
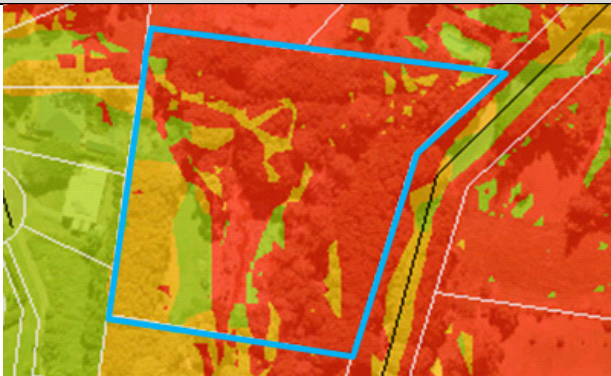
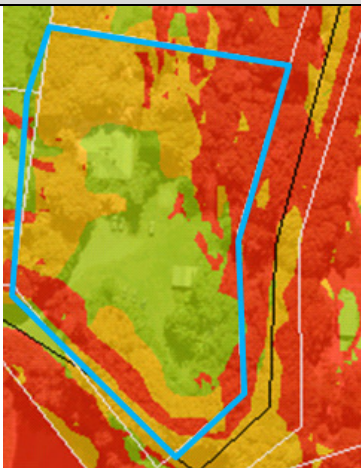


# ATTACHMENT 1

## EXPRESSIONS OF INTEREST: LAND FOR AFFORDABLE HOUSING SUBMISSIONS ASSESSMENT OF COUNCIL AND/OR CROWN LAND


Table 1: Assessment of Federal Sites

Lot 7 DP 263974, Roses Road Federal		
 <p>This general area shown in yellow could be reclassified as 'generally unconstrained' as the circled relates to earlier assessment identification of HEV, which has since been down classified as non HEV</p>	<b>Total Land Area</b> 1468 m <sup>2</sup>	<b>Constraints to be addressed</b>
	<b>Land Area generally unconstrained:</b> 50% - 700m <sup>2</sup> <ul style="list-style-type: none"> <li>1 – Low</li> <li>2 - Medium</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive farmland buffer</li> <li>Drinking water catchment</li> </ul>
	<b>Land Area constrained:</b> <ul style="list-style-type: none"> <li>3 - High</li> <li>4 - Extreme</li> </ul>	<ul style="list-style-type: none"> <li>Slope</li> </ul>
Lot 90A DP3747, 65 Coorabell Rd Federal		
	<b>Total Land Area</b> 9041 m <sup>2</sup>	<b>Constraints to be addressed</b>
	<b>Land Area generally unconstrained:</b> 600m <sup>2</sup> <ul style="list-style-type: none"> <li>1 – Low</li> <li>2 - Medium</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive farmland buffer</li> <li>Drinking water catchment</li> </ul>
	<b>Land Area constrained:</b> <ul style="list-style-type: none"> <li>3 - High</li> <li>4 - Extreme</li> </ul>	<ul style="list-style-type: none"> <li>Slope</li> <li>Bushfire</li> </ul>
Lot 89 DP 755697, 898 Binna Burra Rd Federal		
	<b>Total Land Area</b> 9133m <sup>2</sup>	<b>Constraints to be addressed</b>
	<b>Land Area generally unconstrained:</b> 3550m <sup>2</sup> <ul style="list-style-type: none"> <li>1 – Low</li> <li>2 - Medium</li> </ul>	<ul style="list-style-type: none"> <li>Sensitive farmland buffer</li> <li>Drinking water catchment</li> </ul>
	<b>Land Area constrained:</b> <ul style="list-style-type: none"> <li>3 - High</li> <li>4 - Extreme</li> </ul>	<ul style="list-style-type: none"> <li>Slope</li> <li>Bushfire</li> </ul>


