description:**  
Multiple lots Ballina Road

**Description:**  
Multiple lots Ballina Road

Lot: 7 DP: 111819, Lot: 1 DP: 301392, Lot 1 DP: 974496, Lots: 23, 24 and 25 DP: 6478  
Lot: 11 DP: 807867, Lot: 1 DP: 371410, Lot: 3 DP: 702168, Lot: 1 DP: 931195, Lot: 1 DP: 1125857, Lot: 1 DP: 614715

Investigation area shown in blue border



Approximate developable land: 5 ha

Strengths/ advantages

- Eastern side of Ballina Road already contained in the NCRP urban growth area and investigation area
- proximity to existing residential area
- good proximity to employment areas
- proximity to existing public transport route
- largely flat and cleared sites with established residential use – large lot residential
- determined to be a viable affordable housing contribution area

Housing diversity, character and affordability

Preferred Zone

R2 Low Density Residential


Housing mix and density target

Caters for a range of residential types including dwelling houses and dual occupancies reflecting local housing needs and at a density generally between 15 and 20 dwellings per

<b>Description: Multiple lots Ballina Road</b>	
	hectare cognitive of the existing housing character. (after allowance for roads and parks etc.)
Lot size typology, mix and layout	Subject to structure planning process - generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2C) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.
Integration with local character	<p>If available, consistent with high level concept structure plan for Ballina Road precinct.</p> <p>Development design respects and reflects Bangalow's low scale heritage village feel and landscape character.</p> <p>Character integration implications for Ballina Road – further guidance under Bangalow Residential Character Narrative as contained in DCP 2014.</p>
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
	<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>o mapped as high flood hazard</li> </ul> </li> <li>• Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> <li>– Be consistent with: (a) the North Coast Regional Plan 2036, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005.</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– Consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>
Infrastructure Planning	
Timing	Progress to a planning proposal pending delivery of a structure plan as part of DCP 2014 (Strategy Action 22)”
Flood and stormwater risk management	<p>Flood and stormwater study required.</p> <p>To be consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be</p>

<b>Description: Multiple lots Ballina Road</b>	
	carried out prior to the carrying out the balance of the development.
Movement and access	<p>Assessment and management of traffic flow impacts onto surrounding streets, capacity for active transport linkages with adjacent residential areas</p> <p>Transport for NSW advised that additional land releases that directly impact the Ewingsdale Road and Pacific Highway interchange may not be supported until improvements are realised and a traffic impact assessment (TIA) is required for any proposed new release areas and zonings that increase the density of approved development.</p>
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling. 1.</p>


### Area 13: Bangalow - 31 Ballina Road east

<b>Description: Lot 2 DP 1260751</b>	
Investigation area shown in blue border	
	
Approximate developable land: 6000m <sup>2</sup>	
Strengths/ advantages	

<b>Description: Lot 2 DP 1260751</b>	
<ul style="list-style-type: none"> <li>• already contained in the NCRP urban growth area and investigation area</li> <li>• proximity to existing residential area</li> <li>• good proximity to employment areas</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>	
Housing diversity, character and affordability	
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential
Housing mix and density target	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing local housing needs and at a density generally 18 and 26 dwellings per hectare (ha includes allowance for roads and parks etc.).
Lot size typology, mix and layout	Generally consistent with Strategy Section 3 – Policy 2: Table 5 (Column 2B) and Diagram 2.
Affordable provision	Aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Appendix D Affordable housing and social housing criteria.
Integration with local character	Development design respects and reflects Bangalow's low scale heritage village feel and landscape character.
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as high flood hazard</li> <li>– if developed would adversely impact on areas of high environmental value</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including koala habitat as part of the land is shown on the koala development application map</li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• managing the possible acoustic impacts of proximity to the Hinterland Way and Pacific Highway.</li> </ul>	
Infrastructure Planning	
Flood and stormwater risk management plan	<p>Flood and stormwater study required.</p> <p>To be consistent with the findings for flooding, stormwater drainage and riparian waterway buffers. Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the</p>

<b>Description: Lot 2 DP 1260751</b>	
	development application and should be carried out first, prior to the carrying out of the balance of the development.
Movement and access	<p>Traffic flow implications onto surrounding streets, capacity for active transport linkages with adjacent residential areas</p> <p>Transport for NSW advised that additional land releases that directly impact the Ewingsdale Road and Pacific Highway interchange may not be supported until improvements are realised and a traffic impact assessment (TIA) is required for any proposed new release areas and zonings that increase the density of approved development.</p> <p>Buffering of interface with Hinterland Way and Pacific Highway.</p>
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.</p> <p>Possible area for improved water security by water recycling.<sup>1</sup></p>

