



Byron Shire Residential Strategy Background Report September 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.

This Strategy has no status until formally adopted by Council and endorsed by the Department of Planning, Industry and Environment.

Document History

Doc No.	Date Amended	Details (e.g. Resolution No.)
E2020/4986	September 2020	Attachment to Council Report 10 Dec 2020 Meeting – combined from Public exhibition 2019 version (word versions combined # E2018/108522, E2018/115314 & E2018/11041) and #E2020/53103 Affordable Housing Contribution Scheme Analysis Report

Table of Contents

Introduction - Role of the Background Report	5
Section 1: Collective strategic thinking	6
Purpose of this Section	6
1.1 Why does Byron Shire need a Residential Strategy?	6
1.2 Preliminary draft strategy and housing needs analysis	8
1.3 Housing affordability initiatives	18
1.4 Residential strategy charrette	19
1.5 Shaping our Neighbourhoods	19
1.6 Council Resolutions	20
1.7 Draft Residential Strategy Submissions Summary	30
Section 2: Planning framework	31
Purpose of this Section	31
2.1 Elements of the planning framework	31
2.2 State government policy consistency	32
2.2.1 Investigation areas - 2019 full Strategy exhibition	33
2.2.2 Additional Lands Assessment	47
2.3 Commonwealth housing policy	53
Section 3 - Residents, households and housing types	55
Purpose of this section	55
3.1 Who are our residents?	55
3.2 Aboriginal and Torres Strait Islander people	59
3.3 Cost of housing and housing affordability	60
3.4 Household structure	63
3.5 Social Housing and Sleeping Rough	65
3.6 Housing stock and mix	66
3.6.1 Secondary dwellings	67
3.6.2 Caravan parks	68
3.6.3 Low rise medium density/diversity - setting an appropriate lot size	68
3.7 Emerging tenure and financing models	69
3.8 Local area profile and data catchment maps	71
Section 4 - Housing and land supply analysis	79
Purpose of this Section	79
4.1 Suitable for use principles	79
4.2 Housing capacity analysis summary	80
4.2 Infill lots	82
4.3 Pipeline land and Investigation Area Site Suitability Analysis	96
4.3.1 Stage 1. Study Area Criteria	98
4.3.2 Stage 2. Residential Potential - Site Assessment Criteria	100
4.3.3 Stage 3. Sieve map	102
4.3.4 Stage 4. Identify areas of interest	104

4.3.5 Stage 5. Finer review areas of interest.....	104
4.3.6 Stage 6. Areas of Interest Categories	104
4.3.7 Stage 7. Calculate approximate yield for areas of interest	105
4.3.8 Stage 8 - Final maps and dwelling yield results (excluding infill).....	116
4.4 Infrastructure and servicing.....	124
Section 5: Affordable housing contribution scheme analysis.....	132
Purpose of this section.....	132

Appendices

Appendix 1 Constraint Maps

Introduction - Role of the Background Report

The Residential Strategy (the Strategy) looks at population projections and the expected demand for new dwellings. In determining where and how to best deliver new housing in Byron Shire urban areas, an evidence-based analysis of land use planning issues has been undertaken to support the Strategy policy, directions and actions. This background report provides the contextual information under the following themes:

- collective strategic thinking
- planning framework
- residents, households and housing types
- land for housing
- affordable housing contribution scheme analysis – steps 1 & 2.

Section 1: Collective strategic thinking

Purpose of this Section

The Residential Strategy sets a clear vision and policy framework for the Shire's urban residential lands. Section 1 provides background on the steps, levers and the community aspirations and desires that have helped to inform the Strategy, covering:

Why does Byron Shire need a Residential Strategy?

Preliminary draft residential strategy and housing needs analysis

Housing affordability initiatives

- Housing summit
- Expression of interest affordable housing
- Housing roundtable
- Housing challenge
- Housing models research

Residential Strategy charrette

Shaping our Neighbourhoods

Council resolutions

Residential Strategy exhibition submissions summary report

1.1 Why does Byron Shire need a Residential Strategy?

➤ to comply with legislation

A variety of Commonwealth, state and council policy and legislative frameworks exist that have implications on residential development policy in Byron Shire. In particular, land for housing should have minimal exposure to risks, good access to infrastructure and services, avoid and mitigate environmental impacts and minimise any negative impact of housing development on the use of natural resources. (focus of Strategy Policy 1)

Council has an obligation under the *Environmental Planning and Assessment Act 1997* (the *Act*) 'to promote the delivery and maintenance of affordable housing.' The NSW government North Coast Regional Plan (NCRP) requires local councils to prepare a LGMS that translates the vision, goals and strategic directions at the local level. Directions under NCRP Goal '4' 'great housing choice and lifestyle options' prioritise future housing supply to increase diversity and choice and more opportunities for affordable housing (focus of Strategy Policy 2).

Recent changes to the *Act* convey a message of the importance of local character. The *Act* supports defining local character and values worthy of retention whilst meeting NCRP housing priorities. (focus of Strategy Policy 3).

➤ to help achieve Community Strategic Plan strategic objectives

The Community Strategic Plan *Our Byron Our Future 2028* sets out a whole of community approach to the strategic direction and aspirational goals for the Byron Shire community up

to the year 2028. *Our Byron Our future* – objective – ‘we manage growth and change responsibly’ informs on community desires:

- *increases in population to be managed in a way which fits in with the current lifestyle and culture of the Shire*
- *controlled development which is congruent with the existing local aesthetics of our towns and villages*
- *the cost of living in the Shire is affordable*
- *tourism to be managed in a way that has positive impacts for locals.*

The Strategy is consistent with the objectives of *Our Byron Our Future*.

➤ **to respond to pressure emerging from South East Qld**

Byron Shire is part of the Northern Rivers sharing 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 two hour drive) and the Gold Coast (a half an 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.

➤ **to respond to global megatrends influencing local housing demand and supply**

Town and village settlement strategies adopted in the early 2000's have guided Council's response on housing. Since the 2000s, a number of global megatrends have emerged with significant local implications for how we live, work and connect in Byron Shire including:

- global connectedness and the sharing economy contributing the Shire's ever increasing popularity as a tourist destination and a situation where for residents, the cost of housing is out of reach of the average buyer or renter (focus of Strategy Policy 4)
- extraordinary technological changes transforming how people live, work, communicate and innovate with demand for mixed-use precincts, reduced separation between employment and residential uses and places where people can live, work and play without having to commute or travel as far to access services and amenities
- population becoming more urbanised, creating greater demand for diversity in housing, infrastructure and services
- shifting towards an aged demographic with people not only living longer, but are enjoying good health for an increasing number of these additional years
- more avenues to finance and deliver housing projects with models such as housing cooperatives and share equity

- near unanimous agreement among climate scientists that human induced climate change is real and poses a risk for human activity and natural systems leading to a need to better understanding climate change impacts such as changes in temperature, rainfall, sea-level and extreme weather events and requiring disaster resilience planning
- changes to car technology with the emergence of alternative vehicles such as electric vehicles and self-driving cars, influencing car use with potential to transform our transport networks, parking requirements and road surface and geometry in residential areas.

➤ **to better manage and deliver community infrastructure and services**

Changes in population can influence the viability, accessibility and provision of community, emergency and commercial services. By considering, the infrastructure and directing future housing to locations with existing or planned infrastructure towns and villages become better places for the community as a whole. Facilitating homes suited to people at all stages of their life means not only maintaining population numbers, but also the diversity of services and infrastructure that they draw on, such as schools, post offices, sporting and social groups, libraries, community centres, public and community transport services and retail facilities.

➤ **to better recognise Indigenous rights and interests**

Indigenous people are seeking better recognition and involvement in planning. Land use planning in the Shire can play an important role in integrating Indigenous rights, interests and aspirations by providing opportunities for Traditional Owners to be recognised and meaningfully involved.

Byron Shire Council responded quickly to formally recognise Native Title within its boundaries. This included a Memorandum of Understanding based around the key priorities of culture and heritage, caring for country, social justice and community development. The Strategy is one means of ensuring a successful strategic partnership between Byron Shire Council and the Bundjalung of Byron Bay (Arakwal) people that will bring mutual benefit for the whole community.

1.2 Preliminary draft strategy and housing needs analysis

The process of looking at important issues like the suitable land, affordable housing, ageing of our population and the character of our local towns and villages commenced with a preliminary draft residential strategy and housing needs analysis.

As part of the housing need analysis consultation was undertaken in 2015 with targeted groups of stakeholders including real estate agents, developers, town planners working with local developers, researchers, social housing providers and providers of accommodation for older people. A summary of target consultation findings may be found at the end of this subsection in Table 1.2.

Phase 2 of the needs analysis, entailed testing the draft recommendations using Pilot Group workshop attended by Council staff (development assessment and forward planning), local planning consultants and developers. The feedback from consultation provided a platform of issues to inform the Strategy as outlined in Table 1.1.

Table 1.1: Platform of issues to inform the Strategy

Issue	Context
Supply and demand	Compared to demand, land and housing supply is low
Affordability	Housing affordability is an issue impacting some community members, particularly people on low incomes young people, families and older people.
Community perception on housing products	There is a community perception that smaller lot sizes, and attached dwelling types negatively impact an area. There is a stigma associated with social housing, particularly as a result of the way some of this housing product has been built (in clusters) and managed (poorly maintained), which makes it difficult to argue a case with the community for its expansion. There is also the perception that more diverse housing products will adversely affect the character and attractiveness of the region.
Community perception on development assessment	There is a perception that the Byron Shire Council is not (or has not been) supportive of new development, that the process of gaining development approvals is difficult and time consuming, and that development is expensive in comparison to other areas.
Regulation	Planning, development regulation could be reviewed – rules regarding development (minimum lot sizes, secondary dwellings required), infrastructure charges/development contributions, height restrictions/CBD, flooding - could be further explored to consider opportunities to encourage diversity of product and ease cost.
Development proposals	Achieving a diversity of dwelling types is impacted by developers and builders preferring to deliver generic, tested, cheap and easy developments, and the market/community perception of different dwelling types.

In late 2016, a preliminary draft residential strategy and housing needs analysis were exhibited. It sought to highlight the importance of planning for future housing, ensuring land is suitable for residential purposes and gather views and opinions to assist in the development of a final strategy.

With over 240 submissions received covering a range of issues, two common messages emerged:

- provide opportunities for local communities to develop a shared vision for their neighbourhood and inform the development and growth of their local area, whilst aligning with the strategic needs and priorities of the wider community
- work to deliver improved housing choice, diversity and equity.

The Department of Planning and Environment submission similarly encouraged Council to consider “*including detail in the draft Strategy to help inform the community and allow them to participate fully in the future direction of Byron Shire*”.

From this initial step, a process on community engagement emerged and can be summarised in the diagram on the following page.

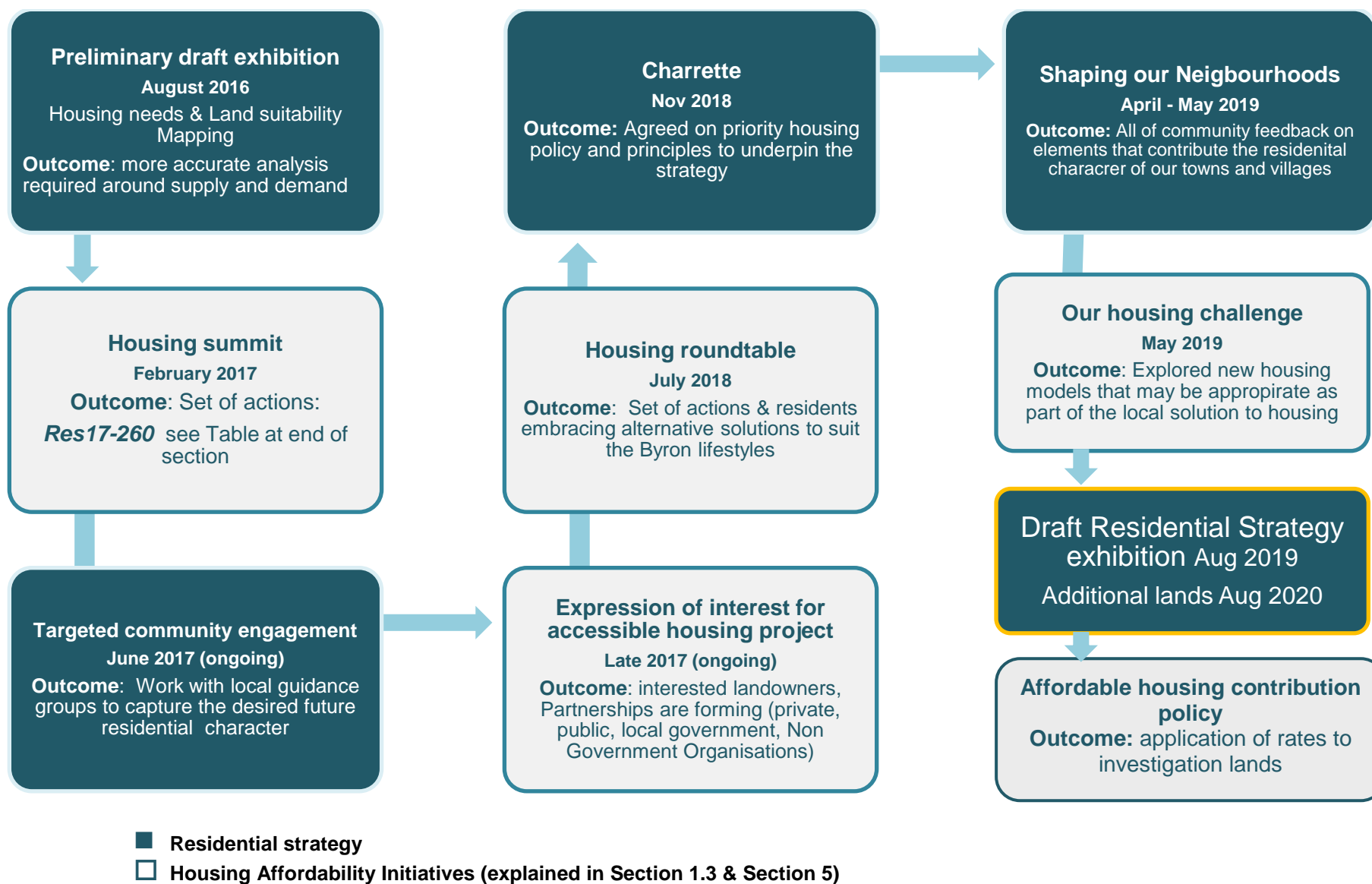


Diagram 1: Strategy Preparation Process

Table 1.2: Housing needs targeted consultation summary (undertaken in 2015)

Topic Area	Bangalow	Byron Bay/ Suffolk Park	Mullumbimby	General Feedback
Supply – new lots, layout, size and price	<ul style="list-style-type: none"> • Stage 3 and 4 selling from a rezoning that occurred in early 2000s. • Most lots are 600sqm. • 600-800sqm lots do sell. • There is a demand for 800sqm but the price difference between 600 and 800sqm lots does not support viability for developers. • Bangalow is land locked by natural constraints. • Suggest rezone land away from highway – western side of town – as housing near highway has added cost with noise attenuation measures. Similarly, sloping, rocky land is expensive to build on and contributes to affordability issues. 	<ul style="list-style-type: none"> • There is current demand for 600-650sqm lots. • West Byron still in development stage. What happens with the first release of West Byron will affect perceptions and subsequent releases. • West Byron proposes a diversity in lot sizes to encourage a range of building styles – lot size is being used to influence the housing product and diversity, with some lots 200sqm in medium density areas. • Consideration should be given to develop areas outside Byron Bay and making alternatives for residents such that they do not need to come into Byron Bay for daily services. 	<ul style="list-style-type: none"> • Additional land for residential development is needed. • There is a land release in town – Tallowood Ridge – but too expensive. Sites for \$298-312,000 on website. • Supply of land and infrastructure charges are big issues. Need to change to keep costs down. • Affordability is an issue – 2 bedroom, 1 bathroom, 50s shack, selling for \$450,000, asbestos nightmare. Anything under \$450,000 sells well. 	<ul style="list-style-type: none"> • More land needs to be made available – mostly in towns and hinterland, rather than coastal towns. • Location is a key drivers for both purchasers and renter target groups – people will live in a sub-standard dwelling because they like the location. • Holiday letting is having a large impact on costs, amenity and availability of housing ranging from large houses to garages. • Use of laneways allows for more diverse housing products. • Fitzgibbon in Brisbane kept to a 2 storey height limit and yielded 58 dwellings/ha – product is selling.

Topic Area	Bangalow	Byron Bay/ Suffolk Park	Mullumbimby	General Feedback
Opportunities for more efficient use of existing land/housing stock	<ul style="list-style-type: none"> • 800sqm lots are available for dual occupancy – there is a demand as people who would like a second cottage to rent or family member. • 500sqm lots can accommodate secondary dwellings. • Need more land for duplex and unit style. • Developers to 'value add' on subdivisions to get mix, style of dwelling, instead of only selling land. 	<ul style="list-style-type: none"> • There is a stock of land underutilised, owned and occupied by older residents not interested in development – measures need to sensitively target this potential either through room letting, secondary dwelling or subdivision. • Not sure if infrastructure will cope – 60-70 yrs old – developers will not want to pay the cost to upgrade. 	<ul style="list-style-type: none"> • Units and townhouses suitable in town. • Subdivision of larger lots could assist, but infrastructure charges make this unfeasible. 	<ul style="list-style-type: none"> • Some redevelopment is occurring but not really viable due to land and redevelopment costs associated with demolition (including asbestos) and infrastructure upgrading.
Small lots	<ul style="list-style-type: none"> • No comments. 	<ul style="list-style-type: none"> • West Byron - small lots an avenue to improve affordability – aiming to release a 450sqm lot for around \$290,000. • Support concept of the higher densities near services – off set the smaller lot if activities available nearby such as parks and shops. 	<ul style="list-style-type: none"> • People looking for reasonable sized blocks. • Tallowood Estate, larger blocks sell, smaller lots to keep costs down don't sell as well. 	<ul style="list-style-type: none"> • Products on 250-310 sqm lots are popular in other areas. • Growing interest for smaller homes compared to 5 yrs ago (note 600sqm lot and 3 bed home is seen as small). • Building small buildings is relatively expensive on \$ /sqm of floor space. • Plans need to demonstrate that a small lot, still has room for a shed or caravan. • Streetscape is important with small lot development. • 450sqm lots selling slowly, 400sqm can't fit a Metricon home.

Topic Area	Bangalow	Byron Bay/ Suffolk Park	Mullumbimby	General Feedback
Medium density	<ul style="list-style-type: none"> • Untested demand - for duplex and unit style, but would appear to exist suggested market price of \$350-\$450,000 for 3 bedroom – 2 bathroom would sell • Current medium density poorly located. Better to locate close to town centre. • Infill development expensive – high cost of dwellings, remove asbestos, redevelopment costs. 	<ul style="list-style-type: none"> • Secondary dwelling may not have helped demand, but rather the quality of living i.e. residences now have a kitchen and bathroom. • Most demand is for units with 3 bed, 2 bath, double garage. 	<ul style="list-style-type: none"> • Not advocating for rows of townhouses, but locations where suitable and would create more affordable rental. • Council says no to unit and townhouse proposals. Motel was recently converted to small units as easier. • Two level, walk up, 1 and 2 bedroom units, with garage and storage are needed. 	<ul style="list-style-type: none"> • Restricted by the maximum density allowed and lot size provisions. • Restriction on multistorey development is also a deterrent to development. • Can achieve on a 250sqm lot a 3-4 bed, 2 bathroom, double garage. • People are buying houses and splitting them into 2 or 3 flats illegally. • Quality of building design matters.
Design of dwellings (houses)	<ul style="list-style-type: none"> • Land selling only – developers not doing house & land – one developer has been offering packages lately. • Sustainability not high on the agenda due to other costs and return at resale. 	<ul style="list-style-type: none"> • Looking for 4 bedroom, 2 bathroom, double garage. • Scope to design buildings to look like a large house but contain three dwellings – adaptable housing. 	<ul style="list-style-type: none"> • Cross-section: Some people looking for larger houses, some looking to downsize. • Land is expensive, so end up building cheap brick and tile project homes, which don't suit climate. 	<ul style="list-style-type: none"> • Height limits need to be revisited in relation to design outcomes. • Looking for 3-4 bedroom, study, single story, 250sqm, 2 bathroom, double garage. • Speculative building/ display homes are generally larger to maximise resale value.
Option to mix land uses	<ul style="list-style-type: none"> • Easy walk to centre from all areas of Bangalow. 	<ul style="list-style-type: none"> • Live /work developments currently in Bayshore Dr Industrial Estate. The legal status of these needs to be clarified. 	<ul style="list-style-type: none"> • There are opportunities for mix of dwellings in town, for townhouses/units. 	<ul style="list-style-type: none"> • No comments
Affordable Rental Housing	<ul style="list-style-type: none"> • Rents around \$400-500 • Lower rents - offered a garage as one bedroom unit \$300. • Affordability a key issue. 	<ul style="list-style-type: none"> • Families seeking 3 bed+ • Rents 3 bed \$600+, cheapest \$450 for 1-2 bed • Double garages \$350 	<ul style="list-style-type: none"> • Converted motel rooms, 1 bedroom loft style, with limited storage and carport renting for \$350. • 3 bedroom, 1 bathroom, brick 	<ul style="list-style-type: none"> • My Place a ballot box system – where people that met certain criteria are eligible for selected lots. • There is a difference between affordable and social housing and

Topic Area	Bangalow	Byron Bay/ Suffolk Park	Mullumbimby	General Feedback
	<ul style="list-style-type: none"> Rents are not affordable for low income, and single parents. Cost of rental housing in Byron Bay pushes demand to Bangalow. 	<ul style="list-style-type: none"> Peak tourist season no vacancies anywhere. Low income workers looking for a single room to rent. Single parents split rental by subletting to supplement income. 	and tile for \$450/week.	<p>this needs to be clarified.</p> <ul style="list-style-type: none"> There is also a difference between affordable houses to purchase and rent.
Seniors Housing Options/ Opportunities	<ul style="list-style-type: none"> Retirees 55 + from Sydney, Melbourne. Brisbane Gold Coast as well as locals. Feros Villages: <ul style="list-style-type: none"> Bangalow - Feros Village: 64 higher care facility. Byron Bay - 40 bed mainly low care – if required to provide a 24 hr nurse would not be viable, will close – this would apply to most facilities with less than 50 residents/beds. No room to expand Byron facility due to zoning. Cape Byron estate for over 55s but not a retirement village: <ul style="list-style-type: none"> Provides duplexes for around \$395,000 – mostly owner occupier, usually only changes hands when someone passes away – demand - yes there is a waiting list of at least 5-6 people. Limiting to over 55s keeps a cap on prices. Attractive as it is a secure environment. Model could be easily replicated if further out of town offer a free minibus, inclusion of a heated pool important. West Byron looking at some to be senior designed housing – 300-350sqm lots, 2-3 bedrooms. Some people are looking to downsize, others want extra room for family to stay. People when older still want to be part of a community, with the ability to socially mix with all age groups. Most over 50s are couples and are not wanting to live in conventional aged housing models. NRAS scheme (income based and purchase price) useful but uncertain about future funding rounds. In-home care could be improved with capacity for video conferencing to check on people. Group housing, or denser housing types, would help reduce travel times for home care. Appropriateness of accommodation conditions contribute to health outcomes as people age. Some older people were essentially homeless and this contributed to the need to move to aged care before generally would be required. 			

Topic Area	Bangalow	Byron Bay/ Suffolk Park	Mullumbimby	General Feedback
	<ul style="list-style-type: none"> Need for aged care/disability care in Mullumbimby, but hard to get through council. 			
Key workers	<ul style="list-style-type: none"> Cost of accommodation for aged care workers always going to be an issue because of low pay. Byron Bay: <ul style="list-style-type: none"> Carers (for residential care facility) have left work at Byron Bay because accommodation is expensive. Tourism/hospitality workers - Late 20s - Renters using single bed studio or room in house. Bangalow: <ul style="list-style-type: none"> Finding carers (for residential care facility) less of an issue at Bangalow than at Byron Bay – has a core of long term staff, but many of these workers do not live in Byron Shire, but this could be connected to the location of where they trained (Lismore). 			
Younger people	<ul style="list-style-type: none"> There is demand from this group. Opportunities for young people limited to break in to home ownership. Fitzgibbon (Queensland) offered a product that was \$221,000 for young people close to services and in their local area. 			
Social Housing	<ul style="list-style-type: none"> State government is responsible for 80%, community housing providers for 20%. Most community housing is old State government stock. Stigma attached to this housing due to past approaches particularly clustering. Products include houses and units. In high price areas, maximise footprint with units. One bedroom units are uneconomic, as it costs the same to build a 2 bed and house more people. Support with concession on infrastructure, density, parking and communal space. Do not put in expensive location where residents cannot afford the use of services or shops. 			
Housing Affordability (for Purchase)	<ul style="list-style-type: none"> Selling for > \$800,000 out of town/sea-change. Selling for < \$800,000 local purchasers. House prices are similar to capital cities and this is not uncommon situation in 'resort' towns. The anti-development position of Council for 30 years has pushed up median house prices to \$950,000 in Byron Bay. Project builders take around 30% of profit – simply designed house, targeted at \$800-\$900/sqm of floor area. Trick to reduce house prices is the reduction in either land or house size, or both. Affordability is also connected to a culture of everybody wanting everything e.g. do homes need a theatre room. 			

Topic Area	Bangalow	Byron Bay/ Suffolk Park	Mullumbimby	General Feedback
	<ul style="list-style-type: none"> West Byron, 450sqm blocks may be affordable for single parents. 			
Infrastructure and servicing	<ul style="list-style-type: none"> Shire's infrastructure not coping – rate base too low in Byron Bay to pay for amenities (including for tourists). Bangalow – development fees around \$35,000- \$45,000 per lot for Section 94 Contributions. Byron - Section 94 Contributions around \$42,000/lot Section 94 Contributions are comparative with the region. Relaxation of secondary dwelling contributions has been too generous, a cost to ratepayers, but contributed to rental housing stock. Need to consider engineering standards, infrastructure placement, road widths etc. What is really required, rather than what is standard practice. Section 94 Contributions are exorbitant. 			
Council/ Approval Processes	<ul style="list-style-type: none"> Absence of housing strategies by Council has resulted in illegal housing, land supply issues and lack of diversity and innovation. Anti-development culture of Council. Council is inefficient and incompetent. Length of time to approve developments increases holding costs for developers, and contributes to higher prices. Concern expressed over development approval timeframes – suggested that Ballina online 50 days, Byron Shire Council longer up to a year. Byron Shire Council hard to deal with x >3. Some developers 'just wouldn't even bother with them'. Very green/overly green. Can be green/sustainable and still release land for residential development. Have previously used constraints and rural zoning to limit urban expansion. Culture of councillors changes every 4 years, generates uncertainty as Councillors too involved in the decision making process, should be delegation to trained officers. Council history has led to debt, ageing infrastructure, high costs for development. How has this happened? Council officers need to be more proactive in drawing attention to alternative innovative housing forms. Community needs to be informed and brought on side. Decision making process should looking at whether 'different and better' or 'different and worse' – if good, expedite. Consider Place Making planning system. Who are the applicants: <ul style="list-style-type: none"> Mainly mum and dad clients, a few cashed up miners who do not need financial backing, GFC took a number of developers out of the market. Most applications are for small scale development, typically secondary dwellings, dual occupancies and units (6 unit developments are considered a 			

Topic Area	Bangalow	Byron Bay/ Suffolk Park	Mullumbimby	General Feedback
	<p>'big' application). Choice of product is influenced by what real estate agents advise – comfort in a tested product.</p> <ul style="list-style-type: none"> - Typically a standard building design, not pushing the boundaries. 			
Financing	<ul style="list-style-type: none"> • Financiers see Byron Shire as a high risk, due to development delays and risk of court action. • Cape Byron Estate 55s - is strata title – finance through a normal bank loan. • Community title business model affects cash flow for builders so the standard freehold works best – Body corporate fees also increase prices. 			
Ideas	<ul style="list-style-type: none"> • More collaborative approach, Council host regular forums with developers and community, Change the culture. • Regular Council forums with stakeholders. • Developer/builders/homebuyers need to have a good relationship. • Change terminology, use phrases such as diversity and innovation, rather than affordability. • Lot sizes for new developments influence the final form, so thinking about lot sizes early on is important. • Incentives to build, but sometimes the developer will keep that extra profit for themselves rather than offering final product at a discount. • Intentional neighbourhoods – group of people with a common interest buy a super lot, use one builder and share common facilities. • Scope for a 'funky' manufactured home park, where people own the dwelling, but lease the land with a contribution for facilities – offers an alternative for low income people. But needs to be well integrated, well located. 			

NOTE: The above is an extract from the Housing Needs Report

1.3 Housing affordability initiatives

— Housing summit

In February 2017, a Housing Summit was hosted to help better understand opportunities to improved housing choice, diversity and equity. Acknowledging that whilst Byron Shire is a prosperous area for some, there are people who are at risk of homelessness or looking at a future that does not include home ownership. This summit sought to shine the spotlight on the unique challenges in the affordable housing sector.

The Housing Summit brought together stakeholders from government, housing providers, private industry and community to look at current policies, development practices and programs for housing. The attendees focused on looking at what may be done differently to improve the availability and supply of housing in Byron.

— Expression of interest for affordable housing

An action plan resulted from the Housing Summit. This included Council to calling for Expressions of Interest inviting landowners to submit affordable housing proposals for land in Byron Shire in late 2017. Properties in Bangalow and Mullumbimby are currently being progressed under an 'Affordable housing project'.

— Housing roundtable

In July 2018, the Byron Housing Roundtable was convened as a follow up to the Byron Housing Summit with a purpose to discuss post Summit progress and where further support was needed in delivering affordable housing outcomes for the community.

The Roundtable looked at the following themes:

- Housing types and models
- Tenure types and security
- Planning enablers and barriers
- Finance and investment models.

Out of the day, four action categories were agreed upon for Council to progress:

- Legal / governance structures
- Communication/education
- Development opportunities
- Planning/policy reforms.

The Strategy is important to the progression the last two.

— Our housing challenge - Local Communities, Local Solutions

In May 2019, Our housing challenge was held headlined with three of Australia's experts in the field of affordable and social housing. Peter Mares (author of No Place Like Home: Repairing Australia's housing crisis), Tim Riley (Founder – Property Collectives) and Dr Kathleen Flanagan (Deputy Director of Housing and Community Research, University of Tasmania) addressed the forum providing their insight into housing affordability.

— Housing models research

Research is being undertaken into national and international affordable housing models that may be appropriate to support our community's housing needs.

The research is pegged at two levels:

- The Alternative Housing Models research paper setting out a summary of our Shire's key housing needs and an analysis of alternate housing models, such as co-operative housing, rent to buy, and others aimed at making housing more affordable. It examines how these might be adapted for a Byron Shire context.
- The second part of work focuses on the possible application of some of these models to specific sites within our Shire. This includes the models' economic feasibility. This piece of research targets the Mullumbimby Hospital Site and several other sites in the Shire.

1.4 Residential strategy charrette

A charrette held in November 2018 to inform the preparation of the draft Strategy was an intensive planning session where community, councillors and others collaborated on a vision for the Strategy policy positions.

Charrette participants were asked to:

- agree on priority housing principles / policy / directions (to be included in the Strategy) that can best meet the Shire's housing needs to 2036
- identify actions relating to infill and new release development that would support the implementation of the Strategy policy.

1.5 Shaping our Neighbourhoods

The Byron Shire Community Strategic Plan - Our Byron Our Future under Community Objective 4 - ***we manage growth and change responsibly*** identifies a community desire for '*controlled development which is congruent with the existing local aesthetics of our towns and villages*'.

In December 2018, Council endorsed a working draft Residential Strategy. A corner stone policy of this Strategy was for '*housing that reflects the local in our places*'. To help achieve this, residential character narratives were developed with the aid of local community groups and the broader community. The intent being for them to be included in the Strategy and subsequently incorporated in the Byron Shire Development Control Plan 2014.

Shaping our Neighbours open for discussion held in April - May 2019 was an important part of gaining feedback from the broader community on the draft character narratives. The feedback from Shaping our Neighbourhoods has been incorporated where appropriate, into the narratives.

1.6 Council Resolutions

Council recognises the pivotal role of housing in the community's well-being. It has been actively taking steps via resolution to help address the issues associated with provision of homes for residents. Table 1.3 provides a compilation of a number of key Council resolutions pertaining to the draft Strategy and priority affordable housing initiatives as well as an indication of how the resolution links with the Strategy, as appropriate.

Table 1.3: Key Council Resolutions associated with delivering a Residential Strategy

Topic Area	Resolution extracts	How does this link with the Strategy?
Preliminary draft residential strategy (PDRS)	<p>Res 16-422: 4 Aug 2016</p> <ol style="list-style-type: none"> 1. That Council exhibit those parts of the working draft Byron Shire Residential Strategy contained in Attachment 2 (#E2016/65098) for public comment. 2. That the Housing Needs Report (Attachment 1 #E2016/63711) be made available as supporting information. 3. That Council in progressing Resolution 16-292 consider the economic and social benefits of adopting a 30% affordable housing provision into the Shire's planning instruments. Any dwellings identified through these provisions to be managed by a community housing provider to ensure ongoing compliance and support. 	<p>Preliminary draft residential strategy was exhibited.</p> <p>Strategy includes an action to prepare an affordable <i>housing</i> contribution scheme under SEPP 70 and identifies investigation areas for housing contributions.</p>
Response to the PDRS exhibition & affordable housing	<p>Res 17-044: 23 Feb 2017</p> <ol style="list-style-type: none"> 1. That Council note the 'Key Actions' in this report (<i>report on the submissions to the PDRS</i>) for completing the next stage of the draft Residential Strategy. 2. That Council investigate inclusion of the following measures into the Draft Residential Strategy to address housing affordability: <ol style="list-style-type: none"> i. Model controls that require affordable housing to be included in developments i.e. a bonus provision requirement to deliver a percentage of affordable housing in a development. ii. Development controls and reduced contributions or other incentives that may boost construction of secondary dwellings as affordable housing but ensuring regulatory controls are consistent with the provision of affordable housing. iii. Promoting new caravan parks and manufactured home estates on unconstrained land in existing settlements and new land release areas in urban growth areas. iv. Provide for greater mixed-use zones to enable a range of land uses including residential, commercial and industrial to be co-located in a way that support sustainable forms of transport such as public transport, walking, cycling and increased neighbourhood amenity. Such zones to incorporate a mix of housing types and affordability suitable to a diversity of needs. 	<p>Strategy includes actions relating to:</p> <p>Action: 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.</p> <p>Action: Prepare criteria and review local planning controls to enable '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).</p> <p>Action: Review of infrastructure capacity, charges and engineering standards required to support the infill and housing and lot typologies shown in Policy 2 Table 5 and Figure 6.</p> <p>Action: Affordable housing contribution scheme under SEPP 70 over new release areas.</p>

Topic Area	Resolution extracts	How does this link with the Strategy?
Byron Affordable Housing Summit Issues Action Plan	<p>Res 17-260: <u>22 June 2017</u></p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Note the Housing Issues Plan developed the result of the Byron Affordable Housing Summit and support its use to inform part of the Residential Land Use Strategy recommendations currently under preparation. 2. Support further discussions with landowners of land in Attachment 1, and progression of work necessary to establish the feasibility of the sites in Attachment 1 and Attachment 2 for affordable housing; and also site '17' Saddle Road land identified in the Draft Preliminary Residential Housing Strategy; and where appropriate, invite lodgement of Planning Proposals to rezone the land for this purpose. 3. Request staff to progress, in consultation with the community, work necessary to support a possible Planning Proposal or any possible rezoning of land at the Mullum Hospital Site. 4. Review the mechanisms available to guide Council involvement in any public / private housing development with respect to probity and process. 5. Request 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. 6. Receive a further report on points 2, 3 and 5 above. 	<ol style="list-style-type: none"> 1. Strategy has been informed and includes discussion of concepts and actions supporting residential forms and models 2. See Res 18-823 3. Commenced, separately to the residential strategy process 4. Commenced, separately to the residential Strategy process 5. Expression of interest undertaken with a number of landowners now proceeding with affordable housing contribution sites, as identified in Strategy. 6. Ongoing.
Affordable Housing EOI – (now known as the 'accessible housing project')	<p>Res 17-601: <u>23 Nov 2017</u></p> <ol style="list-style-type: none"> 1. That council adopt recommendations 1.(a) – 1.(p) for the Expression of Interest sites and Resolution 17-260 'Attachment 1' sites, as contained in Table 1 of this report; and that category 1 sites recommended for exclusion be reviewed at a SPW (Strategic Planning Workshop) for further consideration; 2. That Council require any further work to establish the feasibility of the supported sites in Table 1 of this report to be consistent with the Supporting Partnership Policy, as adopted by Council; 3. That Council in relation to the Saddle Road EOI sites, no further action is to be taken under Res 17-260 (Item 5) until the Planning Proposal assessment for this locality has been completed and considered by Council in December; 4. That in relation to the Council and Crown land EOI sites a further report will be presented to Council on their potential for affordable housing against the assessment criteria and methodology outlined in this report and any current Council resolutions pertaining to the land. 	<p>1. and 2. – work is progressing on 'affordable housing project' sites. These sites are identified in the Strategy.</p> <p>The 71 Main Arm, Mullumbimby property landowner withdrew from the process, this land remains an investigation area in the Strategy.</p>
Accessible housing - Possible release area Saddle Road	<p>Part of Res 17-601: <u>23 Nov 2017</u></p> <p>3. That Council in relation to the Saddle Road EOI sites, no further action is to be taken under Res 17-260 (Item 5) until the Planning Proposal assessment for this locality has been completed and considered by Council in December;</p>	Superseded by Res 18-038 below.

Topic Area	Resolution extracts	How does this link with the Strategy?
	<p>Res: 18-038: <u>1 Feb 2018</u></p> <ol style="list-style-type: none"> 1. That in relation to the Saddle Road EOI sites a further report be presented to Council on their potential for affordable housing against the Council endorsed assessment criteria and methodology and any current Council resolutions pertaining to the land. 2. That a report on the status of the Saddle Road Planning Proposal be completed and considered by Council at the 22 February 2018 Council meeting. 	Superseded by Res 18-099 below.
	<p>Res 18-099: 22 Feb 2018 Resolved that Council note the report and that the Planning Proposal (26.2017.3.1) will be reported to Council for consideration once further information is available.</p>	—
Affordable housing project	<p>Res: 18-543: <u>23 Aug 2018</u></p> <ol style="list-style-type: none"> 1. Council not proceed with assessment of the Saddle Road Planning Proposal (26.2017.3.1) and advise the proponent of the determination. 2. Council invite individual site proposals from within Area 17 (Saddle Road) that include a provision of at least 80% affordable housing 3. All other Accessible Housing Project (AHP) initiative proposals continue to be assessed where consistent with a) the Department's Urban Growth Area Variation Principles b) Council's existing strategic framework 4. Note that other projects with potential to deliver accessible housing, but not included in the AHP including in rural and urban areas, can proceed under Council's existing planning framework. 	The Strategy does not identify Saddle Road as a potential urban growth area- refer to Res 18-823 (e)
Affordable housing - Possible release area Saddle Road	<p>Res: 18-823: <u>13 Dec 2018</u></p> <p>(e) Commence an amendment to the Rural Land Use Strategy to include that land subject to Resolution 18-543 (2) that is not identified in the Residential Strategy as a source of land for housing supply 2016-2036, but is deemed suitable for inclusion as a priority site/s for future rural lifestyle living opportunities in the form of 'intentional eco-communities' in the Rural Land Use Strategy.</p> <p>Res:20-194 <u>21 May 2020</u></p> <ol style="list-style-type: none"> 1. That Council note the Expression of Interest received for providing affordable housing in the form of intentional eco-communities within Area 17, The Saddle Road. 2. That Council not proceed with amending the Rural Land Use Strategy to identify The Saddle Road as a site for providing affordable housing in the form of intentional ecocommunities. 3. That Council notify those who submitted an Expression of Interest proposal of Council's decision not to proceed with amending the Rural Land Use Strategy. 	<p>Separate to the Residential Strategy process.</p> <p>Saddle Road area not shown as a residential investigation area.</p>

Topic Area	Resolution extracts	How does this link with the Strategy?
Affordable housing projects: Council land	<p>Res:18-037 1 Feb 2018</p> <ol style="list-style-type: none"> 1. That work progress to confirm the feasibility of sites: Lot 7 DP 263974, Lot 90A DP 3747 and Lot 89 DP 755697, Federal for affordable housing and a further report be presented to Council on the site's potential. 2. That the EOI's received for other Council owned and/or Crown held land be noted. 	<p>Federal outside the scope of the Residential Strategy.</p> <p>EOI process undertaken – a number of Council land parcels identified to proceed as part of the affordable housing project and shown in the Strategy.</p>
Tiny house	<p>Res20-016 : 20 Feb 2020</p> <p>That Council support:</p> <ol style="list-style-type: none"> 1. The preparation of an amendment to the Byron Local Environmental Plan 2014 to facilitate Tiny House Development on Council owned and or managed land for the provision of supported housing for people experiencing (or at risk of) homelessness. 2. The Planning proposal being drafted on the basis of the definitions and draft local provision outlined in the report. 3. The Planning proposal once prepared by staff is submitted to the Department of Planning for a gateway determination to enable public exhibition. 4. Staff writing to the Planning and Local Government departments to request formation of a working group with Byron Council and others (including industry) to further examine the tiny house spectrum and recommend changes to the planning and local government legislation to enable this type of development more flexibly and permanently. (Ndiaye/Richardson) 	Investigation areas include Council lands
Supporting Housing above Council Owned Carparks	<p>Mayoral Minute No. 8.1</p> <p>Res:20-06: 27 Feb 2020</p> <p>That Council:</p> <ol style="list-style-type: none"> 1. Support, in principle, facilitating the establishment of diverse, lower cost, and accessible 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. 2. Extend an invitation to housing providers to a preliminary session to ascertain requirements, possibilities and challenges for establishing housing above Council carparks, and that: a) This session is to be a 'without prejudice' discussion prior to any activation of a more formal EOI process; b) Council provides for internet based attendance. 3. Prior to this meeting, create a list of possible sites for discussion and consideration. 	Included as new action in the Strategy under Policy 2.
Mixed matters	<p>Res 18-410: 21 June 2018</p> <ol style="list-style-type: none"> 1. Note the report and thank staff for the work to date on the Accessible Housing Project initiative. 2. Endorse, subject to budget allocation in the 2018/19 Budget, the allocation of \$50,000 to fund a 6 month planning position to prioritise the finalisation of the residential strategy by end of year. 3. Note that staff will further refine and tailor for Byron Shire the accessible housing planning mechanisms (principles/objectives/roles/terms and conditions in the report) as part of the finalisation of the residential strategy in conjunction with experts across relevant fields. 4. Research the economic, social and construction benefits of 	<p>A working draft Residential Strategy presented to Council in Dec 2018 with actions to deliver on these matters.</p> <p>A flood and stormwater management study has progressed for Mullumbimby lands.</p>

Topic Area	Resolution extracts	How does this link with the Strategy?
	<p>adopting a minimum 15-30% of developable area to all land dedications made for the purposes of Accessible Housing provision.</p> <p>6. Notify Accessible Housing Project initiative land owners of 1-3 above. In particular land owners of sites 2 and 5 to be advised of the prerequisites for their land being considered by Council for potential rezoning should they seek to lodge stand alone planning proposals for this land ahead of the residential strategy.</p>	
State planning policy changes -	<p>Res18-217: 19 April 2018</p> <p>3. Request staff to prepare a report for Council outlining the information and process to consider amending SEPP 70, LEP 2014 and the Byron Development Contributions Plan in relation to affordable housing provisions</p> <p>Res 18-357: 21 June 2018</p> <p>1. Formally write to the Department of Planning and Environment to confirm they are considering expanding the areas that SEPP 70 applies and if Council's detailed submission for inclusion in SEPP 70 is warranted at this time.</p> <p>2. Note that staff have written to the Department of Planning (as requested) to seek a pause on the application of the <i>Low Rise Medium Density Housing Code</i> to Byron Shire until the Residential Strategy is finalised</p> <p>Further resolution details on SEPP 70 scheme and LRMD code resolutions follow.</p>	<p>1. SEPP 70: Jun 2018: Staff sought clarification from DPE. DPE responded that it is examining options around the potential expansion of the SEPP.</p> <p>Dec 2018: State notification of an intent to amend SEPP 70 to include all local government areas</p> <p>Strategy links with SEPP 70 land identification and a draft Affordable Housing Contribution Policy.</p> <p>2. Low rise medium density code – Staff sought a pause on the application of the code to Byron Shire.</p> <p>DPE granted as initial pause to 1 July 2019 and subsequent extension until 1 July 2020.</p>
<i>Low Rise Medium Density Housing Code</i> Planning Proposal to Introduce Minimum Lot Size Standards (BLEP 2014) for Manor House and Multi Dwelling Housing (Terraces)	<p>Res 20-024 20 Feb 2020</p> <p>1. That Council forward the planning proposal in Attachment 1 (E2020/7569) to the Department of Planning, Industry & Environment requesting that the Department finalise the plan by 30 June 2020.</p> <p>2. That Council continue to lobby our State representatives as well as the Department of Planning, Industry and Environment to have exclusion zones from the Low Rise Medium Density Code.</p>	LEP lot size amendments enacted – dwelling yields recalculated using revised lot sizes
& design verification statement and character narratives in DCP 2014	<p>Res 20-218 21 May 2020</p> <p>1. That Council write to the Minister to reiterate its concerns about the Low-rise Medium Density Code and its negative impact on Byron Shire and its community as previously resolved and to request a further pause to the Code's implementation.</p> <p>2. That due to the potential impact of the Low-rise Medium Density Code, Council endorse an amendment to Byron Shire DCP 2014, to: a) include Residential Locality Narratives (Attachment 1 E2020/29897); and b) cross reference Chapter</p>	<p>Linked to the implementation of Policy 3 & actions of the Strategy</p> <p>Draft DCP provisions exhibited July 2020</p>