<b>Lot 7 DP 263974, Lot 89 DP 755697 &amp; Lot 90A DP3747 Federal: combined assessment</b>	
<b>Location and Zoning</b>	Within Ru5 – Village Zone < 400m services
<b>Services and Access</b>	Fronts sealed roads Federal does not have reticulated water or a sewer system. The sites are located within a drinking water catchment and determination would be required as to whether development could be designed to avoid significant impact on water quality.
<b>Type of residential proposal – as stated by the proponent</b>	Multi housing Proposal is that Council negotiates to purchase the two lots (90A and 89) from the NSW Government for the purpose of fully securing these lots for community use. Once secured proponent would lead the community in a consultation process to discover the most desired use of the lots. The intention is to put the affordable housing proposal to the community for discussion at this stage.
<b>Investment/Funding Proposal</b>	Not stated – assumption that Council would purchase the two crown land lots.
<b>Affordable housing management terms</b>	Rental arrangement - Assisting long-time, low-income residents with little or no capital to be able to stay in the village
<b>Land ownership</b>	<ul style="list-style-type: none"> <li>Lot 7 (Roses Road): designated ‘<i>community land</i>’ (Council-owned), which reflects the importance of the land to the community because of its use or special features. Generally, it is land intended for public access and use. Community land cannot be sold, leased, licenced or have any other estate granted over the land for more than 21 years. (Office of Local Government: NSW Land Management Practice Note). Accordingly, such land would need to be reclassified to “operational” (via amendment to LEP 2014) for affordable housing development.</li> <li>Lot 89 &amp; Lot 90A: Crown land - discussions would need to be held with the State Government on capacity to secure as ‘operational land.’</li> </ul>
<b>Staff Comments</b>	<p>The proposal for the combined sites is consistent with Assessment Performance Objective 1 and 2. The land’s primary constraints comprise parts for the land having a slope greater than 18 %; mixed tenure and the lack of infrastructure services appropriate to a more intensive type of development of an urban nature.</p> <p>In response to Performance Objective 3. Federal is a small rural village with a population of approximately 700 people. At a community meeting in June 2017 on the draft rural land use strategy attendees raised the desirability to better utilise vacant land within the village to provide affordable and/or senior housing options for village residents.</p> <p>The proposal identified a need to further gauge community support for the land to be used for affordable housing. To progress with this EOI a number matters need to be addressed:</p> <ul style="list-style-type: none"> <li>Discussions with NSW government on the crown land</li> <li>Consultation with community to determine community support for the land to be used for affordable/seniors housing</li> <li>Consistency in approach with Council’s supporting partnership policy</li> </ul>

**Table 2: Assessment of Lot 4 DP841846 'Leaf Land'**

		<b>Land Area generally unconstrained: None</b>  ■ 1 – Low ■ 2 - Medium	
		<b>Land Area constrained: 100%</b>  ■ 3 - High ■ 4 - Extreme	<ul style="list-style-type: none"><li>• Flood high hazard</li><li>• Bushfire</li><li>• Coastal environment</li><li>• Regionally significant farmland</li><li>• Sensitive farmland buffer</li><li>• Riparian buffer</li><li>• Acid sulphate</li></ul>
<b>Location and Zoning</b>	Within 400 m of a Residential Zone: Mix of Ru1/1b1 > 400m < 1 km of services		
<b>Services and Access</b>	No road access – see staff comment below Unable to advise at this point in time on whether capable of being connected to water or sewerage infrastructure adequately catering for the reasonable everyday demand, at no additional cost to council/community		
<b>Type of residential proposal – as stated by the proponents</b>	<b>Submission 1:</b> Emergency homeless campground and permaculture service – with food growing using permaculture methods will be the main activity the campground <b>Submission 2:</b> Primitive camping trial site <b>Resolution 17-044:</b> agricultural based residential		
<b>Investment/Funding Proposal</b>	Not stated		
<b>Affordable housing management terms</b>	<b>Submission 1:</b> Acceptance for entry to the campground will be carefully vetted by existing referral services, such as Mullumbimby District Neighbourhood Centre, Byron Community Centre and Specialist Homeless Centre.  <b>Submission 2:</b> Community Land Trust or equivalent and that maintains housing affordability in perpetuity with appropriate community oversight. Screening processes to establish appropriate mix of residents.		