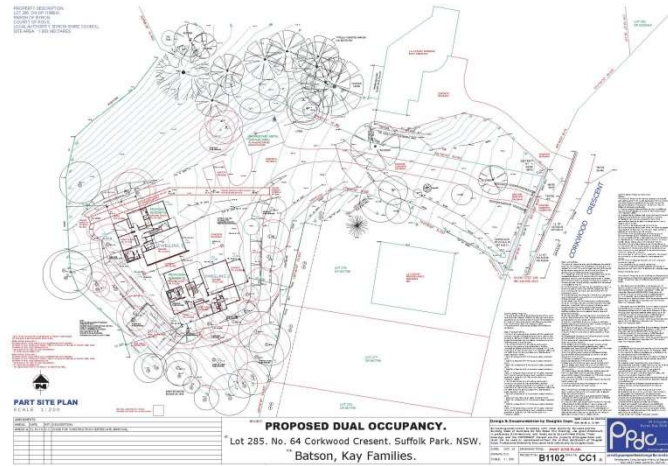
#### Area 14: Suffolk Park – 64 Corkwood Crescent

<b>Description: Part of Lot 85 DP 1198641</b>	
Investigation area shown in blue border	
	



**Description: Part of Lot 85 DP 1198641**

Dwelling layout



Approximate developable land: 3500 m<sup>2</sup>

Strengths/ advantages

- adjacent existing residential area
- good proximity to employment area
- determined to be a viable affordable housing contribution area

Housing diversity, character and affordability

Preferred zone

R2 Low Density Residential

Housing mix and density target

Limited to two dwellings in recognition of the slope of the land and proximity to areas of significant biodiversity. Generally consistent with the approved dual occupancy development provided in the landowner submission – image above shown

Lot size typology, mix and layout

To be consistent with existing dual occupancy approval and ensure coordinated management of high environmental value vegetation, steep slopes and bushfire risk.

Affordable provision

With any upzoning aimed at achieving an affordable housing contribution rate of 20% of the additional lots or developable area whichever the greater that is to be used for residential uses in accordance with Strategy Appendix D Affordable housing and social housing criteria.

Integration with local character

Visually prominent in Suffolk Park - landscaping to enhance visual amenity.

Key issues and further investigations required as part of a planning proposal to change zoning of the land and/or subdivision

- coordinated management high environmental value vegetation,

**Description: Part of Lot 85 DP 1198641**

- steepness of slopes and bushfire risk
- address Aboriginal cultural heritage sensitivities
- Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)

**Infrastructure Planning**

Stormwater management	Stormwater management study required.
Movement and access	Assessment and management of traffic flow impacts onto surrounding streets, capacity for active transport linkages with adjacent residential areas.
Water and sewer	Water and sewerage infrastructure capacity and ability to connect to existing infrastructure.

## Appendix D: Residential Models - principles and criteria

### Purpose of this Appendix

Policy 2 of the Residential Strategy seeks to improve housing choice, diversity and equity. Actions under this policy include the preparation of criteria to guide the location and design of the following residential models as part of liveable neighbourhoods for:

- Affordable housing
- Social housing
- Urban village pockets
- Intentional communities

Council's approach to the delivery of the above residential models is set out by:

- Context
- Criteria
- Target households (as relevant)

A regular review of the criteria will be undertaken to ensure that they are consistent with state government policy, as well as the relevant strategy policies including:

- Supporting Strategy Policy 2 (Housing diversity, choice and equity): for example the size, type and locational appropriateness of dwellings
- Supporting Strategy Policy 3: Direction 3.1 – 'local character' – for example maintenance and management issues that may be addressed by design and or regulation
- Supporting Strategy Policy 3: Direction 3.2 – 'sense of community' – for example the community support, building and connectedness with the housing being delivered and its residents.

## Affordable Housing Criteria

### Context

Council is committed to enabling affordable housing to maintain a diverse, vibrant and healthy community and to alleviate housing stress experienced by some individuals and families in the private housing market.

The Housing Needs Report – ‘Summary of Issues’ - acknowledged that the development of affordable housing in established neighbourhoods is frequently frustrated by opposition from local residents, planners, politicians and the media. This opposition can lead to costly construction delays and amendments for affordable housing developers and in some cases may even force the abandonment of projects. The report similarly noted that care needs to be taken to ensure that adjustments to regulations do not have unintentional outcomes including erosion of liveability.

What is needed is a clear understanding of what is affordable housing, the attributes that underpin its delivery; and how future development can be designed to respect the desired local residential character of our suburbs, villages and towns. This can then give developers and the community more confidence to embrace accessible housing, be leaders in good design and support an efficient assessment and approval process.

Council as part of its commitment to enabling affordable housing resolved (**Resolution 17-260**) to progress a number of actions. This included requesting *‘staff to progress an expression of interest process (with a prepared set of guidelines) that will invite land owners to submit affordable housing proposals for other land in the Byron Shire for the consideration of Council as part of an early implementation program to supplement Council’s Residential Lands Strategy’*

Out of this process potential sites have been identified, *Affordable Housing Principles* set and an Affordable Housing Contribution Policy and procedures endorsed by Council.

The overarching principles are as follows:

### Affordable housing principles

- i. Mixed and balanced communities are created.
- ii. Affordable housing is to be created and managed so that a socially diverse residential population representative of all income groups is developed and maintained in a locality.
- iii. Affordable housing delivery to include looking at levers for providing affordable housing opportunities for Bundjalung people working in the Shire to better connect to and live on Country under the Arakwal Memorandum of Understanding implementation plan
- iv. Affordable housing delivery to include looking suitable sites to build housing for people sleeping rough as the foundation for a ‘Housing First’ model to reduce homelessness and its impact in the Byron Shire using locational social housing criteria in Appendix D below.
- v. Affordable housing is to be made available to a mix of very low, low and moderate income households.
- vi. Affordable housing is made available for both renters and home buyers.
- vii. Affordable rental housing is to be rented to appropriately qualified tenants and at an appropriate rate of gross household income.