Topic Area	Resolution extracts	How does this link with the Strategy?
	<p>D1, Residential Accommodation in Urban, Village and Special Purpose Zones with Residential Locality Narratives and Design Verification Statements.</p> <ol style="list-style-type: none"> That Council request staff to proceed with preparation and public exhibition of the Byron DCP 2014 amendments proposed in this report. That Council receive a further report for consideration of submissions following the statutory public exhibition period. That Council agree that should there be no submissions as of the close of the statutory public exhibition period, adopt the Byron Shire DCP 2014 amendments as exhibited and give public notice of this decision in accordance with the Environmental Planning and Assessment Regulation 2000. That Council note that for certain design criteria further discussion is required with the Department of Planning, Industry and Environment as to how standards are to be interpreted 	
character narratives in DCP 2014	<p>20-473: 17 Sept 2020</p> <ol style="list-style-type: none"> That Council adopt the draft Byron DCP2014 Chapters appended to this report as Attachments 1 –8(#E2020/66607, #E2020/66606, #E2020/66604, #E2020/66603, #E2020/66599, #E2020/65603, #E2020/41194 and #E2020/66206 with the inclusion of additional word changes: Pocket B extends south and east from this area forming the Byron Bay... That Council publish the Chapters on the website and notify the public as required by the Environmental Planning and Assessment Act and Regulation. 	As adopted as part of the DCP 2014 – character narratives have been removed with action retained to undertake preparation of a style guide
State Environmental Planning Policy No 70 Affordable Housing (Revised Schemes) (SEPP 70)	<p>Res19-152: 11 April 2019</p> <ol style="list-style-type: none"> That Council advise the Department of Planning that it is preparing an affordable housing contribution scheme under State Environmental Planning Policy No 70 Affordable Housing (Revised Schemes). That Council fund the expedited preparation of an affordable housing contribution scheme and its associated local environmental plan amendment and planning agreement policy for Byron Shire through an allocation of \$20,000 at the March Budget Quarterly review. That subject to 2, Council prepare an affordable housing contribution scheme and its associated local environmental plan amendment which is consistent with the Department of Planning guideline. That subject to 2, Council prepare a planning agreement policy for affordable housing which is consistent with the Environmental Planning and Assessment (Planning Agreements) Direction 2019. 	<p>Linked to an action in the Strategy.</p> <p>Strategy links with SEPP 70 land identification and a draft Affordable Housing Contribution Policy.</p>
and	<p>Res19-636: 12 Dec 2019</p> <ol style="list-style-type: none"> That Council support consideration of Residential Strategy new release investigation lands for inclusion under the SEPP 70 Affordable housing contribution scheme. 	Revised draft actions 15 & 16 integrated into the Strategy with a process for consideration.
Affordable Housing Contribution Policy	<p>Res 20-213 21 May 2020</p> <ol style="list-style-type: none"> That Council adopt the Draft Byron Shire Affordable Housing Contribution Policy in Attachment 1 (E2020/33355) and accompanying Procedures Attachment 2 (E2020/33359) and place the documents on public exhibition for minimum a period of 28 days with the following amendments: ... That following exhibition, Council receive a further report detailing submissions made. Should there be no submissions as of the close of the exhibition period, that Council adopt the Draft Byron Shire Affordable Housing Contribution Policy in 	<p>Revised draft actions 15 & 16 integrated into the Strategy with a process for consideration.</p> <p>Investigation areas mapped</p> <p>Draft Policy exhibited July 2020</p>

Topic Area	Resolution extracts	How does this link with the Strategy?
Affordable Housing Contribution Policy	Attachment 1 (E2020/33355) and accompanying Procedures Attachment 2 (E2020/33359) as amended above	Aug 13 2020 Policy adopted without change Res 20-365
	Res 20-365: 13 August 2020 Resolved that Council adopt the Byron Shire Affordable Housing Contribution Policy in Attachment 2 (E2020/55585) and accompanying Procedures in Attachment 3 (E2020/55587).	Guides contribution assessment process for investigation lands in the Strategy
Short Term Holiday Let	<p>Res 17-455: 26 Oct 2017 This report was on a response to DPE Short Term Holiday Letting Options Paper:</p> <ol style="list-style-type: none"> 1. That Council support the preparation of a submission to the 'Options Paper for Short Term Holiday Letting in NSW' by staff that recommends a multi faceted framework response including greater industry self-regulation, registration / licensing of operators, changes to strata laws and regulation through the planning system, acceptable and appropriate to the Byron Shire for the purposes of regulating short term holiday letting. 2. That Council seek an undertaking by the NSW State Government that further engagement with local government will occur subsequent to this consultation, to ensure that the legislative changes and industry reform needed to deliver the preferred local regulation framework sought by Council and the Byron community can be progressed expeditiously <p>Res18-763: 22 Nov 2018 - Update report to Council</p> <p>Council <u>noted</u> the update on the release of the short term rental accommodation planning framework by the Department of Planning and Environment provided in the report. It also supported writing (again) to the Minister for Planning to seek an urgent meeting to request a deferral of Byron Shire from the new state-wide planning rules (pause to implementation).</p> <p>Res 19-676 Dec 2019</p> <p>"investigate and apply an appropriate planning mechanism to limit 10% of the total housing stock in use as non-hosted STRA".</p> <p>Res 20-021 21 Feb 2020</p> <ol style="list-style-type: none"> 1. That Council forward the Planning Proposal (Attachment 1 #E2020/9498) to NSW Department of Planning for a Gateway determination after making the following adjustments: a) replace the words "on the premises" with "in the dwelling" wherever they occur. 	<p>Current draft Strategy Policy 4 includes the relevant actions.</p> <p>See Council's web site for latest status on Short Term Holiday Letting.</p> <p>The NSW Government has asked Byron Shire Council to prepare a planning proposal based on local conditions, including varying thresholds for short term holiday letting, for example 90 days, rather than 180 days and the introduction of precincts.</p> <p>Planning proposal underway.</p> <p>Strategy housing capacity analysis includes a 10% contingency for STRA.</p>
Lot 22 Mullumbimby	<p>Res 17-597 : 23 Nov 2017</p> <ol style="list-style-type: none"> 1. Agree to initiate the planning proposal to amend Byron LEP 2014 (Attachment 1) for the reasons outlined in this report. 	Strategy identifies Lot 22 as a possible investigation area.
Byron Housing Roundtable & Residential Strategy & Charrette	<p>Res18-624: 20 Sept 2018</p> <ol style="list-style-type: none"> 1. That Council note the update provided by staff on the progress made towards the agreed next steps the result of the Byron Housing Roundtable held 5 July 2018. 2 2. . That Council note that a draft Residential Strategy will be presented to Council by the end of the year inclusive of a Charrette being held in November as discussed in the report including up to 7 community and or business/ tourism industry sector representatives as nominated by Councillors and discussed at the next Strategic Planning Workshop. 3. That Council allocate an additional \$1,500 to the Residential 	Charrette held Nov 2018 – see Section 1.4

Topic Area	Resolution extracts	How does this link with the Strategy?
	Strategy Budget to create a total budget of \$20,000 to fund the estimated cost of the Charrette with funding sourced from the Land and Natural Environment Reserve.	
Draft Byron Residential Strategy	<p>Res 18-823: 13 Dec 2018</p> <ul style="list-style-type: none"> a) Endorse in principle the draft Byron Residential Strategy, as contained in Attachment 1 & 2, (E2018/110198, E2018/110199), noting that they are working drafts and further refinements are required prior to public exhibition. b) Authorise the Director Sustainable Environment & Economy to undertake a final review of the draft Strategy and Appendices to complete any necessary formatting, grammatical edits, diagrams and/or other 'non-policy' updates to ensure a suitable standard for public exhibition. c) Publicly exhibit the draft Strategy and Appendices for a minimum period of 6 weeks in early 2019 accompanied by the Site Suitability Analysis (Attachment 3 – E2018/110225) and Housing Needs Report (Attachment 4 – E2018/108745) as supporting information. d) Endorse the public communication and engagement strategy contained in Attachment 5 (E2018/109995) e) Commence an amendment to the Rural Land Use Strategy to include that land subject to Resolution 18-543 (2) that is not identified in the Residential Strategy as a source of land for housing supply 2016-2036, but is deemed suitable for inclusion as a priority site/s for future rural lifestyle living opportunities in the form of 'intentional eco-communities' in the Rural Land Use Strategy 	<p>a) – d): undertaken.</p> <p>e): Separate to the Residential Strategy process.</p>
Additional lands at the request of landowner submissions	<p>Res 20-276: 18 June 2020</p> <ol style="list-style-type: none"> 1. That Council supports the Residential Strategy being updated to include the following lot and DPs, as detailed in Attachment 1 (#E2020/40080), as investigation areas in the Strategy: <ul style="list-style-type: none"> a. part of Lot 12 DP 527314 (20 Prince St Mullumbimby) due to Strategy investigation areas to the south east potentially contributing to this being a small pocket of isolated rural land within the Mullumbimby township. b. Lot 1 DP1256460, Lot 1 DP803292, Lot 2 DP1256460, Lot 2 DP803292, Lot 4 DP837851, Lot 5 DP1111848 (152 Stuart St, Mullumbimby & 124, 127, 130, 132, 134 Station St, Mullumbimby) c. part of Lot PT32/1169053 located east of Tuckerloo Avenue, Mullumbimby d. Lot 3 DP1220608 (21 Ballina Road, Bangalow) e. the extended part of Lot 350 DP 755695 located on Ewingsdale Road, Byron Bay subject to a further assessment by staff of the relevant history and the land use constraints in consultation with the Department of Planning, Industry, and Environment f. the lower part of Lot 285 DP 1198641, 64 Corkwood Crescent, Byron Bay subject to a further assessment by staff of the relevant history and the land use constraints in consultation with the Department of Planning, Industry, and Environment 2. That Council requests staff to advise the submission proponents of the following sites as detailed in Attachment 1 (# E2020/40080) that their land is excluded from further consideration as part of the investigation areas under the Residential Strategy due to inconsistency with the North Coast Regional Plan Settlement Guidelines and the policies and directions contained in the Byron Shire Draft Residential Strategy: 	<p>Item 1</p> <p>Area 'a', 'c' & 'd' included in the Strategy</p> <p>Area 'b' – retain as large lot residential and scope to reduce the minimum lot size - western lot not included due to site specific constraints.</p> <p>Area 'e' removed based on submitter request</p> <p>Area 'f' not supported</p> <p>Residential Strategy Background Report updated.</p>

Topic Area	Resolution extracts	How does this link with the Strategy?
	<ul style="list-style-type: none"> a) Lots 1 & 2 DP 1126204 and Lot 7 DP 573269 (29 Buckleys Road, Tyagarah) b) Lot 1 DP 781835 (1C Ann St, Mullumbimby) c) Lot 2 DP 875011 (142 Main Arm Road, Mullumbimby) d) Lot 4 DP 874348 (1897 Coolamon Scenic Drive, Mullumbimby) e) Lot 12 DP57826 and Lots 1 & 2 DP1187038 (1862 Coolamon Scenic Drive, Mullumbimby) f) Lot 10 DP1132925 (1982 Coolamon Scenic Drive, Mullumbimby) g) Part of Lot PT32/1169053 located west of Tuckeroo Avenue, Mullumbimby h) Part of Lot 162 DP1251169 located on Clays Road, Mullumbimby j) Lot 22 DP 549688 (139 Bangalow Road, Byron Bay) k) Lot 1 DP12330 (Broken Head Quarry Site, Broken Head Rd, Suffolk Park) l) Lot 100 & 101 DP 1158494 (900 Bangalow Road, Bangalow) m) Lot 3 DP1164722 (16 Bangalow Road, Bangalow) n) The Saddle Road area ('Area 17' Byron Rural Land Use Strategy) <p>3. That Council requests staff to advise the submission proponents of the following sites as detailed in Attachment 1 (# E2020/40080) that their land is excluded from further consideration as part of the investigation areas under the Residential Strategy due to inconsistency with the North Coast Regional Plan Settlement Guidelines:</p> <ul style="list-style-type: none"> a) Lot 2 DP 1032298 (75 New City Road, Mullumbimby) <p>4. That Council requests staff to update the Residential Strategy Background Report to incorporate:</p> <ul style="list-style-type: none"> a) The State Policy consistency check to include any new investigation areas as supported by Council. b) Dwelling and population figures and infrastructure network capacity information to reflect investigation area changes. <p>5. That prior to reporting a final strategy back to Council for adoption before the end of the year:</p> <ul style="list-style-type: none"> a) staff consult with the community and relevant government agencies in regard to the additional lands identified in recommendation 1; and b) staff advise landholders identified in items 2 and 3 of the outcome of staff's assessment and the reasoning for such; and c) update the Residential Strategy to reflect the outcomes of this consultation, as applicable. <p>6. That Council notes a further report will be tabled post the outcome of recommendation (5) above for Council to consider any submissions received during the exhibition of the additional investigation areas and to consider the remaining submission issues in order to finalise the Residential Strategy.</p>	
NSW Government Discussion Paper – Local Character Overlays	Res19-205: Planning 15 May 2019 Council note the information in this report and advise of any other issues to be included in a submission on the 'Discussion Paper – Local Character Overlays' to be submitted to the Department by 20 May 2019.	May in the future link with the DCP residential character narratives.
Low Rise Medium Density	Res19-266: Planning 20 June 2018 1. Agree to initiate a planning proposal to amend clause 4.1E of	Strategy assesses the potential location and yield

Topic Area	Resolution extracts	How does this link with the Strategy?
Development Code - proposed Amendments to Byron LEP 2014 and Byron DCP 2014 to incorporate controls for manors houses and multiple dwelling houses (terrace houses)	<p>Byron LEP 2014, by inserting minimum lot size standards for 'manor houses' and 'multi dwelling housing (terraces)' as contained in E2019/41816 (Attachment 1).</p> <ol style="list-style-type: none"> Forward the planning proposal to the NSW Department of Planning and Environment for a Gateway determination. Agree to initiate a review of Byron DCP 2014 as it relates to low rise medium density housing, and prepare a draft amendment to strengthen Byron DCP 2014 where necessary and include references to 'manor house' and 'multi dwelling housing (terraces)' development. Receive a further report to consider the proposed DCP amendments before proceeding to public exhibition. 	<p>associated with the implementation the code based on Byron Shire preferred minimum lot sizes.</p> <p>Strategy includes an action for the residential character narratives provide a basis for review of DCP provisions relating to residential character.</p>
	<p>Res 20-024: Planning 20 February 2019 Outcome of Public Exhibition - Planning Proposal to Introduce Minimum Lot Size Standards (BLEP 2014) for Manor House and Multi Dwelling Housing (Terraces) Resolved:</p> <ol style="list-style-type: none"> That Council forward the planning proposal in Attachment 1 (E2020/7569) to the Department of Planning, Industry & Environment requesting that the Department finalise the plan by 30 June 2020. That Council continue to lobby our State representatives as well as the Department of Planning, Industry and Environment to have exclusion zones from the Low Rise 	<p>As above and the Strategy review section includes guidance to monitor the appropriateness of these lot sizes over time.</p>

1.7 Draft Residential Strategy Submissions Summary

An Engagement Plan for the Strategy was endorsed at the 13 December 2019 Council meeting. The engagement program undertaken was designed to inform the community about the content and direction of the Strategy and seek feedback on the development of a final Strategy. It built on earlier targeted engagement that has helped inform the preparation of a preliminary draft Strategy.

A structured engagement program took three steps.

- Shaping our neighbourhoods (May 2019) – see section 1.5
- Full exhibition (28 August – 11 October 2019)
- Additional lands (August 2020)

Amongst the submissions to this exhibition, were 19 landowner requests for their land to be designated as a possible residential area in the Strategy. These requests were considered by Council at the 18 June 2020 planning meeting. Council resolved (resolution: 20-276) to support six additional sites and further exhibit these lands.

A report addressing the submissions from this engagement and remaining submissions received during the 2019 full exhibition period follows:

This subsection to be revised and be inserted after consideration by Council at December 2020 meeting.

Section 2: Planning framework

Purpose of this Section

The Residential Strategy is a local growth management strategy conditional on being approved by the NSW state government and required to fit within a planning framework for NSW and the North Coast region. Section 2 provides background to the planning framework addressing:

- Elements of the planning framework
- State government policy consistency
- Commonwealth housing policy

2.1 Elements of the planning framework

Local Growth Management Strategies (LGMS) in Byron Shire are prepared by Council with community engagement. A LGMS is particularly important from a land use planning perspective in that it helps to establish a basis for the rules in local planning documents, like the Byron Shire Local Environmental Plan and Development Control Plan. The other LGMS are:

- Rural Land Use Strategy – *guiding sustainability for our rural communities, land uses, natural resources and infrastructure through collective responsibility for their protection, management and use* - adopted in 2017
- Business and Industrial Lands Strategy - *creating business centres and industrial areas that work for people, commerce and the environment* - adopted in 2019.

LGMS are not stand alone documents and are developed to link with other policy documents in determining actions, priorities, resources and reporting including:

North Coast Regional Plan 2036 prepared by the state government with a vision is to create the best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities. To achieve this vision it sets four goals for the region:

- *The most stunning environment in NSW*
- *A thriving, interconnected economy*
- *Vibrant and engaged communities*
- *Great housing choice and lifestyle options.*

Local Strategic Planning Statement prepared by Council, helps order the priorities amongst local growth management strategies and shape how the development controls in the local environmental plan (LEP) evolve over time to meet the community's needs, with the LEP the main tool to deliver the council and community's plan.

Community Strategic Plan prepared by Council under the *Local Government Act 1993*) with a broader focus on achieving the long term social, environmental and economic aspirations of the community.

Local Environmental Plan is a mandatory legal document prepared by Council with community engagement and focused on how land can be used. State government regulations and guidelines provide a framework its content.

Development Control Plan is an optional document prepared by Council and containing detailed guidance on how to achieve the objectives and standards of the local environmental plan.

Place Plans are not required under any legislative framework. Prepared by Council with community engagement, they set out resident and business aspirations for their village and guide possible improvements and development over the next 15 years.

Community Participation Plan is a mandatory document adopted by Council to set out how planning authorities will engage with their communities across their statutory planning functions. Enable community groups to prepare strategically-aligned grant applications in the future.

Infrastructure Plans – prepared by Council to guide the delivery of infrastructure such as:

- Bike plan – providing for well-located and better connected cycleways and shared paths.
- Asset management plan helping organise and manage infrastructure and other assets to an agreed standard of service.

Delivery Program sets out activities that Council will complete in a four year period which is aligned to a Council term, along with measures to track progress in achieving the activities.

Operational Plan set actions, projects and capital works that Council will deliver over a year and includes:

- the budget and capital program
- information on rates and the revenue policy, and
- the annual fees and charges.

2.2 State government policy consistency

During the process of preparing the Strategy, the various state government agencies were been consulted. The state government also introduced policy changes with potential to influence residential development.

Key policy included:

State Environmental Planning Policy 70 – Affordable housing – extended to include all NSW local government areas.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Low Rise Medium Density Code – implemented in Byron Shire 1 July 2020.

For more information on agency submissions and Council's response to policy changes please refer to Section 1 Collective strategic thinking.

2.2.1 Investigation areas - 2019 full Strategy exhibition

Investigation areas outside the urban growth boundary identified in the North Coast Regional Plan have been checked for consistency with the following state/regional policy framework:

Table 2.1 - Important Farmland Interim Variation Criteria'

Table 2.2 & 2.3 - Section 9.1 Directions (as applicable)

Table 2.4 - State Environmental Planning Policies

Table 2.5 - North Coast Regional Plan 2036

Table 2.6 - Settlement Planning Guidelines Mid and Far North Coast¹.

1. New North Coast Settlement Planning Guidelines 2019 where released by the Department of Planning, Industry and Environment on 23 October 2019. As this LGMS had already been publicly exhibited, the DPIE advised in writing that compliance was not mandatory. (copy of letter provided on next page - source: #S2019/9516)

The 'additional lands' were assessed under the new guidelines. Section 2.2.2. provides this assessment.

In reading the following tables:

- Map references and further details are contained in the Section 4.
- a 'tick' ✓ indicates consistency with the policy.



**Planning,
Industry &
Environment**



Our ref: IRF19/7721
Your ref: #E2019/89729

Mr Mark Arnold
General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Attention: Natalie Hancock

Dear Mr Arnold

Thank you for your correspondence about transitional arrangements in the North Coast Settlement Planning Guidelines 2019 for Byron Residential Strategy.

The guidelines state that where a land use planning strategy has already been publicly exhibited compliance will not be mandatory.

As Council has advised that it exhibited the draft residential strategy prior to the Department of Planning, Industry and Environment's release of the planning guidelines on 23 October 2019, compliance with the guidelines is not mandatory.

It is however recommended that Council take into consideration the guidelines where possible when finalising the Strategy to ensure its strategic planning framework aligns with the North Coast Regional Plan 2036 and current best practice.

If you have any more questions, please contact Ms Alison Parr at the Department's Northern Region team on 6643 6412.

Yours sincerely

11-12-2019

Jeremy Gray
Director, Northern
Planning and Assessment

Important Farmland Variation Criteria

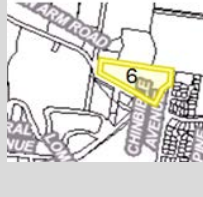



Discussions with DPI have confirmed for investigation areas in Mullumbimby and Bangalow (as identified in the Strategy) mapped as 'important farmland' under the NCRP consideration should be given to 'Important Farmland Interim Variation Criteria'. Table 2.1 provides a strategic level appraisal. Further investigation may be required as part of any planning proposal to rezone.





Table 2.1: Strategic appraisal of Important Farmland Variation Criteria

Criteria	Mullumbimby and Bangalow land
Agricultural capability	<p><u>Mullumbimby:</u></p> <p>The land currently being grazed by cattle.</p> <p>Its use for residential development will take most of the land out of production, which is likely to have a minor impact on the beef cattle industry at a local or regional level.</p> <p>Drainage areas and watercourses form a natural edge that would prevent further outward creep into other regionally significant farmland.</p> <p><u>Bangalow:</u></p> <p>The Granuaille Road land is vacant and severed from productive farmland by the Hinterland Way, rail corridor and Granuaille Road.</p> <p>The land fronting Ballina Road land is currently not used for farming at is holds large lot residential housing.</p>
Land use conflict and possible measures to mitigate the effects / minimise future land use conflict	<p>A land use conflict risk assessment (LUCRA) has not been undertaken. The key potential conflict areas are the adjoining beef cattle grazing land.</p> <p>A buffer* to grazing land could be applied as part of any future development on these sites. (* <i>Living and Working in Rural Areas</i>).</p>
Infrastructure	Details on infrastructure and servicing are contained in Section 4.
Aboriginal or high heritage significance	Aboriginal Heritage Information Management Systems (AHIMS) searches indicate that there were registered Aboriginal sites in both the Mullumbimby and Bangalow locality. A cultural heritage assessment report would be required as part of any proposed rezoning in line with the Strategy Appendix B: Protocol framework for participatory working with the Aboriginal Community.
High environmental value	The Mullumbimby areas contain small area of high environmental vegetation that could be accommodated in an Environmental Zone as part of any future development.
Risk - flood prone	Mullumbimby Saltwater Creek Precinct area has been guided by a Flood and Stormwater Assessment Plan. Flooding will need to be considered as part of any rezoning proposal.
Risk - bushfire-prone	The Mullumbimby areas are partly mapped as bushfire prone and will need to be considered as part of any rezoning proposal.
Risk - highly erodible	The areas are not identified to be highly erodible.
Risk - severe slope	The Granuaille Road area includes some part where slopes are 20% or greater that need to be considered as part of any rezoning proposal. The lot size and mix is to be accordingly acknowledges this aspect of the area.

Criteria	Mullumbimby and Bangalow land
Risk - acid sulfate soils (ASS)	The Mullumbimby Saltwater Creek Precinct area mapped as ASS Class 3 & 4. This is where material is likely to be encountered at 1 - 2 metres below the natural ground surface and will need to be considered as part of any rezoning proposal.




Table 2.2: Section 9.1 Directions – Mullumbimby Investigation Areas

Relevant 9.1 Direction		Localities for new release land outside the existing urban growth boundary – Mullumbimby # – areas shown in yellow – numbering as per the site suitability analysis in Section 4.3.7 Table 4.13			
		Site 6 	Site 14 	Site 16 	Site 17 
1	Employment and Resources	✓	✓	✓	✓
1.2	Rural Zones	Ref to Table 2.1	✓	Ref to Table 2.1	Ref to Table 2.1
1.3	Mining, Petroleum Production and Extractive Industries	✓	✓	✓	✓
1.5	Rural Lands	Ref to Table 2.1	✓	Ref to Table 2.1	Ref to Table 2.1
2	Environment and Heritage				
2.1	Environment Protection Zones	See comment in 2.5 below	✓	✓	See comment in 2.5 below
2.5	Application E Zones	Comment: Not applicable until E Zones are determined for the Shire in accordance with the <i>Northern Council's E Zone Review Final Recommendations Report</i> for affected areas.			
2.2	Coastal Protection	✓	✓	✓	✓
2.3	Heritage Conservation	✓	Heritage item to be retained	✓	✓
3	Housing, Infrastructure and Urban Development				
3.1	Residential Zones	Well connected – adjacent to existing residential areas & within 1km of a town with a high school – further details in Appendix 4			
4	Hazard and Risk				
4.1	Acid Sulfate Soils	✓	ASS 4 (See hazard comments below)	ASS 3 & 4 (See hazard comments below)	ASS 3 (See hazard comments below)

Relevant 9.1 Direction		Localities for new release land outside the existing urban growth boundary – Mullumbimby # – areas shown in yellow – numbering as per the site suitability analysis in Section 4.3.7 Table 4.13			
		Site 6 	Site 14 	Site 16 	Site 17 
4.2	Mine Subsidence and Unstable Land	✓	✓	✓	✓
4.3	Flood Prone Land (using LEP 2014 100yr flood controls)	Partially affected (See hazard comments below)	Partially affected (See hazard comments below)	Partially affected (See hazard comments below)	Fully affected (See hazard comments below)
4.4	Planning for Bushfire Protection	Affected by buffer & vegetation category 1 (See hazard comments below)	✓	✓	Affected by buffer & vegetation category 1 (See hazard comments below)
Hazard comments		Site 6 & 17 – Bushfire planning - vegetation category 1 land to be excluded from consideration as an investigation area. Sites 14 -17– Acid sulphate soils: Future development applications will need to address areas containing the acid sulphate soil categories that are Risk Classes 1 and 2. Sites 14 -17 – Flood Prone Land: more detailed analysis has been undertaken to inform the Strategy.			
5	Regional Planning				
5.3	Farmland of State and Regional Significance (RS) on the NSW Far North Coast	RS see assessment in section Table 2.1	Partially RS see assessment in Table 2.1	RS see assessment in Table 2.1	RS see assessment in Table 2.1
5.10	Implementation of Regional Plans	See Table 21.5 below.			

An appraisal is not provided for the Site 12 old Mullumbimby Hospital, Site 13 Poplar St, Site 15 Stuart St and Bangalow Ballina Road east as they are already within the urban growth boundary as shown in the North Coast Regional Plan.

Table 2.3: Section 9.1 Directions - Southern sites

Relevant 9.1 Direction		Localities For New Release Land outside the existing urban growth boundary# – as shown in yellow below - numbering as per the site suitability analysis in Section 4.3.7 Table 4.13		
		Site 27 Byron Bay 	Site 30 Bangalow 	Site 31 Bangalow 
1	Employment and Resources	✓	✓	✓
1.2	Rural Zones	✓	Ref to Table 2.1	Ref to Table 2.1
1.3	Mining, Petroleum Production and Extractive Industries	✓	✓	✓
1.5	Rural Lands	✓	Ref to Table 2.1	Ref to Table 2.1
2	Environment and Heritage			
2.1	Environment Protection Zones	✓	✓	✓
2.5	Application E Zones	N/A		
2.2	Coastal Protection	Has capacity to address the coastal hazards	✓	✓
2.3	Heritage Conservation	✓	✓	✓
3	Housing, Infrastructure and Urban Development			
3.1	Residential Zones (b) does the location make efficient use of existing infrastructure and services	✓ Well connected – adjacent to Residential & within 1km of a town with a high school	✓ Well connected- within 1km of a town with a high school	✓ Well connected – adjacent to Residential & within 1km of a town with a high school
4	Hazard and Risk			
4.1	Acid Sulfate Soils	✓ (See hazard comments below)	✓	✓
4.2	Mine Subsidence and Unstable Land	✓	✓	✓
4.3	Flood Prone Land (using LEP 2014 100yr flood controls)	Partially affected (See hazard comments below)	✓	Partially affected (See hazard comments below)

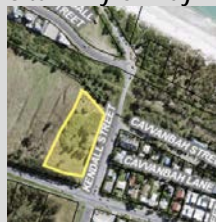
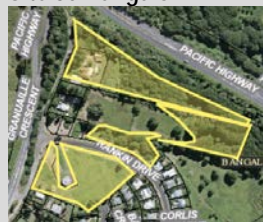

Relevant 9.1 Direction		Localities For New Release Land outside the existing urban growth boundary# – as shown in yellow below - numbering as per the site suitability analysis in Section 4.3.7 Table 4.13		
		Site 27 Byron Bay 	Site 30 Bangalow 	Site 31 Bangalow 
4.4	Planning for Bushfire Protection	Partially affected by buffer (See hazard comments below)	✓	✓
Hazard comments		Site 27 – Acid sulphate soils & Bushfire Planning: Future development applications will need to address areas containing ‘Class 3’ acid sulphate soils and bushfire prone vegetation. Site 27 & 31 – Flood Prone Land: more detailed analysis at the planning proposal stage will provide capacity to exclude areas where there is a predicted extreme flood hazard risk.		
5	Regional Planning			
5.3	Farmland of State and Regional Significance (RS) on the NSW Far North Coast	✓	RS see assessment Table 2.1	RS see assessment Table 2.1
5.10	Implementation of Regional Plans	See Table 2.5 below.		

Table 2.4: State Environmental Planning Policies (SEPP) and Draft State Environmental Planning Policies applicable to new release land

(numbering as per the site suitability analysis in Section 4.3.7 Table 4.13)

SEPP NO.	TITLE	6	14	16	17	27	30	31
44 - Koala Habitat Protection <u>Update post 2019 exhibition</u>			Proximity to Koala preferred habitat		Contains coastal swamp forest	Contains coastal swamp forest	N/A	N/A
State Environmental Planning Policy (Koala Habitat Protection) 2019 (Koala SEPP) commenced on 1 March 2020.		All sites are identified as having parts of the site shown on the koala development map						
Comment		Land considered appropriate for an environmental zone to be excluded. As part of any rezoning proposal environmental investigations will be required due to proximity to koala habitat. Opportunities may exist as part landscaping to supplement existing habitat.						

SEPP NO.	TITLE	6	14	16	17	27	30	31
55	Remediation of Land	N/A	N/A	N/A	N/A	N/A	N/A	Northern section affected by dip buffer
70	Affordable Housing (Revised Schemes)	Council in process of preparing a planning proposal to apply SEPP 70						
	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Location suits providing housing for seniors and people with a disability.						
	State Environmental Planning Policy (Infrastructure) 2007	Consistent with the SEPP aims						
	State Environmental Planning Policy (Coastal Management) 2018	Affected see comment below	Affected see comment below	N/A	N/A	Affected see comment below	N/A	N/A
	Comment	<p>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:</p> <ul style="list-style-type: none"> - 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 - Aboriginal cultural heritage - Site 27 proximity to Coastal wetlands 						

In relation to the NCRP 2036 the following directions are most relevant to housing in urban areas:

- Direction 22: Deliver greater housing supply
- Direction 23: Increase housing diversity and choice
- Direction 25: Deliver more opportunities for affordable housing

Table 2.5: North Coast Regional Plan 2036 (Checklist)

Regional Plan Reference		Document
Goal	Direction	
1	1 – 4	Preparation of this LGMS is consistent with the delivery of direction and actions under Goal 1. The Local Government Narrative for Byron Shire (p 820 identified a regional priority to identify urban investigation areas to secure future housing.
	2	A focus for development (ie. Investigation areas) is Mullumbimby which is outside the sensitive coastal strip, yet well service with existing employment and community infrastructure and services such as schools.
	3	As part of the process a targeted flood and stormwater management plan has been undertaken for the Mullumbimby Saltwater Creek Precinct.
	4	Not directly applicable

Regional Plan Reference		Document
Goal	Direction	
2	9	New release areas are consistent with TNSW advice – please refer to the preceding section 1.7 on state government input on the Strategy.
	5,6,7,8,10, 12,13	Not directly applicable
	11	See assessment in Table 2.1 for new release areas
3	14	The planning for the large new release area to the south of Mullumbimby entails the preparation of a structure plan to facilitate and integrated development areas. The Strategy supports place planning projects that deliver outcomes consistent with this direction. The Strategy promotes the development of live/work spaces as part of urban village precincts to facilitate both local housing, job and business establishment.
	15	The Strategy establishes 'liveable neighbourhood principles' to be support by development. Policy 2 and associated directions support facilitate and encourage opportunities for a diversity of housing including seniors' housing. Policy 3 and associated directions focus on local character and sense of community to assist in developing well connected communities.
	16, 17 & 18	Consistent: Includes actions to work with traditional owners improve Aboriginal cultural outcomes. This included actions to support housing within the Shire to enable Bundjalung people to live on and connect to country.
	18 & 19	Not directly applicable
	20	The Strategy provides local residential character narratives for each of the towns and villages to articulate those elements important to both local built character and streetscape.
3 cont.	21 (infrastructure)	The Strategy has an action to link existing infrastructure capacity with both areas of new release and infill development. New release areas adjoin the existing urban areas.
4	22	The Strategy relies on two primary avenues to achieve this goal; low-rise medium density housing delivered as infill development, and new land release that supports a mix of lot sizes and housing typologies. Our capacity analysis has determined that we need to identify investigation areas for new release residential in addition to infill development The areas identified and as explained in Strategy Policy 1 hold the potential to assist in meeting the minimum supply identified in the NCRP for Byron Shire. Section 4 provides further details.
	23	Consistent – To help address NCRP Direction 23 the Strategy includes policy, directions and actions to support housing diversity, choice and equity. This includes: <ul style="list-style-type: none"> - recommended new release areas zoned R1, R2 & R3 have a requirement in the LEP that deliver a stronger ability to achieve a mix of diverse housing and ensure lots provided for low-rise medium density development are secured for this form of development. - to support these actions, Strategy Policy 2 includes a lot size diversity mix for investigation areas (zones R2 & R3), and a separate lot size diversity mix for Council owned R1 zoned land (Lot 22). - housing typologies are also provided in Strategy Policy 2 as a guide for delivering diverse housing at varying lot sizes. - specific measures to improve the supply of affordable housing for low – moderate income households and to better manage the short term rental housing market to deliver improve rental housing options for permanent residents. - A framework of a SEPP 70 scheme to be applied where an upzoning occurs and in the case of Byron Shire, this relates to investigation areas.
	24	Pockets of rural residential in Mullumbimby are retained to help address flood management and assist in natural areas/green corridors through the urban areas.

Regional Plan Reference		Document
Goal	Direction	
	25	In Mullumbimby specifically, water security can only be delivered incrementally due to the limited capacity of existing supply. There is a critical need to upgrade supply in response to infill development via the Low Rise Housing Diversity Code, and new housing via investigation areas identified in the Strategy – the Strategy includes measures to manage this and coordinate with Council's infrastructure delivery program. Further details are in Section 4.

Table 2.6: Settlement planning guidelines: Mid and north coast regional strategies (checklist)
(numbering as per the site suitability analysis in Section 4.3.7 Table 4.13)

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
Location			
1	Future urban settlement should be located predominantly within the agreed growth areas.	Y	Some 80 % of new housing is expected to be delivered within the existing urban growth boundary with the balance (20%) as new release. This will require an adjustment of the urban growth boundary in some areas. Site 12 old Mullumbimby Hospital, Site 13 Poplar St, Site 15 Stuart St, Mullumbimby and Ballina Road east Bangalow are already within the urban growth boundary as shown in the North Coast Regional Plan.
2	Future settlement, where permitted by the regional strategies and outside the agreed growth areas, must be located to minimize environmental impacts and be sustainable. Such settlement must satisfy the sustainability criteria contained in Appendix 1 of the Regional Strategies.	Y	Regional strategy superceded by the NCRP – areas proposed for new urban growth areas are consistent with the criteria under the NCRP.
Land suitability (environment, natural resources, hazard)			
3	Future development should be located on land that is suitable for the development and capable of supporting the proposed uses.	Y	Details contained in 'Site Suitability Analysis in Section 4 of the Background Report.
4	Planning for future development on land already zoned for settlement but not yet developed should identify the constraints and opportunities of the land. Development should achieve a carefully planned community, respecting environmental, resource and hazard issues.	Y	The analysis of potential 'infill' dwelling yields applied an approach consistent with this requirement.

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
5	Future development should avoid areas of environmental significance, significant natural and/or economic resource, potential hazard, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change.	Y	Details contained in the in Background Report Section 4.
6	Future development of adjoining land with the above values should incorporate buffers as necessary to help protect those values and to avoid future land use conflict.	Y	Details contained in the Background Report Section 4. Detail investigation requirements are incorporated as relevant, for investigation areas in the Strategy.
7	Future development should be strategically planned by providing a timely release of adequate and appropriately located land to address the specific dwelling targets and housing mix identified in the regional strategies. Future rural residential development should be planned for as part of council's total dwelling targets.	Y	The Strategy proposes a mix of new release and infill land. The delivery of infill housing will be influenced by landowner interest and market forces. The capacity to manage supply and mix of housing for <u>permanent</u> residents is significantly influenced by the State policy on short term rental accommodation. Future rural settlement is captured in the Shire wide dwelling targets.
8	Future development, particularly in the major centres, should be planned to affect a shift in the new dwelling mix to achieve 60% single dwellings and 40% multi-unit housing across the region to meet the future demographic needs of smaller households and an ageing population.	Y	The Strategy proposes a mix of new release and infill land. The new release land will be required to provide for a mix of lot types to improve housing diversity, as part of the Strategy actions. Council's capacity to apply minimum density targets and mixed minimum lot sizes to new release areas will require State government support.
Settlement form and hierarchy			
9	Future development should:	Y	The Strategy builds on existing urban service catchments in the Shire.
	<ul style="list-style-type: none"> a) strengthen the hierarchy of settlement identified in the regional strategies, support and maintain strong multi-functional business centres, minimize urban sprawl, and maximize infrastructure and service efficiencies b) be planned to create communities within the hierarchy of settlement. Consideration should be given to the ultimate geographical extent and population target for each community that is to be formed or built upon, and the staging/timing by which it is proposed to reach that position c) provide for a mix of houses, jobs and 	Y	<p>The Strategy incorporates:</p> <ul style="list-style-type: none"> • liveable neighbourhood principles • measures to encourage new residential forms and models appropriate to changing living patterns • action to advance the residential character narratives to assist in guiding the settlement pattern and roles as well as the built form and

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
	<p>open space</p> <p>d) be appropriately located in relation to its scale, nature or type of development; the ability to provide the necessary infrastructure and services; the need for access and to ensure effective traffic management</p> <p>e) in the case of residential development, provide for a variety of dwelling types and a choice in location, form and affordability and</p> <p>f) enable mixed uses and home-based employment in residential or village zonings where appropriate.</p>		sense of community.
10	Should be planned so any new opportunities strengthen the settlement hierarchy identified in the regional strategies. It should be located close to existing centres and away from areas that may in the future have values for urban expansion.	Y	<p>The Strategy incorporates:</p> <ul style="list-style-type: none"> liveable neighbourhood principles measures to encourage new residential forms and models appropriate to changing living patterns.
Future rural residential development - not applicable outside the scope of this Strategy			
Urban design and heritage			
13	Future development should recognize, protect and be compatible with any unique topographic, natural or built cultural features essential to the visual setting, character, identity, or heritage significance of the area or settlement that it is to be located in.	Y	<p>The Strategy incorporates:</p> <ul style="list-style-type: none"> liveable neighbourhood principles measures to encourage new residential forms and models appropriate to changing living patterns action to advance the DCP 2014 residential character narratives and linkages to place planning to assist in guiding the settlement pattern and roles as well as the built form and sense of community.
14	Future development should reflect high quality design that is compatible with the local and regional attributes which make up the region's character, such as climate, landscape, history, topography, and existing built environment.	Y	<p>As above for '13'</p> <p>Protocol includes to respect Aboriginal cultural heritage.</p>
15	Future development should be designed to ensure there is public access to an	Y	As above for '13'

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
	adequate supply of appropriately located public open space and recreation areas, to provide for a range of recreational uses and visual amenity.		
16	<p>Future development should contribute to an open space network across the local government area that is designed to:</p> <p>a) encourage and maintain pedestrian movement and public access to community resources or public places (such as watercourses, beaches etc); and</p> <p>b) to reflect each site's natural features and requirements for drainage and water quality maintenance, and nature conservation and biodiversity protection.</p>	Y	<p>As above</p> <p>Pockets of rural residential in Mullumbimby are retained to help address flood management and assist in natural areas/green corridors through the urban areas.</p> <p>Saltwater creek precinct flood and storm water management plan looks at avenues to establish management using a naturalised drainage system.</p>
17	Future development should encourage walkability and allow for easy access to public places, local shops, services and transport and lead residents to the service centre.	Y	As above
18	Aboriginal cultural and community values should be considered in the planning for future development.	Y	<p>The Strategy recognises the need for improved access to community housing that will enable Bundjalung people to live on country and connect to country.</p> <p>Environmental and cultural sensitivity are among the Strategy's principles to be considered when evaluating new release areas, infill areas and planning proposals.</p>
Infrastructure provision			
19	Future development should only be permitted where it can be provided with adequate, cost effective physical and social infrastructure to match the expected population for each settlement. In rural areas this may require the development being able to provide stand alone services.	Y	Refer to Background Report Section 4 and Strategy 'Policy 1 and associated Appendix 'C': Providing land for future housing' for details and infrastructure provisions..
20	Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere.	Y	

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
21	Future development should be designed and located to minimize the need to travel; to maximize opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency.	Y	
22	Future development should be designed and located to have well connected and accessible urban areas increasing the opportunity for public transport, cycling and walking for residents and visitors.	Y	
23	Future development should be designed and located to avoid placing further local traffic demand on the Pacific Highway.	Y	The Strategy identifies future housing land in localities well serviced and with existing and potential employment opportunities to help reduce the need for residents to travel for services and employment.
24	Future development should not contribute to ribbon/strip development nor impact on the safety and efficiency of major or arterial roads.	Y	The Strategy identifies future housing land in localities well serviced and with existing and potential employment opportunities to help reduce the need for residents to travel for services and employment.
25	Future development should provide sufficient buffering distances and/or technological solutions between proposed development and existing or proposed major infrastructure, including rail corridors and airports.	N/A	Refer to Strategy 'Policy 1 and associated Appendix 'C' requiring consideration of areas that are in proximity to rail corridors (albeit that some are currently disused).
26	Future development should be designed and located to maximize total water cycle management and minimize impacts on the environment.	N/A	Refer to Background Report Section 4 and Strategy 'Policy 1 and associated Appendix 'C': Providing land for future housing' for details and infrastructure provisions on planning for water reuse.
Employment lands - not applicable outside the scope of this Strategy			
Tourism opportunities - not applicable outside the scope of this Strategy			

2.2.2 Additional Lands Assessment

This section details additional investigation areas included in draft Residential Strategy post 2019 exhibition. Figure 2.1 shows the general location of the areas. For further feedback from government agencies and community on these sites refer to 1.7 Draft Residential Strategy Submissions Summary. **(NOTE THIS SECTION TO BE CONFIRMED AFTER REPORTING TO COUNCIL IN DEC)**



Mullumbimby



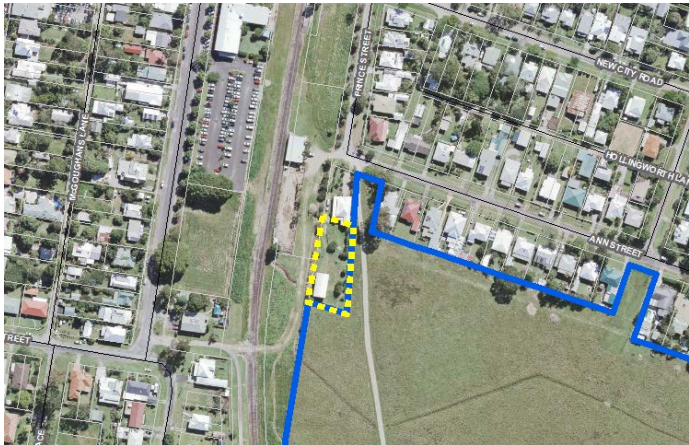

Bangalow

Figure 2.1: Additional lands locality map

In addition to the policies and directions contained in the Strategy, a site suitability assessment has been undertaken against the following criteria:

- Residential Potential – Site Assessment Criteria (see Section 4)
Site suitability mapping methodology for identification of potential residential land. This is the same criteria applied in the assessment of investigation areas that have been previously exhibited.
- North Coast Settlement Planning Guidelines 2019
These guidelines establish 'primary' and 'manageable' development constraints to be considered for any proposed investigation area. Transitional arrangements establish

that the new guidelines apply to land that has not been publicly exhibited under the former settlement guidelines. Therefore, the new guidelines have been considered in the assessment of site specific land owner requests featured in this report.