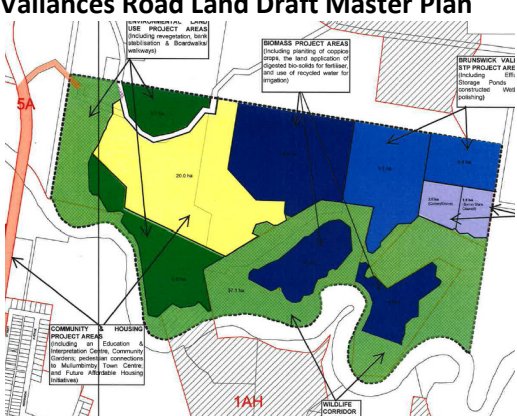
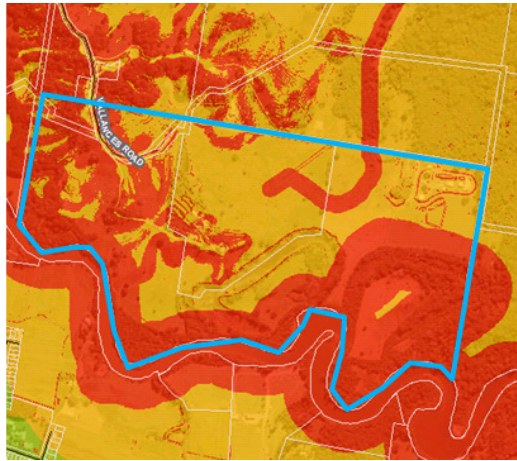

<p><b>Staff Comments</b></p>  <p>Lot 2 DP 1121508</p>	<p>The site and proposal is generally inconsistent with Assessment Performance Objectives 1, 2 and 3. Under the Ru1 Zone a caravan park and camping ground is permitted with consent in the Ru1 Zone. Whilst the land would be suited to agriculture it is unsuitable for use as a camping site for residential purposes.</p> <p><u>Flooding hazard:</u> A 2012 investigation by BTMWBM as to the suitability of the site for a Low Key Primitive camping Site as a Refuge for the Homeless found that:</p> <p><i>'BMT WBM's significant experience in floodplain risk management leads us to believe that the site, without flood mitigation measures, is unfit for the purpose expressed by Byron Shire Council, and such development would contravene the flood policy laid out in the NSW Floodplain Development Manual (DIPNR, 2005). It may be possible to explore flood mitigation options, but such mitigation may lead to adverse impacts on flooding to nearby development' ... and 'the site lacks critical evacuation routes in times of major floods, rendering it generally unsafe for permanent or semi-permanent inhabitation.'</i></p> <p>The flood modelling has been updated since 2012 as part of the North Byron Flood Study. This study indicates the site to be totally contained within a flood areas with a perimeter of high hazard areas impacting of the critical evacuation routes.</p> <p><u>Access:</u> A report to the 23 November 2017 Council meeting recommends:</p> <p><i>That Council authorise the General Manager to enter into contracts for the purchase (from Transport NSW) of part of Lot 2, DP1121508 (shown in the column to the left) to provide access to Lot 4, DP841856, Station Street. Mullumbimby.</i></p> <p>The road access will support potential pedestrian and cycle movement over the Brunswick River and can also be a site for vehicle parking in association with the potential use of Lot 4 and the Vallances Road property.</p> <p>The BMT WBM 2012 report noted in regard to access and flooding that the <i>'proposed use of the rail corridor as an evacuation route is not feasible given that it becomes inundated during major flood events'</i>.</p> <p>Should Lot 2 DP 1121508 be acquired for access and be upgraded to a standard providing flood evacuation emergency access scope exists to reconsider the capacity of this site for a limited residential use.</p>
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**Table 3: Assessment of Lot 188 DP728535 Old Mullumbimby Hospital site**