- viii. Rent from affordable housing, after deduction of normal landlord expenses (including management and maintenance costs and all rates and taxes for the dwellings), is generally to be used for the purpose of improving or replacing affordable housing or for providing additional affordable housing.
- ix. Land provided for housing infrastructure is to be used solely for affordable housing.
- x. Buildings provided for affordable housing are to be managed to maintain their continued use for affordable housing.
- xi. Affordable housing is to be constructed to a standard that is consistent with other dwellings in the vicinity.

These principles have informed the following objectives and criteria to guide the delivery of successful *accessible housing* projects within *liveable neighbourhoods*:

### **Objectives for provision of affordable housing**

- i. To facilitate the provision of affordable housing stock; whether through SEPP 70 affordable housing contribution scheme, voluntary planning agreements or working with developers to encourage appropriately designed affordable housing.
- ii. To maximise the opportunities for affordable housing, Council may identify strategic sites close to public transport hubs and/or employment areas as potential affordable housing site, enabling residents' easy access to public transport, employment and services.
- iii. To provide increased flexibility for a diverse range of housing types and sizes for varying stages of life.

### **Affordable housing criteria for location, fit and mix**

- i. Affordable housing is to be dispersed throughout a neighbourhood.
- ii. Affordable housing is to be designed to respond and contribute to the *local character*.
- iii. Affordable housing typically should be located in areas with good access to services such as transit, day care, grocery stores and local clinics as well as open space.
- iv. Where affordable housing is part of a larger development site, lots provided are to be a 'salt and pepper' mix of lot types that will help facilitate a mix of housing type options.
- v. A maximum of 5 lots designated for affordable housing lots should occur in a row.
- vi. Affordable housing is to be designed and constructed to a standard that is consistent with other dwellings in the vicinity.
- vii. Residential and mixed use accessible housing development should provide a range of 1, 2 and 3+ bedroom dwellings to achieve a mix of dwelling sizes.
- viii. 'Hybrid' buildings are encouraged to innovatively combine different housing types and sizes.
- ix. Adaptable and easy live dwellings/buildings are encouraged as they are suitable for a wider range of inhabitants and can accommodate changing requirements.
- x. Lot and building design should support a quality of the built environment that:
  - contributes to sustainable practices such as development designed for durability, flexibility, low energy consumption and ventilation
  - promotes socialization between neighbours and contributes to social connections such as the use of open spaces, seating, and housing clusters.
- xi. Consideration should be given to pathways for residents to move from affordable rental housing to affordable homeownership.

Type of households referred to in the above criteria

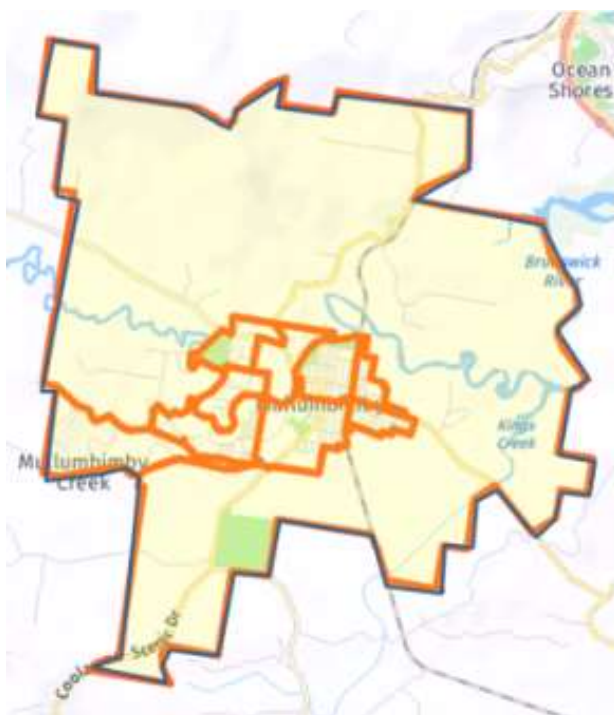
To help understand what are *very low*, *low* and *moderate income* households – they are households whose gross incomes fall within the target recipient criteria shown in Table D.1. Using the Mullumbimby Local Area Catchment (as identified in Figure D.1) as an example, the median household income for this catchment area was \$965 per week as at Census 2016 – Australian Bureau of Statistics.

Table D.2: Target Recipient Household Criteria

Category Level	Criteria	Example using Mullumbimby Local Area Catchment
Very low income household	less than 50%	< \$482.50 per week
Low income household	50 or more but less than 80%	\$482.50 - \$722.00 per week
Moderate income household	80–120%	>\$722.00 – \$1158.00 per week

The above criteria are also derived from *SEPP 70 – Affordable Housing*.

Figure D.1: Mullumbimby Local Area Catchment



## Social Housing Location Criteria

There is a stigma associated with social housing, particularly as a result of the way some of this housing has been built (in clusters) and managed (poorly maintained) in the past, which can make it difficult to gain community support for its expansion. There is also the perception that more diverse housing products will adversely affect the character and attractiveness of a town or village.