Site1: 20 Prince St, Mullumbimby (part of Lot 12 DP 527314)	
<p> The site is highlighted by a dashed yellow border. The site is shown in context to adjacent land exhibited as investigation areas highlighted by a dark blue boarder. </p>	
<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div> Total Land Area 1589 m² </div> <div> Zoning Pattern </div> </div>	
Zoning and Location	RU2 (Rural Landscape) adjoins a R2 Low Density Residential Zone < 1km to day to day services/facilities
Key strategic policy considered	
Constraints identified under the <i>Residential Potential Site Assessment Criteria</i> (Background Report)	<ul style="list-style-type: none"> – Farmland 1 km of major towns – Sensitive Farmland Use Buffer
<i>North Coast Settlement Planning Guidelines 2019</i> - Primary Constraints	<ul style="list-style-type: none"> – Land wholly within the 1:100-year floodplain.
<i>North Coast Settlement Planning Guidelines 2019</i> - Manageable Constraints	<ul style="list-style-type: none"> – Land containing acid sulfate soils class 3 & 4
Consistency with Residential Strategy Policy / Directions	The site and proposal is generally consistent with policies and directions contained in the Byron Shire draft Residential Strategy.
Services and Access	Fronts - sealed surface Water available Sewer available

Site 2: 124, 127, 130, 132, 134 Station St, Mullumbimby Lot 1 DP803292, Lot 2 DP1256460, Lot 2 DP803292, Lot 4 DP837851, Lot 5 DP1111848

□ Site highlighted by a yellow border.



Total Land Area

22907m²

Zoning Pattern

Zoning and Location

R5 Large Lot Residential & 1(c2) Small Holding Zone
> 400m of a Residential Zone
> 1km to day to day services/facilities

Key strategic policy considered

North Coast Regional Plan

The land already shown in the [North Coast Regional Plan 2036](#) within the Urban Growth Boundary.

Therefore, the landowners have the option to submit a planning proposal to rezone the land despite the primary development constraints. Consideration of development constraints noted below can take place as part of the Gateway process.

Constraints identified under the *Residential Potential Site Assessment Criteria* (Background Report)

- Flood
- Sensitive Farmland Use Buffer - Farmland Protection S117 – committed urban use or rural residential zone designation
- (Part) cattle dip site buffered

***North Coast Settlement Planning Guidelines 2019* - Primary Constraints**

- Land within the 1:100-year floodplain.
- Western Lot 1 has a high hazard flooding risk (recommendation not to include)



***North Coast Settlement Planning Guidelines 2019* - Manageable Constraints**

- (Part) Contaminated land.
- Land containing acid sulfate soils class 3 & 4
- Koala habitat protection SEPP – shown on koala development application map

Consistency with Residential Strategy Policy / Directions

The site and proposal is generally consistent with policies and directions contained in the Byron Shire Draft Residential Strategy.

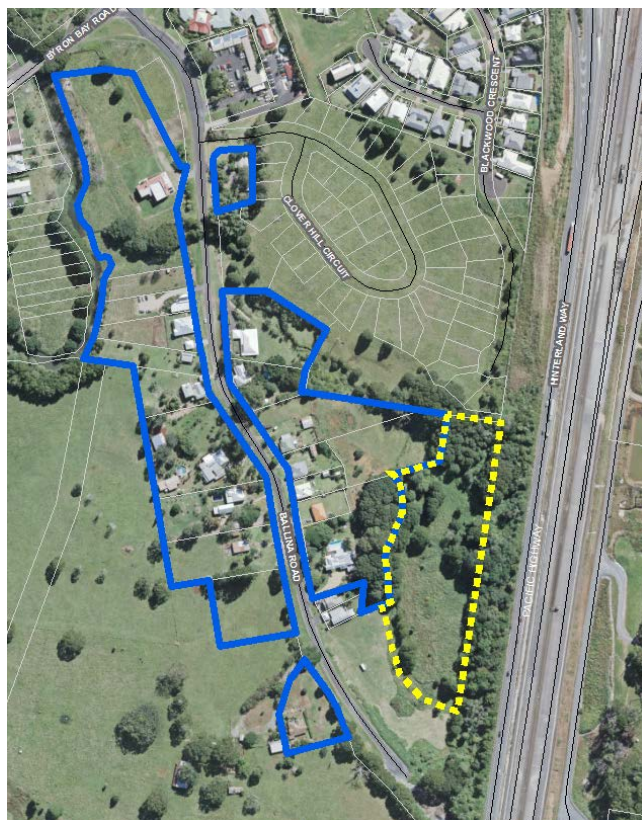
Site 2: 124, 127, 130, 132, 134 Station St, Mullumbimby Lot 1 DP803292, Lot 2 DP1256460, Lot 2 DP803292, Lot 4 DP837851, Lot 5 DP1111848	
Relationship to the adopted Rural Land Use Strategy	<p>This R5 zoned land was captured under the Rural Land Use Strategy Action 22:</p> <p><i>Investigate capacity for resubdivision within existing Large Lot Residential estates.</i></p> <p>Any future change to should be inconsistent with this action.</p>
Services and Access	<p>Fronts - sealed surface Water available Sewer services available</p> <p>Any required infrastructure upgrades or connections relating to future development are to be at no additional cost to the community.</p>

Site 3: Tuckeroo Avenue, Mullumbimby eastern part of Lot PT32/1169053	
<p>□ The site is highlighted by a yellow border.</p>	
<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Total Land Area 24019 m²</p> </div> <div style="text-align: center;">  <p>Zoning Pattern</p> </div> </div>	
Zoning and Location	<p>RU5 Large Lot Residential Adjoins a Residential Zone < 1km to day to day services/facilities</p>
Key strategic policy considered	
North Coast Regional Plan	<p>The land shown in the North Coast Regional Plan 2036 within the Urban Growth Boundary.</p> <p>Therefore, the landowner has the option to submit a planning proposal to rezone the land despite the primary development</p>

Site 3: Tuckeroo Avenue, Mullumbimby eastern part of Lot PT32/1169053	
	constraints. Consideration of development constraints noted below can take place as part of the Gateway process.
Constraints identified under the <i>Residential Potential Site Assessment Criteria</i> (Background Report)	<ul style="list-style-type: none"> – High Conservation Vegetation – Slope 10 – 18 degrees & greater than 18 degrees – Sensitive Farmland Use and Buffer - Farmland Protection S117 – committed urban use or rural residential zone designation – Bushfire Hazard Category 2
<i>North Coast Settlement Planning Guidelines 2019</i> - Primary Constraints	<ul style="list-style-type: none"> – (Part) Bushfire prone land. – Koala habitat protection SEPP – shown on koala development application map
<i>North Coast Settlement Planning Guidelines 2019</i> - Manageable Constraints	None applicable to the site.
Consistency with Residential Strategy Policy / Directions	<p>The site and proposal is generally consistent with policies and directions contained in the Byron Shire Draft Residential Strategy and is located within the existing urban growth boundary.</p> <p><i>Direction 1.2: Land for housing will be suitable for the use.</i></p> <p>It is noted that the part of the lot west of Tuckeroo Avenue features slopes greater than 18 degrees. The residual is within the 1:100-year floodplain. For this reason the land west of Tuckeroo Avenue is considered to be inconsistent with <i>Direction 1.2</i>.</p> <p>However, the part of the lot located east of Tuckeroo Avenue is relatively unconstrained and is considered consistent with policies and directions contained in the Byron Shire Draft Residential Strategy. This land adjoins the existing urban area and provides adequate residential amenity.</p>
Relationship to the adopted Rural Land Use Strategy	<p>This R5 zoned land was captured under the Rural Land Use Strategy Action 22:</p> <p><i>Investigate capacity for resubdivision within existing Large Lot Residential estates.</i></p> <p>Any future zone change to an urban residential zone should be consistent with this action.</p>
Services and Access	<p>Fronts - sealed surface Water available Sewer services available</p> <p>Any required infrastructure upgrades or connections relating to future development are to be at no additional cost to the community.</p>

Site 4: 31 Ballina Road, Banglaow (Lot 2 DP 1260751)
 previously part of 21 Ballina Road Bangalow (Lot 3 DP1220608)

- The site is highlighted by a dashed yellow border.
- The site is shown in context to adjacent land exhibited as investigation areas highlighted by a dark blue boarder.



Total Land Area
 17612m²

Zoning Pattern

Zoning and Location

1(a) General Rural Zone
 Adjoins a Residential Zones
 < 1km to day to day services/facilities

Key strategic policy considered

North Coast Regional Plan

The land shown in the [North Coast Regional Plan 2036](#) within the Urban Growth Boundary.

Therefore, the landowner has the option to submit a planning proposal to rezone the land despite the primary development constraints. Consideration of development constraints noted below can take place as part of the Gateway process.

Constraints identified under the *Residential Potential Site Assessment Criteria* (Background Report)

- Stream Buffer
- 1km of major towns farmland
- Sensitive farmlands use and buffer
- HEV
- Slope 10-18
- Bushfire Category 1
- Koala habitat protection SEPP – shown on koala development

Site 4: 31 Ballina Road, Banglaow (Lot 2 DP 1260751) previously part of 21 Ballina Road Bangalow (Lot 3 DP1220608)	
	application map
<i>North Coast Settlement Planning Guidelines 2019</i> - Primary Constraints	<ul style="list-style-type: none"> – (Part) Bushfire prone land. – Steep land being land with a slope of over 33% (18 degrees). – Land identified as Important Farmland –however farmland mapping would appear to be inconsistent with established urban land use and zoning in and around the southern Bangalow locality and urban growth boundary as shown in the North Coast Regional Plan 2036.
<i>North Coast Settlement Planning Guidelines 2019</i> - Manageable Constraints	<ul style="list-style-type: none"> – Land in drinking water catchments. – Koala habitat protection SEPP – shown on koala development application map
Consistency with Residential Strategy Policy / Directions	The site and proposal is generally consistent with the policies and directions contained in the Byron Shire Draft Residential Strategy, however it is noted that constraints applicable to the land (such as slope and bushfire) may limit the development potential of the site, particularly for the more southerly end of the site.
Services and Access	<p>Access to sealed surface Requires water connection Requires a connection to sewer services</p> <p>Any required infrastructure upgrades or connections relating to future development are to be at no additional cost to the community.</p>
<i>North Coast Settlement Planning Guidelines 2019</i> - Manageable Constraints	<ul style="list-style-type: none"> – Contaminated land. – (Part) Land containing acid sulfate soils class 3 & 4
Consistency with Residential Strategy Policy / Directions	The site and proposal is generally consistent with policies and directions contained in the Byron Shire Draft Residential Strategy.
Services and Access	<p>Fronts - sealed surface Water available Sewer services available</p>

2.3 Commonwealth housing policy

There is no coordinated planning or policy directions regarding housing provision at the national level. Until recently, Australian housing policy was largely left to lower tiers of government resulting in reduced coordination, accountability and certainty. The Commonwealth Government's main contribution to housing in Australia has been financial assistance and programs. At the federal level, following programs help address housing needs:

- National Affordable Housing Agreement (NAHA), 2009: Established by the Council of Australian Government (COAG), the NAHA presented a first step in a national approach to address and resolve housing affordability issues. The NAHA took a whole-of-housing-system approach that integrated homelessness services and created a growth fund for social housing.
- Our Cities, Our Future, 2011: This first national urban policy sets the policy framework to guide the development of Australian cities. Key goals include improved efficiency of urban infrastructure, labour and capital productivity, air quality, reduced motor vehicle dependency, sustainable resource management, climate change resilience, affordability and community wellbeing.
- Monetary and taxation programs: These various programs provide demand incentives and impact on affordability, including the First Home Owners Scheme and the National Rental Affordability Scheme (NRAS).

Section 3 - Residents, households and housing types

Purpose of this section

Population growth drives the need for new dwellings, jobs, community facilities and services. Population projections are therefore fundamental to the planning in the strategy. Council in collaboration with demographic experts, i.d Consulting provides demographic information on Council's website: <https://profile.id.com.au/byron/households>

In the Strategy, our goal is to identify opportunities for new and more appropriate housing that will meet the future needs of our growing community. In determining the priority of a housing need, a guiding question has been – how critical are the consequences if that housing need is not met? This section provides background to the nature of our community and their homes:

- Who are our residents?
- Aboriginal and Torres Strait Islander people
- Cost of housing and housing affordability
- Household structure
- Social housing and sleeping rough
- Housing stock and mix
- Emerging tenure and financing models
- Local area profile and data catchment maps

3.1 Who are our residents?

In 2016, the Census recorded 31,570 residents in Byron Shire. Some 22,740 (72%) lived in urban areas, with the balance, 8,830 residents (28%), in rural areas and villages.

Our residents come together as communities. Retaining and enhancing these communities is important. Young people who feel of a sense of belonging in a community, particularly small communities, develop fewer psychiatric and depressive disorders than those who do not have the feeling of love and belonging. For the seniors, health and social capital tend to decline as we age. As people retire from jobs, lose friends and spouses to death and illness, and see family members move out of the area—all of which can sharply reduce daily social contacts and stimulation, which in turn has a direct impact on mental and physical health. Community helps build trust, connection, and participation.

For the census period 2011- 2016, the median age of residents went up by 2 years to 44 years. Figure 3.1 provides a breakdown by age structure groups that tend to reflect typical life-stages. Using age structure groups helps us identifying how that demand is or could change, as need for certain services or types of housing can change with at different stages in life.

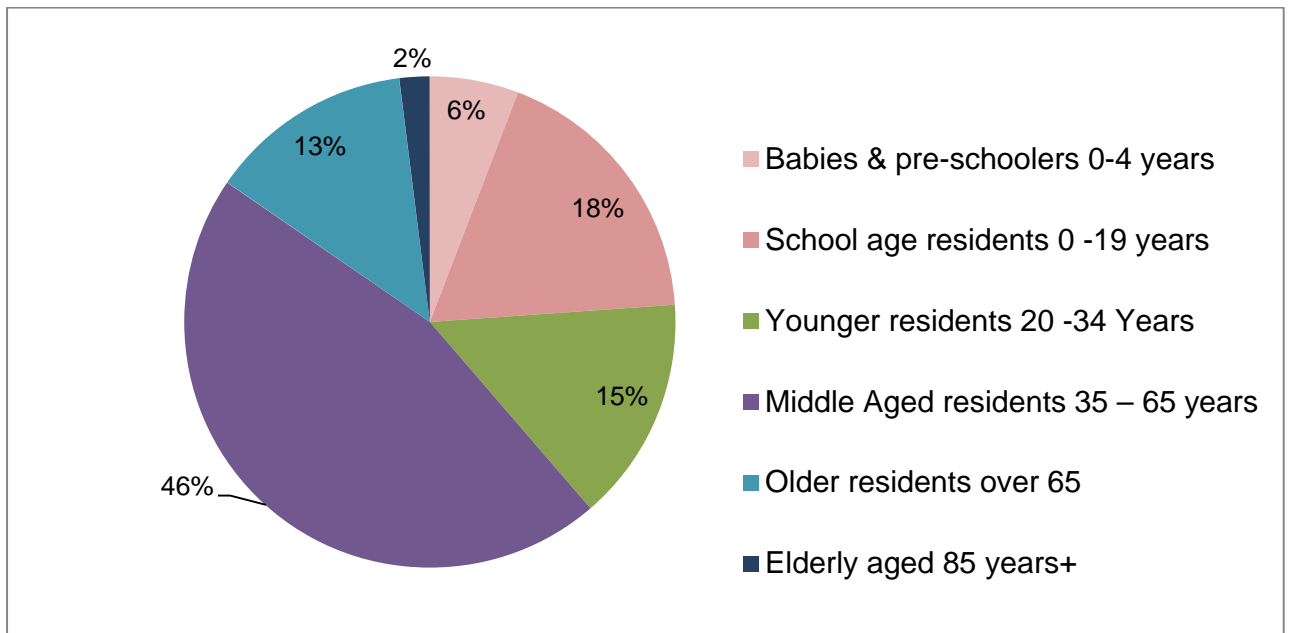


Figure 3.1: Percentage distribution of Byron Shire population by age structure groups 2016

Figure 3.2 indicates the change in age structure for the period 2011 - 2016. The over 60 year's age groups experienced the highest rate percentage growth. This figure shows an overall decline in the percentage of our population in the primary working age cohorts, moderated by a slight increase in the primary working age cohort of 25 – 34 years over the period.

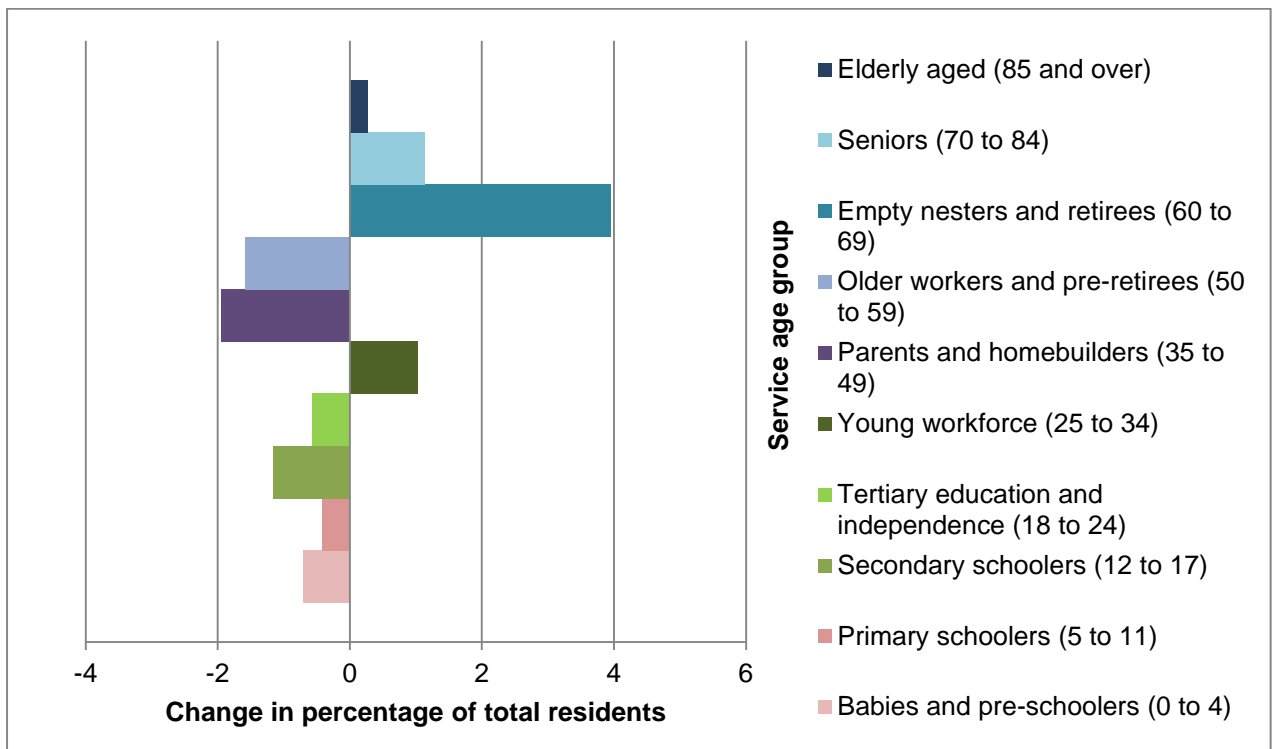


Figure 3.2: Percentage change in age groups 2011 – 2016

The Department of Planning, Industry and Environment (formally Department of Planning and Environment) provides population and household projections to help plan for service and infrastructure delivery for the community. The Shire's population and household projections show how our population is anticipated to change over the coming years. The projections help identify expected impact of these changes on households and the implied demand for housing.

These projections are not targets. Projections are based on assumptions that take into account trends for births, deaths and migration. Projections can change due to factors such as migration levels, new technology and social attitudes to different living arrangements. Figure 3.3 and 3.4 provide a projected breakdown by age group change for the period 2016 - 2036.

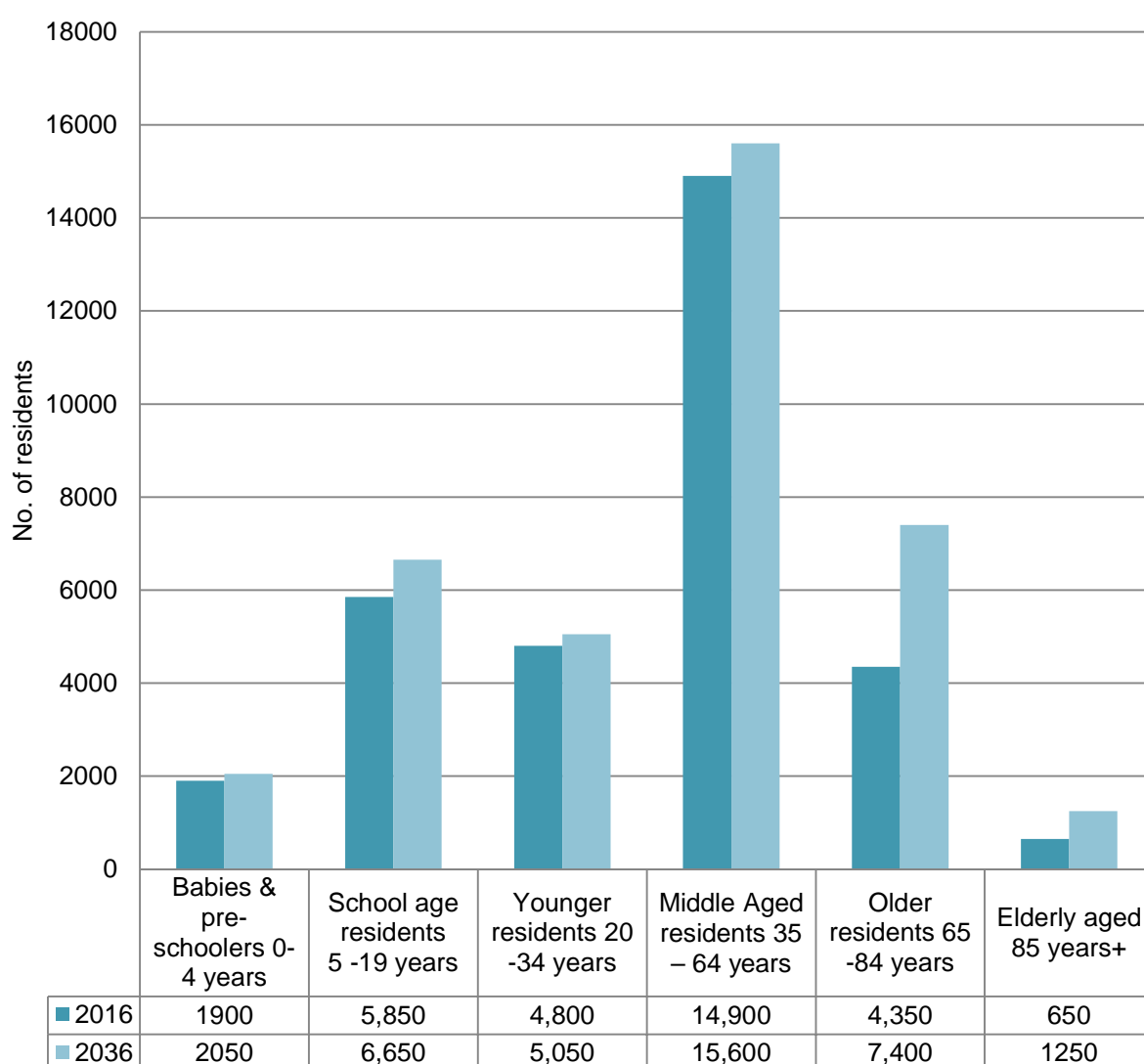


Figure 3.3: Percentage change in age groups 2016 – 2036

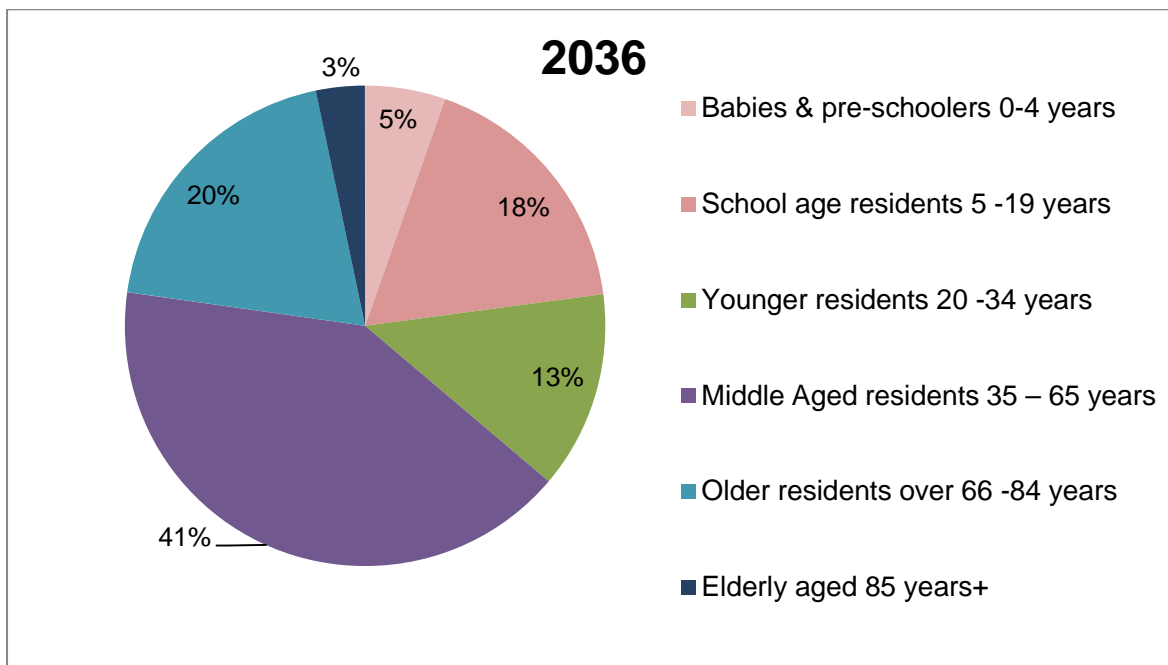


Figure 3.4: Projected number of residents by group as at 2036

¹ Source: Department of Planning & Environment, December 2017.

These figures show the current decline in the percentage of our population in the primary working cohorts is anticipated to continue dropping from around 61% to around 54 %. However, in comparison, growth in employment for the primary working age cohorts is relatively strong and anticipated to continue. Low population growth within this primary working age cohort is likely to have implications for businesses and journey to work patterns within the Byron Shire and region.

By 2036, the current 15 % of the residents in the 65 years and over age group is expected to increase by an additional 3650 residents to make up some 23% of the population. Older people in particular, need safe and accessible housing, and generally prefer to live in familiar surroundings and close to family or friends. The Australian Government policy is shifting the 'balance of care'. There is greater support for people to remain at home independently for as long as possible, rather than in care homes or hospitals. Active ageing presents opportunities for older Australians to keep participating in the workforce and community for longer, and to look forward to more active and engaged retirement years. It also opens the opportunity to remain in the family home in later years of life.

The ageing population is creating a change in housing demand. Census data from 2016 indicate that 70% of older couples without children still live in 3-bedroom or larger, detached dwellings, and only 16% live in medium- or high-density dwellings, of which half have 3-plus bedrooms. The prevalence of large, detached homes and residences on steep or

difficult-to-access properties in areas like Ocean Shores represents a mismatch in need and supply which will be exacerbated by continued ageing. This mismatch presents a challenge for older people who wish to remain in their homes, since for practical reasons it may become difficult for them to continue their daily activities. Service providers providing transport to appointments or providing in-home services in such locations can also have difficulty and expense in accessing elderly clients or people with a disability. Accessibility issues are especially problematic for clients.

For many older people, the home is their major asset; they are therefore often asset rich, but cash poor. In these cases, moving into local dedicated seniors' living facilities may not be an option, due to the ongoing costs involved with some of these types of facilities. Older residents who do not own a home face even greater problems with local rent affordability and availability than renters in other age groups, since they have limited or no opportunities for future income. Census data indicates that there is some retirement out of the area, perhaps due to the lack of suitable accommodation to downsize.

The challenges from an ageing population include a need to encourage builders and developers to provide a variety of housing products that fit a wide range of lifestyle choices, with a particular focus on providing dwellings that suit an older population. Planning for ageing requires consideration of the changes to the family home to support ageing in place, or to identify other housing choices that will provide for physical, social and emotional needs.

An increase in supply of 1 and 2 bedroom dwellings provides options for smaller households such as seniors who do not want to live in retirement housing complexes. Adaptable and easy live designed homes allow their continued use as people become less mobile or the household size changes. Having a choice of suitable accessible housing within all neighbourhoods means that as people age they don't have to move out of the local communities where they have established social networks.

Adaptable housing can suit households with a member living with a disability or aging.

3.2 Aboriginal and Torres Strait Islander people

The traditional owners of the land that comprises Byron Shire are the Bundjalung of Byron Bay, Arakwal People, the Widjabul People, the Minjungbal People and the wider Bundjalung Nation.

Aboriginal and Torres Strait Islander peoples face complex challenges. Housing stability gives Aboriginal and Torres Strait Islander families the opportunity to pursue other social or economic goals. Byron Shire Council acknowledge that housing is a foundational issue in closing the gap on Indigenous disadvantage. Housing impacts every one of the Closing the Gap targets – on health, education, and employment. Improved access to local housing will allow Bundjalung people to live on country and connect to country.

The NSW Department of Family and Community Services (FACS) offers 3 types of social housing for Aboriginal people:

- Public housing – these properties are managed by FACS. Aboriginal applicants have the same right to be housed in public housing as all other applicants
- Aboriginal Housing Office homes – these are properties owned by the Aboriginal Housing Office and managed by FACS.
- Community housing properties – these properties are managed by community housing providers.

Byron Shire Council has an opportunity to become more involved through facilitation and encouraging additional community housing properties and new residential forms suit to the cultural aspirations/requirements of Bundjalung people.

A report into Community Land Trusts and Indigenous housing options by the Australian Housing and Urban Research Institute UNSW-UWS Research Centre (2012) identified that *'core challenges relate to: existing Indigenous land tenure systems; income and employment profiles of Indigenous households; the capacity and viability of Indigenous organisations; and, diverse conditions across local housing markets.'*

3.3 Cost of housing and housing affordability

Byron Shire is a desirable place to live and visit. This high desirability manifests in a high cost of housing driven by:

- **Holiday market competition:** contributing to a low supply of affordable housing available for rent or sale. In 2017, Byron Shire has 2,655 listings of the total Northern Rivers AirBnB listings 4,256. Listings are up from 1,483 listings in 2016. Byron Shire has a total of 15,645 dwellings. AirBnB in 2018 represented approximately 17% of part / all dwellings used.
- **Employment growth:** Byron Shire has a growing workforce with good employment rates and people working within the Shire. A 23% increase in employment generation from 2000/1, hosting some 14,100 jobs as at 2015/16 with 73.9% of Byron Shire's workers being local residents.
- **Lower paying and seasonal jobs associated with the tourism industry:** incomes are lower than regional NSW average. Only 13.2% of the households earn a high income (\$2,500 or more per week) and 22.7% were low income households, compared with 14.6% and 22.0% respectively for Regional NSW.
- **Destinations for retirement and leisure living:** cashed up Gen Xers who are buying properties having a long term and cumulative impact on both the purchase and rental market. The highest net migration to Byron Shire (+234) was from Sydney Northern Beaches, an area with a large proportion of high income earners and 37.7% of households earned an income of \$2,500 or more per week in 2016.

In 2016, of occupied private dwellings in the Shire, 36.5% (15,452 dwellings) were owned outright, 28.5% were owned with a mortgage and 30.8% were rented. In the more favoured tourist spots, such as parts of Byron Bay and Brunswick Heads over 20% of the private dwelling stock recorded as vacant on the night of the census (9 Aug 2016). In comparison, the suburb of Lennox Head in the adjoining Ballina local government area and a popular holiday spot, recorded 14% as unoccupied.

The Valuer General's report on NSW land values at 1 July 2017 in a general overview for the North Coast Region notes that coastal centres further from the major cities generally experienced increases in residential land values of around 10%. However, Byron Bay was significantly out of kilter with an overall increase of 25.8% in residential. Commercial land values in other coastal local government areas generally showed increases ranging from 5% to 10%. Byron was the most significant exception with increases in land values of more than 20%. The report attributed this to strong demand from investors and owner occupiers, a limited supply of residential and commercial properties, and the strong tourism industry.

These high commercial values also support the need to consider opportunities for live/workspaces.

As an example, the median house price in Mullumbimby in 2017 was around \$700,000 requiring a monthly repayment of \$2,925 and as a monthly income of \$9,750 would be required to meet the 30% affordability benchmark. The median monthly income of a Mullumbimby household in 2016 was \$4,325.

The cumulative impact has resulted in acute housing stress (both rental and mortgage). Byron Shire experiences the highest stress levels in the Northern Rivers and is higher than New South Wales. The impact extends beyond very low to low households to include medium income households. Renters are spending a higher percentage of their earnings on rent with up to 48% of weekly household income required to pay the median rent across all housing categories in the Shire. To avoid housing stress a median annual household income of \$102,267 is required but the median annual household income was \$63,336. In 2016, 25.8% of households in Byron Shire had a weekly household income of less than \$650/week whilst the medium weekly rent was \$400/week.

Affordable housing * was identified by the community as a key issue in the two most recent Byron Shire Community Strategic Plans.

-
- * *Housing NSW defines affordable housing as housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are able to meet other basic living costs such as food, clothing, transport, medical care and education. Housing NSW further advises that housing is generally considered affordable if it costs less than 30 percent of gross household income, a definition that will inevitably vary across individual households.*
 - * *Mortgage and rental stress often described as paying more than 30 per cent of household income in mortgage or rental repayments and associated housing costs*
-

Responses to the Byron Shire Business Survey (over 1000 responses) conducted in November 2017 identified access to affordable housing as a risk to businesses seeing the high property prices and rental rates as prohibitive for many staff, meaning workers are driving in from outlying areas. There is a perception that locals are being pushed out. The main concern seems to be high rents for local employees and house prices that make home ownership beyond the reach of those on typical Byron Shire incomes. Other observations connected to access to housing included:

- increased commuter congestion
- increased levels of staff turnover
- concern that the population is aging and that young people are leaving to seek more affordable homes and lifestyles elsewhere.

In 2016, the population of the working age 15 – 64 years accounted for 66.4% of the total population. Byron Shire had 14,092 jobs as at 2015/16, representing a 23 % increase in jobs from the 2000/01. Workforce participation is highest for those aged 40 - 49 years (12%). Overall, the Shire has a relatively young workforce with more workers less than 45 years of age. In 2016 the total employed residents in the Shire was 13,499 people.

Some 73.9% of Byron Shire's local workers are local residents. The Census 2016 showed a decline in the number of resident local workers in the retail, manufacturing and accommodation and food service industries even though the local workers employed by these industries have risen. In 2016 of the 12,927 people who worked in Byron Shire, 9,558 also live in the Shire.

The issue of a low supply of affordable housing available for rent or sale to Shire workers is often coupled with lower paying, seasonal positions associated with the tourism industry. This combination leads to overcrowding, substandard accommodations or lengthy commutes for these workers. Figure 3.5 summaries the origin of journey to work for local workers.

Local workers are made up of all the people who are employed in the local area, regardless of where they live.

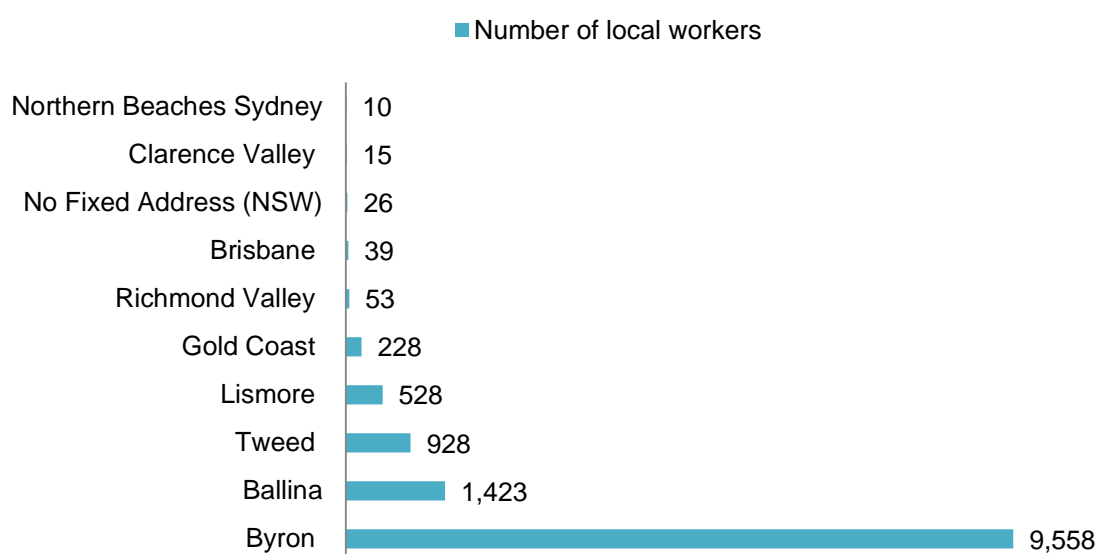


Figure 3.5: Where local workers reside (travel to work from)

In 2016, 2,902 residents or 21.5% of Byron Shire's working residents travelled outside of the area to work. Figure 3.6 shows where they are travelling to work.

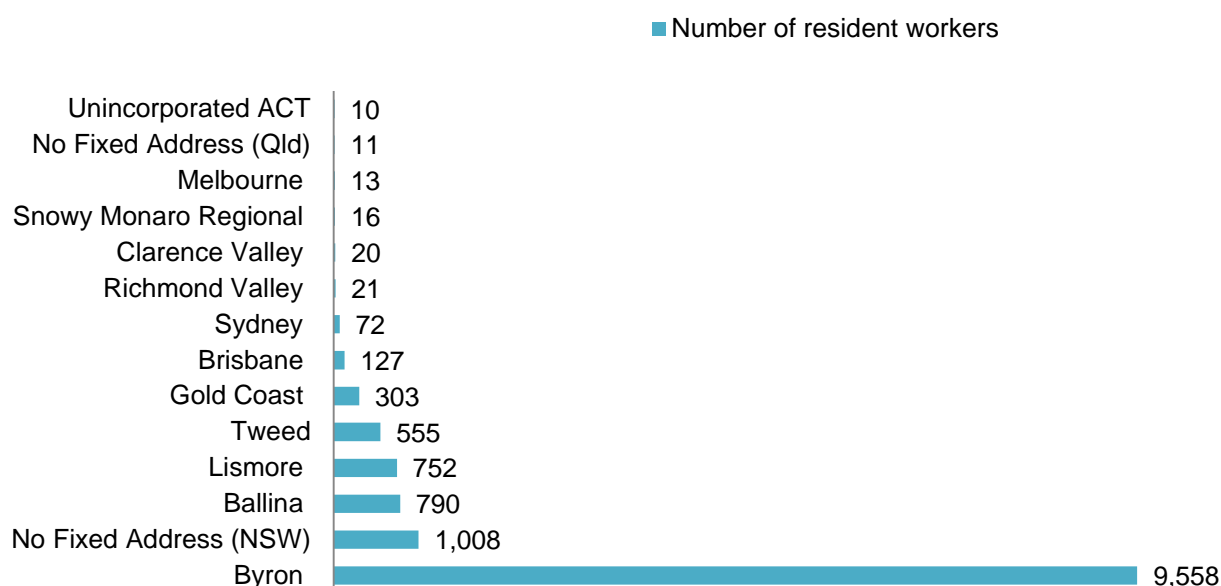


Figure 3.6: Where local residents go to work

Housing can play a key role in creating a more diverse and vibrant local economy through the types of households it attracts. Labour force mix and a range of employment opportunities are prerequisites to a sustainable and cohesive community. A resident population that includes a range of skill sets from a variety of employment sectors will attract a more diverse range of employers and businesses wanting to establish themselves in the Shire. In addition, household diversity encourages more vibrant local centres by increasing the number and type of shoppers and workers who use and support them. A successful local economy is measured by its ability to provide an available mix of employment opportunities. Without a suitable local supply of housing, people find it difficult to access employment and must generally seek it elsewhere.

3.4 Household structure

In 2016, 9870 households were recorded in the Shire's urban areas. Compared to New South Wales, the Shire has a high proportion of households being lone person households (27.6% compared to 24.2% for NSW), and single parent families (14.7% compared to 11.7% for NSW).

Group households also make up a higher proportion of households in the Shire compared to the Northern Rivers Region and New South Wales (3.9%). In the period 2011 – 2016 the empty nesters increased by almost 4% or 1,500 people and make up 8% of households. In 2016 of the families in Byron Shire, 38.1% were couple families with children, 39.8% were couple families without children and 20.8% were one parent families. These trends reflect the way the household needs of our community are changing. Figure 3.7 provides project household profile changes between 2016 to 2036 for Byron Shire.

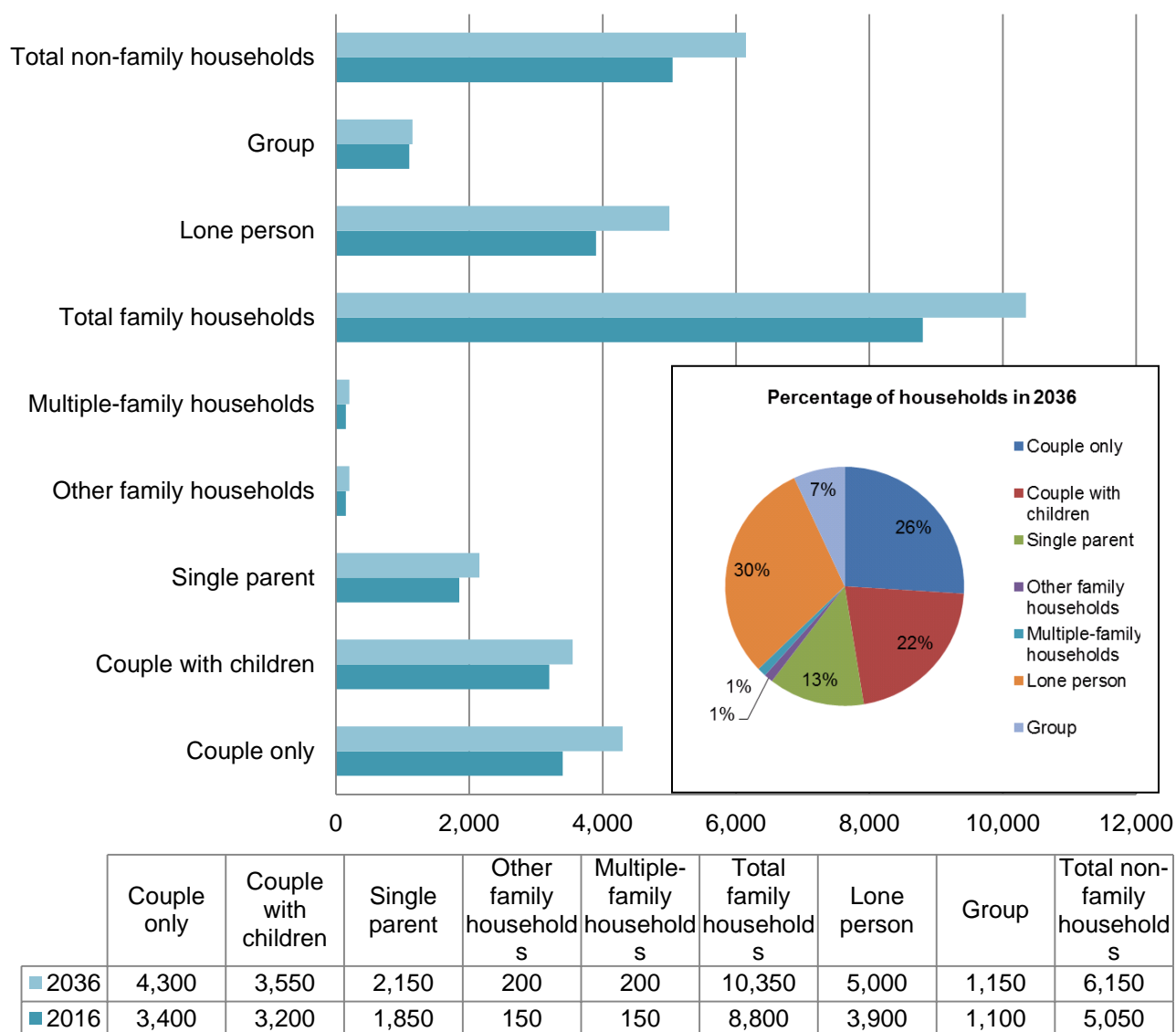


Figure: 3.7 Shire wide household projections 2016 to 2036

Source: Department of Planning & Environment, December 2017.