Assessment of Lot 188 DP728535 Old Mullumbimby Hospital site		Total area: 4.4 ha approx.	
	Land Area generally unconstrained: 50% <div><div>■</div> 1 – Low</div> <div><div>■</div> 2 - Medium</div>	Note half of the unconstrained land is developed as a nursing home.	
	Land Area constrained: <div><div>■</div> 3 - High</div> <div><div>■</div> 4 - Extreme</div>	<ul style="list-style-type: none"><li>▪ Slope</li><li>▪ Bushfire hazard</li></ul>	
Location and Zoning	Within 400 m of a Residential Zone: Zoned SP 2 < 400m of services		
Services and Access	Sealed road access Connected to water or sewerage infrastructure adequately catering for the reasonable everyday demand, at no additional cost to council/community		
Type of residential proposal – as stated by the proponent	Mix of over 55 age group and disability housing , independent living and retirement options to be integrated with the existing nursing home		
Investment/Funding Proposal	In conjunction with the National Affordable Housing Consortium (NAHC)		
Affordable housing management terms	Community Land Trust or equivalent that maintains housing affordability in perpetuity with appropriate community oversight.		
Staff Comments	The site and proposal is generally consistent with Assessment Performance Objectives 1, 2 and 3. The land is does have constraint limitations associated with slope.		

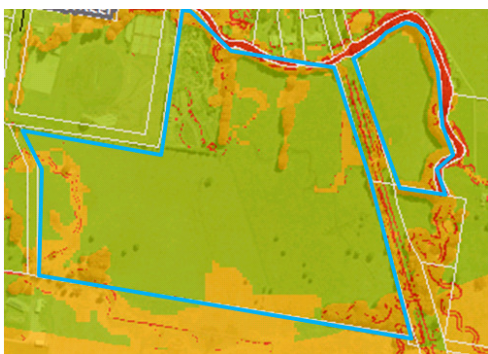


**Table 4: Assessment of Vallances Road Land**

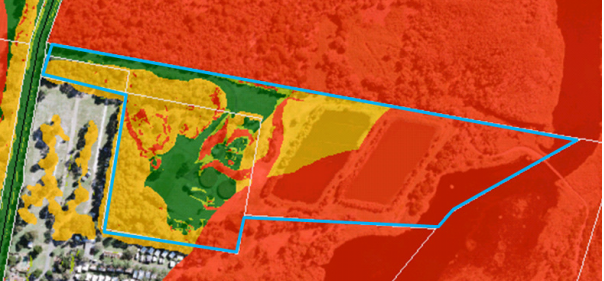

<p><b>Vallances Road Land Draft Master Plan</b></p> 	<p><b>Total Land Area identified the Draft Master plan for consideration as a community and housing project area: 20 ha – as shown in yellow opposite</b></p>	
	<p><b>Land Area generally unconstrained: None</b></p> <ul style="list-style-type: none"> <li>■ 1 – Low</li> <li>■ 2 - Medium</li> </ul> <p><b>Land Area constrained: 100%</b></p> <ul style="list-style-type: none"> <li>■ 3 - High</li> <li>■ 4 – Extreme</li> </ul> <p>Underlined constraints apply to the area of interest</p>	<ul style="list-style-type: none"> <li>• <b>Overall site: Flood general to high hazard</b></li> <li>• <b><u>Sewerage treatment plant buffer</u></b></li> <li>• <b><u>Slope</u></b></li> <li>• <b><u>Sensitive farmland buffer</u></b></li> <li>• <b><u>Regionally significant farmland 1-5 km town</u></b></li> <li>• <b>Bushfire</b></li> <li>• <b>Coastal environment</b></li> <li>• <b>Riparian buffer</b></li> <li>• <b>Acid sulphate</b></li> </ul>
<p><b>Location and Zoning</b></p>	<p>Not within 400 m of a Residential Zone:          &gt; 400m &lt; 1 km of services          Mix of Zoning as shown below:          Ru1/Ru2/1a</p>	
<p><b>Services and Access</b></p>	<p>No direct road access connection to Mullumbimby – see staff comment below          Unable to advise at this point in time on whether capable of being connected to water or sewerage infrastructure adequately catering for the reasonable everyday demand, at no additional cost to council/community</p>	
<p><b>Type of residential proposal – as stated by the proponent</b></p>	<p>Subvillage of Mullumbimby as a place to locate new residential employment land, particularly new forms of industrial land. This large site has approximately 25hectares of high ground on which 100-200 dwellings can be developed.</p>	
<p><b>Investment/Funding Proposal</b></p>	<p>In conjunction with the National Affordable Housing Consortium (NAHC)</p>	
<p><b>Affordable housing management terms</b></p>	<p>Community Land Trust or equivalent that maintains housing affordability in perpetuity with appropriate community oversight.</p>	