As the demand for affordable housing far exceeds supply, very low and low income households living in rental housing are some of the most vulnerable people in the community. These households struggle to pay housing costs and are faced with a range of issues that further erode their wellbeing including:

- living with unmanageable levels of debt, further exacerbating housing vulnerability
- working long hours to pay for housing
- travelling long distances to work or services
- living in overcrowded or substandard housing
- going without essentials such as adequate food, heating, medication or education
- loss of other opportunities because housing costs are too high relative to income.

To better serve such residents a set of criteria will be applied in the delivery of social housing. These are consistent with the *Housing First* model to reduce homelessness and its impact in the Byron Shire

### **Objectives for provision of social housing:**

- i. Consistent with the objectives for *Affordable Housing*

### **Criteria for social housing location, fit and mix**

- i. Consistent with the criteria applied for *Affordable Housing*
- ii. Located to meet the needs of primary target residents such as:
  - Indigenous people
  - Carer/s and parent/s with children
  - Single men and single women - all ages.On this basis the location should:
  - feel safe
  - provide social/economic benefits to the residents
  - enable access to essential services
  - improve indigenous access to country and local kinship
  - be secure from the property market forces e.g. on Council, Crown land or Community Land Trust.
- iii. Other site selection considerations/outcomes:
  - unlikely to lead to an elevated community concern\resistance
  - less regulatory planning red tape – i.e. able to fast track
  - unlikely to contribute to high construction cost – if suited to possible prefabricated buildings – at grade.

## **Urban Village Pockets Criteria**

### *Context*

In Byron Shire, the cost of both commercial and residential space is at a premium. Advances in information technology and broadband telecommunications have made the need for a separate business office or studio less important. There is a growing demand for a combined space more work-driven than a home occupation. A space where employees and walk-in trade are permitted.

Council supports the advancement of ‘*urban village pockets*’ as a response to this demand and to assist in reducing car use, supporting housing diversity and promoting opportunities for innovation and creative industries within and adjacent to our town and village centres.

A key focus of these pockets is to increase opportunities for mixed use in the form of live/work spaces to attract businesses, entrepreneurs, and residents to the areas around our village and town centres. This outcome is consistent with *Enterprising Byron 2025* objectives for the Byron economy:

- accelerate employment generation and work creation
- create resilient communities and build community capacity
- retain and attract industry and private/public investment.

Live/work spaces also provide a number advantages for the occupant: giving them a greater and more spacious living area in the same location as their work; helping to grow start-up businesses by cutting their costs and reducing their time wastage; and a means for linking people to a wider community or network of businesses, to enable them to share skills, knowledge, contacts, and contracts.

The following draft objectives and criteria have been formulated to encourage both work/live spaces and successful *urban village pockets*, drawing on the ***liveable neighbourhood principles***:

**Objectives for the provision of urban village pockets:**

- i. Identification of urban village pockets is to be undertaken holistically, preferably through place planning projects and early engagement with stakeholders to understand their priorities and aspirations in order to maximise good planning outcomes.
- ii. To maximise opportunities for urban village pockets, Council may identify catalyst sites that have a previous land use, for example old railway sidings, ex-industrial or hospital sites or other redundant Council lands.
- iii. To provide increased flexibility for a range of mixed use types and sizes for varying stages of business establishment and operation.
- iv. To ensure well designed, mixed use and sustainable urban areas within and in proximity to our centres, with a sense of place and community commitment where people will want to live, work and visit.

**Urban village pocket criteria for location, fit and mix:**

- i. For a precinct to be considered for an urban village it should be within 400m of a business centre, have proximity to pedestrian and cycleway links and public transport routes and a 5 to 10 minutes convenient and easy walk of primary school or child care centre, considering the nature of the topography.
- ii. The location should have or have potential to: deliver aesthetically pleasing streets; help galvanise the strengths and role of the centre as identified in the Business and Industrial Lands Strategy; offer a sequenced approach to long term higher densification in local planning framework controls to avoid compromising future potential of these areas to provide for even higher utility in the future.
- iii. An essential criterion is to provide a choice in dwelling types that supports diversity of resident households and life stages where:
  - one bedroom dwellings should comprise no less than 10% of total dwelling stock.
  - three bedroom dwellings should comprise no less than 10% of total dwelling stock



- smaller studio, other innovative market responsive housing types are encouraged.
- iv. Live/work spaces must be an essential element in the mix of uses accommodating various forms of live-work activity.
- v. Street and lanes in the village should integrate and respect the existing hierarchical movement network.
- vi. The street hierarchy should achieve:
  - convenient and safe movement for pedestrians and cyclists to destinations in the immediate environs and to external destinations
  - convenient resident access to public transport
  - provision of appropriate access for emergency and service vehicles
  - discouragement of unnecessary through traffic movements
  - creation of a unique ‘village’ atmosphere through low speed and shared spaces.
- vii. Open space should be considered as a co-ordinated group of spaces that deliver high accessibility and diversity of facilities, recreation opportunities and experiences as well as nature oriented components for wildlife.
- viii. Development should lever off prevailing local architectural style supporting the historic and cultural assets of places with creative adaptive reuse solutions.
  - i. Facade design is to respond to the town or villages microclimate with varied treatments to differing elevations, clearly expressed sustainable design elements, generous protected indoor/outdoor spaces and evidence of care and quality in architectural detail.
- ix. The street interface of development should create and maintains continuous, active, and interesting street frontages – to deliver a walkable and inviting environment and bring life to the buildings and the spaces in front of them.