With the number of people living alone, with one other person and single parent households projected to continue to increase, the detached house while still the predominant form of housing in the Shire, needs to be balanced with a suitable supply of smaller housing forms.

Lone person households, projected to be the dominant household type, can generate demand for more compact forms of housing. This household type is also at greater risk of social isolation. Conversely, a strength is that these people are more likely to be involved in community groups and initiatives. As such, location and distribution of housing type mix is an important consideration.

3.5 Social Housing and Sleeping Rough

In 2016, the urban areas had 190 households renting social housing. Social housing is housing for very low to low incomes meeting eligibility criteria. The expected waiting time for all social housing in the Byron Bay allocation zone is 10+ years except for a 3 bedroom dwelling which is 5-10 years.

In addition to those households that reside in a dwelling are homeless persons. Estimated to be 327 persons in 2016, a Byron Shire “Street Count” in the towns of Byron Bay, Mullumbimby and Brunswick heads in August 2018 counted 145 people as sleeping rough. The Street Count was limited to local hotspots at Byron Bay, Mullumbimby and Brunswick Heads. Council is working with local agencies and state government to develop short, medium and long term strategies in relation to rough sleeping. Council is also represented on the District Homelessness Implementation Group, with a specific focus on the implementation of state funded programs aimed at preventing homelessness through early intervention.

In an earlier survey in 2016 some of the key demographic information about the people surveyed was 78% were male and 22% female with the largest age group was 21-30 year olds (33%). When asked about their personal circumstances, lack of affordable housing, or even any available housing, in the Shire were given as the primary reasons for homeless. Unemployment and finding accommodation that would accept pets were other reasons given. When asked what additional services or supports are needed in the local area to help people experiencing homelessness, respondents most frequently said housing (57%).

Homeless individuals have higher rates of underlying disease, greater exposure and poorer protection from the elements. Living in high-risk locations such as riverbanks or beds, bushland and urban areas with high heat radiance. These offer both protection and privacy from authority and from violence and discrimination, but may allow access to necessary services. However, they can also increase people’s exposure to natural hazards. Rates of risk are exacerbated during climate change events such as heat waves, air pollution, storms and floods.

There is a stigma associated with social housing, particularly as a result of the way some of this housing product has been built (in clusters) and managed (poorly maintained), which makes it difficult to argue a case with the community for its expansion. There is also the perception that more diverse housing products will adversely affect the character and attractiveness of the region.

As the demand for affordable housing far exceeds supply, very low, low and moderate income households (typically the income of first home buyers and key workers) living in rental housing are some of the most vulnerable people in the community. These households struggle to pay housing costs and 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

- missing out on other opportunities because housing costs are too high relative to income.

In the Shire the primary vulnerable residents include:

- Indigenous people
- carer/s and parent/s with children
- single men and single women - all ages

To support these people housing should be located in areas that:

- feel safe
- provide social/economic benefits to the residents
- enable access to services that can assist residents
- are in proximity to accessible country and local kinship.

Sources:

ABS, 2049.0 Estimating Homelessness, 2016

Byron Shire Council Street Life in Byron 2017 Project Report

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2704276/>

https://www.redcross.org.au/getmedia/1b7132b1-cd55-4988-8352-cd200350ccb7/Building-the-disaster-resilience-of-the-homeless_2.pdf.aspx

3.6 Housing stock and mix

Council is limited in its ability to require developers to build certain types of housing; this is largely driven by consumer demand in the housing market. Council's role in providing housing diversity and choice is to:

- make sure planning controls are ready to respond to shifting demand
- promote smaller forms of housing in areas where residents benefit from a high stand of amenity as well as easy access to shops, services and recreation
- provide guidance around design of low rise medium density housing types to encourage developers to provide choice suited to the community profile and expectations.

The majority of the housing stock in the established urban areas is on land zoned R2 Low Density Residential. The single house on a single block is the most common housing type. The suburban nature of development patterns in the established areas with ample open space has served the community well. Recent new land release development has largely continued this pattern; however, the minimum lot size has reduced in some localities to 400m² from the past controls of 600m². In 2016, separate houses were the most common housing type in Byron Shire 77%, followed by medium density dwellings 14%, caravans/cabins/houseboats 4.5% (683 of dwellings) and high density dwellings 1%. Brunswick heads has the highest proportion of 1-2 person dwellings, which is likely due to the caravan parks in that area as well as the retirement age population.

In 2016, dwellings with 3 bedrooms were the most common in Byron Shire accounting for 38.5% of all private dwellings. Comparison of the number of bedrooms/per dwelling in Bryon Shire to the Northern Rivers shows a higher proportion of dwellings with 0-1 bedrooms and a

lower proportion of dwellings with 4 or more bedrooms. Overall, 23.8% of Shire households were in dwellings with 2 bedrooms or less, and 22.7% of 4 or more bedroom dwellings, compared with 21.4% and 30.1% for Regional NSW respectively. This is a possible further indication of issues around housing affordability, overcrowding and other socio-economic factors.

3.6.1 Secondary dwellings

Council policy to encourage secondary dwellings as a more affordable form of housing has increased opportunities for people living in makeshift dwellings to access more formal accommodation such as garages into secondary dwellings. This has been a good outcome for peoples' wellbeing. Table 3.2 summaries by locality the some 500 secondary dwellings that have been approved within urban areas since 2011. However, there are ongoing compliance issues in ensuring both the principal residence and secondary dwellings are being used for permanent residents as opposed to short term holiday rental.

Table 3.2: Secondary Dwelling Approvals June 2011 – May 2017

Number of secondary dwelling approvals							
Location/Year	2011-12 #	2012-13	2013-14	2014-15	2015-16	2016-17 (to May)	Total for locality
Bangalow	4	3	5	12	20	19	63
Brunswick Heads	4	5	10	8	10	11	48
Byron Bay/Sunrise	19	17	18	21	26	19	120
Mullumbimby	12	7	15	20	26	23	103
New Brighton	0	0	0	1	3	0	4
Ocean Shores	9	13	13	19	22	15	91
South Golden Beach	0	0	4	1	3	2	10
Suffolk Park	3	8	9	14	20	16	70
Urban Areas	51	53	74	96	130	105	509

(pre policy shift)

In 2016, Byron Bay and Sunrise had the most diversity in housing. Medium density development has gravitated to Byron Bay, pockets of Ocean Shores and Sunrise with new models of low rise medium density development emerging such as live/work spaces.

Dwelling type and bedrooms are important in understanding the residential role and function of urban areas. Greater concentrations of medium to higher density dwellings and 2 or less bedroom dwellings are likely to attract more young adults, smaller households or empty nesters seeking to down size and often in direct competition with the tourist housing market. In 2016, the suburb of Bryon Bay, (with over 30% medium to high density and 24% 2 or less bedrooms) and Brunswick Heads (UCL1) (with 27% medium to high density and 43% 2 or less bedrooms) fitted this profile. In Byron Bay, of all households, 53.7% were family

households (of which 45 % were couples without children), 33.3% were single person households and 12.9% were group households.

In comparison, larger detached or separate dwellings with 3 or more bedrooms are more likely to attract families and prospective families. Bangalow (95% separate house and 76.4% 3+ bedrooms) and Mullumbimby (84% separate house and 64% 3 + bedrooms) fit this profile. In Bangalow (UCL1), of all households, 72.4% were family households (of which 67% were families with children), 21.7% were single person households and 5.8% were group households.

1. Urban Centres and Localities used as suburb includes surrounding rural area

3.6.2 Caravan parks

Residents are currently living long term in caravans and cabins in Byron Shire caravan parks. Emerging trends in the property market have threatened the viability of caravan parks as a source of affordable housing. In order to maintain or increase income levels, some caravan parks have focused on more profitable short-term tourist opportunities rather than traditional long-term housing. The high cost of land and high demand for holiday rental further limits this capacity to 'flag' new sites for caravan parks as a long term housing for permanent residents. This vulnerability of caravan parks to redevelopment pressures, partly through market forces and partly as a consequence of public policies suggest alternative initiatives of Council to provide a source of long term secure affordable housing would be more viable.

3.6.3 Low rise medium density/diversity - setting an appropriate lot size

In the past, the minimum lot size applied to area of R3 Zone land has been inconsistent with lot sizes under LEP 2014 clause 4.1E. The consequence is that subdivision such as shown in Figure 3.8 for Clover Hill, Bangalow have occurred with lots in an R3 Zone unable to be developed for low rise medium density: i.e. development consistent with the intent of the zone. As an example the yellow highlighted lot is less than 600m².

To address and help deliver on NCRP Direction 23: Increase housing diversity and choice- Action 23.1 it is recommended new release areas zoned R1, R2 and R3 have a requirements in the LEP that deliver a stronger ability to achieve a mix of diverse housing and ensure lots provided for low rise medium density development are secured for this form of development.

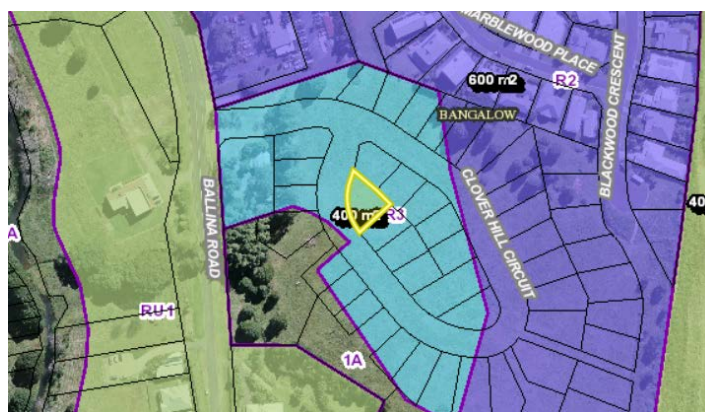


Figure 3.8: Example of inconsistency of minimum lots sizes in R3 Zone

3.7 Emerging tenure and financing models

Council can influence housing choice, diversity and equity by encouraging innovation and less traditional housing forms. In January 2008, Judith Stubbs & Associates, commissioned by Byron Shire Council, prepared an affordable housing strategy to identify strategies.

This work identified scope for partnerships on Council-owned land and potential sites that may be developed by Council acting alone or in partnership with a private and/or community sector partner to provide x % that will be dedicated to affordable rental housing depending on amount of equity it decides to invest. Such sites could also be 'recipient' sites for resources created through planning incentives.

Building on this work, the Housing Summit and Roundtable sought to progress measures around the housing delivery and to address the challenges around available land, funding for developments that do not fit their typical funding criteria and tenure structures. A number of the emerging responses to complement these new residential forms are summarised below:

Community Land Trusts (CLT): a form of common land ownership where land is held by a private non-profit entity and leased on a long term basis to members of the community or other organisations. Buildings and services on that land are then held as owned or leased properties by residents, businesses and/or other community housing providers. Ground leases are inheritable, and properties on leased land can be bought and sold at prices determined by a resale formula. This arrangement can offer many of the widely acknowledged benefits of home ownership, including resident control over a dwelling, security of tenure and transfer of occupancy rights, and the potential for asset-based wealth building. Further, this arrangement provides housing that is affordable to residents, whether buying or renting and which remains affordable for subsequent residents. Affordability is retained most commonly through a locally-determined resale formula contained within the ground lease. (1.)

Byron Council is a founding member of the Byron Community Land Trust.

Shared equity and dual mortgage ownership: this includes CLTs, various forms of housing cooperatives, dual mortgage schemes and co-ownership schemes. These can involve government or community housing providers as equity partners with the housing resident.

Not-for-profit company: managing long term social and affordable housing for people with special needs and residents with low and moderate incomes.

Byron Council has facilitated this approach with the North Coast Community Housing Company Ltd (NCCH) who are currently involved in the delivery of housing on discharged Council land in Station Street, Mullumbimby.

Housing cooperatives: residents are members of the mutual/cooperative. They are able to combined market ownership and affordable rental units within a single development.

Redundant lands and air space above Council car parks: Kyme Place Rooming House project, City of Port Phillip Council Victoria, is an example of one Council's initiative to finding ways to supply affordable housing options for lower income members of the community affected by rising housing costs. Council undertook a site assessment to evaluate any opportunities to redevelop underutilised Council land holding and deliver affordable housing, in high land value areas close to transport and services. This work resulted in the redevelopment of a car park to include affordable housing. (Source: the Leichardt City Council draft Housing Action Plan)

Byron Shire Council is in the process of working with the community to redevelop the old Mullumbimby hospital site, which is anticipated to include affordable housing. Byron Shire Council has resolved to investigate the use of air space above Council car parks.

Negotiated Planning Agreements, Inclusionary zones and value capture: a number of Sydney Metropolitan Councils' in response to a growing affordable housing crisis have developed policy frameworks aimed at delivering affordable housing through their planning instruments or in connection with rezoning and value capture mechanism. The City of Sydney, and the City of Willoughby covered by SEPP 70 (Affordable Housing) have an affordable housing program based on inclusionary zoning and land value capture.

Byron Shire Council is in the process of preparing a SEPP 70 scheme – Section 5 provides the assessment undertaken to inform the Scheme.

Barangaroo, located on Sydney Harbour, is an example of a negotiated planning agreement. The City of Sydney lobbied the NSW Department of Planning and Environment for 10% of the all-new resident's dwellings on the site to be dedicated for affordable housing. This resulted in an agreement with the developer Lend Lease to provide at least 2.3% of the residential floor space for affordable housing principally targeted towards key workers. (Source and more reading: <https://www.innerwest.nsw.gov.au/live/community-well-being/affordable-housing>)

Byron Shire Council is currently exploring the use of negotiated planning agreements under the affordable housing project. Council has adopted a Policy to guide Affordable housing contributions using planning agreements.

Aboriginal people housing initiatives: a report into Community Land Trusts and indigenous housing options by the Australian Housing and Urban Research Institute UNSW-UWS Research Centre (2012) identified that there is considerable interest in Australia in increasing home ownership rates among Aboriginal people and Torres Strait Islanders. The report identifies a core challenge is the existing Indigenous land tenure systems. Council via Strategy 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', supports opportunities to be more involved in the securing of land to enable community housing suited to the facilitating living on and connecting to Council for the Bundjalung people.

1. Descriptions take from: Community Land Trusts and Indigenous housing options authored by Louise Crabtree, Hazel Blunden, Vivienne Milligan, Peter Phibbs and Carolyn Sappideen, with Nicole Moore for the Australian Housing and Urban Research Institute UNSW-UWS Research Centre March 2012 AHURI Final Report No. 185

3.8 Local area profile and data catchment maps

This Strategy relates to the towns and villages of Bangalow, Brunswick Heads, Ocean Shores and environs, Mullumbimby, Byron Bay and environs. The Strategy provides a framework to guide decisions for managing urban growth to 2036. For a number of these

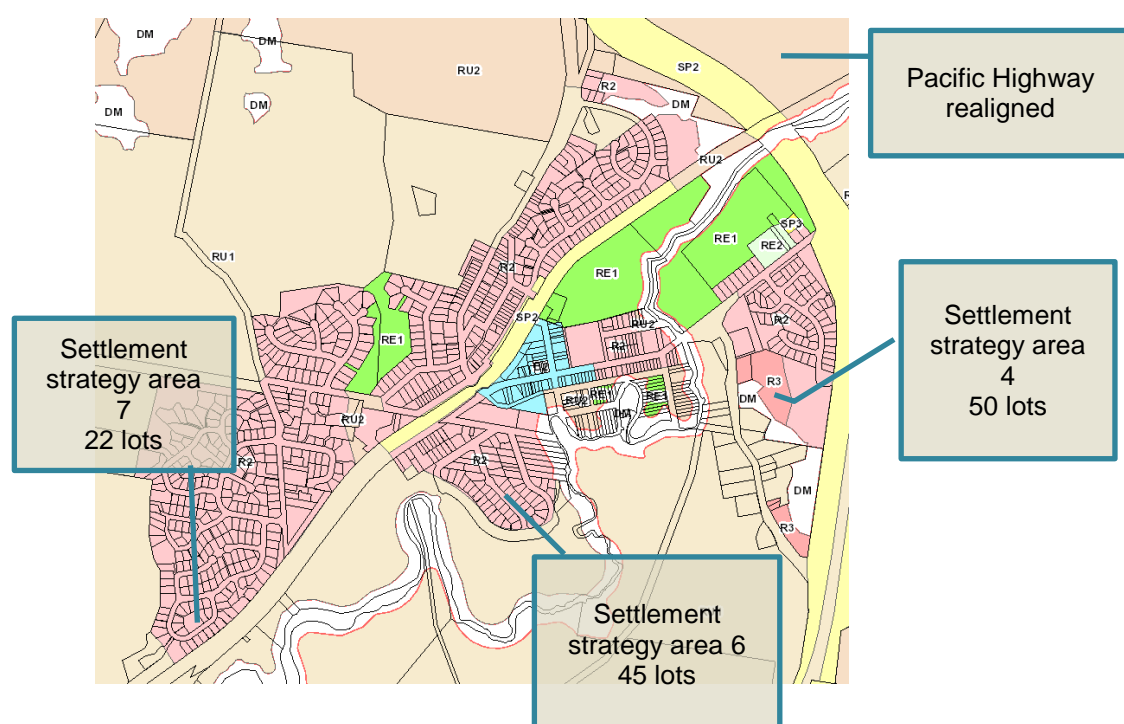
urban areas a settlement strategy is in place. To help understand past and future directions, the following provides snapshot of the planning, populations and housing profile for each local area over the last 15 years.

For the purpose of the Strategy - Table 1 data and the 2016 profiles, the Australian Bureau of Statistics (ABS) Census 2016 statistical areas have been aggregated to generate a 'catchment areas' that broadly include the established areas and immediately surrounding peri-urban or rural land for purposes of planning and infrastructure delivery.

Figure 3.9 at the end of this section shows these statistical areas and the aggregate boundary.

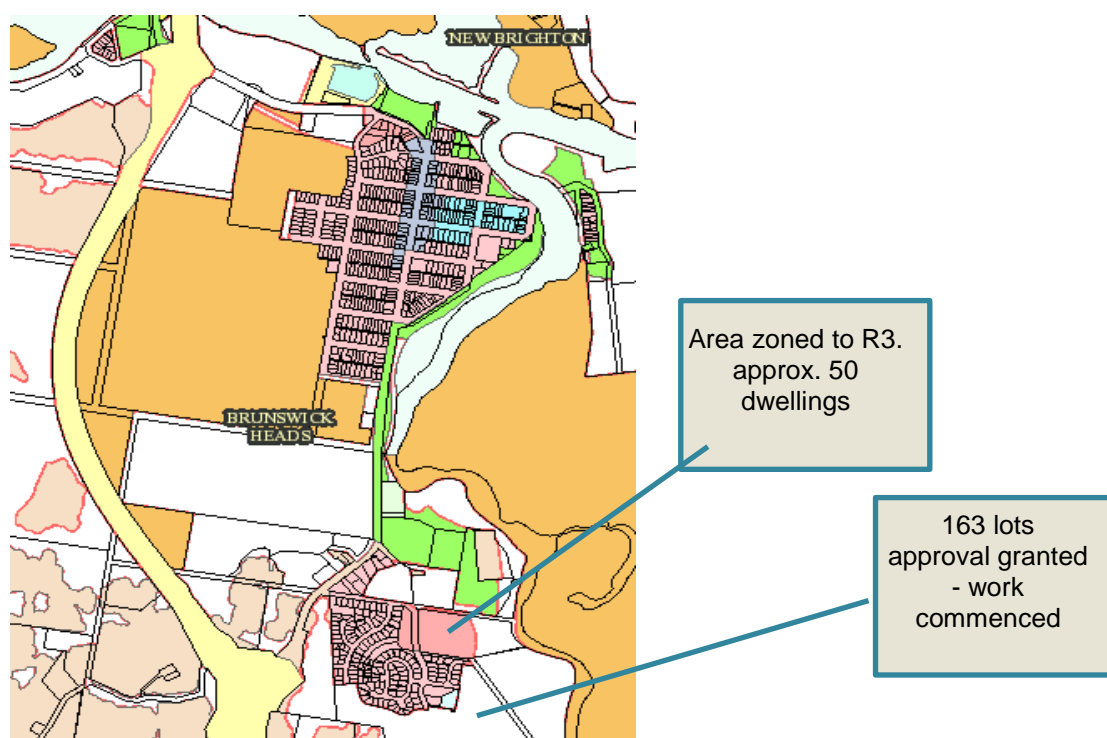
Bangalow

Census data set	2001	2016	Housing Diversity		
Town population	1225	1780	Census Year (data set)	2001 UCL103600	2016
Community Profile			Private dwellings	492	745
Male/Female ratio	50/50	48% / 52%	Occupied	92 %	90%
Median age	N/A	43	Separate house	93%	94%
Over 55 years	22 %	27 %	Semi-detached, row or townhouse	3.1%	2.3%
Average household size	2.6 persons	2.6	Flat or apartment	1%	1.4%
Family households	73.7%	73%	Other dwelling	2.6%	0.4%
Lone person households	17.9%	21%	Secondary dwellings (2011- 2018)	N/A	60 approvals
Group households	4.6%	6%	Rental dwellings	29%	21%
Median weekly household income	N/A	\$1,401	Average motor vehicles/dwelling	N/A	1.9
Households in housing stress	N/A	15%	Bedrooms/dwellings	N/A	Av 3.2 bed
Rental households in housing stress	N/A	40%	1 bedroom/bedsit	-	12.4%
Housing stress - often described as paying more than 30% of household income in mortgage or rental repayments and associated housing costs.			2 bedrooms	-	49.1%
			3 or more	-	39%



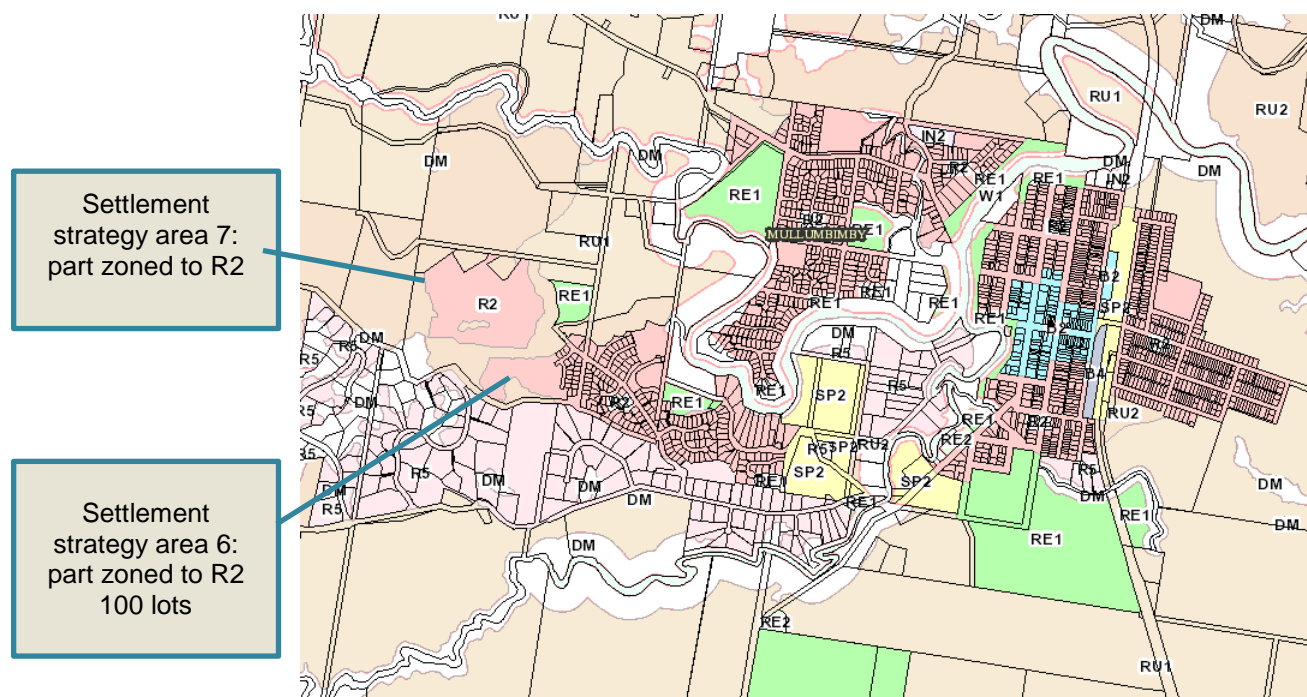
Brunswick Heads

Census data set	2001	2016	Housing Diversity		
Town population	1860	1630	Census data set	2001	2016
Community Profile			Private dwellings	1013	1070
Male/Female ratio	50/50	47% / 53%	Occupied	89.6 %	86%
Median age	N/A	50	Separate house	47.5%	56%
Over 55 years	37 %	41%	Semi-detached, row or townhouse	2.9%	8.7%
Average household size	2.6 persons	2	Flat or apartment	24.7%	20%
Family households	48%	54%	Other dwelling	25%	13%
Lone person households	39%	40%	Secondary dwellings (2011- 2018)	N/A	48 approvals
Group households	3.3%	6%	Rental dwellings	40%	28%
Median weekly household income	N/A	\$844	Average motor vehicles/dwelling	N/A	1.7
Households in housing stress	N/A	19%	Bedrooms/dwellings	N/A	Av 3 bed
Rental households in housing stress	N/A	47%	1 bedroom/bedsit	-	15.5%
Housing stress - often described as paying more than 30% of household income in mortgage or rental repayments and associated housing costs.			2 bedrooms	-	24.5.6%
			3 or more	-	52%



Mullumbimby

Census data set	2001	2016	Housing Diversity		
Town population	2990	3781	Census data set	2001 UCL156600	2016
Community Profile			Private dwellings	1276	1487
Male/Female ratio	46/53	46% / 53%	Occupied	93.2 %	90%
Median age	N/A	46	Separate house	91.4%	88.6%
Over 55 years	27 %	27.6 %	Semi-detached, row or townhouse	1.3%	2.3%
Average household size	2.5 persons	2.4	Flat or apartment	5.6%	5.8%
Family households	67.1%	65%	Other dwelling	1.7%	1.7%
Lone person households	26.1%	30%	Secondary dwellings (2011- 2018)	N/A	100 approvals
Group households	2.9%	5%	Rental dwellings	26.7%	23%
Median weekly household income	N/A	\$998	Average motor vehicles/dwelling	N/A	1.7
Households in housing stress	N/A	19%	Bedrooms/dwellings	N/A	Av 3.2 bed
Rental households in housing stress	N/A	60%	1 bedroom/bedsit	-	5.1%
Housing stress is often described as paying more than 30% of household income in mortgage or rental repayments and associated housing costs.			2 bedrooms	-	15.4%
			3 or more	-	48.7%



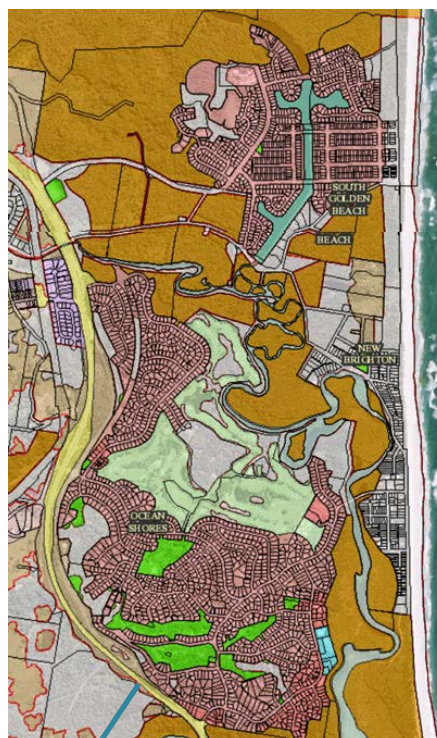
Byron Bay and environ

Census data set	2001	2016	Housing Diversity		
Town population	9184	9223	Census data set	2001	2016
Community Profile			Private dwellings	4339	4738
Male/Female ratio	49/51	48% / 52%	Occupied	86 %	83%
Median age	42	41	Separate house	60%	67%
Over 55 years	20 %	31 %	Semi-detached, row or townhouse	27%	17%
Average household size	2.2 persons	2.4	Flat or apartment	7%	11%
Family households	47%	60%	Other dwelling	6%	4.2%
Lone person households	23%	31%	Secondary dwellings (2011- 2018)	N/A	190 approvals
Group households	10%	9%	Rental dwellings	40%	28%
Median weekly household income	N/A	\$1,324	Average motor vehicles/dwelling	1.5	1.7
Households in housing stress	N/A	10%	Bedrooms/dwellings	N/A	Av 3 bed
Rental households in housing stress	N/A	26 -39% varies on locality	1 bedroom/bedsit	-	7.4%
Housing stress - often described as paying more than 30% of household income in mortgage or rental repayments and associated housing costs.			2 bedrooms	-	17.6%
			3 or more	-	71%



Ocean Shores, New Brighton & South Golden Beach

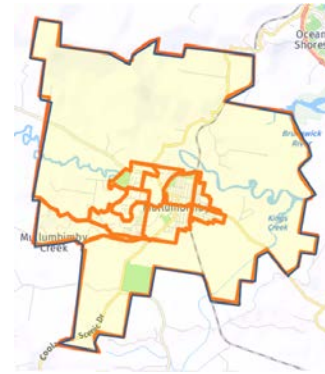
Census data set	2001	2016
Town population	4924	6298
Community Profile		
Male/Female ratio	49/51	48% / 52%
Median age	41	43
Over 55 years	28 %	27 %
Average household size	2.4 persons	2.3
Family households	70%	65%
Lone person households	22%	29%
Group households	4%	6.5%
Median weekly household income	N/A	\$1,130
Households in housing stress	N/A	16%
Rental households in housing stress	N/A	45%
Housing stress - often described as paying more than 30% of household income in mortgage or rental repayments and associated housing costs.		
Housing Diversity		
Private dwellings	2302	2966
Occupied	89 %	89%
Separate house	86%	86%
Semi-detached, row or townhouse	6.5%	6.5%
Flat or apartment	6.5%	5.6%
Other dwelling	1%	0.4%
Secondary dwellings (2011- 2018)	N/A	105 approvals
Rental dwellings	26.5%	25%
Average motor vehicles/dwelling	-	1.7
Bedrooms/dwellings	N/A	Av 3.2 bed
1 bedroom	-	4.5%
2 bedrooms	-	15%
3 or more	-	78%



Pacific Highway
realigned



Bangalow

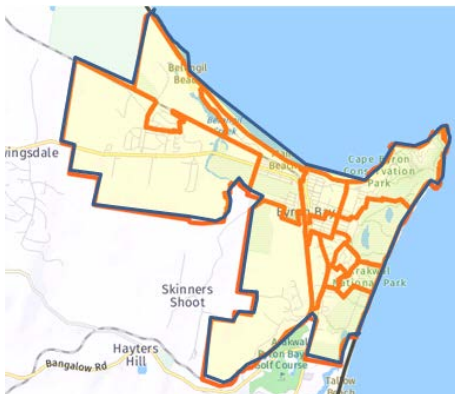
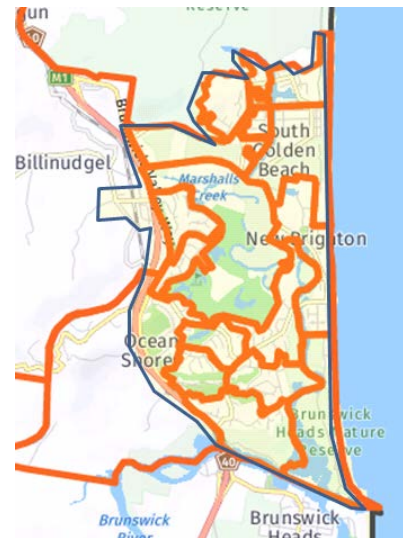


Mullumbimby



Brunswick Heads

**Ocean Shore –
South Golden Beach**



Byron Bay – Sunrise



Suffolk Park

Figure 3.9 Statistical catchment maps

Section 4 - Housing and land supply analysis

Purpose of this Section

We want to create vibrant, attractive and well connected communities, where people can live and work with good access to public transport, community facilities, open spaces, shops and cafes. This section provides background to the potential sources of land for housing our community and associated infrastructure as follows:

- Suitable for use principles
- Capacity analysis - infill, zoned and investigation lands.
- Infrastructure and servicing
 - o Water & Sewer
 - o Waste Disposal Services
 - o Flood & Stormwater Management
 - o Transport Infrastructure
 - o Community Facilities and Social Services
 - o Utility Services
 - o Council Works Programs and Funding

4.1 Suitable for use principles

The supply of housing must be consistent with the North Coast Regional Plan (NCRP) housing targets. However the Strategy is NOT just about the number of houses delivered over the next 20 years. The Strategy's approach is one of the land being **suitable for use:**

- i. Avoids valued assets: the land is generally unencumbered by areas of high environmental, extractive resource or heritage value or significant farmland
- ii. 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%.
- iii. 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
- iv. 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
- v. Part of a community: the land is close to existing residential development, enabling integration with the community and opportunities for social activities
- vi. 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.

The above principles were applied to determine lands with potential to accommodate housing over the next 20 years.

4.2 Housing capacity analysis summary

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.

We estimate 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.

A capacity analysis, summarised in Table 4.1, determined that a proportion of land already zoned will assist with meeting future supply. However, current supply of zoned residential land is insufficient for the future and held limited capacity to deliver long term secure affordable housing. In light of the above information and the projected demand under the NCRP it was determined that investigation area land to accommodate a supply range of 685 – 1,130 additional dwellings should be planned. This equates to around 28 % of new dwellings.

Table 4.1: Urban area dwelling land supply

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

The details on how figures were derived are contained in:

4.2 - Infill Lots

4.3 - Pipeline land and Investigation Area Site Suitability Analysis

Table 4.2 provides a summary of capacity analysis by urban locality.

Table 4.2: Estimate of Dwelling Yield by Land Supply Type

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

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 – see Section 4.3: Table 4.16 explanation

Note 5. These estimates are based on current regulations and an 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

4.2 Infill lots

Residential infill development is governed by a hierarchy of development rules starting with State legislation and then stepping down to various types of policies, plans, codes and guidelines. Infill development can be undertaken at a range of scales including redevelopment of existing buildings and sites and development of vacant sites. It is anticipated infill will provide a mix of dwellings types including secondary dwellings and low rise medium density residential development such as dual occupancy, multi dwelling housing and manor houses. The zoning and the lot size are key determinants to the type of dwellings that can be provided as infill.

Since the adoption of the North Coast Regional Plan 2016 dwelling figures, infill has delivered some 140 secondary dwellings and 85 low rise medium density dwellings. Table 4.3 summarises the anticipated dwelling supply from infill.

Table 4.3: Estimated dwelling supply potential within identified 'urban growth areas'

Source of land and dwellings	Estimated dwelling yield
Dwelling infill already delivered as dwellings, secondary dwellings and low rise medium density dwellings for the period 2016 -2017	228 dwellings
Potential secondary dwellings and duplex on lots between 600m ² and 999m ²	311 dwellings
Potential low rise medium density residential development infill on land zoned R2 – Residential, 2(a) Residential and R3 – Residential medium density	350 dwellings

Tables 4.4 – 4.5 provide a more detailed breakdown of the estimated yields by potential type of development, zone, locality and lot size. The forecast yields shown are based on the current LEP 2014 minimum lot size. Maps 4.1 – 4.5 show indicative low rise medium density potential lots. Other urban residential land not captured in this category may hold potential for infill housing such as secondary dwellings.

Table 4.4: Residential infill analysis potential from secondary dwellings and duplexes on R2 and 2(a) zoned lots with an area 600 – 999m² (as at May 2019)

Location	Total lots In R2 or 2 (a) zone / Lot Size	Lots determined to have development capacity	Infill yield via development assessment or complying path ¹ . assumes 10% of total lots with infill capacity ¹ . (Rounded)	Equivalent dwellings (figure rounded) @ average yield multiplying factor of 1/lot	Total Assumed Persons (figure rounded) @ 2.2 people/ dwelling
Byron Bay & Sunrise	923	592	59	59	129
Suffolk Park	750	567	57	57	125
Mullumbimby	681	610	61	61	134
Bangalow	476	423	42	42	92
Brunswick Heads	318	266	27	27	64
South Golden Beach, New Brighton and Ocean Shores	1449	648	65	65	143
Total for urban areas	4597	3106	311	311	687

1. In acknowledging that lots less than 600m² may accommodate a secondary dwelling and that a duplex is only possible on lots of 800m² or greater it has been assumed that the use of a lot range between 600m² – 999m² provides an offsetting balance between the two possible types on infill and recognises that these two development types contribute to the overall dwelling yields.

Table 4.5: Residential infill analysis potential R3 Medium Density Residential Lots area 800m² or greater (as at May 2019)

Location	Total lots	Existing Development Assessment (DA) path lots			Complying Development (Complying) lots			Est. infill lots	Equivalent dwellings (figure rounded)	Total Assumed Persons (figure rounded)
		Total	% of total lots	10% of lots with infill capacity ¹ .	Total	% of total lots	15% of lots with infill capacity ¹ .			
for urban area see maps 4.1 – 4.5	In R3 zone / Lot Size								@ average yield multiplying factor of 2.5/lot³.	@ 2.2 people/ dwelling
Byron Bay & Sunrise	75	2	2.6	0.2	5	6	0.75	0.95	2	5
Suffolk Park	0	0	0	0	0		0		0	0
Mullumbimby	0	0	0	0	0		0		0	0
Bangalow	1	0	0	0	0		0		0	0
Brunswick Heads	10	0	0	0	1	10	0.15	0.15	0	0
South Golden Beach, New Brighton and Ocean Shores	111	16	14.4	1.6	20	18	3	4.6	12	26
Total for urban areas	197	18	19.1%	1.8	26	13%	3.9	6	14	31

Table 4.6: Residential infill analysis potential of R2 Low Density & 2(a) Residential Zone; Lots area over 1000m² or greater (as at May 2019)

Location	Total lots	Existing Development Assessment (DA) path lots			Complying Development (Complying) lots			Est. infill lots	Equivalent dwellings (figure rounded)	Total Assumed Persons (figure rounded)
for urban area see maps 4.1 - 4.5	in R2 zone / Lot Size	Total	% of total lots	10% of lots with infill capacity ¹ .	Total	% of total lots	15% of lots with infill capacity ¹ .	Total	@ average yield multiplying factor of 2.5/lot ³ .	@ 2.2 people/ dwelling
Byron Bay & Sunrise	387	78	20	7.8	98	25.3	14.7	22.5	56	124
Suffolk Park	335	25	7.4	2.5	87	25.9	13.05	15.55	38	84
Mullumbimby	230	39	15.5	3.9	105	45.4	15.75	19.65	49	108
Bangalow	185	42	22.7	4.2	86	46.4	12.9	17.1	43	95
Brunswick Heads	84	1	1.1	0.1	36	42.8	6.42	6.52	16	35
South Golden Beach, New Brighton and Ocean Shores	692	50	7.2	5	324	46.8	48.6	53.6	134	295
Total for urban areas	1914	235	12.2%	23.5	736	38.4%	111.42	135	336	741

Infill Table Notes:

1. As not all lots are suitable for infill, it was necessary to apply a further filter that considered current use of the lots and assumed only 10% or 15% of infill uptake on such in the 20-year period. The difference in % of uptake reflects the different development assessment pathways (complying vs development assessment development).
2. Within this yield under State Environmental Planning Policy - *Low Rise Medium Density Code*, certain lands where this type of development is currently permissible may be identified as 'complying development' land. It is anticipated that these areas are likely to be more attractive for development due to the Code enabling a faster approval process. These areas will need a review of the infrastructure capacity to ensure that it can adequately accommodate such growth should it occur at an accelerated rate.
3. Assumes that the lot already has one dwelling located on it. All calculations are based on the current LEP 2014 development ratios. It is important to note that the development potential of a block of land is a function of its size and the residential density coding applied to it. Given the prevailing lot sizes and preference for the 3 bedroom detached house as the dominant form, the majority of blocks cannot be further developed at that density, without the removal of the existing housing. This is limiting the amount of infill that has occurred across the urban areas to opportunity sites, undeveloped vacant land and suburban single lot subdivisions or strata developments

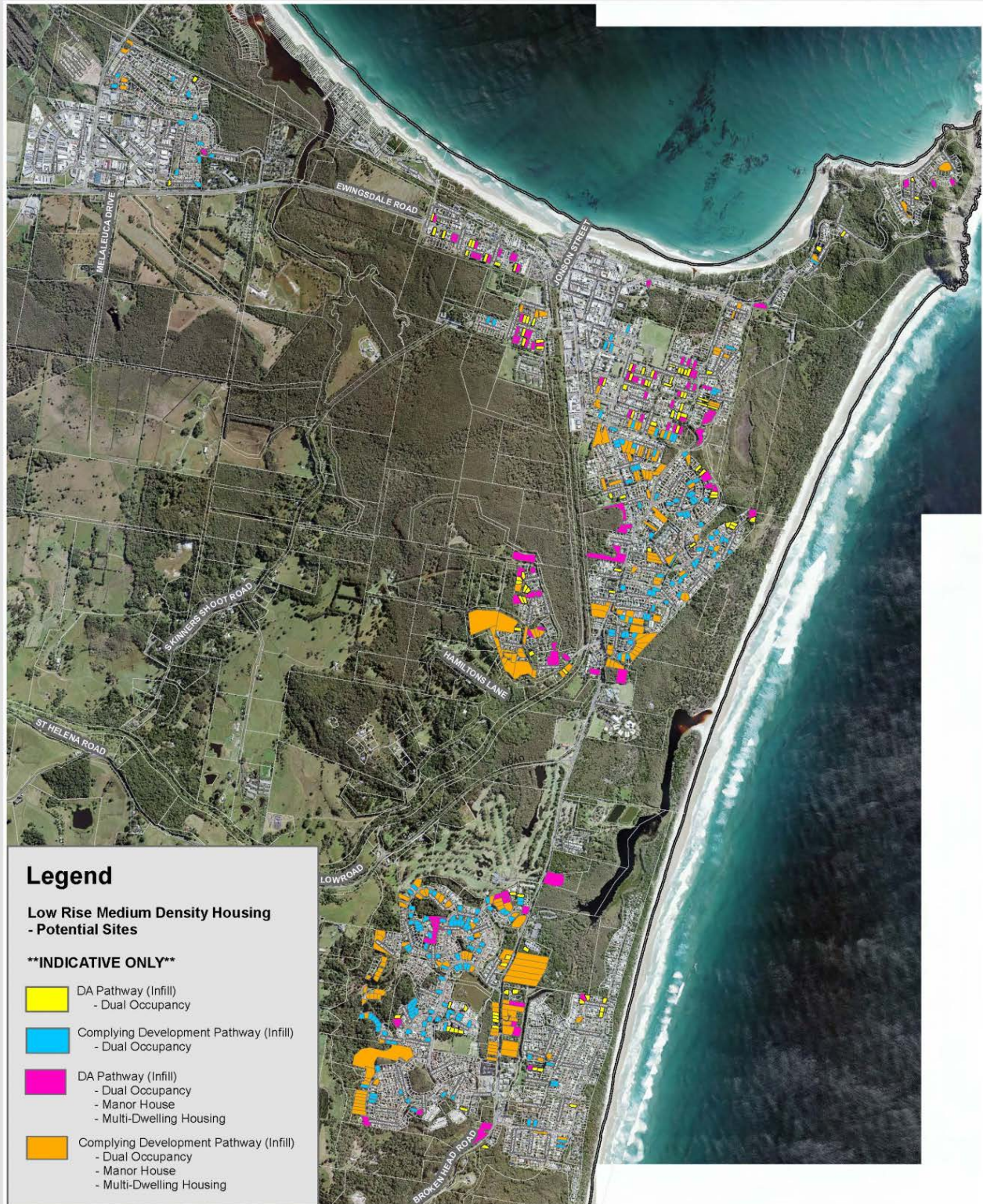
Clarifications:

- i) B4 Zoning along Tweed Street Brunswick Heads has the potential to deliver housing for residents; this has not been added as it has been assumed that it is more than likely that this gain will be offset by the loss of housing stock in the B2 zone as the business centre transitions to more commercial and tourist accommodation uses.

Map 4.1 Byron Bay and Suffolk Park

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.