<b>Staff Comments</b>	<p>The site and proposal is generally inconsistent with Assessment Performance Objectives 1, 2 and 3. The land is constrained with access limitations.</p> <p>Access: A report to the 23 November 2017 Council meeting recommends:</p> <p><i>That Council authorise the General Manager to enter into contracts for the purchase (from Transport NSW) of part of Lot 2, DP1121508 to provide access to Lot 4, DP841856, Station Street. Mullumbimby.</i></p> <p>The road access will support potential pedestrian and cycle movement over the Brunswick River and can also be a site for vehicle parking in association with the potential use of Lot 4 and the Vallances Road property.</p>
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**Table 5: Assessment of Lot 22 DP10731765 Mullumbimby Sporting Fields**

<b>Lot 22 DP10731765</b> <b>Mullumbimby Sporting Fields</b>		<b>Total Land Area: 28.5ha</b>	
		<b>Land Area generally unconstrained: 21ha approx..</b> <div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #2e8b57; margin-right: 5px;"></div> 1 – Low  <div style="width: 10px; height: 10px; background-color: #9acd32; margin-right: 5px; margin-left: 10px;"></div> 2 - Medium </div>	<ul style="list-style-type: none"> <li>• <b>Flooding</b></li> <li>• <b>Sensitive farmland buffer</b></li> <li>• <b>Cattle dip site buffer</b></li> </ul>
		<b>Land Area constrained:</b> <div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: #ffcc00; margin-right: 5px;"></div> 3 - High  <div style="width: 10px; height: 10px; background-color: #ff0000; margin-right: 5px; margin-left: 10px;"></div> 4 - Extreme </div>	<ul style="list-style-type: none"> <li>• <b>Flood medium - high hazard</b></li> <li>• <b>Riparian buffer</b></li> </ul>
<b>Location and Zoning</b>	Within 400 m of a Residential Zone: Largely RE1/ small area of 7b < 400m of services		
<b>Services and Access</b>	Sealed road access Capable of being connected to water or sewerage infrastructure adequately catering for the reasonable everyday demand, upgrades are required - need to determine the additional cost to council/community		
<b>Type of residential proposal – as stated by the proponents</b>	<b>Submission 1:</b> Project around learning to build kit Tiny Homes <b>Submission 2:</b> Develop with a minimum of 100 x 1 and 2 bedroom dwellings of affordable housing aimed at young first young home owners and over 55's using a combination of full purchase, shared equity and renting models		
<b>Investment/Funding Proposal</b>	<b>Submission 2:</b> In conjunction with the National Affordable Housing Consortium (NAHC)		
<b>Affordable housing management terms</b>	Community Land Trust or equivalent that maintains housing affordability in perpetuity with appropriate community oversight.		
<b>Staff Comments</b>	<p>The site and proposals are generally consistent with Assessment Performance Objectives 1, 2 and 3. The land is largely unconstrained; flood management and infrastructure services need further investigation.</p> <p>Noting that EOI submissions were received for land to the east and west consideration on how development would occur in an integrate way is important including the type of housing, open space, drainage and access.</p>		