### **Facilitating and securing live/work spaces**

- i. Current individual provisions in the LEP may be limiting potential for live/work opportunities. Council will give consideration to the following and may update the LEP and DCP following community engagement:
  - application of a bonus floor space ratio (FSR) to encourage such developments as both residential and work uses require floor space that is comparably larger than ordinary residential dwellings
  - exclusion of STRA in approved live / workspace developments
  - review of site parking provisions
  - provisions to discourage live/work dwellings reverting to a pure residential use due to incompatibilities with other pre-existing uses – tools could include a combination of regulations requiring the design of units for interconnected living and working spaces, parking and rates incentives.

### **Intentional Community Criteria**

There is a desire among some residents to form intentional communities using a co-operative model to provide more affordable housing along with a stronger sense of community. The underlying premise is that such outcomes are not being met by the current market-driven model of private home ownership. As a result, some community members are taking an initiative and working with developers and architects to design and build their own sustainable, socially-focused intentional communities.

Intentional community – means a housing project on a singular lot designed from the start to have a high degree of social cohesion and teamwork, incorporating shared community facilities collectively funded by residents who often have shared values.

Types of intentional communities can include:

- Co-housing – an intentional community focused on ecological, economic and social sustainability within a single or connected building/s containing both centrally shared community facilities and attached private dwellings/units.
- Ecovillage – an intentional community whose goal is to become more socially, economically and ecologically regenerative and includes detached dwellings, community facilities and common land seeking to regenerate natural systems, contain wastewater and produce own food, electricity and water supply.

To help guide the delivery of successful intentional community projects within *liveable neighbourhoods* the following criteria will be applied:

**Objectives for provision of intentional communities:**

- i. To facilitate the delivery of more affordable housing stock using an intentional (co-operative) community framework that allows people to collectively own and manage their neighbourhood.
- ii. To facilitate increased flexibility for a diverse range of housing types within intentional communities.
- iii. To consider the allocation of a *community benefit bonus* as a means of encouraging better integration with the surrounding local community.

**Criteria for Intentional community location, fit and mix**

- i. Inclusion of elements that support a high level of self-sufficiency such as:
  - central square / meeting place
  - small enough for everything to be in walking/cycling distance
  - encourages and prioritise alternative forms of transport including electric cars and community carpooling
  - work-live spaces included in the mix of uses
  - productive community gardens incorporating a high level of seasonal fresh food
  - renewable power generation on site
  - onsite rainwater harvesting and stormwater treatment and re-use (excluding the water supply for firefighting purposes which should be connected to mains).
- ii. Lot and building design should support a quality built environment that:
  - includes sustainable designed buildings for durability, flexibility, low energy consumption and ventilation, and are consistent with other dwellings in the vicinity
  - promotes socialization between neighbours and contributes to social connections such as the use of open spaces, seating, and housing clusters.
- iii. The housing mix should have regard to:
  - adaptable and easy live dwellings/buildings are encouraged as they are suitable for a wider range of inhabitants and can accommodate changing requirements
  - providing a range of 1, 2 and 3+ bedroom dwellings to achieve a mix of dwelling sizes
  - provision of affordable housing

- minimum density of 20 dwellings/ha.
- iv. Developments of more than 40 dwellings will require a Structure Plan to define the broad residential density ranges and other key land use elements (e.g. open space, environmental conservation/management, and road layout).
  - ii. The design of the street network should achieve:
    - traffic calming
    - convenient and safe movement for pedestrians and cyclists to destinations in the immediate environs and to external destinations
    - provision of appropriate access for emergency and service vehicles
    - creation of a unique 'community' atmosphere through low speed and shared spaces.
  - v. Inclusion of design elements to reinforce the intentional community's a connection with the surrounding community and local area, such as:
    - permeable and pedestrian friendly with gated communities to be avoided
    - buildings blend in with the prevailing architectural style of the locality.
  - vi. A community benefit bonus may be considered for an intentional community that includes a community benefit bonus component. The bonus may be related to:
    - a discount on operational infrastructure charges for a period of 'x' years or
    - the design to comply with the DCP residential design provisions applicable to the zoning of the area, except that the floor space ratio may be exceeded by a ratio of 'x' consistent with Clause 4.6 of LEP 2014.

Options for warranting allocation of community bonuses may include:

- incorporates of a range of facilities, open space and community services 'accessible' to the public as well as the intentional community residents
- incorporates an allocation of 'affordable rental housing'
- meets a green rating \* of 5 star - Green Building Council of Australia (in line with Byron Shire target for net zero emissions 2025)
- facilitates the preservation and renewal of a historic building/s that affirm the continuity and evolution of the community.