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 1,050 2,100 Metres

1:21,261 @ A3 size

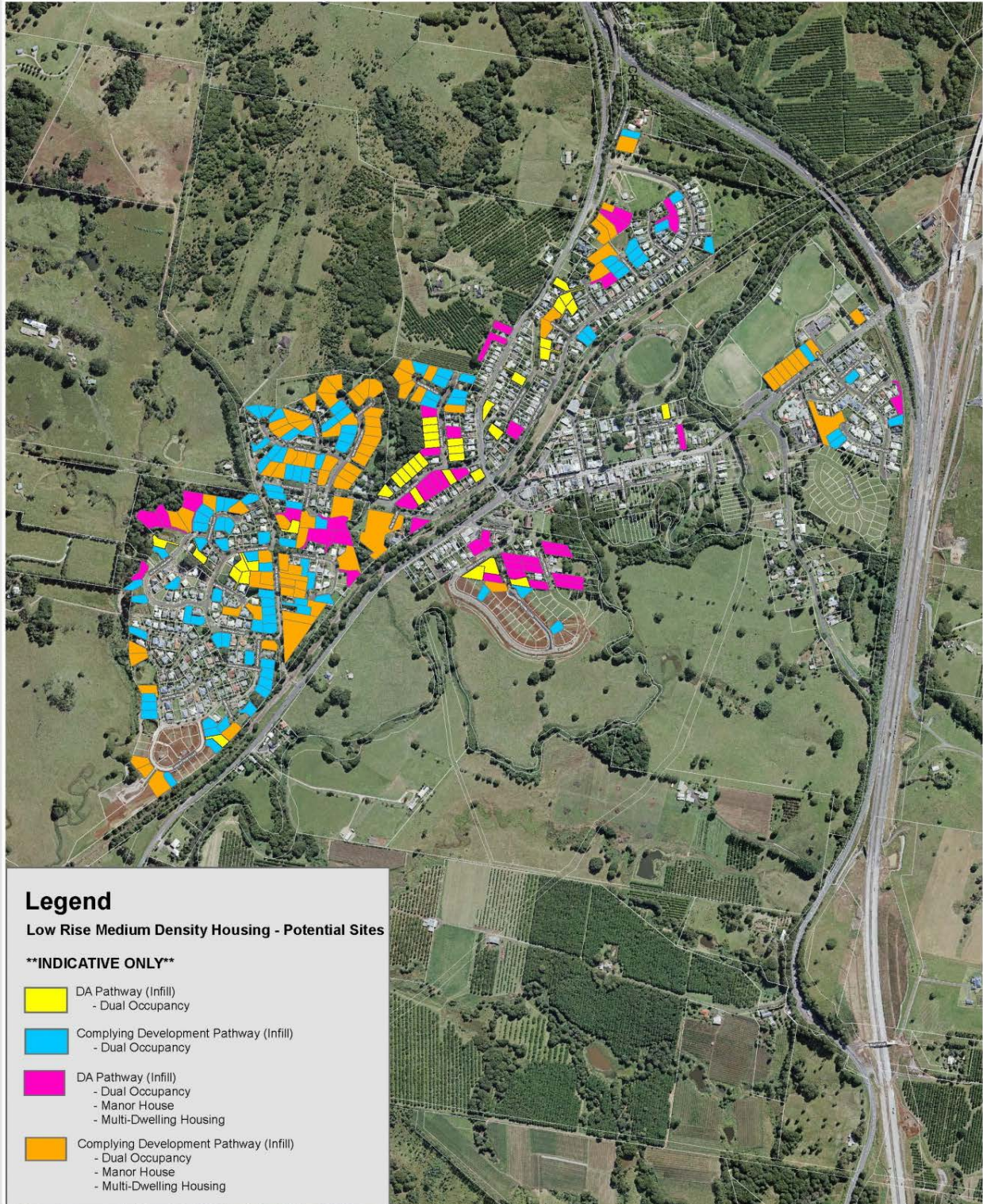


Date: 30/06/202

Map 4.2 Bangalow

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.



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.

0 460 920 Metres

1:9,075 @ A3 size

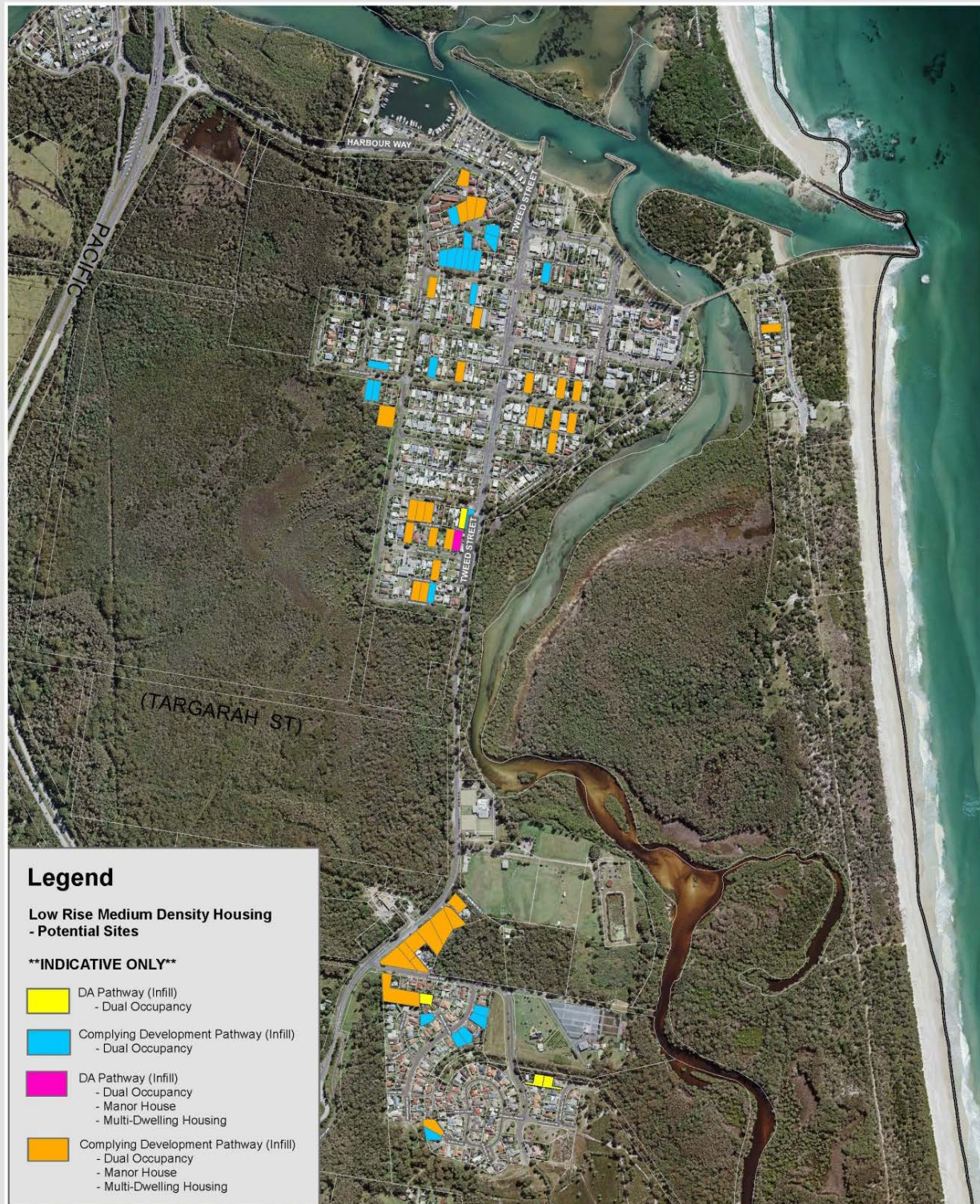


Date: 30/06/2021

Map 4.3 Brunswick Heads

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.



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.

0 430 860 Metres

1:8,504 @ A3 size

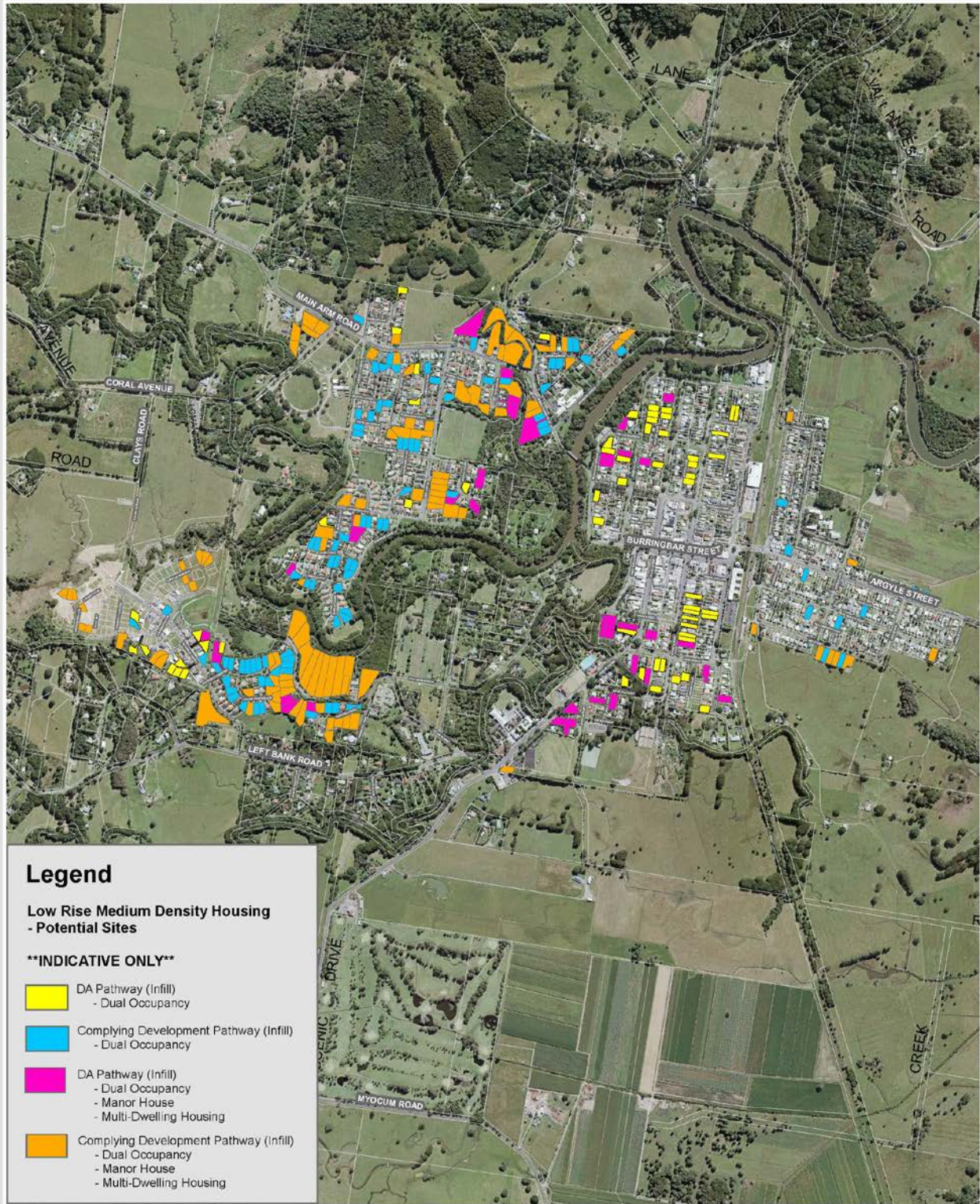


Date: 30/06/2020

Map 4.4 Mullubimby

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.



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.

0 600 1,200 Metres

1:12,010 @ A3 size

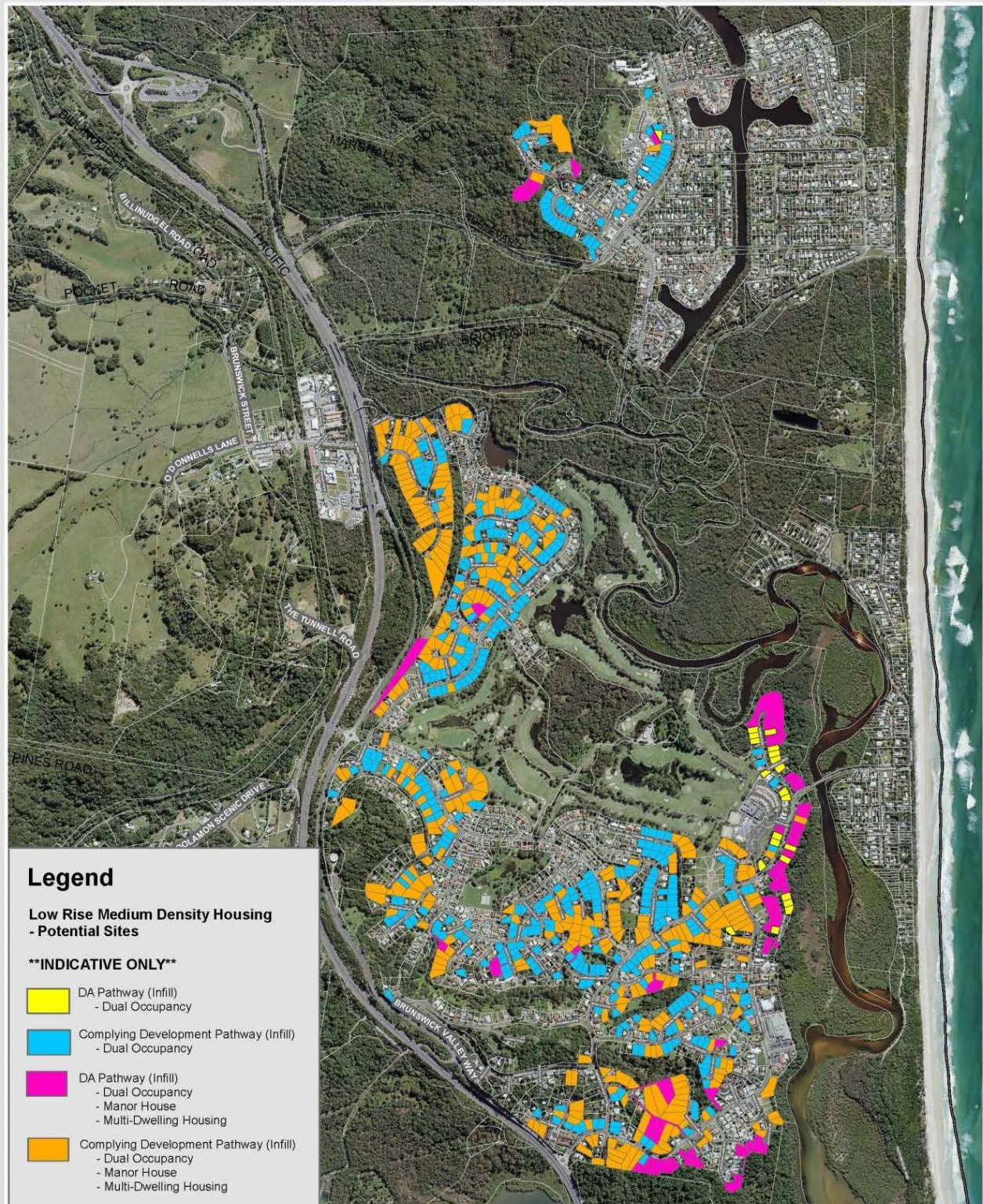


Date: 30/06/2021

Map 4.5 Ocean Shores, South Golden Beach and New Brighton

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.



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

1:13,288 @ A3 size



Date: 30/06/2020

'Constrained Land' Assumptions for Low-Rise Medium Density Development

In order to determine land with potential for infill under the Low-Rise Housing Diversity Code (previously Low-Rise Medium Density Housing Code), and land that has the potential for infill that is not complying development under the code, a number of assumptions have been applied. The majority are set by the code standards, however additional criteria have been applied at the Byron Shire level. Table 4.7 and 4.8 summarize these assumptions. Many of the code standards relate to how a proposed built form is to relate to the site, these standards are site/development specific and have not been considered as part of this analysis.

Table 4.7: Low-Rise Medium Density Housing (Complying and Development Assessment [DA] Development) land captured as a base scenario:

Code Specified	Complying Development	DA development
Yes	Applicable Zones <ul style="list-style-type: none">- 2(a)- R2- R3 <p>Only the zones subject to the Residential Strategy have been included. The RU5 village zone has not been included for this reason.</p>	Applicable Zones <ul style="list-style-type: none">- 2(a)- R2- R3
Yes	Applicable Lot Size <ul style="list-style-type: none">- 1000m² Minimum <p>Note: The minimum lot size applied for the 2(a) zone is taken to be the same as the equivalent R2 Zone. This is considered reasonable given that this data is to inform a future strategy, and it is expected that the 2(a) zone will revert to the R2 zone in due course.</p>	Lot Size <ul style="list-style-type: none">- 1000m² Minimum <p>Note: The minimum lot size applied for the 2(a) zone is taken to be the same as the equivalent R2 Zone. This is considered reasonable given that this data is to inform a future strategy, and it is expected that the 2(a) zone will revert to the R2 zone in due course.</p>

NOTE:

The exemptions below indicate where 'manor house' and 'dual occupancy' development can occur. Exemptions relating to 'terraces' are not included as the base case for additional dwelling yield (3 dwellings) is the same as that for 'manor house' development.

Table 4.8: Low-Rise Medium Density Housing (Complying and Development Assessment [DA] Development) exclusions been applied to land captured above:

Code Specified	Constraints resulting in land being excluded from developable area (Complying Development)	Constraints resulting in land being excluded from developable area (DA Development)
No	<p>Infill Data – 01/01/2015 – 28/09/18</p> <p>Parameters</p> <ul style="list-style-type: none"> - Zones R2, R3 & 2A - Dual Occupancy, Residential Development, Medium density development, Secondary dwellings, Subdivisions - Development types – New, Change of use or conversion - Dates – Approved after 01/01/2015: 28/09/18 	<p>Infill Data – 01/01/2015 – 28/09/18</p> <p>Parameters</p> <ul style="list-style-type: none"> - Zones R2, R3 & 2A - Dual Occupancy, Residential Development, Medium density development, Secondary dwellings, Subdivisions - Development types – New, Change of use or conversion - Dates – Approved after 01/01/2015: 28/09/18
No	<p>2015 Infill Data</p> <ul style="list-style-type: none"> - All lots with approvals for intensification of development beyond a single dwelling (i.e dual occupancy, secondary, multi, units) have been excluded from the mapped potential sites for infill. <p>Note: 2015 study does not apply to 2A zone</p>	<p>2015 Infill Data</p> <ul style="list-style-type: none"> - All lots with approvals for intensification of development beyond a single dwelling (i.e dual occupancy, secondary, multi, units) have been excluded from the mapped potential sites for infill.. <p>Note: 2015 study does not apply to 2A zone</p>
Yes	<p>Coastal Erosion Hazard</p> <ul style="list-style-type: none"> - Byron DCP 2010 - Part J 	<p>Coastal Erosion Hazard</p> <ul style="list-style-type: none"> - Byron DCP 2010 - Part J
Yes	<p><u>Flood Related Constraints</u></p> <p>North Byron (Climate Change 2100)</p> <ul style="list-style-type: none"> - High Hazard, No Fill, Drain Risk (assumed to be floodway) <p>Belongil Flood (Climate Change 2100)</p> <ul style="list-style-type: none"> - High Hazard - Note: Floodway data not yet available. Most areas with higher VxD are captured by High Hazard Map. <p>Tallow Creek Flood (Climate Change 2100)</p> <ul style="list-style-type: none"> - Calculation currently based on medium/high hazard. Unable to 	<p><u>Flood Related Constraints</u></p> <p>North Byron (Climate Change 2100)</p> <ul style="list-style-type: none"> - High Hazard, No Fill, Drain Risk (assumed to be floodway) <p>Belongil Flood (Climate Change 2100)</p> <ul style="list-style-type: none"> - High Hazard - Note: Floodway data not yet available. Most areas with higher VxD are captured by High Hazard Map. <p>Tallow Creek Flood (Climate Change 2100)</p> <ul style="list-style-type: none"> - Calculation currently based on medium/high hazard. Unable to

Code Specified	Constraints resulting in land being excluded from developable area (Complying Development)	Constraints resulting in land being excluded from developable area (DA Development)
	<p>separate at this stage.</p> <p>Bangalow Flood</p> <ul style="list-style-type: none"> - No high hazard data available. Flood constraint not considered in Bangalow <p>Fill Exclusion Zones</p> <ul style="list-style-type: none"> - Mapping only available for Tallow Ck catchment <p><u>Note:</u> The code specifies that complying development may not be carried out on flood affected land specified below. Council flood engineer's interpretation in red:</p> <p>(a) a flood storage area, (a) = Fill exclusion zones</p> <p>(b) a floodway area, (c) a flow path, (b) & (c) are the same</p> <p>(d) a high hazard area, (e) a high risk area. (d) & (e) are the same</p> <p>In some locations, flood modelling available to Council does not capture all of the categories noted above.</p>	<p>separate at this stage.</p> <p>Bangalow Flood</p> <ul style="list-style-type: none"> - No high hazard data available. Flood constraint not considered in Bangalow <p>Fill Exclusion Zones</p> <ul style="list-style-type: none"> - Mapping only available for Tallow Ck catchment <p><u>Note:</u> The code specifies that complying development may not be carried out on flood affected land specified below. Council flood engineer's interpretation in red:</p> <p>(b) a flood storage area, (b) = Fill exclusion zones</p> <p>(b) a floodway area, (c) a flow path, (b) & (c) are the same</p> <p>(d) a high hazard area, (e) a high risk area. (d) & (e) are the same</p> <p>In some locations, flood modelling available to Council does not capture all of the categories noted above.</p>
Yes	<p>Acid Sulfate Soils</p> <ul style="list-style-type: none"> - ASS Class 1 & 2 	<p>Acid Sulfate Soils</p> <ul style="list-style-type: none"> - ASS Class 1 & 2
Yes	<p>Heritage</p> <ul style="list-style-type: none"> - Heritage Conservation Areas - Heritage Items <p><u>Note:</u> Detached buildings are complying development, however manor house development has been applied as a conservative base scenario.</p>	<p>Heritage</p> <ul style="list-style-type: none"> - Heritage Items <p><u>Note:</u> Heritage Conservation Areas excluded as a constraint as impact can be managed via DA process.</p>
Yes	<p>Community Land</p> <ul style="list-style-type: none"> - All community land <p><u>Note:</u></p>	<p>Community Land</p> <ul style="list-style-type: none"> - All community land <p><u>Note:</u></p>

Code Specified	Constraints resulting in land being excluded from developable area (Complying Development)	Constraints resulting in land being excluded from developable area (DA Development)
	Contrary to the SEPP, land classified as Operational has not been included as an exemption as it has the capacity to be sold under its current classification and subsequently developed. Being a future strategy, this is considered justified.	Land classified as Operational has not been included as an exemption as it has the capacity to be sold under its current classification and subsequently developed. Being a future strategy, this is considered justified.
Yes	Littoral Rainforest including buffer (NSW Coastal Management SEPP)	Littoral Rainforest (NSW Coastal Management SEPP) <ul style="list-style-type: none"> - 100m buffer not excluded as impact can be managed via DA process.
Yes	Coastal Wetlands including buffer (NSW Coastal Management SEPP)	Coastal Wetlands (NSW Coastal Management SEPP) <ul style="list-style-type: none"> - 100m buffer not excluded as impact can be managed via DA process
Yes	Greenfield Housing Code Area <ul style="list-style-type: none"> - The Greenfield Code takes precedence over the Medium Density Code. Figures captured elsewhere in strategy. 	Greenfield Housing Code Area <ul style="list-style-type: none"> - The Greenfield Code takes precedence over the Medium Density Code. Figures captured elsewhere in strategy.
Yes	Battle-axe Lots	
No	Slope <ul style="list-style-type: none"> - 18% and greater, assumption is that infill is unlikely due to physical constraint and higher construction costs 	Slope <ul style="list-style-type: none"> - 18% and greater, assumption is that infill is unlikely due to physical constraint and higher construction costs
No	Slip Prone Land <ul style="list-style-type: none"> - Council mapped slip prone land, assumption is that infill is unlikely due to physical constraint 	Slip Prone Land <ul style="list-style-type: none"> - Council mapped slip prone land, assumption is that infill is unlikely due to physical constraint
No	Developable Area <ul style="list-style-type: none"> - 200m² minimum 	Developable Area <ul style="list-style-type: none"> - 200m² minimum

4.3 Pipeline land and Investigation Area Site Suitability Analysis

Site suitability analysis is based on a range of natural resource management, risk avoidance and social/economic servicing criteria. The analysis results were used to inform potential housing supply in the draft Residential Strategy from the following sources: approved for residential; vacant and under developed residential zoned land; and possible investigation areas for residential development (i.e. new release areas).

A separate analysis of potential housing from infill development is contained in Section 4.2 Infill.

The methodology for determining land suitability for future urban housing is summarised in Table 4.9.

Table 4.9: Methodology for identifying possible new release areas

Stage	GIS Process	Description of task
1	Identification of study areas.	Starting with all lots in the Byron Shire Council area, lots were marked for inclusion or exclusion in study areas based on zoning, tenure, proximity to towns, areas previously identified by council or in early/previous landowner submissions for further analysis, etc.
2	Assessment of study areas against the criteria for residential potential	Starting with the lots identified in Stage 1 (study areas), a constraints analysis and sieve mapping process was undertaken to exclude sites with significant impediments to use for residential purposes – these included sites with high environmental value vegetation, wetlands, acid sulphate soils, bushfire hazard, flood hazard, etc.
3	Mapping of study area lots by sieve map constraints level	Starting with the lots identified in Stage 1 (study areas), a map was created overlaying these lots with very high, high, medium and low constraints levels from the assessment in Stage 2.
4	Identification of areas of interest	The analysis produced in Stage 3, and using an automated GIS process guided by the criteria for site assessment, lots were eliminated from the study areas that were deemed not suitable for residential uses. The remaining lots were identified as areas of interest for further analysis.
5	Finer review of areas of interest including Council review	Starting with the areas of interest identified in Stage 4, a more detailed analysis was undertaken. Council staff reviewed the Stage 4 results to include local knowledge in the analysis, and also included examination of aerial photos, local heritage, other supporting studies, local history of the site, etc.
6	Categorisation of areas of interest	Areas of interest were categorised into a number of categories which were determined at this stage of the analysis. The categories are explained in part 6 of the methodology below.
7	Calculation of approximate yield for areas of interest	Where applicable, each category was assigned an estimated yield density (dwellings per hectare) and other factors such as road and open space land requirements were assumed.
8	Production of final areas of interest maps and yield tables	Produce final maps and tables.

Key assumptions and limitations:

- A range of assumptions were built in to the mapping analysis methodology – including for example, assumptions about:
 - Excluding land more than a certain distance from town or village centres so as to not encourage urban sprawl and a lack of access to services for future residents;
 - Excluding lots zoned for extractive resources, forestry, open space, water catchment, etc.
 - The level of constraint posed by a particular hazard, for example, the level of constraint posed by erosion was considered to be very high if within the immediate impact zone from coastal erosion events, medium if within the 50 year line, and low if within the 100 year line.

Using different assumptions may provide a different result to the analysis, for example, a smaller or larger number of areas of interest may have been identified for more detailed investigation.

- Sites identified as areas of interest were subjected to further investigation. This involved additional inputs such as an examination of aerial photos, local heritage considerations, hillside and ridgeline protection, local history, and input from Council officers about the suitability of specific parcels of land for residential development. Local knowledge of the areas of interest was relied upon to both allocate lots into different categories (for example, whether 'possible areas for residential development' versus 'possible residential, subject to further assessment') and also in estimating approximate dwelling yield for the particular sites. This is not necessarily a limitation of the study, as local knowledge is an important input, and may be more accurate than using a blanket dwelling density assumption of 'X' dwellings per hectare.
- It was assumed that land categorised as: *approved for residential*; *vacant and under developed residential zoned land*; and *possible areas for residential development*, could deliver additional dwellings in the short-medium term, and therefore were the only three categories of land included in dwelling yield calculations. All other categories were excluded from dwelling yield calculations.
- The timing or staging of development has been generally reflected in the above categorisation of the sites. Beyond this, detailed assessment of timing and staging of development of sites has not been included in the process.
- Infrastructure capacity has been considered as part of this analysis. The efficient provision of infrastructure is a key consideration that will need to be investigated further as part of the delivery of the Strategy.

4.3.1 Stage 1. Study Area Criteria

Criteria used to identify lots that will be included in the study area (lots that will be assessed for residential potential using the 'residential potential - site assessment criteria below'). Use cadastral dataset as a base and add fields to capture information in the Table 4.10 Study Area Criteria below.

Table 4.10 Study area criteria

Category	Dataset	Criteria – Lots to be included or excluded from the study area
Major towns buffer	Major_Towns.shp (adjusted manually to include Suffolk Park, Bangalow and Brunswick Heads)	Include lots that intersect the 5km buffer from the major town boundary (eg Byron Bay/ Suffolk Park, Mullumbimby) Include lots within 1 km of town centre (edge of Business Zone - B2 – eg walkable cycleable etc) (Not including Ocean Shores)
Village scale localities	Not applicable	Include lots within 2km from village scale localities (eg Ewingsdale, Billinudgel)
Zoning	LEP_Hybrid_1988-2014_Zones.shp	Include or exclude lots within the following zones in the study area: See Table 4.3 below
Potential Development Areas (provided by Council)	Pot_Urban_Dev_Areas.shp	Include all land within potential development areas.
Development Applications	Excel table provided by council	Include lots with existing or future residential development applications (information provided by council)
North Coast Regional Plan 2036	Digitised	Add as information purpose on map only. Layers included existing employment land, proposed urban land and urban growth areas. These layers were not included on the final maps.
Council Owned Land	Is this community_land_140316 Operational_land_140316	Council to mark up on hard copy map which sites to include
Crown Land	Crown_Reserve_140316.shp	Council to mark up on hard copy map which sites to include
Any industrial/commercial/ community/open space to be converted		Council to mark up on hard copy map any areas outside of this sites listed above that could be considered for zoning conversion

Table 4.11: Zoning analysis

Zones to be included or excluded from the study area (subject to the criteria above).

Included	Excluded
RU1 Primary Production	2(a) Cross Hatched Residential Zone Refer to Clause 14
RU2 Rural Landscape	2(a) Hatched Residential Zone Refer to Clause 29AA
1(a) Cross Hatched General Rural Zone Refer to Clause 38A	6(b) Private Open Space Zone
1(a) Cross Hatched General Rural Zone Refer to Clause 38A and Clause 38B	7(a) Wetlands Zone
1(a) General Rural Zone	7(b) Coastal Habitat Zone
1(a) Hatched General Rural Zone Refer to Clause 38	7(c) Water Catchment Zone
1(b1) Agricultural Protection (b1) Zone	7(d) Scenic / Escarpment Zone
1(b1) Cross Hatched Agricultural Protection (b1) Zone Refer to Clause 38A and Clause 38B	7(f1) Coastal Lands (f1) Zone
1(b2) Agricultural Protection (b2) Zone	7(j) Scientific Zone
1(c1) Small Holdings (c1) Zone	7(k) Cross Hatched Habitat Zone Refer to Clause 38A and Clause 38B
1(c2) Cross Hatched Small Holdings (c2) Zone Refer to Clause 11	7(k) Habitat Zone
1(c2) Small Holdings (c2) Zone	8(a) National Parks and Nature Reserve Zone
1(d) Investigation Zone	E1 National Parks and Nature Reserves
1(d) Investigation Zone	E2(WB) Environmental Conservation
2(a) Residential Zone	E3(WB) Environmental Management
2(t) Tourist Area Zone	RE1(WB) Public Recreation
2(v) Village Zone	R2(WB) Low Density Residential
3(a) Business Zone	R3(WB) Medium Density Residential
4(a) Industrial Zone	B1(WB) Neighbourhood Centre
B1 Neighbourhood Centre	IN2(WB) Light Industrial
B2 Local Centre	SP1 Special Activities
B4 Local Centre	SP2 Infrastructure
B4 Mixed Use	W1 Natural Waterways
B7 Business Park	W2 Recreational Waterways
IN1 General Industrial	
IN2 Light Industrial	
R2 Low Density Residential	
R3 Medium Density Residential	
R5 Large Lot Residential	
RE1 Mixed Use	
RE1 Public Recreation	
RE2 Private Recreation	
RU5 Village	
SP2 Special Activities	
SP3 Tourist	
Unzoned Land	
9(a) Proposed Road Reserve Zone	
7(f2) Urban Coastal Lands (f2) Zone	

4.3.2 Stage 2. Residential Potential - Site Assessment Criteria

Assess lots within the study area (determined by the process documented in Stage 1 above) against the following criteria to determine the areas of interest for residential use through a constraints analysis and sieve map process. Constraint levels included the following as detailed in Table 4.12:

- Very high/excluded
- High
- Medium
- Low/included

Table 4.12: Residential potential - site assessment criteria

Category (Map ref #)	Description	Dataset	Sieve Map Constraint Level
Environmental Constraints (Other) (Map 1.1)	High Environmental Value	HEV_combined_June2017.shp	High
	Vegetation types	Estate_2013_v2ByronLGA.shp	Very High/Exclude
	National Parks	Rivers_Waterbody_layer_BVTP_Union.shp	Very High/Exclude
	River/Waterbody	DWC_100m_river_buffer.shp	High
	River buffer (100m) within Drinking Water Catchment	Beech Max Extent.shp Butler Street Max Extent.shp Middleton Street Max Extent.shp Mullum Max Extent.shp Paddies Creek Max Extent Revised.shp	High
Wetlands Littoral rainforest Riparian buffer (Map 1.2)	CM SEPP (State Environmental Planning Policy)	SEPP_14_Union.shp (coastal wetlands and 100m buffer)	Very High/Exclude
		SEPP_26_Buffer100m_090316.shp (Littoral rainforest and 100m buffer)	Very High/Exclude
	Variable riparian buffer (by stream order)	Coastal_Environment_Area_Shire.shp	Very High/Exclude
		stream34567_VariableBuffer.shp	Very High/Exclude
Important Farmland (Map 1.3)	Farm land protection (State and Regionally significant) <ul style="list-style-type: none"> • Areas within 1km of major towns mapped as farm land protection. • Areas between 	<ul style="list-style-type: none"> • Reg_Signif_Farmland_within1kmMajorTownBuffer_12052017.shp • Reg_Signif_Farmland_within_1km5km_MajorTownBuffer.shp 	Medium High

Category (Map ref #)	Description	Dataset	Sieve Map Constraint Level
	<p>1km – 5km radius of major towns and villages mapped as farm land protection.</p> <ul style="list-style-type: none"> Areas beyond 5km of major towns and villages mapped as farm land protection. Committed Urban Use or Rural Residential Sensitive Farmland Use + buffer 	<ul style="list-style-type: none"> Farmland_Cat_5kmMajorTown Buffer_120517.shp MOST_Sensitive_farmland_rate_d_uses_FINAL.shp MOST_Sensitive_farmland_rate_d_uses_BUFFER_FINAL.shp 	<p>Very High/Exclude</p> <p>Low/Include</p> <p>N/A – for reference purposes only</p>
Acid sulphate soils (Map 1.4)		Acid_Sulphate_Soils_090316.shp Risk Class 1 and 2 – Usually low lying, tidal and flood prone in any case	High
Bushfire (Map 1.5)	Bushfire hazard	<p>BFPV_draft_290216_Cat1-2.shp</p> <p>Category 1 vegetation generally consists of areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations</p> <p>Category 2 generally contains a mixture of vegetation types including exotic forests (eg camphor laurel), rainforests (eg littoral, subtropical), Wet Sclerophyll Forests, etc.</p>	<p>High</p> <p>Medium</p>
Coastal Hazards (Map 1.6)	Coastal erosion hazard Area Erosion precincts	<p>Erosion_Precinct_1_090316.shp (Immediate impact zone from coastal erosion events)</p> <p>Erosion_Precinct_2_090316.shp (Up to the 50 year line)</p> <p>Erosion_Precinct_3_090316.shp (Up to the 100 year line)</p>	<p>Very High/Exclude</p> <p>Medium</p> <p>Low</p>
Flood (Map 1.7)	Flood 1 in 100 year for 2100 Climate Change scenario (High/Med Hazard categories for North Byron, Belongil, Tallow Creek and	<p>NBFS_100yr_cc2100_High_Haz_Drain_risk_No_fil.shp</p> <p>NBFS_100yr_cc2100_Interm_Haz.shp</p>	<p>High</p> <p>Medium</p> <p>High</p>

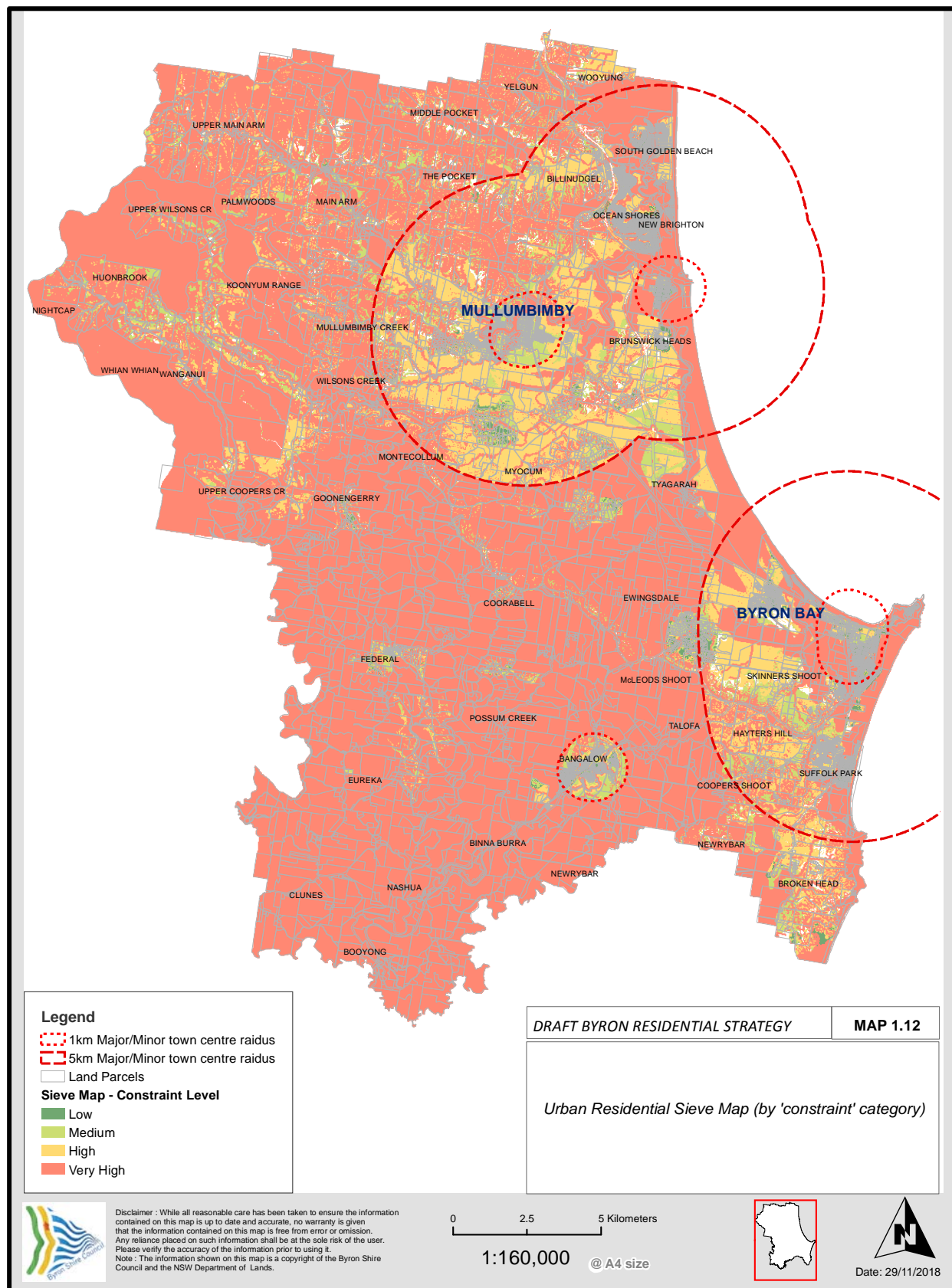
Category (Map ref #)	Description	Dataset	Sieve Map Constraint Level
	Marshall's Creek catchments)	Belongil_100yr_cc2100_High-Med_Flood_Haz.shp	High
		Tallow_Creek_2014_100yr_2100_Extent.shp	High
		Marsh_Ck_2100CC_100y_Flood_Depth_gt_1m.shp	Medium
	Flood 1 in 100 year (all other catchments)	Flood_1_in_100yr_100517_erase.shp	High
	Fill Exclusion Zones	fill_exclusion_zones.shp	
Topography (Map 1.8)	Slip prone land Slope	Slip_Prone_Land_090316.shp	Very High/Exclude
		Percentage_Slope_gt_18pct_1503161 <ul style="list-style-type: none"> >18% 10 – 18% 	Very High/Exclude Medium
Waste/Sewage Treatment Buffers (Map 1.9)	Waste disposal facility buffer (500m)	Waste_buffer.shp	High
	Sewage treatment plant buffer (400m)	STP_buffer.shp	High
Cattle Dip Sites (Map 1.10)	DIP	Dip_Sites_090316.shp Dip_Buffers_090316.shp	Low
Mineral resources (Map 1.11)	Mineral resources <ul style="list-style-type: none"> Identified Potential Buffers (to identified resource) 	<ul style="list-style-type: none"> S117_Mineral_Resource_IDENTIFIED.shp S117_Mineral_Resource_POTENTIAL.shp BUFF.shp 	High Medium Medium

Constraint Maps 1.1 – 1.11 are contained in Appendix 1 at the end of the Background Report.

4.3.3 Stage 3. Sieve map

Map 'study area lots' using a sieve mapping technique using **red** for 'very high', **amber** for 'high', **light green** for 'medium' and **dark green** for 'low' constraint levels to assist with identifying 'areas of interest.' Map 4.6 Sieve Mapping constraints analysis composite following shows the sieve mapping results.

Map 4.6 Sieve mapping constraints analysis composite



4.3.4 Stage 4. Identify areas of interest

Using the sieve map above and the GIS automated process guided by the criteria for site assessment, eliminate areas from the study area lots that are not suitable for residential uses (ie. 'very high' and 'high' constraints) to create 'areas of interest' for residential use. Areas not suitable for residential uses included those that did not match the criteria above.

4.3.5 Stage 5. Finer review areas of interest

Conduct a finer review of the 'areas of interest'. The process involved examination of each area of interest through an interactive mapping arrangement to allow for review of data layers and constraints for each site. The review process included consideration of the following items as applicable:

- Sieve mapping process
- Aerial photo examination
- Development applications
- Determine existing land use by the residential land use dataset provided or aerial photography to eliminate sites not available for future residential
- Local heritage
- Cost effectiveness of connection to services and transport routes
- Local history of the site and surrounding area including historical community views (by council)
- Draft Rural Land Use Strategy

4.3.6 Stage 6. Areas of Interest Categories

Create categories to assign to areas of interest based on characteristic and dwelling yields. Table 4.13 'Areas of Interest Categories' describes the categories that formed the basis for dwelling yield analysis.

Table 4.13: Areas of interest categories

Category	Description	Included in Dwelling Yield Target
Approved for residential	Areas containing development approvals or residential interest/activity.	Yes
Vacant / under developed residential zone land	This involved a secondary analysis of all vacant zoned residential land through the examination of aerial photography.	Yes

Category	Description	Included in Dwelling Yield Target
Possible areas for residential development	Areas with low or manageable constraints that are considered possible for residential development.	Yes
Possible area for residential – longer term (20+ years)	Areas with low or medium constraints that are considered possible for residential development, but deferred from further consideration until more suitable land (as identified in this Strategy) has been fully developed, or post 2036.	No
Conversion / Possible conversion of rural residential to residential	Rural residential land that could be investigated for conversion to residential through further assessment and consultation with land owners.	No except for Tuckeroo Avenue and Station St, Mullumbimby
Future investigation – medium suitability	Long-term timeframe of areas containing predominately low – medium constraints that require further assessment before determining if residential development is feasible.	No
Future investigation – low suitability	Long-term timeframe of areas containing predominately medium – high constraints that require further assessment before determining if residential development is feasible.	No
Not suitable – highly constrained	Areas not suitable for residential development due to high levels of constraints	No
Other Uses – the mix of uses to be considered at the rezoning stage	Site identified as greenfield but designated for possible mixed urban uses	No

4.3.7 Stage 7. Calculate approximate yield for areas of interest

Dwelling yields for areas of interests were predominately calculated by reviewing constraints, area of land suitable for residential use, development applications, local knowledge and local context. This is shown in Table 4.14 below.

The following dwelling yield equation provided a guide for possible greenfield and vacant zoned residential land:

*Net developable area (Potential developable area **minus** road/open space % assumption) x dwellings per hectare = dwelling yield.*

The land as exhibited in the preliminary draft residential strategy was allocated to the category of interest. Maps 4.7A and 4.7B provide the Site Investigation results: Area of interest categories – LGA North & South as reported to Council in December 2018. The maps indicate the location of the land using colours and the numerical/alphabetical coding that relate to the information in Table 4.14.