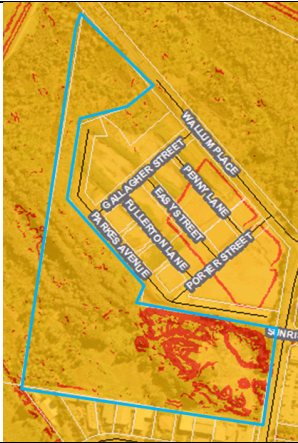

**Table 6: Assessment of Lot 1 & 2 DP 573835 Old Suffolk Park Sewerage Plant Broken Head Road Byron Bay**

<b>Lot 1 &amp; 2 DP 573835</b> <b>Old Suffolk Park Sewerage Plant Broken Head Road</b> <b>Byron Bay</b>	<b>Total Land Area:</b> <b>7.5 ha</b>	
	<b>Land Area generally unconstrained: 1.3 ha</b> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: green; margin-right: 5px;"></div> 1 – Low  <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px; margin-top: 5px;"></div> 2 - Medium </div>	
	<b>Land Area constrained:</b> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: orange; margin-right: 5px; margin-top: 5px;"></div> 3 - High  <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px; margin-top: 5px;"></div> 4 - Extreme </div>	<ul style="list-style-type: none"> <li>▪ <b>Flood hazard</b></li> <li>▪ <b>Sewerage treatment plant buffer</b></li> <li>▪ <b>SEPP 14 wetlands</b></li> <li>▪ <b>Bushfire</b></li> <li>▪ <b>Coastal environment</b></li> <li>▪ <b>Riparian buffer</b></li> <li>▪ <b>Acid sulphate</b></li> </ul>
<b>Location and Zoning</b>	Not within 400 m of a Residential Zone: > 400m < 1 km of services	
<b>Services and Access</b>	Sealed road access Unable to advise at this point in time on whether the site is capable of being connected to water or sewerage infrastructure adequately catering for the reasonable everyday demand, at no additional cost to council/community	
<b>Type of residential proposal – as stated by the proponent</b>	Develop Old BSC Suffolk Park Sewerage Plant Site in two parts, one part as high value market villas for purchase or rent in order to provide capital for cross-subsidising portfolio and around 120 affordable rental two bedroom apartments.	
<b>Investment/Funding Proposal</b>	Use part of the housing proposal as high value market housing for purchase or rent in order to provide capital for cross-subsidising portfolio for affordable housing.	
<b>Affordable housing management terms</b>	Community Land Trust or equivalent that maintains housing affordability in perpetuity with appropriate community oversight.	



<b>Staff Comments</b>	The site and proposal is generally consistent with Assessment Performance Objectives 1 & 2 in having potential for housing and being situated central to the urban area. The proposal will not directly deliver affordable housing and hence not compliant with Objective 3. The land is largely constrained due to the sewerage treatment plant buffer.
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**Table 7: Assessment of Lot 12 DP1189646 Bayshore Drive**

<b>Lot 12 DP1189646 Bayshore Drive</b>	<b>Total Land Area: 5.8ha</b>	
	<b>Land Area generally unconstrained: None</b> <div> <div>1 – Low</div> <div>2 - Medium</div> </div>	
	<b>Land Area constrained: 100%</b> <div> <div>3 - High</div> <div>4 - Extreme</div> </div>	The land is largely constrained due to the sewerage treatment plant buffer with some bushfire hazard.
<b>Location and Zoning</b>	Within 400 m of a Residential Zone: Mix of B7/2V/4A < 400m of services	
<b>Services and Access</b>	Sealed road access Not capable of being connected to water or sewerage infrastructure adequately catering for the reasonable everyday demand, at no additional cost to council/community	
<b>Type of residential proposal – as stated by the proponent</b>	A combination of low income 1 and 2 bedroom apartments and commercial live and work apartment studios (similar to Habitat neighbouring property) again to cross subsidise affordable housing.	
<b>Investment/Funding Proposal</b>	Use part of the housing proposal as high value market housing for purchase or rent in order to provide capital for cross-subsidising portfolio for affordable housing.	
<b>Affordable housing management terms</b>	Community Land Trust or equivalent that maintains housing affordability in perpetuity with appropriate community oversight.	

<b>Staff Comments</b>	The site and proposal is generally consistent with Assessment Performance Objectives 1 & 2 in having potential for housing and being situated central to the urban area. The proposal will not directly deliver affordable housing and hence not compliant with Objective 3.
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