## Appendix E: Community residential issues, ideas and initiatives



**Mullumbimby**

Reference	Issues, ideas and initiatives
Mu1.	Looking at options to encourage sensitive and subtle infill development (both design and subdivision) to supports housing diversity that blends with the design, height and bulk of surrounding homes as well as the predominantly open, green and leafy streetscape character.
Mu2.	Looking at facilitating 'urban village' pockets of mixed use activities including supporting live/work opportunities in convenient walking distance of the Mullumbimby town centre facilitating opportunities for live/work opportunities to attract businesses, entrepreneurs, and residents into the town and to satisfy the increasing demand for a more affordable 'residential – workspace' mix.
Mu3.	Work with residents and businesses, review development provisions for laneway frontage development to ensure that it contributes to a cohesive and safe streetscape, predominant built form character and public realm.
Mu4.	Work with land owners and residents around structure planning for new release areas to promote distinctiveness in its new housing developments to create among residents a greater sense of community and enhanced sense of identity and ownership
Mu5.	Investigate options to encouraging opportunities for older person, people with a disability and aged care facilities close to the town centre.



**Bangalow**

Reference	Key planning issues and community ideas and initiatives
Ba1.	Largely maintain the current urban footprint of the village and its well-defined entries, exits and edges.



## Brunswick Heads

Reference	Issues, ideas and initiatives
BH1.	Looking at how the lanes could be redefined as a residential frontage incorporating the characteristics of a more traditional street such as building setback from the alignment to address the lane with low set fences, landscaping and onsite parking all important to the delivery of a high-quality, attractive environment.
BH2.	Looking at how best to ensure the interface between residential development and popular open, public spaces highly valued by the community respects the historical significance of its street facades and distinctive building styles and continues the low scale character and the natural landscape qualities of the older part of Brunswick Heads residential areas.
BH3.	Looking at how to facilitate 'urban village' pockets of mixed-use activities, including supporting live/work opportunities along Tweed Street.
BH4.	Looking at options to encouraging opportunities for older person, people with a disability and aged care facilities close to the town centre.
BH5.	Looking at options to encouraging opportunities for residential open spaces such as backyards and streets to be designed and planted as integral wildlife corridors to help improve the biodiversity of the village and surrounding nature reserves.



## Byron Bay and environs

Reference	Key planning issues and community ideas and initiatives
BB.1	Investigate design guidelines to address use of roof top areas for outdoor activities such as swimming pools or roof gardens.
BB.2	Review local planning framework provisions to facilitate an 'urban village' pocket of mixed use activities around Clifford Street, Suffolk Park including supporting live/work opportunities in convenient walking distance of the centre facilitating opportunities for to attract entrepreneurial residents into

	the Suffolk Park and to satisfy the increasing demand for a more affordable 'residential – workspace' mix.
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### Ocean Shores, South Golden Beach and New Brighton