Table 4.14: Preliminary Site Investigation results (site reference # as shown on Map 4.7)

Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
1	Future investigation - low suitability Not required or warranted for inclusion in this strategy. Nil yield	Immediately west of Billinudgel village	<ul style="list-style-type: none"> - Billinudgel Village Extension - Flood hazard mitigation (land and access) - Steep slopes (parts of site) - Infrastructure servicing review 	2 ha
2	Future investigation – medium suitability Not required or warranted for inclusion in this strategy. Nil yield	West of Billinudgel village	<ul style="list-style-type: none"> - Possible long term residential / employment land - Important farmland (within 1-5 km of town centre) - Steep slopes (parts of site) - Bushfire hazard - Infrastructure servicing review 	15 ha
3	Future investigation - low suitability Not required or warranted for inclusion in this strategy. Nil yield	In between Billinudgel and Mullumbimby Dudgeons Road	<ul style="list-style-type: none"> - Low suitability for residential uses - Road and access issues - Very isolated from urban areas - Farmland and slope constraints - Possible rural residential or residential use in the future subject to adequate infrastructure servicing being available 	200 ha
4	Future investigation - low suitability Not required or warranted for inclusion in this strategy. Nil yield	North of Mullumbimby	<ul style="list-style-type: none"> - Isolated from urban areas - Farmland, slope and bushfire constraints - Possible rural residential or residential use in the future subject to adequate infrastructure servicing being available 	15 ha

Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
5	Future investigation – medium suitability Not required or warranted for inclusion in this strategy. Nil yield	Immediately north of Mullumbimby 1862 & 1897 Coolamon Scenic Drive Lot 4 DP 874348 / Lot 12 DP 578826	<ul style="list-style-type: none"> - Adjacent to town centre edge - Can be readily serviced - Low residential density only due to flooding, slope and bushfire constraints (upslope) - Visual amenity issues – steeper elevated slopes may need to be quarantined/protected 	9 ha
6	Possible area for residential	Immediately north of Mullumbimby 71 Main Arm Road Lot 1 DP1222185	<ul style="list-style-type: none"> - Important farmland within 1km of town centre Adjacent to town centre edge - Can be readily serviced - Cultural heritage 	1.5 ha
A	Vacant residential zoned land	Ocean Shores Off Player Parade Lot 164 DP1206177	<ul style="list-style-type: none"> - Zoned R2 - Development application (undetermined) 	1.8 ha
B	Approved for residential	Bayside Way and Kingsford Drive, Brunswick Heads Lot 100 DP1070724 Lot 1 DP871039	<ul style="list-style-type: none"> - Development application for 50 Lots (DA10.2015.795.1 – approved by council; now secured stock) - 163 Lots (Concept approval granted by Department of Planning – Work yet to commence) 	37.9 ha
C	Vacant residential zoned land	Mullumbimby 23-37 Main Arm Road Lot 2 DP 521718	<ul style="list-style-type: none"> - Zoned R2 - No current application 	3.8 ha
D	Vacant residential zoned land	Mullumbimby 30 Chinbible Avenue Lot 159 DP 755687	<ul style="list-style-type: none"> - Zoned R2 - No current application 	1.2ha
E	Vacant residential zoned land	Tallowwood Estate	<ul style="list-style-type: none"> - Zoned R2 - Development application approved - work commenced 	14 ha

Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
7	Not suitable - highly constrained Nil yield	Land fronting Clays Road/Coral Ave, Mullumbimby (Northeast of Tallowood Estate)	<ul style="list-style-type: none"> - Important farmland (within 1-5 km of town centre) - High/Med Flooding constraint - Safe and flood free access 	Nil
8	Future investigation - low suitability Not required or warranted for inclusion in this strategy. Nil yield	Other land North and West of Tallowood Estate, Mullumbimby (various lots)	<ul style="list-style-type: none"> - Important farmland (within 1-5 km of town centre) - No infrastructure or constructed road - Slope and farmland constraints - Ridgetop potentially part of Mooball Spur Habitat corridor - Safe and flood free access (Clays Road/Coral Ave area) 	140+ ha
9	Not suitable - highly constrained Nil yield	West of Mullumbimby	<ul style="list-style-type: none"> - Significant Slope and farmland constraints - Considered not suitable for residential uses - Ridgetop part of Mooball Spur Habitat corridor 	Nil
10	Future investigation - low suitability Not required or warranted for inclusion in this strategy. Nil yield	West of Mullumbimby, various properties fronting Left Bank Road (House no's: 280, 310, 312, 320, 334, 352, 404, 418, 430 and 448)	<ul style="list-style-type: none"> - Important farmland (within 1-5 km of town centre) - Moderate slope and riparian waterway constraints - Ridgetop potentially part of Mooball Spur Habitat corridor - Infrastructure servicing review 	40 ha
11	Possible conversion of rural residential to residential Subject to review of minimum subdivision lot size requirements, as identified in Rural Land Use Strategy 'Action Plan'	South-west of Mullumbimby	<ul style="list-style-type: none"> - Within NCRP growth boundary - Possible option for sewer extension - Infrastructure servicing review - Slope, flood and vegetation constraints - Requires significant support from existing land owners to proceed to rezoning 	20 ha
12	Future investigation – medium suitability	Old Hospital Site Azalea Street, Mullumbimby Lot 188 DP728535	<ul style="list-style-type: none"> - Hospital site – remediation of contaminated land - Steep slopes (parts of site) - Within 1km town catchment - Infrastructure servicing 	2 ha

Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
13	Possible area for residential	Mullumbimby 3 Poplar Street Lots 76 & 77 DP755722	<ul style="list-style-type: none"> - Cultural heritage - Part medium-high flooding constraint - Infrastructure servicing 	6000m ²
11A	Conversion of rural residential to residential	Some rural residential sites within Mullumbimby (Station & Stuart Streets) Lots 1-2 DP 803292; Lots 4-6 DP 837851	<ul style="list-style-type: none"> - Within NCRP growth boundary - Small pocket of isolated rural residential land - Already serviced by mains sewer/water - Immediately adjoins urban zoned residential land - Natural extension of town urban boundaries - Not highly constrained by hazards (flooding or bushfire) ecological values or surrounding farming activities 	2.3 ha
14	Possible area for residential	Coolamon 1660-1634 Coolamon Scenic Drive, Mullumbimby Lot 23 DP1089627; Lots 1 & 2 DP748729;	<ul style="list-style-type: none"> - Within 1km town catchment - Heritage item (house) - Cultural heritage - Infrastructure servicing review - Low-medium flooding constraint – requires further assessment - Landowner interest in accessible housing - 	6.5 ha
15	Possible area for residential ^{1.} ^{1.} Site currently subject to a separate planning proposal process	Council Land 156 Stuart Street, Mullumbimby Lot 22 DP1073165	<ul style="list-style-type: none"> - Potential for accessible housing - Within 1km town catchment - Cultural heritage - Infrastructure servicing review - Low - medium flooding constraint - Riparian waterway buffers - Integration with town centre, surrounding residential sites, future recreation needs and transport corridors 	Approx. 10 ha

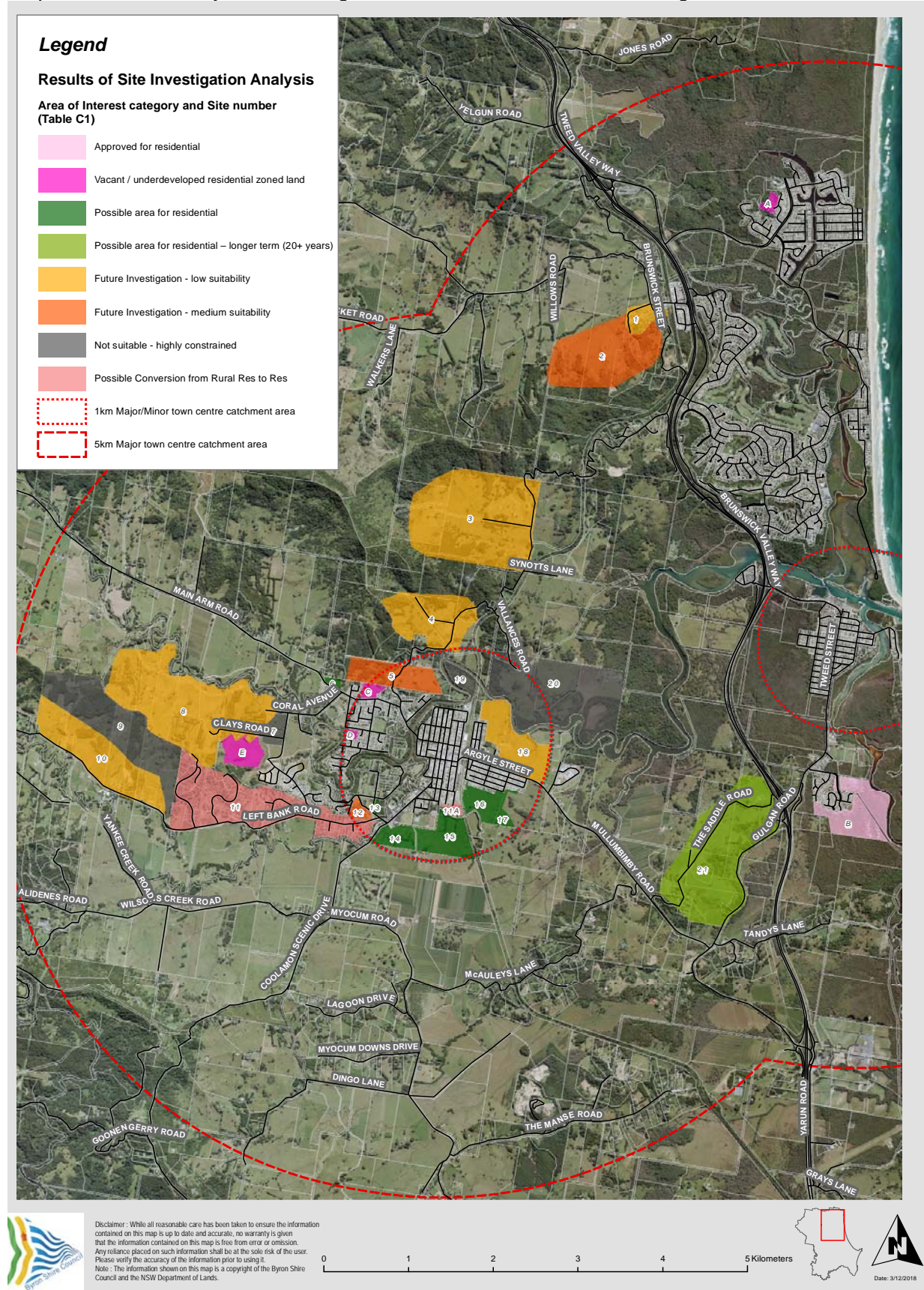
Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
16	Possible area for residential	1B Ann Street, Mullumbimby Lot 1 DP1032298	<ul style="list-style-type: none"> - Cultural heritage - Infrastructure servicing - Minor flooding/drainage - Riparian Waterway buffers - Important farmland (within 1km of town centre) - Railway corridor – needs at least pedestrian cycle access across rail line if no second road crossing - Landowner interest in accessible housing 	13.5 ha
17	Possible area for residential	75 New City Road, Mullumbimby Lot 2 DP1032298	<ul style="list-style-type: none"> - Important farmland (within 1km of town centre) - Medium-high flooding constraint - Unconstrained area mainly in western fringe - Cultural heritage - Infrastructure servicing review - Landowner interest in accessible housing 	4 ha
18	<p>Future investigation - low suitability</p> <p>Not required or warranted for inclusion in this strategy. Nil yield</p>	Queen Street, Mullumbimby Lot 65 DP 1203042	<ul style="list-style-type: none"> - Important farmland (within 1km of town centre) - Commercial farmland rating - Medium-high flooding constraint - Largely affected by sewerage treatment plant (buffer) - Eastern portion identified for future industrial expansion 	—
19	<p>Not suitable - highly constrained</p> <p>Nil yield</p>	Council Land Station Street, Mullumbimby Lot 4 DP841846 "Leaf Land"	<ul style="list-style-type: none"> - Cultural heritage - Infrastructure servicing review - Coastal environment area (surrounded by Marine Park) - Med-High flood hazard (2100 yr) - Poor access / critical evacuation routes - Important farmland (within 1km of town centre) - Sewage treatment buffer 	Nil
20	<p>Not suitable - highly constrained</p> <p>Nil Yield</p>	Council Land Valances Road, Mullumbimby Lot 1 DP 129374 Lot 1 DP 952598	<ul style="list-style-type: none"> - Cultural heritage - Infrastructure servicing - Coastal environment area (bordered by Marine Park) - Coastal wetlands - High flood hazard (2100 yr) - Sewage treatment buffer - Poor access to town 	Nil

Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
21	Not required or warranted for inclusion in this strategy. Nil yield Part of Gulgan North area included as an investigation areas in the Business and Industrial Lands Strategy	Mullumbimby Saddle Road Precinct (Multiple lots)	<ul style="list-style-type: none"> - Cultural heritage - Infrastructure servicing review - Important farmland (within 1-5 km of town centre) - Ridgeline and visual sensitivity - Requires safe access from Gulgan Road - Capacity for self-containment (eg. shops, other services) - Currently not supported by State government 	90 ha
22	Not suitable - highly constrained Nil yield	North and west of Ewingsdale	<ul style="list-style-type: none"> - Highly constrained by important commercially viable farmland (within 1-5 km of town centre) - Limited traffic capacity of Ewingsdale Road / Pacific Highway 	Nil
23	Possible area for residential – Part of precinct plan action under the Business and Industrial Lands Strategy	Ewingsdale Road, Ewingsdale Lot 101 DP1140936	<ul style="list-style-type: none"> - Subject to a master plan addressing the following issues: <ul style="list-style-type: none"> o Visual impacts o Traffic/Access issues on Ewingsdale road o Infrastructure servicing review o recent planning proposal history 	14.5 ha
24	Possible conversion of rural residential to residential Subject to review of minimum subdivision lot size requirements, as identified in Rural Land Use Strategy 'Action Plan'	Land Zoned R5 at Ewingsdale	<ul style="list-style-type: none"> - Needs strong support from land owners to be rezoned - Traffic/Access issues on Ewingsdale road - Infrastructure servicing review - Would require additional facilities/services (eg. neighbourhood shop) to become a self-contained village 	—
F	Approved for residential	Bayshore Drive, Byron Bay Lot 3 DP1004514	<ul style="list-style-type: none"> - Staged Development applications – Habitat Development 	4.9 ha
25 (not used)	—	—	—	—
G	Vacant residential zoned land	West Byron	<ul style="list-style-type: none"> - Development Application awaiting JRPP determination (part site) 	55 ha

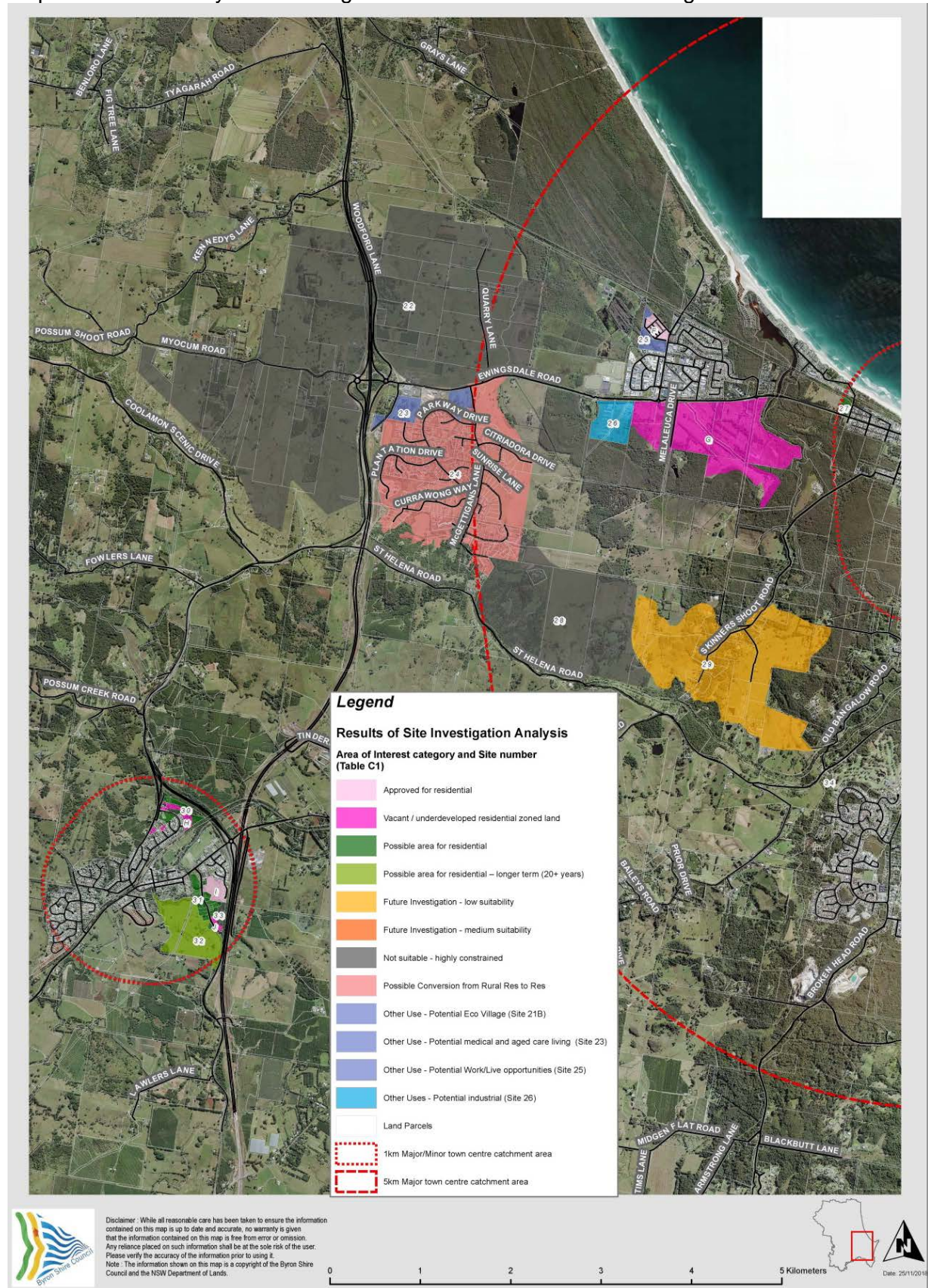
Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
26	Other Use – Identified investigation area in the Business and Industrial Lands Strategy Nil yield	Ewingsdale Road, Ewingsdale Lot 181 DP755695	<ul style="list-style-type: none"> - Ex Chicken Processing site identified for industrial uses - Subject to separate planning proposal process (underway) 	18.3 ha
27	Possible area for residential	Ewingsdale Road, Ewingsdale Lot 350 DP755695	<p>North East Corner</p> <ul style="list-style-type: none"> - Coastal erosion precinct 2 & 3 - Flood extent requires further assessment <p>Remainder of site – <u>unsuitable</u> due to:</p> <ul style="list-style-type: none"> - high hazard flood risk (2100 yr) - wetland/sensitive vegetation at western end 	1 ha
28	Not suitable - highly constrained Nil yield	South east Ewingsdale	<ul style="list-style-type: none"> - Access issues - Ridgeline and visual amenity issues - Mix of slope, bushfire farmland and flood constraints - Isolated from urban areas 	< 20 ha
29	Future investigation – low suitability Not required or warranted for inclusion in this strategy. Nil yield	Skidders Shoot	<ul style="list-style-type: none"> - Vegetation and drainage constraints (part) - Existing Commercial farmland uses/buffers (part) - Primary access requires new road extension across Rail Corridor onto Bangalow Road (for safe and reliable access), due to high flood hazard at northern end of Skidders Shoot Road - Isolated from urban areas - Future potential subject to the completion of West Byron release area, Byron Bay bypass, landowner support and adequate infrastructure servicing 	200+ ha
30	Possible area for residential	Ranking Drive, Bangalow Lot 107 DP 1225545 Lot 182 DP 1000507	<ul style="list-style-type: none"> - Important farmland (within 1-5 km of town centre) - Steep slopes - Landowner interest in accessible housing 	2 ha

Site No.	Area of Interest Category	Location	Planning issues / Status	Preliminary estimate of developable area (ha)
H	Vacant residential zoned land	Granuvaille Road & Rankin Drive, Bangalow	<ul style="list-style-type: none"> - Important farmland (within 1-5 km of town centre) - Steep slopes 	3.5 ha
I	Approved for residential	Ballina Road, Bangalow Lot 22 DP1070522	<ul style="list-style-type: none"> - Mix of R2/R3 zones - Development application approved for 50 lots (DA10.2011.474.1) - work about to commence 	5.4 ha
31	Possible area for residential	Ballina Road, Bangalow (near Old Highway) (Multiple lots)	<ul style="list-style-type: none"> - Important farmland (within 1km of town centre) - Riparian Waterway buffers / water quality - Primary access and connection to village centre - Infrastructure servicing - Compatibility with existing low density / old housing character 	5 ha
32	Not required or warranted for inclusion in this strategy. Nil yield	Ballina Road, Bangalow Lot 3 DP1164722, Lot 1 DP 614715, Lot 3 DP 702168 & Lot 1 DP 931195	<ul style="list-style-type: none"> - Important farmland (within 1km of town centre) - Riparian Waterway buffers / water quality - Primary access and connection to village centre - Infrastructure servicing - Existing low density / old housing character (Ballina Road) 	15 ha
J	Vacant residential zoned land	Ballina Road, Bangalow (near Old Highway) Lot 3 DP 122068	<ul style="list-style-type: none"> - Zoned R3 - Steep slopes - Rear within urban growth boundary - subject to E Zone review 	0.5ha
33	Not suitable - highly constrained Nil yield	Ballina Road, Bangalow (near Old Highway) Lot 3 DP 122068	<ul style="list-style-type: none"> - Mix of slope, bushfire farmland, flooding and riparian buffer constraints 	—
34	Not suitable - highly constrained Nil yield	139 Bangalow Road, Byron Bay, Part Lot 22 DP 549688	<ul style="list-style-type: none"> - Significant slope constraints prevent further extension of residential zone into 7D area to the north. 	—

Map 4.7 A Preliminary Site Investigation results: Area of interest categories – Shire North



Map 4.7 B Preliminary Site Investigation results: Area of interest categories – Shire South



4.3.8 Stage 8 - Final maps and dwelling yield results (excluding infill)

Based on the analysis, preliminary draft residential strategy and draft residential strategy exhibition submissions and further investigations such as the Saltwater Creek Precinct flood and stormwater management plan, final housing supply maps were determined. Map 4.1 and 4.5 Potential Housing Supply shows the location of this land, grouped as either:

- (a) vacant residential /in pipeline land
- (b) investigation area for new residential land.

Yields have been based on different lot size and mix combination as explained in Table 4.15.

Table 4.15: Lot mix dwelling yield calculation assumptions for investigation areas

Residential Strategy Lot descriptions					Traditional diversity mix yield /ha ¹		R2 & R3 diversity mix yield /ha		R1 diversity mix yield /ha diversity mix ³ .	
Type	Label	Lot size (m ²)	Lot size Av. for model	Av. dwelling yield/lot	% of lots	Dwelling estimate	% of lots	Dwelling estimate	% of lots	Dwelling estimate
A	Traditional Lots	450-799	600	1.1 ² .	50	7	10	1	10	1
B	Compact Lots	201-449	350	1	10	2	45	8	51	12
C	Medium density lots	800-1,400	1000	2.5	40	8	35	9	12	2
D	Micro Lots	50-200	100	1	0	0	10	8	27	22
Totals						17		26		37

1. includes allowance for developable area allocation of 20% to road/open space

2. based on past trends secondary dwelling as 10% of total lots

3. Council land only

(a) Vacant residential land / in the pipeline

It is assumed that appropriately zoned vacant (undeveloped) land will proceed to subdivision, construction and occupancy. Table 4.16 summarises the anticipated dwelling supply from this zoned vacant (undeveloped) land. Using a medium yield scenario, it is estimated some 1370 dwellings would be supplied. The estimated dwelling yield is based on current approvals or if no approval, *Net developable area (Potential developable area **minus** road/open space % assumption) x dwellings per hectare = dwelling yield.*

Table 4.16: Zoned vacant (undeveloped) land and/or approved for residential
Residential Strategy Background Report

Site Ref. on Map 4.7	Site Details / Location	Residential Status	Approx. Area (net developable percentage)	Estimated Dwelling Yield		
				RS diversity mix	Known or av. of two mix options	Trad mix
A	North Ocean Shores Off Player Parade Lot 164 DP 1206177	- Zoned R2 - Development application	1.8ha	n/a	21	n/a
B	Brunswick Heads, Bayside Way Lot 100 DP 1070724 Lot 1 DP 871039	- Zoned R2 - Development application - Work to commence	37.9ha	n/a	213	n/a
C	Mullumbimby 23-37 Main Arm Road Lot 2 DP 521718	- Zoned R2 - No current application	3.8ha (80%)	100	83	67
D	Mullumbimby 30 Chinbible Avenue Lot 159 DP 755687	- Zoned R2 - No current application	1.2ha (70%)	28	23	19
E	Mullumbimby Tallowood Estate	- Zoned R2 - Development application - Work commenced	14ha	n/a	125	n/a
F	Byron Bay Habitat development, Bayshore Drive Lot 3 DP 1004514	- Zoned B4 - Development application - Work commenced	4.9ha	n/a	152	n/a
G	Byron Bay West Byron Ewingsdale Road	- Mixed zoning - Development application pending	55ha (80%) ^{1.}	880	650	520
H	Bangalow Granuaile Road & Rankin Dr	- Zoned R2 - No current application - Steep slopes	2.4ha (75%)	60	50	40
I	Bangalow Ballina Road Lot 22 DP 1070522	- Zoned R2 & R3 - Development application - Work commenced	5.4ha		40	
J	Bangalow Ballina Road Part of Lot 3 DP 1220608	- Zoned R3	7000m ² (100%)	n/a	15	n/a
	Total Dwellings				1372	

n/a applies where a development application has set a number as stated in the middle column

1. based on existing development options for West Byron

(b) Future investigation areas - urban residential land

To ensure appropriately located and timely delivery of residential land in the future it is necessary to identify suitable Investigation Areas. Preference was allocated to areas with low or manageable constraints that were considered possible for residential development in the next 20 years and with good access to town and villages (within 1 km catchment) to provide the following opportunities for new residents:

- mixing with an existing community
- employment
- essential services, schools, shops,
- recreation, parks and community space
- getting around including cycle/walkways and public transport
- proximity to social, family and other established support systems

The main residential investigation areas are in Mullumbimby and Bangalow, comprising a combination of both private and Council-owned land. The decision to investigate Council land was based on increasing opportunities to supply secure housing for residents at a lower rental or purchase price point.

During the public exhibition period in 2019, a number of landowners expressed an interest in having their land designated for residential land purposes in the Strategy. Council considered the landowner submissions at the Council (Planning) meeting of 18 June 2020 and resolved to support the draft Residential Strategy being updated to include six (6) additional sites as investigation areas in the Strategy guides by further consultation take place with community and government agencies.

Tables 4.17 and 4.18 summarise the estimated dwelling yield of these potential supported and key issues requiring further investigation prior to rezoning for residential development. Using a medium yield scenario, it is estimated some between 952 – 1054 dwellings would be supplied. All in investigation areas are to be considered for application of a SEPP 70 Affordable Housing Contribution Scheme.

Table 4.17 Investigation areas – under Private Ownership

Site ref on Map.	Site Details / Location	Key Investigation Issues	Approx. Area (assumed net developable percentage) # indicates based on flood study pads	Estimated Dwelling Yield Yield range			Timing
				R2 & R3 diversity mix	Traditional mix	DRS ^{2.}	
6 <i>Strategy Investigation Area ref.: #1.</i>	Mullumbimby 71 Main Arm Road Lot 1 DP1222185	<ul style="list-style-type: none"> - important farmland (within 1km of town centre) - cultural heritage - flood extent requires further assessment - bushfire - affordable housing contribution 	1.5 ha (70%)	27	16	18	Post 2024
13 <i>Strategy Investigation Area ref.: #2</i>	Mullumbimby 3 Poplar Street Lots 76 & 77 DP755722	<ul style="list-style-type: none"> - cultural heritage - part medium-high flooding - within urban growth boundary NCRP - affordable housing contribution 	6000m ² (70%)	14	6	10	1 -2 years
14 <i>Strategy Investigation Area ref.: #6</i>	Mullumbimby 1660-1634 Coolamon Scenic Drive Lot 23 DP1089627 Lot 1 & 2 DP748729 (part of Saltwater Creek precinct)	<ul style="list-style-type: none"> - heritage item (house) - cultural heritage - infrastructure servicing - flooding – under further assessment - affordable housing contribution 	4.5 ha [#]	149	100	85	2 – 6 years Requires integrated stormwater and infrastructure delivery with Area 7

Site ref on Map.	Site Details / Location	Key Investigation Issues	Approx. Area (assumed net developable percentage) # indicates based on flood study pads	Estimated Dwelling Yield Yield range			Timing
				R2 & R3 diversity mix	Traditional mix	DRS ²	
16 & 17 <i>Strategy Investigation</i> Area ref.: #8 & 9*	Mullumbimby 1B Ann Street & Prince Street Part of Lot 1 DP1032298 & Lot 12 DP 527314 (part of Saltwater Creek precinct) & 71 New City Road Part of Lot 2 DP1032298 (part of Saltwater Creek precinct)	16 <ul style="list-style-type: none"> - cultural heritage - infrastructure servicing review - flooding – under further assessment - riparian waterway buffers - important farmland - railway corridor – provision of pedestrian cycle access across rail line if no second road crossing - affordable housing - contaminated land 	10.37 ha #	218	229	175	2 – 6 years Requires integrated stormwater and infrastructure delivery
		17 <ul style="list-style-type: none"> - important farmland (within 1km of town centre) - flooding – under further assessment - limited unconstrained areas - cultural heritage - infrastructure servicing - affordable housing contribution 		125		57	
11a <i>Strategy Investigation</i> Area ref.: # 5	152 Stuart St, Mullumbimby & 124, 127, 130, 132, 134 Station St, Mullumbimby (Lot 1 DP1256460, Lot 1 DP803292, Lot	<ul style="list-style-type: none"> - flooding and stormwater assessment required – more appropriate to retain as large lot residential – may be able to adjust lot size. - within a Sensitive Farmland Use Buffer - part within a cattle dip site buffer - 	< 1 ha (35%) With existing house retained	15	10	N/A	Earliest 2 – 5 years

Site ref on Map.	Site Details / Location	Key Investigation Issues	Approx. Area (assumed net developable percentage) # indicates based on flood study pads	Estimated Dwelling Yield Yield range			Timing
				R2 & R3 diversity mix	Traditional mix	DRS ²	
	2 DP1256460, Lot 2 DP803292, Lot 4 DP837851, Lot 5 DP1111848)	(Part) Contaminated land. - acid sulfate soils class 3 & 4 - affordable housing contribution - Lot 1 DP1256460 – not suitable due to potential flood hazards					
11 <i>Strategy Investigation Area ref.: # 4</i>	located east of Tuckeroo Avenue, Mullumbimby Part of Lot PT32/1169053	- High Conservation Vegetation - slope 10 – 18 degrees & greater than 18 degrees - within a sensitive Farmland Use Buffer - (Part) Bushfire Hazard Category 2 - (Part) within the 1:100-year floodplain extent requires further assessment - affordable housing contribution	0.84ha (70%)	19	13	N/A	Post 2024
		Subtotal Mullumbimby		567	377		
27 <i>Strategy Investigation Area ref.: #10</i>	Byron Bay Ewingsdale Road Part of Lot 350 DP755695	- coastal erosion precinct 2 & 3 - land within the 1:100-year floodplain - wetland/sensitive vegetation at western end and buffer - (part) Bushfire prone - subject to coastal hazards identified in an environmental planning instrument, coastal zone management plan, coastal	1 ha (80%)	33	22	20	2 – 5 yr

Site ref on Map.	Site Details / Location	Key Investigation Issues	Approx. Area (assumed net developable percentage) # indicates based on flood study pads	Estimated Dwelling Yield Yield range			Timing
				R2 & R3 diversity mix	Traditional mix	DRS ²	
		management program or development control plan. - contaminated land. - (Part) acid sulfate soils class 3 & 4 - affordable housing contribution					
30 <i>Strategy Investigation</i> Area ref.: #11	Bangalow Rankin Drive Part of Lot 261 and 262 DP 1262316	- part important farmland (within 1-5 km of town centre) - steep slopes - affordable housing contribution	2 ha (70%)	46	31	22	2 – 5 years
31 <i>Strategy Investigation</i> Area ref.: #12	Bangalow Either side of Ballina Road (multiple lots)	- maintaining low density - blending with the older housing character - affordable housing contribution - integrated infrastructure delivery - flooding extent requires further assessment	5 ha (30%) With existing houses largely retained	30	25	15	5 +
Adjacent 33 <i>Strategy Investigation</i> Area ref.: #13	Bangalow 31 Ballina Road Part of Lot 2 DP 126075	- within identified urban growth boundary - flood extent requires further assessment - acoustic treatment to highway - affordable housing contribution	1ha (60%)	20	13	N/A	2 – 5 years
	TOTAL (approx.)			696	468		

1. Site dwelling yield calculation: Net developable area (Potential developable area **minus** road/open space % assumption) x dwellings per hectare = dwelling yield.

2. DRS - yield stated in the draft residential strategy exhibition version maps 2A & 2B

Residential Strategy Background Report

Table 4.18: Investigation areas –under Council ownership

Site ref on Map.	Site Details / Location	Key Investigation Issues	Approx. Area (net developable percentage)	Estimated Dwelling Yield –		Timing
				R1 diversity mix	R2 & R3 diversity mix	
12 <i>Strategy Investigation Area ref.: #3</i>	Old Mullumbimby Hospital site Part of Lot 188 DP728535, Lot 1 DP 1159861 & Lot 138 DP 755722	<ul style="list-style-type: none"> – affordable housing contribution – site contamination management 	Yet to be determined set at 50 dwellings	n/a	n/a	2 – 5 years
15 <i>Strategy Investigation Area ref.: #7</i>	Mullumbimby 156 Stuart Street Lot 22 DP1073165 (part of Saltwater Creek precinct)	<ul style="list-style-type: none"> – within 1km town catchment – affordable housing contribution – cultural heritage – infrastructure servicing – low - medium flooding – riparian waterway buffers – integration with town centre, surrounding residential sites, future recreation needs and transport corridors 	7.7250 ha Based on flood study pads	358	256	2 – 6 years Requires integrated stormwater and infrastructure delivery with Area 6
	TOTAL (approx.)			408	306	

4.4 Infrastructure and servicing

The Strategy provides a land use planning framework to ensure that opportunities exist for a variety of residential development in the right locations.

Creating capacity for new residential supply in the right locations requires careful consideration of infrastructure capacity. Identifying the right locations will ensure future housing is linked to local infrastructure provision – both to optimise existing infrastructure and to maximise investment in new infrastructure. Opportunities for new residential supply that aligns with infrastructure can be realised through urban renewal, local infill developments and new land release areas.

The challenges of population growth extend across the full range of infrastructure and community services supplied by Council and the State government. In addressing challenges the implications for transport networks, the existing and planned supply of water, sewer infrastructure, stormwater and drainage, waste disposal services, community facilities and social services all need to be considered.

a) Water and sewer

Rous Water is the regional water supply authority and provides bulk water to four council areas in the region including Byron Shire.

All urban areas in Byron Shire, with the exception of Mullumbimby, (supplied from Council's Lavery's Gap Weir) are supplied with water from Rocky Creek Dam managed by Rous Water. Under the Water Supply Agreement, Council is responsible for maintaining water quality in the reservoirs and reticulation system. Rous Water supplies drinking water to seven reservoirs in Byron Shire from the Nightcap Water Treatment Plant.

Byron Shire Council's four sewage treatment plants are located in Bangalow, Byron Bay, Mullumbimby (Brunswick Valley) and Ocean Shores. The Byron Bay sewage treatment plant also provides treated, recycled water available for purposes of irrigation, construction, and toilet flushing in some public toilet facilities and sporting clubs.

Table 4.19 provides an overview of population projections for each of the urban areas of Byron Shire, and provides an assessment of water and sewer infrastructure capacity to service the projected population. The capacity assessments have been made with reference to Council's current 30 year capital works program. Water security is hard to pinpoint as it is susceptible to climatic conditions.

In reference to Mullumbimby, infrastructure services have advised that there are a few elements that need to happen. This will take time and includes a new Water Treatment Plant, an extended Rous Water connection into Mullumbimby and construction of reuse water distribution mains. It is also depends on funding and programming in the operation plan. The reuse water system is part of Council's evolving framework for guiding the strategic direction of (recycled) water management.

In order to better manage, a staging plan will be applied to Mullumbimby investigation areas.

Table 4.19: Water and sewer infrastructure analysis

	Est. Additional New Dwellings	Estimated equivalent persons			Infrastructure Capacity Analysis	
Urban Area	Total	From new dwellings @ 2.2persons /dwelling	2016 Census Usual Place of Residence	Total Strategy analysis estimate By 2036	Water & Sewerage 30 year capital plan 2046 (W&S) High growth scenario (2.4 persons /dwelling)	Comment
Byron Bay & Sunrise	1040	2288	5428	7716	13890 persons by 2036	Strategy lower Consist with W&S capital works program.
Suffolk Park	95	209	3795	4004	Refer to above	Refer to above
Mullumbimby	1353 ^{1.}	2976	3781	6757	4996 persons by 2036.	Strategy higher further investigation of network capacity, upgrades & sequencing for new release and infill. ^{2.}
Bangalow	315	693	1780	2473	2521 persons by 2036	Strategy lower Consist with W&S capital works program.
Brunswick Heads	265	583	1630	2213	2835 persons by 2036	Strategy lower Consist with W&S capital works program.
New Brighton & Ocean Shores	287	631	6298	6929	6862 persons by 2036	Strategy lower Consist with W&S capital works program.

1. Based on a the higher dwelling yield scenario in Table 4.2

2. Upgrade elements: new water treatment plant, an extended Rous Water connection into Mullumbimby, construction of reuse water distribution mains

b) Waste disposal services

Byron Shire Council provides a range of waste and recycling services that must be continually adapted to meet the demands of a growing population.

Based on the current per capita Municipal Solid Waste generation rate (819kg/person/year), the projected population increase over the life of the strategy (2036) will result in approximately 5200 tonnes of additional municipal solid waste per annum (approximately a 20% increase on 2018/19 rates).

Residual Waste Management Infrastructure

Council's current landfill has limited capacity, with space available to accommodate future contingencies. Therefore, Council's strategy is to continue to utilise larger landfills in South East QLD or regionally in the medium term, whilst progressing the development of a regional

Alternative Waste Treatment (most likely waste to energy) facility for the long term processing of the Shire's residual waste. As such, disposal/processing infrastructure should be sufficient to meet the population projections contained in this strategy.

Recyclables and Organics Processing Infrastructure

There are two Materials Recycling facilities (Lismore Council and Polytrade Chinderah) in the Northern Rivers Region, which should have capacity to process the additional volume of recyclables that would result from the projected population increase.

There is currently only one organics processing facility in the Northern Rivers Region (Lismore Council) which is currently close to capacity; however Byron Shire Council is considering the development of an organics digestion processing facility to manage all organic waste locally within the Shire, potentially coupled with the expansion of Council's Byron Resource Recovery Facility composting facility. As such, there should be capacity to manage additional volume of organic waste produced.

Byron Resource Recovery Centre

A recent master plan has been developed for the facility and it should have capacity to manage the additional waste volumes generated by the projected population increase (pending proposed upgrades and expansion to the site). However, as satellite centres increase in size, there may be demand and need for additional smaller satellite transfer station infrastructure.

Collection Service Infrastructure

The increasing number of low rise medium density residential and mixed use developments have highlighted a number of challenges in providing traditional waste and recycling collection services that promote resource recovery and decrease greenhouse gas emissions. As waste reduction is one of the features of the Strategy's liveable neighbourhood principles. It is recommended that a review of Development Control Plan waste minimisation provisions (DCP 2014 - Chapter 8) are undertaken to better align with increasing infill.

Council will also need to review the number, size, configuration and collection timing (potentially with earlier service times) of the vehicle fleet collecting waste and recycling material, with the potential requirement for a smaller size vehicles to service tighter access/higher density development areas.

c) Flood and stormwater management

In Byron Shire, understanding the cumulative effects of stormwater runoff holds particular significance for urban development in locations that are subject to flood events. These cumulative effects and their relationship to flood risk need to be considered at both the rezoning and development application stages of development.

This Strategy is increasingly reliant on infill within established urban areas and identifies investigation areas for new housing on the periphery of Mullumbimby, Bangalow and Byron Bay.

Development in the floodplain will inevitably, and unavoidably, result in some change to flood behaviour. As development within a catchment increases, the relatively minor impacts from each development individually can accumulate and cause a much larger impact on a

broader regional scale, particularly if this development occurs in areas of the floodplain that are sensitive to landform changes (including the use of fill to achieve flood planning levels). It is important to understand the floodplains sensitivity to increased development, specifically the cumulative impact of future potential development on the flood risk, conveyance and flood damages.

Known flood high hazard areas have been excluded from the identified investigation area for the following sites:

- 6 (Strategy Investigation Area ref:#1.) Mullumbimby 71 Main Arm Road Lot 1 DP1222185
- 3 (Strategy Investigation Area ref:#2) Mullumbimby 3 Poplar Street Lots 76 & 77 DP755722
- 27 (Strategy Investigation Area ref:#10) Byron Bay part of Lot 350 DP755695, and
- 31 (Strategy Investigation Area ref:#12) Bangalow Ballina Road (multiple lots)
- Saltwater Creek Precinct, Mullumbimby

For the other two localities below more detailed flood management studies have been undertaken:

- Saltwater Creek Precinct Mullumbimby - Flood Impact and Stormwater Management Plan (SWMP) (source #E2020/43608)

Encompassing the investigation areas along the southern and south-eastern perimeter of the Mullumbimby urban area. This investigation considered the most appropriate approach to lot layout and building design given the flooding characteristics of the locality and the catchment.

Modelling indicated that areas contain land which is deemed developable when considering the impact on regional flood levels and Council's flood-related development controls for new land release areas. Due to the low lying nature of some of the areas, significant import of fill may be required to raise the land to a level that meets the flood planning level. Some channel works may be required to achieve the development footprint proposed.

Also, some local drainage corridors servicing existing areas may be impacted by the development. Future assessments must ensure that the proposed development does not cause local drainage issues or regional flooding impacts.

The flood study explores a range of options to manage flooding and drainage for Lot 22 and the adjoining investigation areas. A natural rehabilitation approach to stormwater management was the highest ranked option in the multi-criteria assessment, which considers non qualitative benefits such as potential for local drainage and water quality improvements, ecology/habitat improvement, long term maintenance cost and the potential for social engagement.

- 31 Ballina Road Bangalow

The flood modelling indicates a large portion of the flood affected site is classified as low hazard, which can generally be developed for residential purposes in accordance with current DCP flood provisions. Access to these areas will need to be carefully designed across the floodways to ensure flood free access without adverse impacts on adjoining properties. Filling of the low hazard areas may be able to be undertaken without adverse impacts".

The investigation, indicated that further survey and modelling will be required to ensure any mitigation measures do not result in adverse off site impacts. The further survey and modelling can be undertaken with the rezoning and/or development application stages dependant on the mitigation methods considered.

Infill: Both the Strategy and state policy support the use of infill as a means for providing additional housing and an effective means of sustainable urban growth. Residential infill development and the associated increases in impervious cover and stormwater runoff have the potential to overwhelm aging infrastructure causing erosion, flooding, and ecological degradation of waterways. The increasing role of infill may require Council to amend policies regulating residential development and its associated stormwater management to mitigate the cumulative quantity and quality effects of infill development.

d) Transport infrastructure

Residential investigation areas identified in this strategy, as well as locations where infill development is considered likely, are not reliant on use of the Pacific Highway for local commuting. These locations are currently serviced by local bus services, and active 'non-vehicle' transport (i.e. walking and cycling) will be encouraged in all areas.

Transport planning for new urban release areas is considered at both the rezoning and development application stages of development. This strategy identifies Mullumbimby as a focal point for new urban release land, which will result in higher traffic volumes that must be planned for strategically. A new local connection road is being considered that connects Mullumbimby Rd (in proximity to the industrial precinct turnoff) to a point on Coolamon Scenic Dr that would be determined following further investigations. The alignment of the connection road yet to be determined would generally traverse along the outer perimeter of the residential investigation areas to the south and south-east of the town (see Map 4.6). Such a local connection road would be multi modal providing for vehicular, pedestrian and cycle movement, and provide an alternative route for traffic emanating from the rural hinterland, local schools and urban areas connected to Azalea St and Left Bank Rd.

In Byron Bay, major works are currently underway to upgrade Ewingsdale Rd to a four lane thoroughfare, and Council has received approval and full funding from the NSW State Government for the construction of a Byron Bay town centre bypass, to connect Shirley Street (north) to Browning Street (south). These works anticipate a growing population and are designed to facilitate efficient traffic flows both now and into the future.

A new Byron Bus Interchange in the rail corridor adjacent to Butler Street, Byron Bay, will support the multimodal transport mix. This interchange is being built in 2019 by Transport for NSW and will replace the existing bus stop on Jonson St. Additionally, Council is preparing two strategic plans - the Byron Shire Bike Plan and its first Pedestrian Access and Mobility Plan (PAMP), each of which will deliver alternative options for local mobility in line with the vision of Council's adopted Transport Policy.

e) Community facilities and social services

Open Space and Recreation

Open space across Byron Shire provides a broad range of passive and recreation opportunities. Such spaces include; parks, beaches and beach accesses, sports parks,

Residential Strategy Background Report

aquatic facilities, privately owned space, specialised space for targeted sporting activities, natural bushland and undeveloped or utility spaces. Additionally, Council manages a range of community halls and centres across the Shire that provide a multitude of activities and programs to the community.

The Byron Shire community has access to a wealth of natural assets, including National Parks, beaches, hinterland landscapes and council owned or managed spaces, providing a variety of recreational experiences across the Shire. Of approximately 6100ha in total, Council owns or manages around 10%, with NSW National Parks and Wildlife Services managing/owning the majority.

The *Open Space and Recreation Needs Study and Action Plan* was adopted by Council in December 2018. The demand and gap analysis shows that there is currently an oversupply of parks, sport parks and aquatic facilities for the population of the Shire. The analysis of future demand, based on future growth projects, also indicates that there will be an oversupply of aquatic facilities in the Shire and an oversupply of parks and sport parks in all areas except Mullumbimby where there will be a small deficit (0.15ha) predicted in 20 years. It should be noted that there is an opportunity to incorporate open space within the investigation areas for residential development in Mullumbimby and elsewhere across the Shire should these sites be rezoned for residential use.

Libraries

Byron Shire Council has three library branches in Byron, Brunswick Heads and Mullumbimby, as well as a mobile library that visits areas with limited access to library facilities. State government statistics illustrate the high use of Byron Shire Libraries, highlighting that Byron Shire is one of the highest performers in the State in many areas in terms of usage. With 73.8% membership and visits at 11.6 per capita, both are above the exemplary level (55%) and in the top quartile for the State. Collections are modern and well used with turnover and circulation also above exemplary. However, items per capita are below the median for NSW. This is not surprising, as the current library, building stock does not allow enough room to provide an adequate collection for the community.

The priority for Byron Shire is to improve the libraries at Brunswick Heads and Mullumbimby. While the Byron Library is new and of adequate size it cannot compensate for the shortfall in size and facilities in the other two libraries.

Children's Services

Council recognises that local government is well placed to perform a range of important functions in Children's Services. This is particularly important in instances where market mechanisms fail to deliver equitable access to Children's Services in the local community.

Residents and service providers have highlighted that access to flexible and affordable Early Childhood Education and Care (ECEC) is a key issue for local families. Accessing quality ECEC has a significant impact on developmental outcomes for children, workforce participation for parents and carers, and longer term social and economic wellbeing outcomes for individuals, families and communities. Clear evidence highlighting the value of quality ECEC underpins a strong case for Byron Shire Council to be proactive in supporting accessible, quality services that meet the needs of the community.

Council's current involvement in ECEC and OSHC includes:

- Long Day Care and Occasional Care
Sandhills Early Childhood Centre is situated in Gilmore Crescent, Byron Bay and was opened in August 1995. The centre was established to provide the Byron Shire community with high quality childcare for children aged 0-5 years. It is licensed to accommodate 55 children per day in a Long Day Care setting.
- Out of School Hours Care (OSHC)
Recurrent funding for OSHC, including vacation care, is provided by the NSW Department of Education. Funding is auspiced through Council as licensee of the services.
- Local Early Childhood Education and Care Services
In addition to direct service provision, Council supports 8 further ECEC providers within the Shire through the provision of land, buildings, management support and funding. This enables more than 250 additional licensed places to be provided to the local community and over 500 individual children to access education and care.

In addition, Council's *Children's Services Policy* provides a guiding framework for meeting the demand for services as the population grows.

Table 4.2: Other agency facilities by town and villages

Area	School (Primary)	School (High)	Fire stations	Ambulance stations	Respite care and assisted meals
Byron Bay & Sunrise	✓	✓	✓	✓	✓
Suffolk Park	✓	-	-	-	✓
Mullumbimby	✓	✓ (2)	✓	✓	✓
Bangalow	✓	-	-	-	-
Brunswick Heads	✓	-	-	-	✓
New Brighton & Ocean Shores	✓	-	-	-	✓

Evacuation centres

During a natural disaster (such as flooding or bushfire) which triggers evacuation, locations will need to be identified which are safe and able to accommodate the affected individuals. The Byron Shire is in the process of being updating website details on available evacuation centres within the catchments and evacuation routes for each locality.

f) Utility services

The provision of utility services such as electricity, telephone and internet services are the responsibility of government and semi-government authorities, other than Council. Generally, the provision of such services in established urban areas, or contiguous proposed urban areas are not considered to be critical development constraints by those authorities.

g) Council works programs and funding

Section 7.11 of the *Environmental Planning and Assessment Act, 1979* enables councils in New South Wales to levy contributions on a development where that development generates an increased demand on Council's services and facilities.

This is intended to ensure that the existing ratepayers are not required to meet the cost of providing for new roads, community centres, libraries, open space and recreation facilities. Section 7.11 can also be applied to non-residential development such as retail, commercial or industrial development, to meet increased demand for car-parking, road construction or traffic management.

To implement Section 7.11, councils must prepare a Contribution Plan. The plan identifies and costs all the works/facilities and land acquisitions necessary to meet the needs of the incoming population and calculates what contribution payment is required for each new residential lot, villa, townhouse or apartment. The Contribution plan is reviewed periodically to ensure that it is up-to-date and provides the best plan for the funding of development related infrastructure.

Council's Capital Works Program and Section 7.11 Developer Contributions Plan determine the provision of most infrastructure services within Byron Shire. Voluntary Planning Agreements between Council and developers are also utilised to implement essential infrastructure and environmental management commitments by one or more landowners in conjunction with changes in zoning or development applications. There is greater flexibility for councils to use planning agreements to address issues early in the planning process and Council has been pro-active in the use of planning agreements. However, planning agreements are voluntary and have to be used reasonably by councils to deliver essential infrastructure outcomes.

Rate revenue is used by Council to deliver a wide range of community services, including infrastructure management. However, the amount of rate revenue available to Council is determined annually by the State government and has been capped for many years. The responsibilities and community expectations on local government have grown significantly during this time and there are limits on councils applying for Special Rate Variations. Similarly, funding from grants and subsidies from State and Federal governments is also limited and cannot be relied on to implement essential infrastructure associated with urban growth.

Section 5: Affordable housing contribution scheme analysis

Purpose of this section

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.

Policy 2 of the Residential Strategy seeks to improve housing choice, diversity and equity. Actions under this policy include the preparation of an affordable housing contribution scheme.

In response Council has adopted a Byron Shire Affordable Housing Contribution Policy setting a framework to advocate for, facilitate, provide and manage affordable housing contributions in Byron Shire acquired through a planning agreement or delivered through an SEPP 70 affordable housing contribution scheme (AHCS). Preparation of a SEPP 70 AHCS for Byron Shire is underway and the Diagram 2 following shows using [Guideline for Developing an Affordable housing Contribution Scheme](#) flow diagram how it links with the strategy preparation process.

Council is required to establish an evidence base, identify areas for rezoning and establish an affordable housing contribution rate. This section provides the evidence and analysis informing the scheme/s as they relates to areas for possible upzoning.

In summary:

- The Residential Strategy (which applies to urban areas) has identified ‘investigation area’ land – the state/community/landowners were informed of the intent for this land to be considered for rezoning and the application of the scheme to investigation area lands
- The Residential Strategy policy framework supports the implementation of a scheme and contributions
- A needs and viability assessment (by Judith Stubbs & Ass.) for these lands has determined it is appropriate to seek a contribution
- An upper limit contribution rate is set in Affordable Housing Contribution the Policy/Procedures - the community / land owners of this land have been advised of this rate by exhibition of these documents
- A contribution may be land, money, gross floor area or a mix of each with % of land or lot as the base unit.

An ‘**investigation area**’ means land considered appropriate to be a future potential residential land release area. Not all land identified as an investigation area will be suitable for development and further detailed assessment will be required usually as part of a planning proposal to change the zoning of the land.

STEPS TAKEN

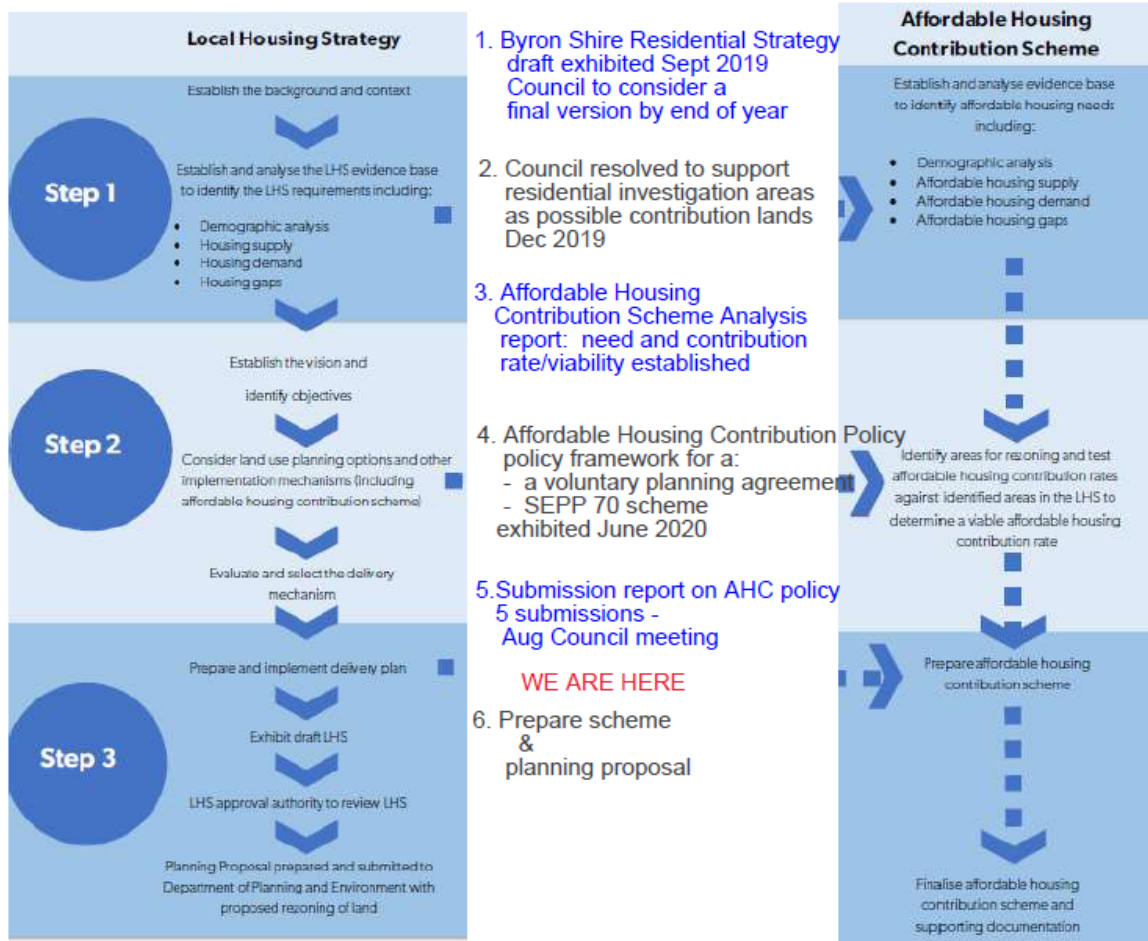


Diagram 5.1: Integrating the Residential Strategy with a SEPP 70 AHC Scheme

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** – this land will be listed, mapped and a contribution rate set. The scheme would make it clear that when the land is rezoned by the landowner a contribution will be sought for that area of land rezoned (upzoned) as not all investigation area may be suitable for rezoning.

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 are to be coupled for gateway/exhibition etc. so the zone /scheme amendments occur simultaneously

Affordable Housing Contribution Scheme: Byron Shire Council



July 2020

**This report has been prepared for
Byron Shire Council**

by

 **JUDITH STUBBS**
& ASSOCIATES

The Old Post Office
231 Princes Hwy, Bulli NSW 2516

Ph: 02 4283 7300
info@judithstubbs.com.au
www.judithstubbs.com.au

This Report has been prepared by:

Judith Stubbs BSW PhD MPIA

John Storer, BE (Civil), Grad Dip (Econ)

Disclaimer

© Judith Stubbs & Associates

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Judith Stubbs & Associates.

Intellectual Property Rights

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Judith Stubbs & Associates and may not be used or disclosed to any party without the written permission of Judith Stubbs & Associates.

Table of Contents

1	Appendix A – Local Housing Needs Assessment	4
1.1	Demographic Analysis	4
1.1.1	Population Change.....	4
1.1.2	Population Age	4
1.1.3	Dwelling requirements	6
1.1.4	Household numbers and types	7
1.1.5	Dwelling Structure	9
1.1.6	Tenure and Landlord types.....	9
1.1.7	Household Income	10
1.1.8	Rental and Mortgage Stress	13
1.1.9	Homelessness.....	14
1.1.10	Other forms of Accommodation	14
1.1.11	Employment Profiles.....	14
1.2	Affordable Housing Supply	19
1.2.1	Rental stock	19
1.2.2	Rental Vacancies	20
1.2.3	Affordable Housing Benchmarks	20
1.2.4	Rental Housing Supply.....	20
1.2.5	Purchase Housing Supply	22
1.2.6	Capacity with existing Land use controls	25
1.2.7	Potential Displacement of existing houses due to redevelopment	25
1.3	Affordable Housing Demand.....	26
1.3.1	Underlying Demand.....	26
1.4	Affordable Housing Gaps.....	26
2	Appendix B – Viability Assessment	27
2.1	Part Lot 350/DP755695 Byron Bay	27
2.1.1	Description	27
2.1.2	Current value of land.....	27
2.1.3	Expected sales price of developed land	27
2.1.4	Development Cost.....	29
2.1.5	Viability Assessment.....	29
2.2	Various lots in and around Mullumbimby	30
2.2.1	Description	30
2.2.2	Current value of land.....	31
2.2.3	Expected sales price of developed land	31
2.2.4	Development Cost.....	32
2.2.5	Viability Assessment.....	33
2.3	Various lots in and around Bangalow.....	34
2.3.1	Description	34
2.3.2	Current value of land.....	35
2.3.3	Expected sales price of developed land	36
2.3.4	Expected development cost.....	37
2.3.5	Viability Assessment.....	37
3	Appendix C – Information Sources	38
4	Appendix D – Estimate of Development Costs and Assessment of Viability	39

Figures

Figure 1.1: Byron LGA Population change over time by age group	5
Figure 1.2: Byron LGA Proportional population change over time by age group	6
Figure 1.3: Byron LGA Implied dwelling projections over time	7
Figure 1.4: Byron LGA Total households and projections over time (Historical Census data adjusted for Census undercounting).	7
Figure 1.5: Byron LGA Household type and projections over time by number (Historical Census data adjusted for Census undercounting).	8
Figure 1.6: Byron LGA Household type and projections over time by proportion (Historical Census data adjusted for Census undercounting).	8
Figure 1.7: Byron LGA Dwelling structure compared to Rest of NSW and NSW.	9
Figure 1.8: Byron LGA Tenure and landlord type compared to Rest of NSW and NSW.	10
Figure 1.9: Byron Household income distribution compared to Rest of NSW and NSW.	12
Figure 1.10: Byron LGA Industry of employment for usual residents compared to Rest of NSW.	15
Figure 1.11: Byron LGA Industry of employment for usual residents compared to Rest of NSW.	16
Figure 1.12: Byron LGA Total personal income for those who work in Byron LGA (POW), those who live in Byron LGA (PUR), those who live and work in Byron and Rest of NSW.	17
Figure 1.13: Employment Centres around Byron LGA showing people employed by DZN.	18

Tables

Table 1.1: Proportion of very low, low and moderate income households in Byron LGA compared to Rest of NSW	10
Table 1.2: Number and proportion of Households in rental stress in Byron LGA compared to Rest of NSW	13
Table 1.3: Number and proportion of Households in mortgage stress in Byron LGA compared to Rest of NSW	14
Table 1.4: Rental Stock in Byron LGA at 2016 Census	19
Table 1.5: Relevant Affordable Housing Income and Cost Benchmarks – Rest of NSW	20
Table 1.6: Rents for Byron LGA by bedroom number (all dwellings) compared to Rest of NSW, June Quarter 2019	21
Table 1.7: Rents for Byron LGA by bedroom number and quartile	21
Table 1.8: Median rents for Byron LGA by Suburb	22
Table 1.9: Purchase prices for Byron LGA (all dwellings) compared to Rest of NSW, March Quarter 2019	22
Table 1.10: Sales for Byron LGA for non-strata properties by bedroom number and quartile.	23
Table 1.11: Median sales prices for non-strata properties for Byron LGA by Suburb	23
Table 1.12: Sales for Byron LGA for strata properties by bedroom number and quartile.	24
Table 1.13: Median sales prices for strata properties for Byron LGA by Suburb	24

Table 1.14: Sales for Byron LGA for vacant land by quartile.	25
Table 1.15: Median sales prices for vacant land for Byron LGA by Suburb	25
Table 2.1: Multi-variate linear regression analysis for residential property sales in Byron Bay ($R^2=0.19$)	28
Table 2.2: Estimated sales price of lots in the proposed area under varying assumptions	29
Table 2.3: Possible area for residential, Mullumbimby	30
Table 2.4: Multi-variate linear regression analysis for rural property sales in Mullumbimby ($R^2=0.86$, $n=12$)	31
Table 2.5: Multi-variate linear regression analysis for vacant land sales in Mullumbimby ($R^2=0.62$, $n=21$)	32
Table 2.6: Estimated sales price of lots in the proposed area under varying assumptions	32
Table 2.7: Possible area for residential, Bangalow	34
Table 2.8: Multi-variate linear regression analysis for property sales in Bangalow ($R^2=0.76$, $n=28$)	35
Table 2.9: Multi-variate linear regression analysis for vacant land sales in Bangalow ($R^2=0.15$, $n=11$)	36
Table 2.10: Estimated sales price of lots in the proposed area under varying assumptions	36

1 Appendix A – Local Housing Needs Assessment

1.1 Demographic Analysis

1.1.1 Population Change

The 2019 Population Projections indicate that the population of Byron LGA is estimated to increase by 4,550 people between 2016 and 2041, from 33,400 to 37,950. This is a 14% increase.

Byron is estimated to continue growing as people move into the area, particularly those around retirement age.

The working age population (aged 15-64) is estimated to remain stable, moving from 22,350 in 2016 to 21,450 in 2041 – a change of 900.

The number of children aged 14 and under is estimated to change by 50 children, from 5,650 in 2016 to 5,700 in 2041.

The number of people aged 65 and over is estimated to increase from 5,450 in 2016 to 10,800 by 2041 – a change of 5,350.¹

1.1.2 Population Age

The graph below shows estimated population change by age group for Byron Shire between 2016 and 2041.

¹ NSW Government (2019) *Byron Shire Council 2019 NSW Population Projections*.

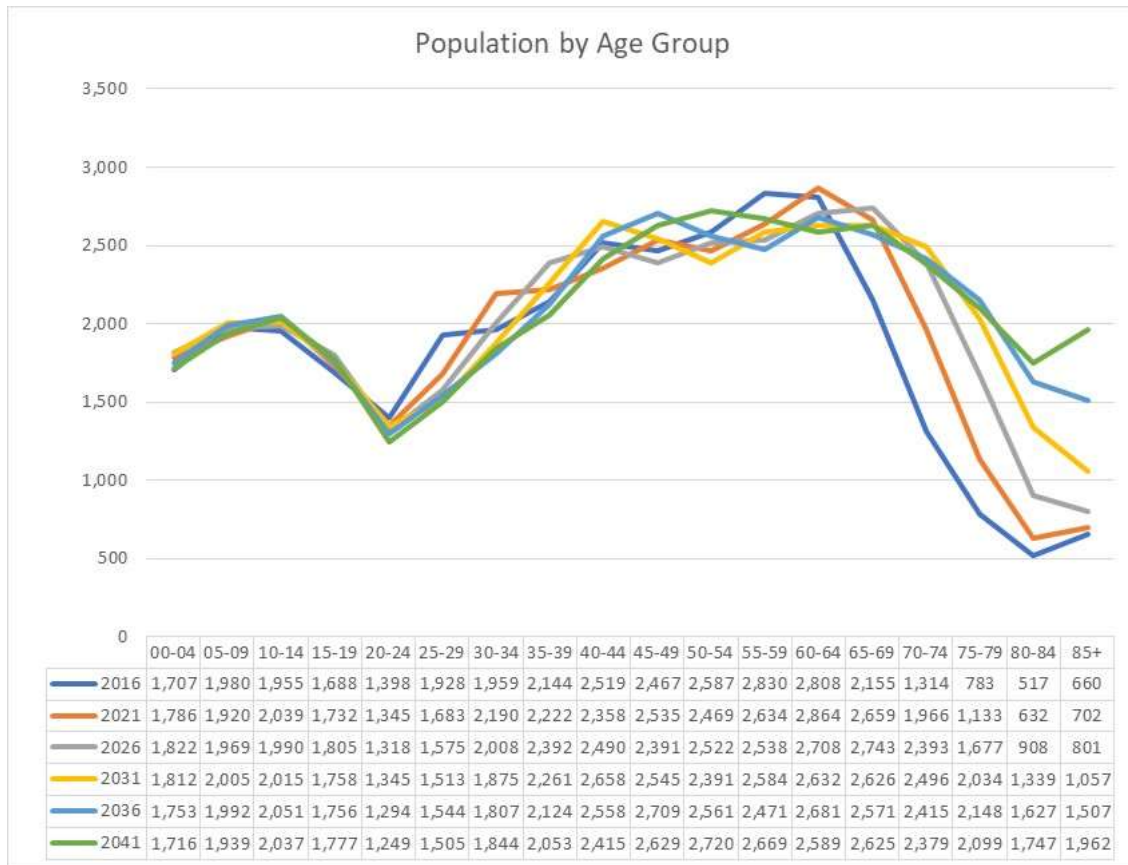


Figure 1.1: Byron LGA Population change over time by age group

Source: NSW Government 2019, JSA calculations

The graph below shows the proportional change in the age distribution in Byron Shire over time. On a proportional basis, the Shire is expected to age, with the proportion of people aged over 65 increasing from 16.3% in 2016 to 28.5% in 2041.

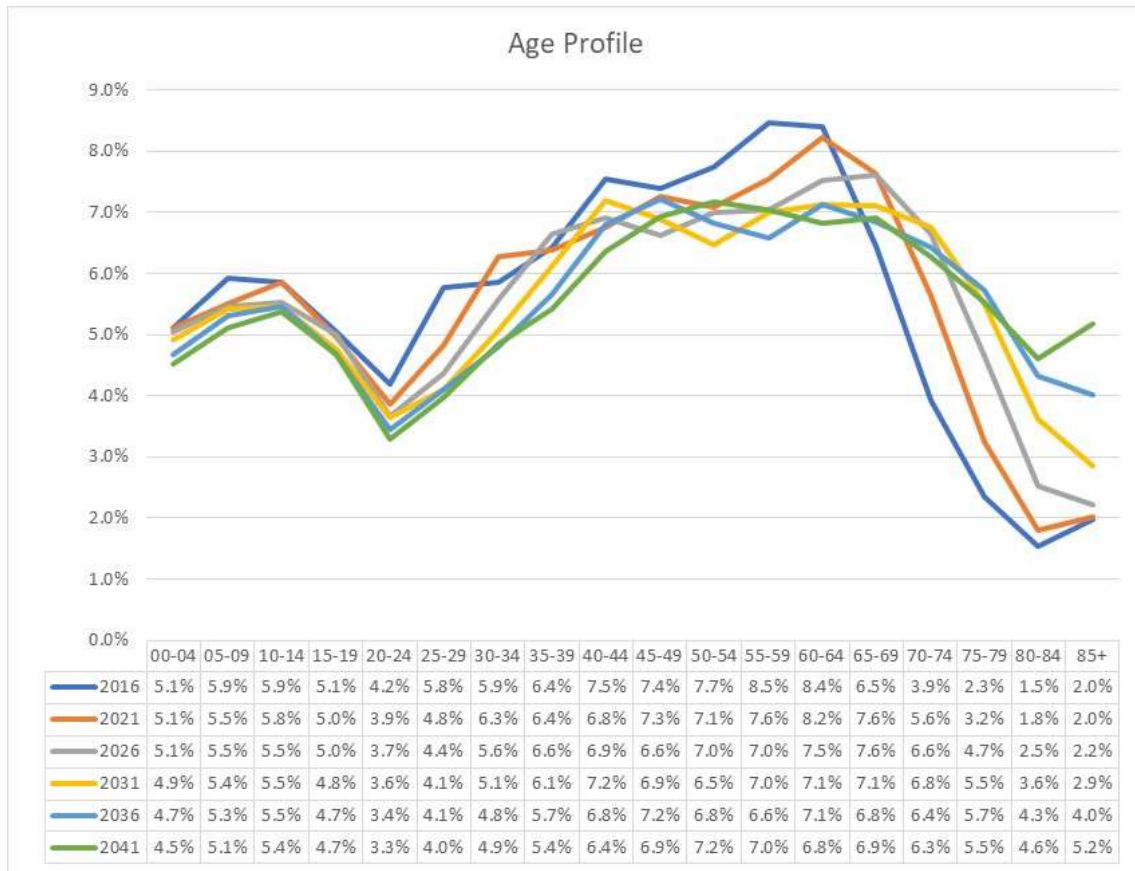


Figure 1.2: Byron LGA Proportional population change over time by age group

Source: NSW Government 2019, JSA calculations

1.1.3 Dwelling requirements

The graph below shows the implied dwelling projections for Byron Shire for 2016-2041. An additional 3,393 dwellings are required between 2016 and 2041, a proportional increase of 20%. This is greater than the expected 14% increase in population and this would be expected due to the ageing population and the commensurate reduction in average household size.

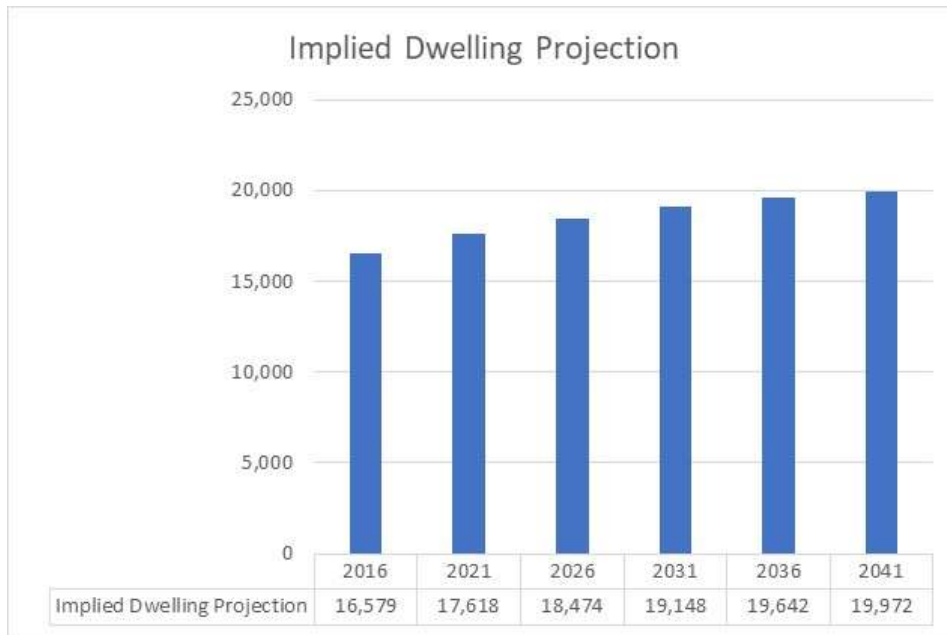


Figure 1.3: Byron LGA Implied dwelling projections over time

Source: NSW Government 2019, JSA calculations

1.1.4 Household numbers and types

The graphs below show the historical and projected change in household numbers and types over time. The number of households is projected to increase over time, in line with implied dwelling projections. As would be expected from the predicted ageing of the population, the majority of the growth is in Couple Only and Lone Person households.

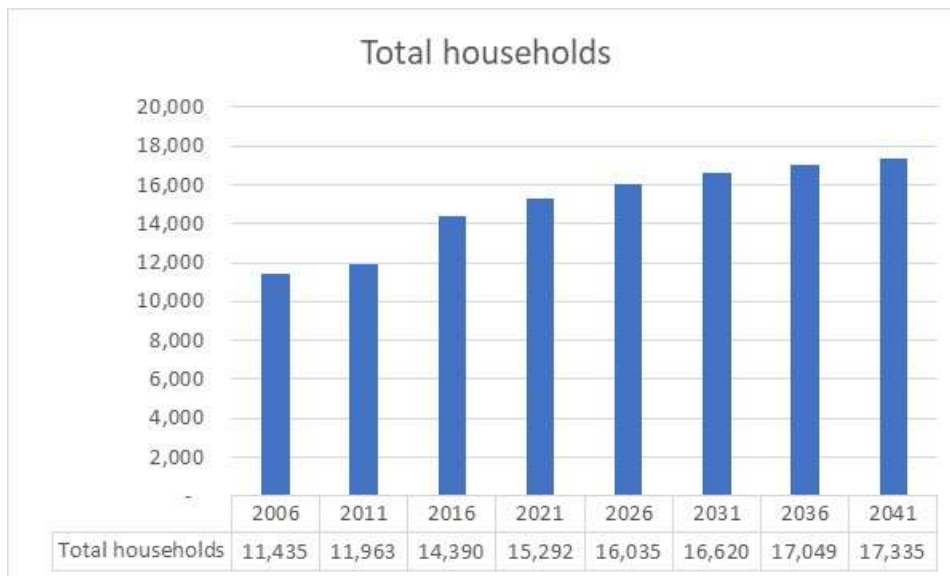


Figure 1.4: Byron LGA Total households and projections over time (Historical Census data adjusted for Census undercounting).

Source: ABS Census, NSW Government 2019, JSA calculations

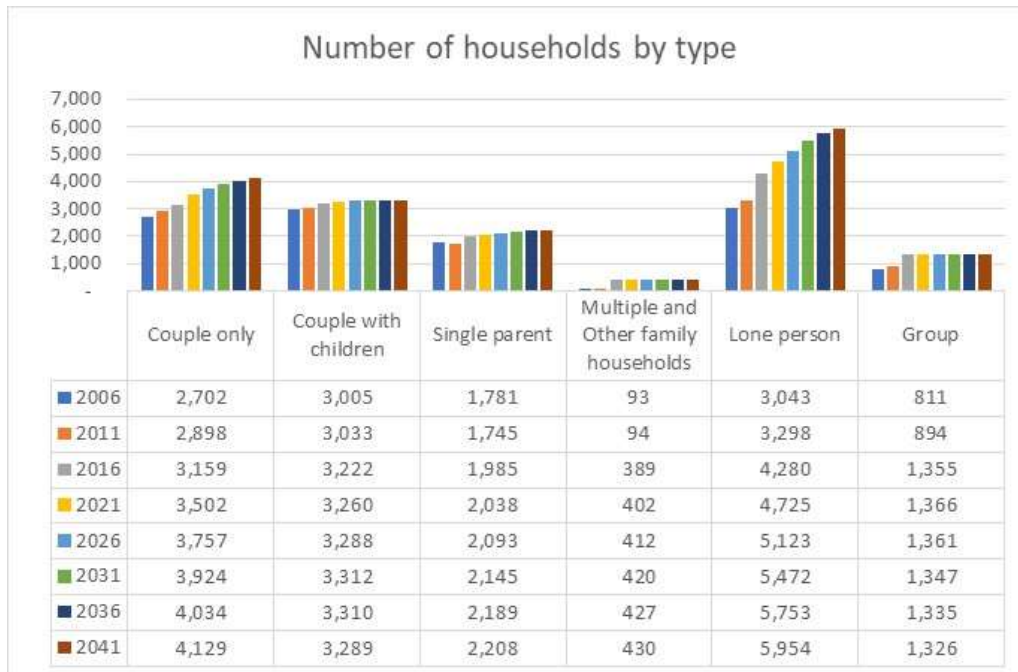


Figure 1.5: Byron LGA Household type and projections over time by number (Historical Census data adjusted for Census undercounting).

Source: ABS Census, NSW Government 2019, JSA calculations

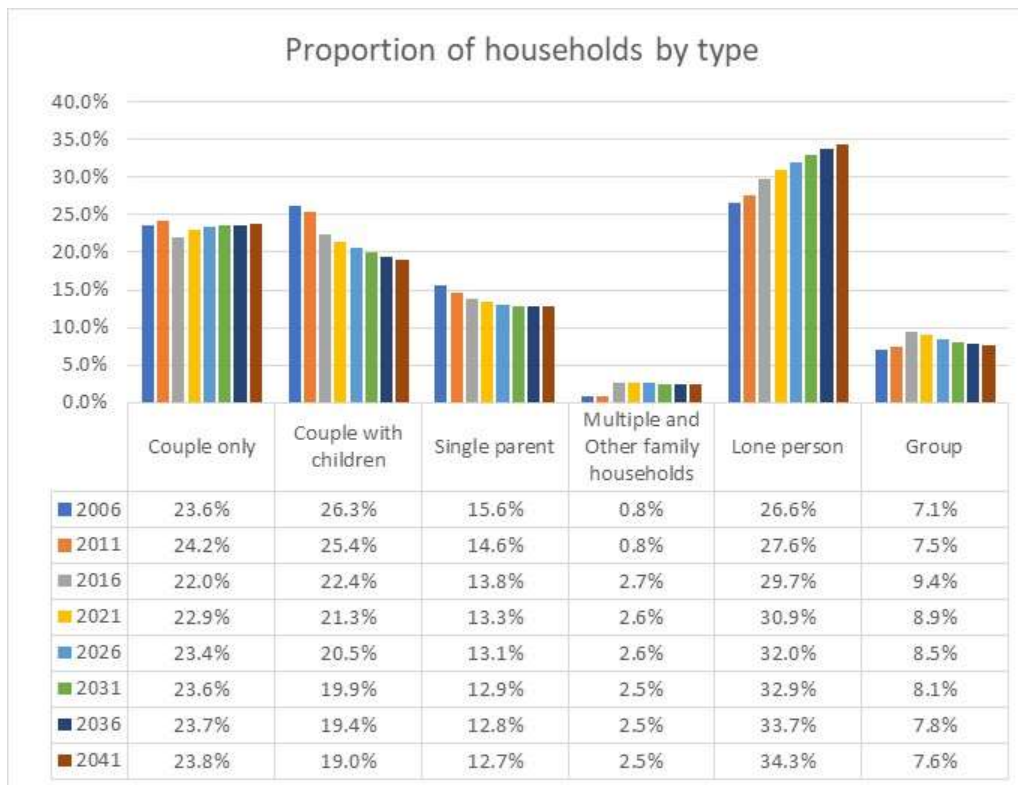


Figure 1.6: Byron LGA Household type and projections over time by proportion (Historical Census data adjusted for Census undercounting).

Source: ABS Census, NSW Government 2019, JSA calculations

1.1.5 Dwelling Structure

The mix of dwellings in Byron Shire is similar to Rest of NSW (NSW excluding Greater Sydney), although there is a high proportion of other dwellings, with these consisting of caravans, cabins and people living in improvised dwellings. Compared to NSW, Byron is undersupplied with apartments.

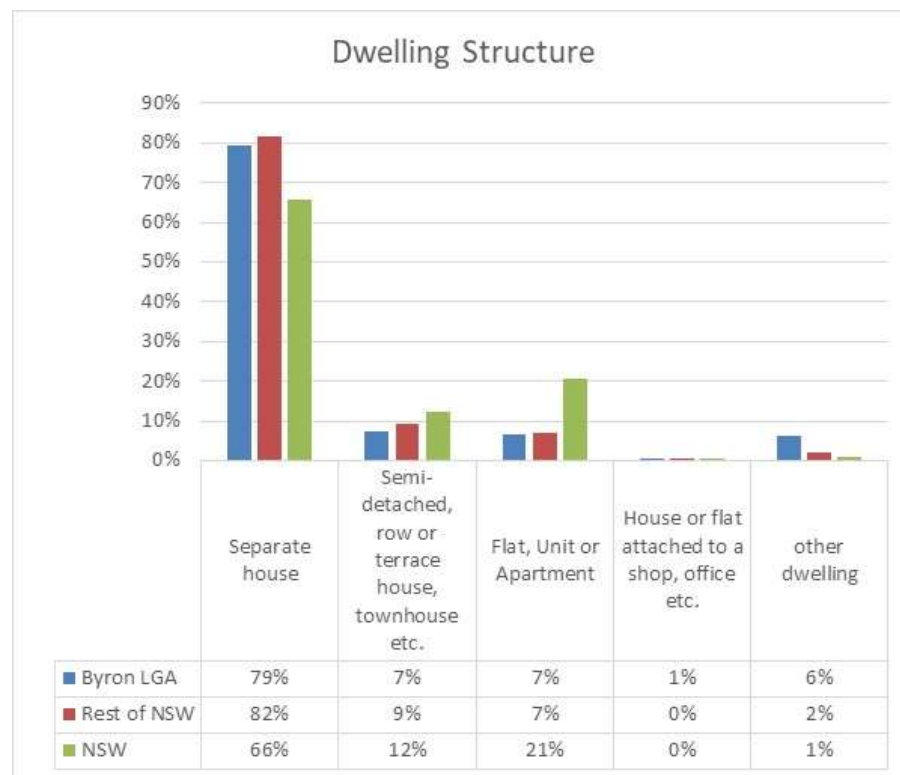


Figure 1.7: Byron LGA Dwelling structure compared to Rest of NSW and NSW.

Source: ABS Census, JSA calculations

1.1.6 Tenure and Landlord types

The graph below shows tenure and landlord types for Byron LGA compared to Rest of NSW and NSW. Compared to Rest of NSW, Byron LGA is characterised by high levels of private rental, low levels of social rental (rental from State Housing Authority and from Community Housing Providers), and lower levels of purchasing.

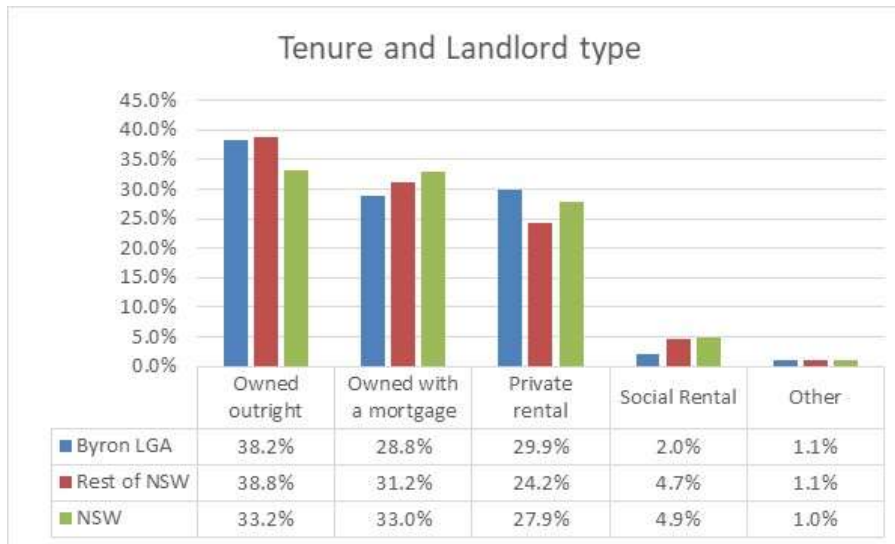


Figure 1.8: Byron LGA Tenure and landlord type compared to Rest of NSW and NSW.

Source: ABS Census, JSA calculations

1.1.7 Household Income

In 2016, the median household weekly income in Byron LGA was \$1,143 compared to \$1,166 for Rest of NSW and \$1,482 for NSW.

Using the definitions in section 8 of SEPP 70, for the Rest of NSW in 2016 very low income households earned less than \$583 per week, low income households earned between \$583 and \$933 per week and moderate income households earned between \$933 and \$1,399 per week.

The table below shows the distribution of household incomes for Byron LGA compared to Rest of NSW. Byron LGA has slightly higher proportions of very low income households and moderate income households, and lower proportions of higher income households.

Table 1.1: Proportion of very low, low and moderate income households in Byron LGA compared to Rest of NSW

	Byron LGA	Rest of NSW
Very low income households (less than \$583 per week)	22.1%	21.0%
Low income households (\$583-\$933 per week)	18.3%	18.8%
Moderate income households (\$933-\$1,399 per week)	18.9%	17.8%
Higher income households (more than \$1,399 per week)	40.7%	42.4%

Source: ABS Census 2016, JSA calculations

Table Notes:

(1) Excludes Negative and Nil Income

(2) Results obtained from linear interpolation within Census income bands

The graph below shows the income distribution for Byron LGA compared to Rest of NSW and NSW.

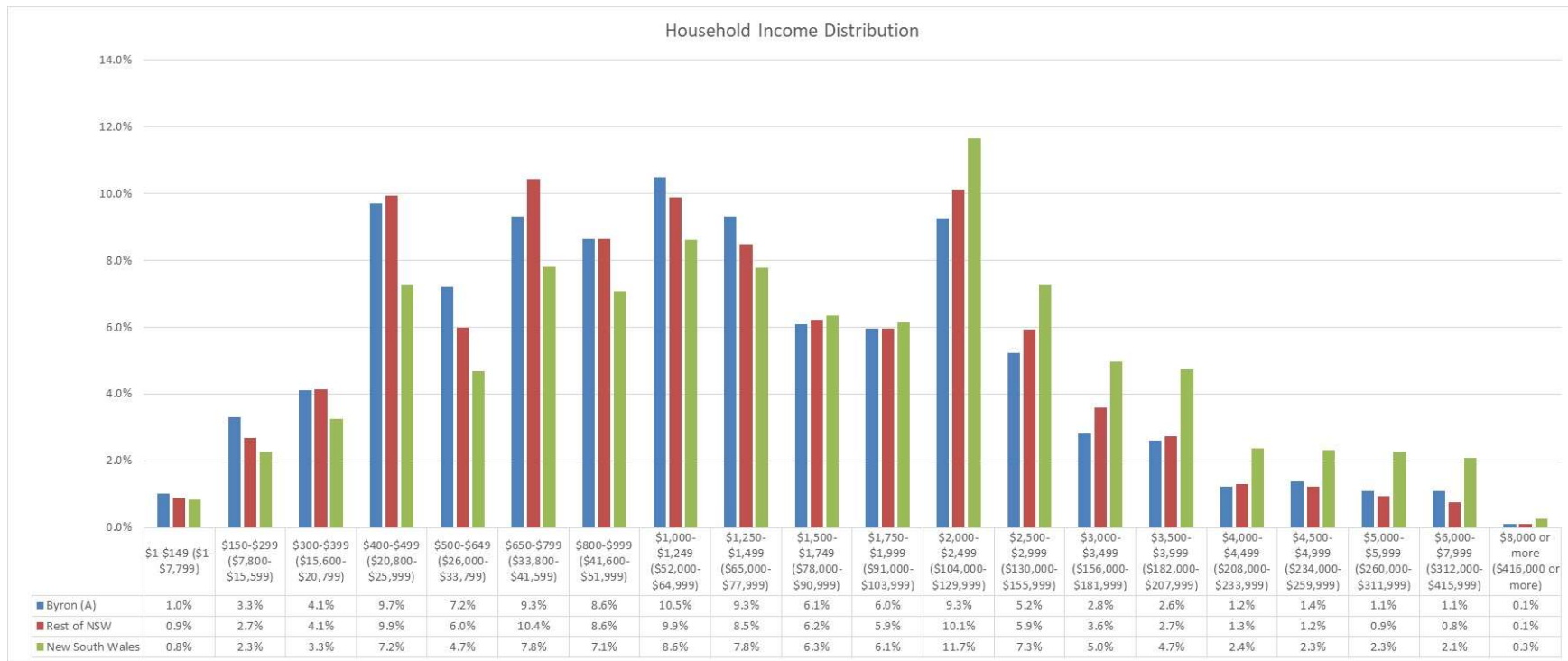


Figure 1.9: Byron Household income distribution compared to Rest of NSW and NSW.

Source: ABS Census, JSA calculations

1.1.8 Rental and Mortgage Stress

Housing is 'affordable' when very low, low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay less than 30% of their gross household income on housing costs. Households paying more than 30% of total household income in mortgage or rental payments are considered to be in rental or mortgage stress.

The table below shows housing stress for renters in Byron LGA compared to Rest of NSW. Byron LGA has very high levels of housing stress by comparison with Rest of NSW, and, contrary to Rest of NSW, a large majority of moderate income households are in housing stress. Amongst very low income households, 60% are spending more than 50% of gross household income on rental, compared to 43% for Rest of NSW.