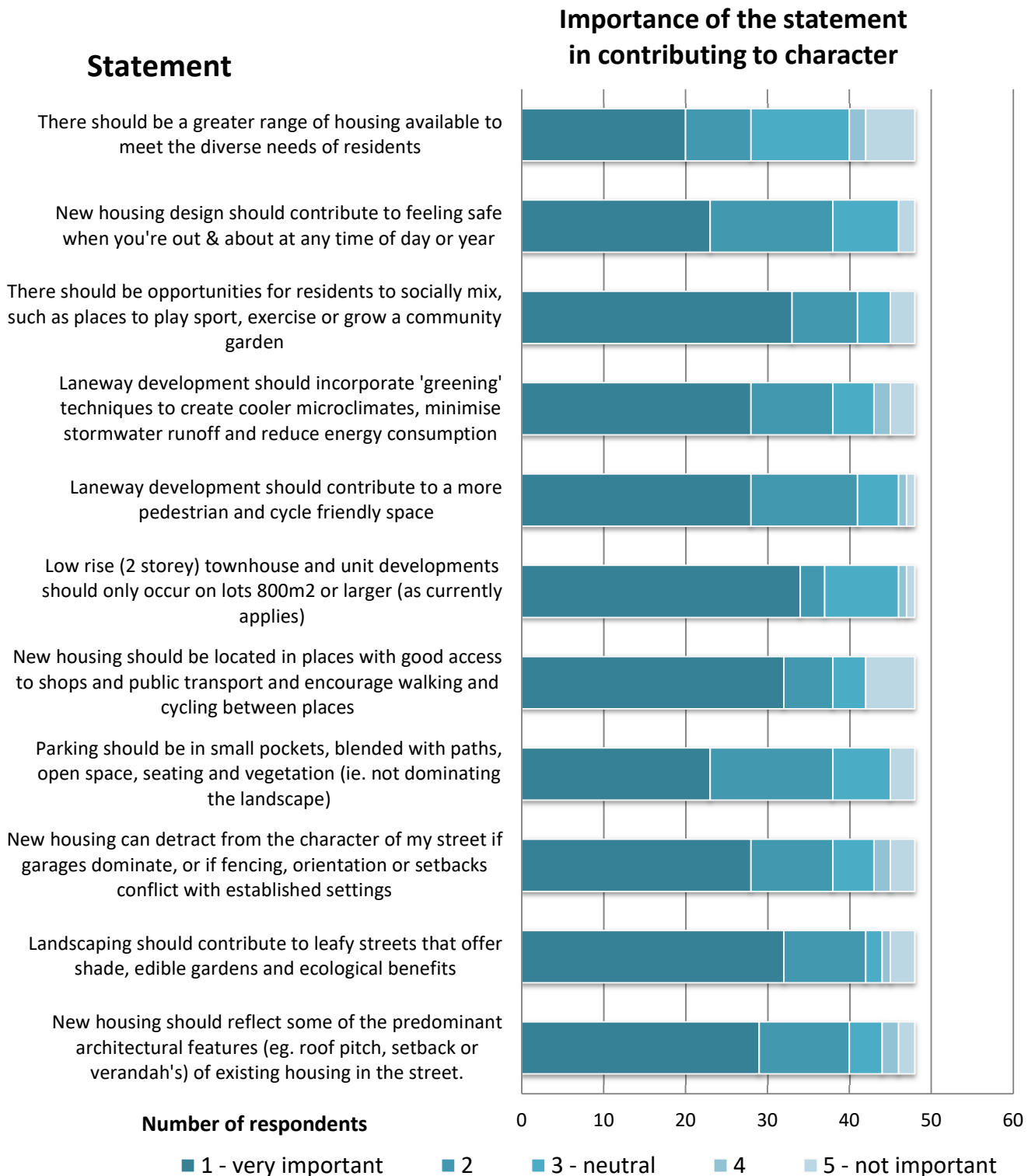
Reference	Issues, ideas and initiatives
OS1.	Looking at ways to encourage sensitive infill development (both design and subdivision) that blends with the design, height and bulk of surrounding homes as well as the areas' predominantly open, green and leafy streetscapes.
OS2.	Looking at options to encouraging opportunities for older person, people with a disability and aged care facilities.
OS3.	Looking at facilitating 'urban village' pockets of mixed-use activities, including supporting live/work opportunities in proximity of the B2 Zone - Ocean Shore Shopping Centre.
OS4.	Working in cooperation with residents, support the provision of improved (off-road) cycleway and pedestrian connections in appropriate locations.
OS5.	Looking at capacity for increased densities in areas within convenient walking distance of public transport, the Ocean Shores Shopping Centre and Billinudgel Centre, and that be supported by adequate infrastructure.
OS6.	Working in cooperation with residents, to enhance cycleways, walkways and recreational places such as Tom Kendall Park, Waterlily Park, the river and beach areas to meet the needs of the changing community.
OS7.	Looking at ways to facilitate streetscapes that retain low set fences, grass verges and landscaping with onsite parking all important to the delivery of a high-quality, attractive environment.

## Shaping our Neighbourhoods feedback

In talking with the community on '**residential character narratives**' for our towns and villages via the **Shaping our Neighbourhoods** consultation we asked survey respondents the following question:

*Thinking about what contributes to the character of your street and neighbourhood, and the range of housing choice available, please rate the importance of the following statements:*

**This is what we heard:**



## Appendix F: Key Housing Terminologies and Definitions

### **Adaptable and easy-live house**

means a house designed to accommodate lifestyle changes without the need to demolish or substantially modify the existing structure and designed to meet the needs of people requiring higher level access from the outset. This can include being designed to easily enable a large family home to be eventually divided into two smaller housing units, so residents continue living in a familiar environment.

### **Affordable housing**

means housing for those households whose gross income falls within the following ranges of percentages of the median household income for the Byron Shire Statistical Division or relevant sub statistical area according to the Australian Bureau of Statistics. Definition of “affordable housing” household income brackets:

- ▶ Very low income household - less than 50%
- ▶ Low income household – 50% or more but less than 80%
- ▶ Moderate income household – 80 to 120%

Source: The affordable housing definition outlines above is from State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes) (2009). The use of this definition was the product of the EOI Accessible Housing Project. This income definition is used in relation to identification of key workers and accessible housing, as key workers are reliant on limited income.

### **Affordable rental housing (also referred to as ‘community housing’)**

means rental housing delivered and managed primarily by community housing providers (CHPs) for very low to moderate-income earners, including key workers essential to economic sustainability and social diversity. Note: Community-housing rents are typically less than 30% of the gross household income for very low to moderate households.

### **Ageing in place**

means remaining in your own home and not having to move to another facility when your care needs become higher regardless of age, income and physical ability.

### **Dwelling**

means a room or suite of rooms occupied and used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

### **Group household**

means a household consisting of two or more unrelated people where all persons are aged 15 years and over. There are no reported couple relationships, parent-child relationships or other blood relationships in these households. Source: ABS

### **Homelessness**

means when a person does not have suitable accommodation alternatives. If their current living arrangement; is in a dwelling that is inadequate; or has no tenure; or if their tenure is short and not extendable; or does not allow them to have control of and access to a space for social relations. (Source: ABS Statistical Definition of Homelessness - Paper 2012)



**Housing choice**

means the types of housing available to meet the current or future needs of the community. Housing choice is driven by factors as the make-up of the population, affordability and lifestyle trends (source NCRP 2036)

**Housing diversity**

means a mix of housing types such as single dwellings, boarding house, dual occupancies, group homes, multi-dwellings, and shop top housing to meet the needs of a socio-economically diverse community. This includes rental housing and social (including public and community) housing and private market housing.

**Housing equity**

means ensuring there is a supply of accessible housing

**Housing stress**

means a household is considered to be in housing stress when rental or mortgage costs are greater than 30 per cent of a household's disposable income and their household earnings are in the bottom 40 per cent of the household income range ('the 30/ 40 rule').

Source: The above Housing Stress definition is from the National Centre for Social and Economic Modelling Measuring housing stress at small area levels: [How much do definitions matter? - University of Canberra Australia](#)

**Inclusionary zoning/value capture**

means a requirement for a percentage of accessible housing to be delivered in connection with new development. It is linked to planning benefits such as rezoning or density bonuses in high land value areas. The aim is to create mixed income neighbourhoods linked with diverse labour force participation rates.

**Infill development**

means new housing built in established neighbourhoods that are already zoned for residential uses. For example, secondary dwellings at the rear of blocks or replacing a detached house on an existing lot with townhouses.

**Integrated housing**

means development on a consisting of a group of dwellings which are planned, designed and assessed to operate as a single development in an urban release area. This is not necessarily what the State Environmental Planning Policy No 53—Metropolitan Residential Development has defined.

**Intentional community**

means a housing project on a singular lot designed from the start to have a high degree of social cohesion and teamwork, incorporating shared community facilities collectively funded by residents who often have shared values.

**Investigation area:**

means in the case of the Residential Strategy, an area supported for investigation as a future greenfield new release residential. Not all of land in an investigation area will be suitable for development and further detailed assessment will be required.

## **Key Workers for the Byron Shire local economy include:**

- ▶ Food Trades Workers,
- ▶ Automobile, Bus Drivers,
- ▶ Personal Carers and Assistants,
- ▶ Child Carers,
- ▶ Health and Welfare Support Workers,
- ▶ Automotive Electricians/Mechanics,
- ▶ Hairdressers,
- ▶ Checkout Operators Office Cashiers,
- ▶ Food Preparation and Assistants.
- ▶ Cleaners
- ▶ Property maintenance (such as handymen, plumbers, carpenters, electricians, garden maintenance)

In addition, Byron Shire identifies the arts playing an important role in contributing towards the development of a sustainable vibrant Shire and in line with this people employed in the creative arts sector such as; artists, actors, writers and musicians have been identified as an importance component in any key worker target. Artists are often very reliant on grants or very low incomes.

### **Koala Site Investigation Area Map**

Means identified areas where landowners need to consider the SEPP's development application criteria as part of their development.

### **Live/work space**

means dwellings designed to incorporate both a person's professional and personal lives in one space.

### **Local growth management strategy**

means a plan prepared to support effective and integrated planning across a local government area.

### **Local Plans (Local Environmental Plans or Development Control Plans)**

means statutory and non-statutory plans prepared by Council for a local government area to guide planning decisions by local councils. Through the use of land zoning and other development controls, a local plan is typically the main mechanism for determining the type and amount of development which can occur on each parcel of land in NSW. Local plans are the main planning tool that shapes the future of communities and ensures local development is appropriate.

### **Lot definitions**

**Compact Lot** a lot that has an area of 201 – 449m<sup>2</sup> shown on an approved plan of subdivision

**Medium density lot** a lot that has an area 800 – 1400 m<sup>2</sup> shown on an approved plan of subdivision and on which it is intended to be occupied by multiple households

**Mico lot** a lot that has an area of less than 200 m<sup>2</sup> shown on an approved plan of subdivision and on which it is intended to be occupied by one household

**Traditional lot** a lot that has an area of 450 – 799 m<sup>2</sup> shown on an approved plan of subdivision

**Market housing**

means housing delivered by the private sector, including private homes for sale to the broader community, and specialist housing such as boarding houses and student accommodation, which are rented to certain target markets.

**Residential zone**

relates to land that is predominantly for housing. The urban residential zones of Zone R2 Low Density Residential and Zone R3 Medium Density.

**Short Term Rental Accommodation (STRA)**

it is proposed by the NSW Government to define STRA as: “the commercial use of an existing dwelling, either wholly or partially, for the purposes of short-term accommodation, but does not include tourist and visitor accommodation.”

**Shared-ownership housing**

means housing made affordable for lower income earners through a shared-equity mortgage model, by which the homebuyer shares the capital cost of purchasing a home with an equity partner, such as a not-for-profit trust or community-housing provider.

**Social housing (including public housing)**

means housing for low-income earners and people experiencing disadvantage, accessed through a state regulated housing application system. This includes:

- Public housing owned and managed by the state government
- Housing owned and/ or managed by community housing providers
- Housing owned by the Aboriginal Housing Office.
- Housing owned or managed by government regulated housing co-operatives

**Shop top**

means which is one or more dwellings located above ground floor retail premises or business premises', and does not require the residents and business operator to be one in the same.

**Urban residential**

includes all land zoned for various residential purposes within and urban growth area.

**Urban growth area**

includes all land zoned for various urban purposes and all future potential urban land releases as illustrated on the Urban Growth Area Maps in the North Coast Regional Plan. These areas will provide for housing, business, industrial, infrastructure and community facilities to accommodate the future regional population. Not all land identified within urban growth areas will be suitable for development and further detailed assessment will be required.