Table 1.2: Number and proportion of Households in rental stress in Byron LGA compared to Rest of NSW

	Byron LGA	Rest of NSW
Very low income households (less than \$583 per week)	85% (801 households)	77%
Low income households (\$583-\$933 per week)	80% (581 Households)	59%
Moderate income households (\$933-\$1,399 per week)	71% (538 Households)	33%

Source: ABS Census 2016, JSA calculations

Table Notes:

- (1) Excludes Negative and Nil Income
- (2) Results obtained using centres of income and rental payment bands

The table below shows housing stress for purchasers in Byron LGA compared to Rest of NSW. Byron LGA has high levels of housing stress by comparison with Rest of NSW, and, similar to renters, there are higher levels of housing stress among low and moderate income households.

Table 1.3: Number and proportion of Households in mortgage stress in Byron LGA compared to Rest of NSW

	Byron LGA	Rest of NSW
Very low income households (less than \$583 per week)	65% (184)	58%
Low income households (\$583-\$933 per week)	62% (220)	49%
Moderate income households (\$933-\$1,399 per week)	47% (264)	36%

Source: ABS Census 2016, JSA calculations

Table Notes:

- (1) Excludes Negative and Nil Income
- (2) Results obtained using centres of income and rental payment bands

1.1.9 Homelessness

Detailed homelessness data is not available for Byron LGA, however some indicators are available. In 2016, there were 58 people living in severely overcrowded dwellings (needing an additional four or more bedrooms) in Byron LGA, and there were 283 people living in improvised dwellings or sleeping out. People living in improvised dwellings comprised 0.84% of people in Byron LGA, compared to 0.14% of people for Rest of NSW.

1.1.10 Other forms of Accommodation

In addition, 2.3% of occupied private dwellings in Byron LGA in 2016 were located in caravan parks or camping grounds,² compared with 1.0% for Rest of NSW.³

Byron LGA is also undersupplied with self contained accommodation in retirement villages with this comprising 0.5% of occupied private dwellings compared to 2.0% for Rest of NSW.

1.1.11 Employment Profiles

Employment Sectors

The graph below shows the main industries of employment for people who live in Byron LGA. The profile is generally similar to that for Rest of NSW, however there are higher levels of employment in accommodation and food services and in professional, scientific and technical services; and lower levels of employment in agriculture, forestry and fishing, mining and manufacturing.

² Excluding visitor only households.

³ This may include some of the improvised dwellings identified under homelessness, such as people living in tents in caravan parks.

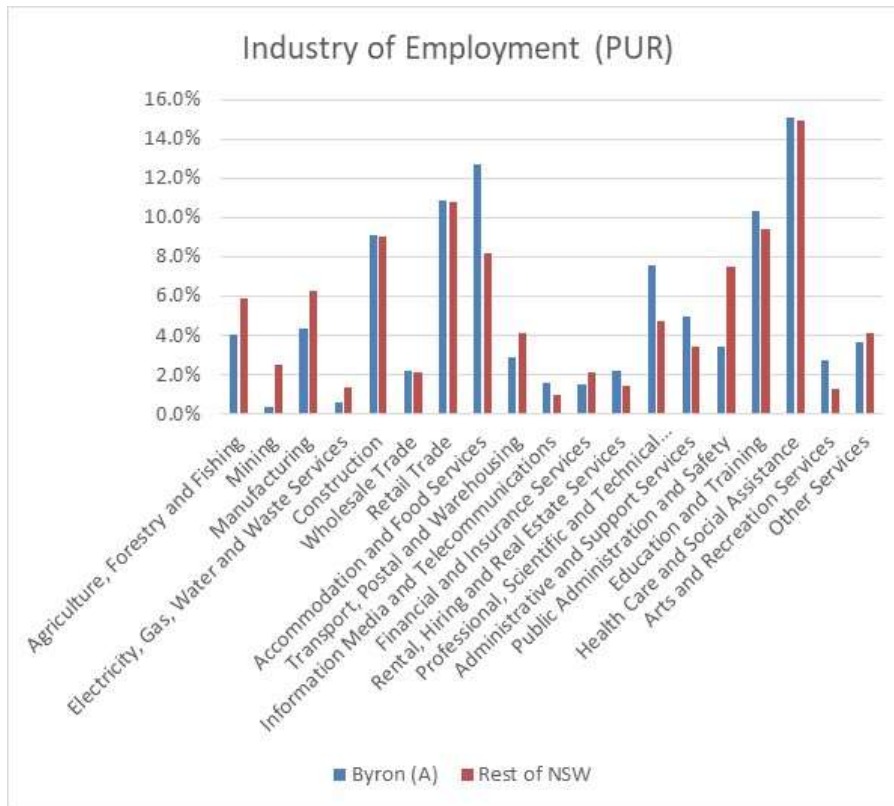


Figure 1.10: Byron LGA Industry of employment for usual residents compared to Rest of NSW.

Source: ABS Census, JSA calculations

The graph below shows industry of employment for people working in Byron LGA. While there are some differences, these are likely accounted for by residents who do not have a fixed place of work, such as some working in Construction and Health Care and Social Assistance who may travel to different places of work throughout the year.

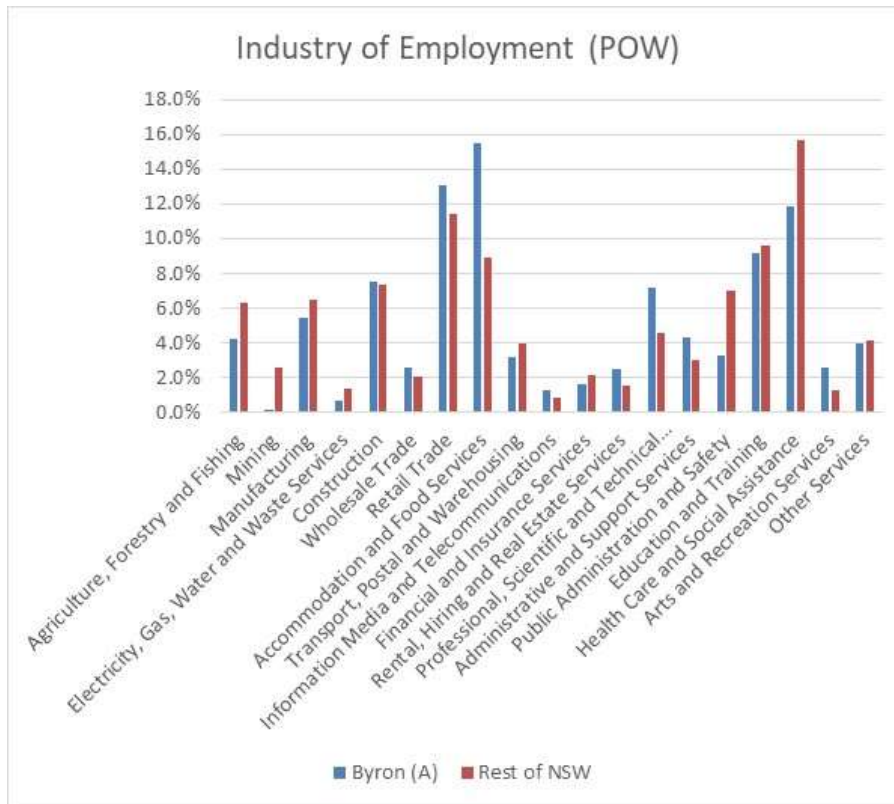


Figure 1.11: Byron LGA Industry of employment for usual residents compared to Rest of NSW.

Source: ABS Census, JSA calculations

Workforce Containment

At the 2016 Census, 12,963 people were counted who worked in Byron LGA. At the same time, there were 13,559 working people living in Byron LGA. Of these, 9,564 lived and worked in Byron LGA and another 1,005 had no fixed address for place of work,⁴ meaning that 78% of the Byron work force worked within the LGA. Similarly, 74% of those who worked in Byron LGA also lived there, suggesting a high level of work force containment.

Income and wages profile

The graph below shows the income and wage profile for those who work in Byron and workers who live in Byron compared to the Rest of NSW. Both workers who live in Byron LGA and those who work in Byron LGA have lower levels of total personal income compared to Rest of NSW. The wage profile of those who work in Byron LGA is somewhat less than that of workers who live in Byron, as is the wage profile of those who live and work in Byron, suggesting that workers who travel outside Byron for work are likely to be better off.

⁴ Such as tradesmen who may work out of a van and attend different work sites through the day.

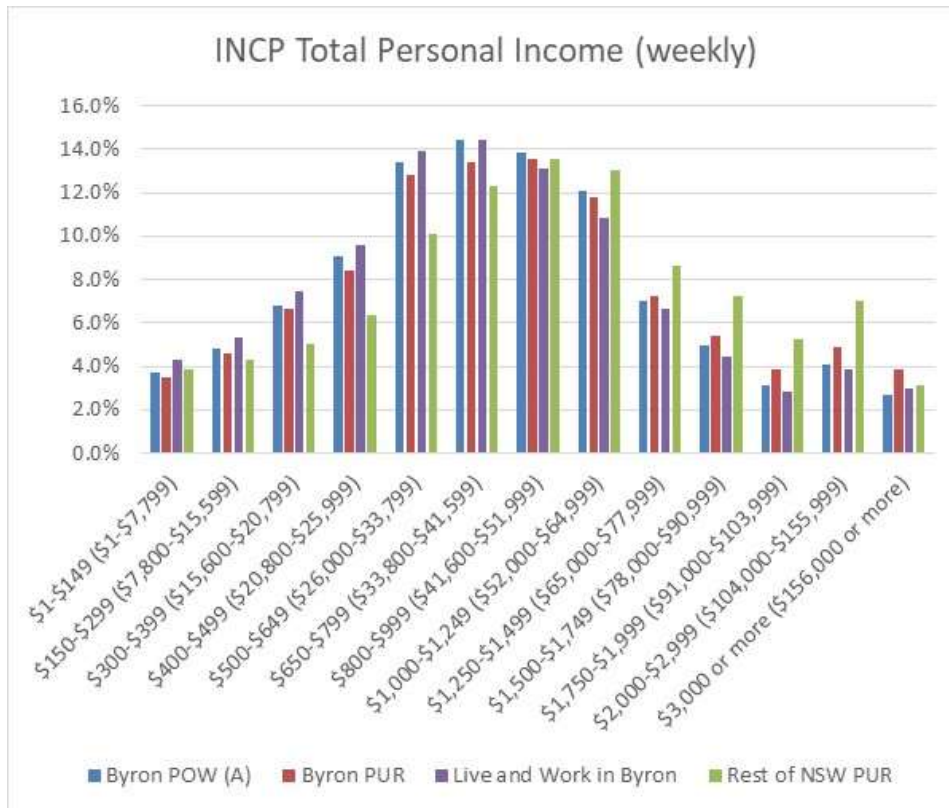


Figure 1.12: Byron LGA Total personal income for those who work in Byron LGA (POW), those who live in Byron LGA (PUR), those who live and work in Byron and Rest of NSW.

Source: ABS Census, JSA calculations

Affordability and Public Transport

The detailed housing market analysis below shows that there are limited opportunities for the market to meet the demand for affordable housing in Byron LGA and significant underlying demand for affordable housing. In addition to this, there is likely to be demand for smaller dwellings such as self contained units in retirement villages, residential flat buildings and multi-dwelling housing from the increasing number of smaller households and from the generally lower rents and purchase prices (though not affordable) of smaller forms of housing.

The analysis above concludes that there is a gap between the current needs and supply of rental accommodation for very low, low, and moderate income households and so the development of an affordable housing contribution scheme, if viable, is warranted.

The map below shows employment centres in and around Byron LGA. The major employment centre in Byron LGA is centred on Byron Bay township, with a secondary employment centre in Mullumbimby. There is limited morning peak hour public transport access to these centres for workers, with the 640 bus service from southern coastal areas reaching Byron Bay at 07.55 and 08.40 and reaching Mullumbimby at 08.25 and the 645 bus service from northern coastal areas reaching Byron Bay at 08.45 and Mullumbimby at 08.20.

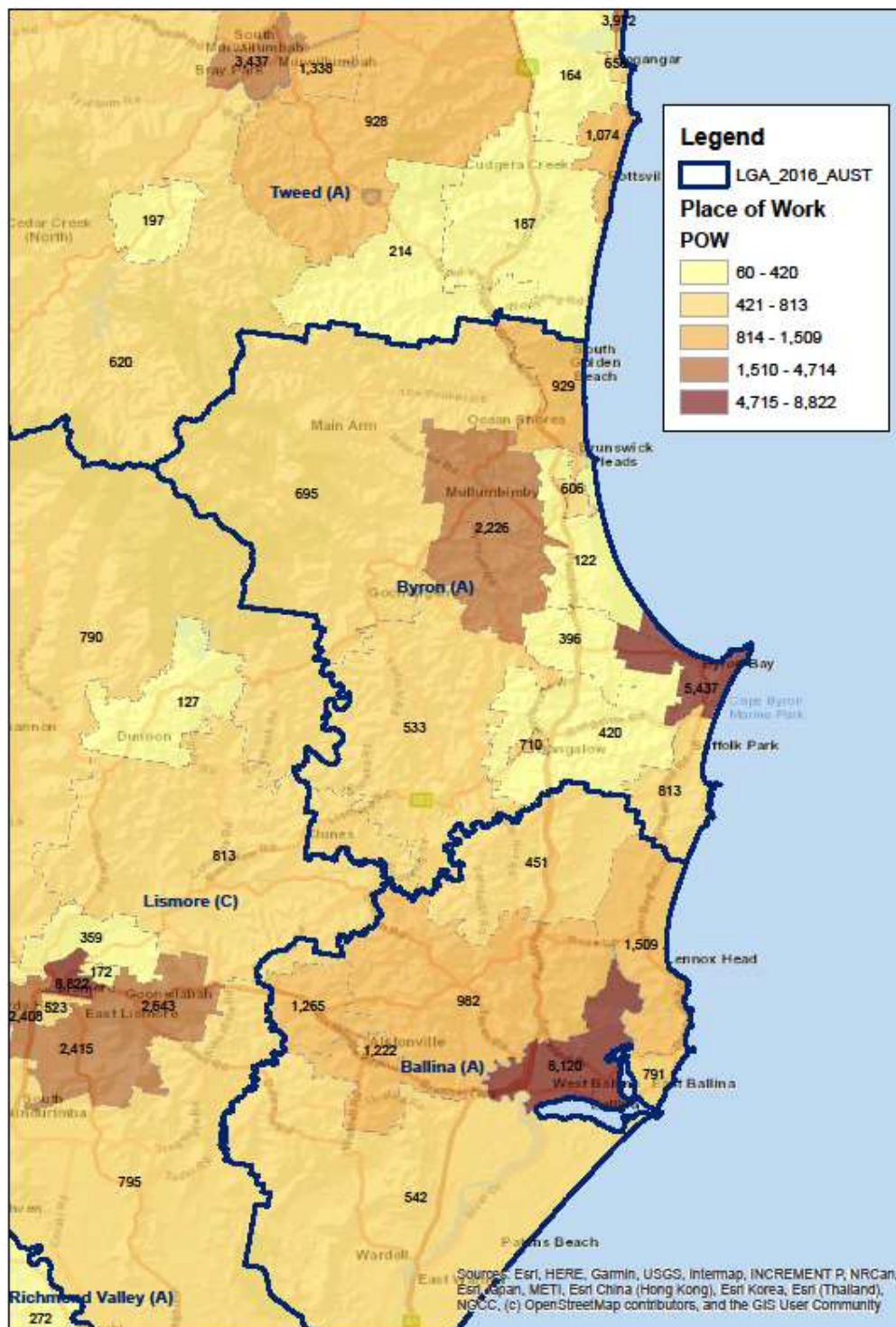


Figure 1.13: Employment Centres around Byron LGA showing people employed by DZN.

Source: ABS Census

Potential changes in the community's employment structure

We are not aware of any planned changes to the community's employment structure.

Potential fluctuations in the area's residential real estate market

There is likely to be demand for tourist accommodation within Byron LGA. At the 2016 census, 13.2% of dwellings in Byron LGA were unoccupied and 4.6% were visitor only households; compared to 12.4% and 1.7% respectively for Rest of NSW. There may also be seasonal fluctuations due to tourism impact, with tenants displaced during the peak holiday period in favour of tourism lettings.

1.2 Affordable Housing Supply

1.2.1 Rental stock

The table below shows rental stock and very low, low and moderate income renters in Byron LGA at the 2016 Census. Byron LGA had similar proportions of very low, low and moderate income households compared to Rest of NSW but had much lower levels of affordable rental stock, with rates around half of those for Rest of NSW. In Byron LGA, 53.1% of rental stock was affordable to very low, low and moderate income households compared to 95.4% of stock in Rest of NSW.

Table 1.4: Rental Stock in Byron LGA at 2016 Census

	Byron LGA			Rest of NSW		
	Proportion of Renting Households	Proportion of rental stock affordable (excluding social housing)	Social housing as a proportion of rental stock	Proportion of Renting Households	Proportion of rental stock affordable (excluding social housing)	Social housing as a proportion of rental stock
Very low income households	26.4%	6.8%	6.3%	26.9%	40.6%	16.4%
Low income households	21.6%	12.4%		22.5%	25.2%	
Moderate income households	20.1%	27.6%		19.6%	13.2%	
Total	68.1%	46.8%	6.3%	69.0%	79.0%	16.4%

Source: ABS Census 2016, JSA calculation

- (1) Proportions of rental stock are not cumulative, that is housing that is affordable to very low income households is also affordable to low income households but is not included in the total for low income households.
- (2) Households with negative/nil income excluded.

1.2.2 Rental Vacancies

A survey was conducted of real estate agents in Byron Shire in the week of 6 January 2020. Thirteen provided information on the size of their rent roll and the current level of vacancies. The total rent roll across these agencies was estimated at 1,319 with 60 vacancies, giving a vacancy rate of 4.5%. The vacancies appeared to be mostly for larger properties, with few if any, affordable to moderate income households. While this vacancy rate may be expected to lead to downward pressure on rents, this does not seem to be the case in Byron, as shown by the rental supply analysis below.

1.2.3 Affordable Housing Benchmarks

The table below shows affordable housing benchmarks based on no more than 30% of total household income being expended on rent or mortgage payments for very low, low and moderate income households.

Table 1.5: Relevant Affordable Housing Income and Cost Benchmarks – Rest of NSW

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Rest of NSW	50-80% of Gross Median H/H Income for Rest of NSW	80%-120% of Gross Median H/H Income for Rest of NSW
Income Range (2)	<\$616 per week	\$617-\$985 per week	\$986-\$1,478 per week
Affordable Rental Benchmarks (3)	<\$184 per week	\$185-\$295 per week	\$296-\$443 per week
Affordable Purchase Benchmarks (4)	<\$200,000	\$200,001-\$327,500	\$327,501-\$493,750

Source: JSA 2019, based on data from ABS (2016) Census and ABS (2019) Consumer Price Index, ANZ online home loan repayment calculator, www.anz.com.au/personal/home-loans/calculators-tools/calculate-repayments/

(1) All values reported are in September Quarter 2019 dollars

(2) Total weekly household income

(3) Calculated as 30% of total household income

(4) Calculated using ANZ Loan Repayment Calculator, using 27 November 2019 interest rate (4.19%) and assuming a 20% deposit for a 30 year ANZ Standard Variable Home Loan and 30% of total household income as repayments. Available interest rate for repayments for very low income households was 4.29%.

1.2.4 Rental Housing Supply

The table below shows rental data for the June quarter 2019 for Byron LGA compared to Rest of NSW. Of the dwellings for rent in Byron LGA, no product was affordable to very low or low income households, and the only product affordable to moderate income households was a one bedroom dwelling, with these comprising 12% of dwellings. A first quartile one bedroom dwelling

was affordable to most moderate income households, a median one bedroom dwelling was affordable to 60% of moderate income households and a third quartile one bedroom dwelling was affordable to 5% of moderate income households. Rents in Byron LGA are typically 80% higher than those for Rest of NSW.

Table 1.6: Rents for Byron LGA by bedroom number (all dwellings) compared to Rest of NSW, June Quarter 2019

	Byron LGA			Rest of NSW	
	First Quartile	Median	Third Quartile	Number of New Bonds	Median
Bedsits	-	-	-	-	\$245
One Bedroom	\$300	\$355	\$435	40	\$210
Two Bedrooms	\$450	\$510	\$600	75	\$280
Three Bedrooms	\$580	\$650	\$750	138	\$350
Four or more Bedrooms	\$683	\$850	\$1,000	74	\$440

Source: NSW Rent and Sales Report

A rental snapshot was conducted for Byron LGA for 3 January 2020 using domain.com.au. Results are shown in the table below. Of the 92 properties identified for rent, a single one bedroom dwelling in Brunswick Heads was affordable to a very low income household (1% of dwellings), two one bedroom dwellings in Brunswick Heads were affordable to a very low income household (2% of dwellings) and 12 dwellings were affordable to moderate income households (12% of dwellings). Brunswick Heads was the only suburb where a median rental dwelling was affordable to a moderate income household.

Table 1.7: Rents for Byron LGA by bedroom number and quartile

	Byron LGA			Number of properties
	First Quartile	Median	Third Quartile	
Bedsits	\$475	\$500	\$525	2
One Bedroom	\$348	\$400	\$500	16
Two Bedrooms	\$509	\$596	\$630	10
Three Bedrooms	\$610	\$700	\$800	37
Four or more Bedrooms	\$745	\$950	\$1,375	27

Source: domain.com.au 3 January 2020, JSA calculation

Table 1.8: Median rents for Byron LGA by Suburb

	Median Rent	Number of Properties
Bangalow	\$725	8
Brunswick Heads	\$370	8
Byron Bay	\$700	19
Clunes	\$550	3
Ewingsdale	\$1,250	7
Mullumbimby	\$1,200	3
Newrybar	\$1,200	3
Ocean Shores	\$595	15
South Golden Beach	\$688	4
Suffolk Park	\$950	13

Source: domain.com.au, 3 January 2020, JSA calculation

1.2.5 Purchase Housing Supply

The table below shows sales data for the March quarter 2019 compared to Rest of NSW. No product was affordable to any very low, low or moderate income household. Sales prices in Byron LGA are typically 120% greater than sales prices for Rest of NSW.

Table 1.9: Purchase prices for Byron LGA (all dwellings) compared to Rest of NSW, March Quarter 2019

	Byron LGA				Rest of NSW
	First Quartile	Median	Third Quartile	Number of sales	Median
Non Strata	\$760,000	\$945,000	\$1,250,000	69	\$413,000
Strata	\$663,000	\$753,000	\$874,000	<30	\$355,000

Source: NSW Rent and Sales Report

Greater detail is available using sales data from the EAC RedSquare Data Base. This provides sales data by strata and non-strata, number of bedrooms, suburb and land size amongst other detail. The tables below show sales data for Byron LGA for non-strata properties by number of bedrooms

and for selected suburbs. No non-strata property is affordable to any very low, low or moderate income household for any bedroom number or in any suburb.

Table 1.10: Sales for Byron LGA for non-strata properties by bedroom number and quartile.

	First Quartile	Median	Third Quartile	Number of sales
Two Bedrooms	\$689,000	\$772,000	\$1,123,000	14
Three Bedrooms	\$692,000	\$800,000	\$1,104,000	124
Four or more Bedrooms	\$880,000	\$1,095,000	\$1,480,000	93

Source: EAC Redsquare data base accessed 7 January 2020, JSA calculation

Table Notes:

- (1) Search excluded properties greater than 1,000 m² in area to exclude rural residential sales.
- (2) Recorded sales since 1 January 2019.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. bedrooms or price not stated.

Table 1.11: Median sales prices for non-strata properties for Byron LGA by Suburb

	First Quartile	Median	Third Quartile	Number of Sales
Bangalow	\$843,000	\$983,000	\$1,156,000	28
Brunswick Heads	\$833,000	\$1,050,000	\$1,215,000	12
Byron Bay	\$1,031,000	\$1,370,000	\$2,000,000	53
Mullumbimby	\$640,000	\$700,000	\$789,000	46
New Brighton	\$740,000	\$1,030,000	\$1,495,000	5
Ocean Shores	\$639,000	\$737,000	\$819,000	59
South Golden Beach	\$785,000	\$931,000	\$1,086,000	18
Suffolk Park	\$970,000	\$1,170,000	\$1,475,000	33

Source: EAC Redsquare data base accessed 7 January 2020, JSA calculation

Table Notes:

- (1) Search excluded properties greater than 1,000 m² in area to exclude rural residential sales.
- (2) Recorded sales since 1 January 2019.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.

The tables below shows sales data for Byron LGA for strata properties by number of bedrooms and for selected suburbs. No strata property is affordable to any very low or low income household and the only strata property affordable to a moderate income household is a first quartile dwelling in Ocean Shores.

Table 1.12: Sales for Byron LGA for strata properties by bedroom number and quartile.

	First Quartile	Median	Third Quartile	Number of sales
One Bedroom	\$585,000	\$640,000	\$740,000	6
Two Bedrooms	\$623,000	\$708,000	\$825,000	44
Three Bedrooms	\$675,000	\$754,000	\$864,000	70
Four or more Bedrooms	\$905,000	\$1,575,000	\$2,550,000	5

Source: EAC Redsquare data base accessed 7 January 2020, JSA calculation

Table Notes:

- (1) Recorded sales since 1 January 2019.
- (2) Data excludes low cost sales between related people and sales with inadequate data e.g. bedrooms or price not stated.

Table 1.13: Median sales prices for strata properties for Byron LGA by Suburb

	First Quartile	Median	Third Quartile	Number of Sales
Brunswick Heads	\$653,000	\$683,000	\$839,000	9
Byron Bay	\$697,000	\$800,000	\$1,000,000	94
Mullumbimby	\$639,000	\$695,000	\$745,000	6
Ocean Shores	\$435,000	\$615,000	\$683,000	35
South Golden Beach	\$619,000	\$668,000	\$715,000	6
Suffolk Park	\$744,000	\$795,000	\$869,000	20

Source: EAC Redsquare data base accessed 7 January 2020, JSA calculation

Table Notes:

- (1) Recorded sales since 1 January 2019.
- (2) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.

The tables below show sales data for Byron LGA for vacant land by quartile and for selected suburbs. No vacant land is affordable to any very low or low income household or in any suburb.

A first quartile block of land in Byron LGA is affordable to 50% of moderate income households and a median block of land is affordable to 23% of moderate income households.

Table 1.14: Sales for Byron LGA for vacant land by quartile.

	First Quartile	Median	Third Quartile	Number of sales
Vacant land	\$410,000	\$455,000	\$550,000	29

Source: EAC Redsquare data base accessed 7 January 2020, JSA calculation

Table Notes:

- (1) Search excluded properties greater than 1,000 m² in area to exclude rural residential sales.
- (2) Recorded sales since 1 January 2019.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.

Table 1.15: Median sales prices for vacant land for Byron LGA by Suburb

	First Quartile	Median	Third Quartile	Number of Sales
Bangalow	\$440,000	\$460,000	\$500,000	9
Brunswick Heads	\$453,000	\$537,000	\$560,000	5
Mullumbimby	\$380,000	\$398,000	\$408,000	6
Suffolk Park	\$501,000	\$623,000	\$721,000	6

Source: EAC Redsquare data base accessed 7 January 2020, JSA calculation

Table Notes:

- (1) Search excluded properties greater than 1,000 m² in area to exclude rural residential sales.
- (2) Recorded sales since 1 January 2019.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.

1.2.6 Capacity with existing Land use controls

To be provided by Council

1.2.7 Potential Displacement of existing houses due to redevelopment

Loss of existing affordable housing, Council to advise

1.3 Affordable Housing Demand

1.3.1 Underlying Demand

As discussed above, an additional 3,393 dwellings are required in Byron LGA between 2016 and 2041, a proportional increase of 20%. Based on the 2019 population projections, 89.7% of the demand for additional dwellings will come from increases in Couple Only and Lone Person households,⁵ suggesting that many of these could be smaller dwellings such as residential flat buildings or multi dwelling housing.

The high levels of rental and purchase stress in Byron LGA, particularly amongst moderate income households (table 4.2 above), the high rate of people living in improvised dwellings and caravan parks, and the relatively high level of workforce containment suggests that people who work in Byron LGA lack options to rent or purchase in cheaper areas and commute into Byron LGA for work.

1.4 Affordable Housing Gaps

The detailed housing market analysis above shows that there are limited opportunities for the market to meet the demand for affordable housing in Byron LGA and significant underlying demand for affordable housing. In addition to this, there is likely to be demand for smaller dwellings such as self contained units in retirement villages, residential flat buildings and multi-dwelling housing from the increasing number of smaller households and from the generally lower rents and purchase prices (though not affordable) of smaller forms of housing.

The analysis above concludes that there is a gap between the current needs and supply of rental accommodation for very low, low, and moderate income households and so the development of an affordable housing contribution scheme, if viable, is warranted.

⁵ JSA apportionment based on household type projections.

2 Appendix B – Viability Assessment

2.1 Part Lot 350/DP755695 Byron Bay

2.1.1 Description

Part of Lot 350/DP755695 comprising 1.8 ha of a total lot size of 15.5 ha is shown as “possible area for residential” on Map 3.5 of the *Byron Shire Draft Residential Strategy*. The land is currently zoned RU2, rural landscape, under Byron LEP 2014 with much of the area shown as Deferred Matter. Other controls include a minimum lot size of 40 Ha and a maximum building height of 9.0 metres. The land is partially cleared and does not contain a dwelling. Under clause 4.2A(3)(a) of Byron LEP 2014, development of a dwelling house on the land is not possible due to the small lot size.

The site is flood prone, with most of the site shown as a no “development area”, and the balance flood affected.⁶ The site is likely to require 2.0 metres of fill to allow development.⁷ Under Byron LEP 2014, the portion of the site identified as possible area for residential contains class 3 Acid Sulfate Soils.

The site is about 300 metres or 5 minutes walk from Belongil Beach, but is separated from the beach by the railway line and some residential development.

2.1.2 Current value of land

The land is currently undevelopable owing to its zoning, small size and propensity for flooding. No similar recent sales were identified in Byron Bay Suburb. A linear regression analysis was carried out on sales of vacant land in Byron Shire sized between 1.0 ha and 39.9 ha for the two years from 1 January 2018 to date. The area of the land was not statistically significant ($p=0.903$, $\beta=-2,834.4$, $n=30$), suggesting that sales price is largely independent of the size of the lot for this type of land. On average, such lots sold for \$725,000 ($p=0.000$), with a 95% confidence range of \$380,000 - \$1,070,000. Given the proximity of the land to the high value suburb of Byron Bay, the upper value is appropriate.

2.1.3 Expected sales price of developed land

The value of the land is expected to increase markedly with changes to planning controls allowing residential development, particularly due to its proximity to Belongil Beach. There are three recent sales in the area which inform the expected sales price of lots in the proposed area. These are 16 Kendall St., 28 Cavvanbah St. and 22 Cavvanbah St, Byron Bay.

⁶ Byron Shire Council (2015) *Belongil Creek Floodplain Risk Management Plan*, Figure 7-1.

⁷ *Ibid*, Figure 5-1.

Sixteen Kendall St. is located on the beach front, and about 100 metres from the proposed area. It is a vacant strata lot of about 735 m² and was sold on 2 August 2019 for \$2,000,000.⁸

Twenty Eight Cavvanbah St. is located in similar proximity to Belongil Beach as the proposed area. It contains a five bedroom house with five bathrooms and five parking spaces on a block of 866 m², and was sold on 24 July 2019 for \$3,200,000.⁹

Twenty Two Cavvanbah St. is located in similar proximity to Belongil Beach as the proposed area. It contains a two bedroom house with one bathroom and one parking space on a block of 677 m², and was sold on 14 August 2018 for \$1,850,000.¹⁰

A multi-variate linear regression analysis has been conducted for residential property sales in Byron Bay to understand the effects on sales price of changing site area and of dwelling size. Results are reported in the table below.

Table 2.1: Multi-variate linear regression analysis for residential property sales in Byron Bay (R²=0.19)

Parameter	Value	'p' value
Number of Bedrooms	-\$51,689	0.830
Number of Bathrooms	\$545,820	0.009
Number of Parking Spaces	-\$289,060	0.036
Area (m ²)	\$1,586.50	0.094
Constant	\$346,650	0.658

Source: EAC Redsquare data base accessed 7 January 2020, JSA calculation

Table Notes:

- (1) Data excluded properties greater than 1,000 m² in area to exclude rural residential sales.
- (2) Recorded sales since 1 January 2019.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.

The table below shows estimates for sales price for lots in the proposed area based on recent sales and adjusted for the value of housing where applicable using data from the regression analysis above. Two options are considered for the proposed area. The first is 13 dwellings/ha or an average lot size of 770 m². The second is 20 dwellings/ha or an average lot size of 500 m².

⁸ EAC RedSquare data base and <https://www.realestate.com.au/property-residential+land-nsw-byron+bay-202305190> accessed 8 January 2020.

⁹ EAC RedSquare data base.

¹⁰ EAC RedSquare data base.

The table below shows the estimated sales price of lots in the proposed area under various assumptions.

Table 2.2: Estimated sales price of lots in the proposed area under varying assumptions

Lot size	16 Kendall Street	28 Cavvanbah Street	22 Cavvanbah Street	Value assumed for modelling
770 m ²	\$2,056,000	\$2,022,000	\$1,844,000	\$1,974,000
500 m ²	\$1,627,000	\$1,594,000	\$1,416,000	\$1,546,000

Source: JSA calculation

Assuming a 15 metre frontage for each lot and a road reserve of 16.0 metres, and that any allowance for open space can be accommodated in the undeveloped portion of the lot, it is estimated that 86% of the area can be sold for 770 m² lots and 80% of the area can be sold for 500 m² lots. Accordingly, the 1.8 ha site is estimated to yield twenty 770 m² lots with a gross sales income of \$39 million or twenty eight 500 m² lots with a gross sales income of \$43 million.

2.1.4 Development Cost

The following assumptions have been used in estimating development cost:

- Average lot size 500 m² with frontage of 15 metres;
- The entire 1.8 ha site will be developed, with any requirement for open space accommodated in the undeveloped portion of the lot (Some RE1 zoning required on this portion);
- Road reserve 16.0 metres wide with 8.0 metre wide pavements;
- Developed area to be filled by 2.0 metres;
- Extension of sewer and water trunk mains and any amplification works by Council using a Section 64 Contribution Plan;
- Underground power and phone; and
- Acid sulfate soil treatment not required (no excavation greater than 1.0 metre deep required).

The total development cost (excluding finance costs) has been estimated at \$5.5 million, or \$196,000 per lot, with a direct cost component of \$2.2 million, or \$79,000 per lot. By comparison, the estimate of direct costs for a 2018 development application in Byron Bay was \$83,000 per lot, providing support for the assumptions used in modelling undertaken as part of this report.

2.1.5 Viability Assessment

Viability for the imposition of an affordable housing contribution has been assessed using the method set out in the *SEPP 70 Affordable Housing Viability Tool*, with the exception of the calculation of financing costs following the imposition of an affordable housing levy, as the calculation in the *SEPP 70 Affordable Housing Viability Tool* dated 7 April 2020 appears to be in error at this point.

Details are shown on spreadsheets appended as Appendix D.

The assessment shows that development of the site for a residential subdivision will be viable with an affordable housing contribution equivalent to 75% of lots.

2.2 Various lots in and around Mullumbimby

2.2.1 Description

Five areas comprising 57.8 ha are shown as “possible area for residential” on Map 3.3 of the *Byron Shire Draft Residential Strategy*.

Details of the various parcels are shown in the table below.

Table 2.3: Possible area for residential, Mullumbimby

Parcel	Area	Lot details	Zoning	Nature	Minimum lot size	Creek?	Flood prone	Acid Sulfate
East of railway line and south of Anne Street	14.6 ha	Lot 1 DP1032298	RU2/RU1	Contains a dwelling	40 ha	Yes	No	No
East of railway line and south of Hollingsworth Lane	4.4 ha	Part of Lot 2 DP1032298	RU1	Affected area contains two dwellings	40 ha	Yes	No	No
West of railway line and south of Saltwater Creek	25 ha	Part of Lot 22 DP1073165	RE1	Vacant land	Dwelling houses not permitted	Yes	No	No
East of Coolamon Scenic Drive	11.3 ha	Lot 23 DP1089627 and Lot 1 DP1209362 (9.8 ha)	RU1	Contains a dwelling	40 ha	Yes	No	No
		Lot 1 DP748729 (1.0 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 2 DP748729 (1.0 ha)	RU1	Contains a dwelling	40 ha	No	No	No
East of Poplar Street	0.7 ha	Lot 76 DP755722 (2.2 ha)	RU2	Contains a dwelling	40 ha	No	No	No
		Lot 77 DP755722 (1.2 ha)	RU2	Contains a dwelling	40 ha	No	No	No
Main Arm Road	1.8 ha	Part Lot 1 DP1222185	RU1	Contains a dwelling	40 ha	No	No	No

Source: Byron Shire 2019, Byron LEP 2014, EAC RedSquare data base

2.2.2 Current value of land

A linear regression analysis was carried out on sales of land in Mullumbimby sized larger than 1.0 ha for the three years from 1 January 2017 to date. Results are shown in the table below.

Table 2.4: Multi-variate linear regression analysis for rural property sales in Mullumbimby ($R^2=0.86$, $n=12$)

Parameter	Value	'p' value
Number of Bathrooms (Used as a proxy for dwelling size and amenity)	\$271,800	0.000
Area (ha)	\$18,464	0.001
Constant	\$679,670	0.003

Source: EAC Redsquare data base accessed 9 January 2020, JSA calculation

Table Notes:

- (1) Data excluded properties smaller than 1 ha as a proxy for rural residential sales.
- (2) Recorded sales since 1 January 2017.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.
- (4) Prices adjusted for change over time.

The results suggest that the marginal cost of reducing the area of a rural block containing a residence in Mullumbimby suburb is low, with most of the value associated with the location (as represented by the constant) and the dwelling (represented by the number of bathrooms). Modelling is based on subdividing off an existing house with one or more hectares of land to remove the major source of variation in prices, and subdivide the remainder of the block, with a marginal cost per hectare of \$18,000, and a 95% confidence range of \$12,000-\$25,000 per hectare. The sale of the existing house and land would be expected to recoup most of the current value of the land.

2.2.3 Expected sales price of developed land

There were 21 sales of vacant land in Mullumbimby Suburb for the two years from 1 January 2018, ranging in size from 516 m² to 1,336m². Sales over 1,500 m² or with insufficient information were not considered.¹¹

A multi-variate linear regression analysis has been conducted for these sales to understand the effects on sales price of changing site area and of dwelling size. The analysis was adjusted to account for price changes over time. Results are reported in the table below.

¹¹ EAC RedSquare Data Base, accessed 9 January 2020.

Table 2.5: Multi-variate linear regression analysis for vacant land sales in Mullumbimby ($R^2=0.62$, $n=21$)

Parameter	Value	'p' value	95% confidence range
Area (m ²)	\$212.09	0.000	\$138.65-\$285.53
Constant	\$255,640	0.000	\$182,199-\$329,081

Source: EAC Redsquare data base accessed 8 January 2020, JSA calculation

Table Notes:

- (1) Data excluded properties greater than 1,500 m² in area to exclude rural residential sales.
- (2) Recorded sales since 1 January 2018.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.
- (4) Prices adjusted for time

The table below shows estimates for sales price for lots in the proposed area based on recent sales using data from the regression analysis above. Two options are considered for the proposed area. The first is 13 dwellings/ha or an average lot size of 770 m². The second is 16.7 dwellings/ha or an average lot size of 600 m². The third is 20 dwellings/ha or an average lot size of 500 m².

The table below shows the estimated sales price of lots in the proposed area under various assumptions.

Table 2.6: Estimated sales price of lots in the proposed area under varying assumptions

Lot size	Average price	Lower bound	Upper bound	Value assumed for modelling
770 m ²	\$419,000	\$289,000	\$549,000	\$419,000
600 m ²	\$383,000	\$265,000	\$500,000	\$383,000
500 m ²	\$362,000	\$252,000	\$472,000	\$362,000

Source: JSA calculation

Assuming a 15 metre frontage for each lot and a road reserve of 16.0 metres, and that any allowance for open space can be accommodated in the undeveloped portion of the lot, it is estimated that 86% of the area can be sold for 770 m² lots, 83% of the area can be sold for 600 m² lots and 80% of the area can be sold for 500 m² lots. Accordingly, a 1 ha site is estimated to yield eleven 770 m² lots with a gross sales income of \$4.6 million, thirteen 600 m² lots with a gross sales income of \$5.0 million or sixteen 500 m² lots with a gross sales income of \$5.8 million.

2.2.4 Development Cost

Assumptions

The following assumptions have been used in estimating development cost:

- Average lot size 600 m² with frontage of 15 metres;
- Existing dwellings are sold or rented in order to offset holding costs;
- Of the possible 57.8 ha, 7 ha will not be developed due to the presence of existing housing;
- Thirty percent of the site will be lost to development due to riparian areas and areas subject to flooding;
- Any requirement for open space can be accommodated in the undeveloped portion of the lot (Some RE1 zoning required on this portion);
- Road reserve 16.0 metres wide with 8.0 metre wide pavements;
- Developed area to be cut and filled on average by 0.5 metres;
- Underground power and phone; and
- Extension of sewer and water trunk mains and any amplification works by Council using a Section 64 Contribution Plan.

Modelling has been carried out for a hypothetical 10 ha site yielding 96 lots.

The total development cost (excluding finance costs) for a typical 10 ha subdivision has been estimated at \$9.0 million, or \$96,000 per lot. By comparison, the estimate of direct costs for a 2018 development application in Mullumbimby was \$65,000 per lot, providing support for the assumptions used in modelling undertaken as part of this report. Further support is obtained by the sales price of land in South Grafton, with newly developed lots advertised for \$81,000 - \$95,000.¹²

2.2.5 Viability Assessment

Viability for the imposition of an affordable housing contribution has been assessed using the method set out in the *SEPP 70 Affordable Housing Viability Tool*, with the exception of the calculation of financing costs following the imposition of an affordable housing levy, as the calculation in the *SEPP 70 Affordable Housing Viability Tool* appears to be in error at this point.

Details are shown on spreadsheets appended as Appendix D.

The assessment shows that development of the site for a residential subdivision will be viable with an affordable housing contribution equivalent to 62% of lots.

¹² <https://www.realestate.com.au/property-residential+land-nsw-south+grafton-202520442> accessed 5 February 2020, Lots 3-15 Balwarra Heights Estate, South Grafton.

2.3 Various lots in and around Bangalow

2.3.1 Description

Three areas comprising 9.7 ha are shown as “possible area for residential” on Map 3.4 of the *Byron Shire Draft Residential Strategy*.

Details of the various parcels are shown in the table below.

Table 2.7: Possible area for residential, Bangalow

Parcel	Area	Lot details	Zoning	Nature	Minimum lot size	Creek?	Flood prone	Acid Sulfate
Ballina Road near Hinterland Way	0.8 ha	Lot 1 DP614715 (0.3 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 3 DP614715 (0.4 ha)	RU1	Contains cabins	40 ha	No	No	No
Ballina Road south of Byron Bay Road	5.4 ha	Lot 1 DP1125857 (1.5 ha)	RU1	Contains Bangalow Sikh Temple	40 ha	Yes	No	No
		Lots 23, 24, 25 DP6478 (0.6 ha)	RU1	Contains 3 dwellings	40 ha	Yes	No	No
		Lot 7 DP111819 and Lot 1 DP301392 (0.4 ha)	RU1	Contains a dwelling	40 ha	Yes	No	No
		Lot 1 DP371410 (0.6 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 1 DP974496 (0.4 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 1 DP931195 (0.4 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 23 DP1070522 (4.9 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 8 DP111819 (0.3 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 2 DP233797 and Lot 2 DP313475 (0.9 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 1 DP233797 (0.1 ha)	RU1	Contains a dwelling	40 ha	No	No	No

		Lot 1 DP961064 (0.1 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 1 DP613935 (0.1 ha)	RU1	Contains a dwelling	40 ha	No	No	No
		Lot 1 DP1086364 (0.7 ha)	RU1	Contains a dwelling	40 ha	No	No	No
Near Granuaile Crescent	3.5 ha	Part Lot 11 DP807867 and Lot 182 DP1000507 (1.9 ha)	RU2	Contains a dwelling	40 ha	No	No	No
		Part Lot 107 DP1225545	RU1/RU2	Vacant land	40 ha	No	No	No

Source: Byron Shire 2019, Byron LEP 2014, EAC RedSquare database

2.3.2 Current value of land

A linear regression analysis was carried out on sales of land in Bangalow for the period 1 January 2019 to date. Results are shown in the table below.

Table 2.8: Multi-variate linear regression analysis for property sales in Bangalow ($R^2=0.76$, $n=28$)

Parameter	Value	'p' value
Number of Bedrooms	\$116,780	0.110
Number of Bathrooms	(\$74,607)	0.367
Number of Parking spaces	(\$62,315)	0.223
Area (m ²)	\$53.07	0.000
Constant	\$939,520	0.006

Source: EAC Redsquare data base accessed 9 January 2020, JSA calculation

Table Notes:

- (1) Recorded sales since 1 January 2019.
- (2) Data excludes low cost sales between related people and sales with inadequate data e.g. price or bedrooms not stated.
- (3) Data adjusted for time

The results suggest that the marginal cost of reducing the area of a rural block containing a residence in Bangalow suburb is \$530,700 per hectare. Modelling assumes that the developer will subdivide off an existing house, and subdivide the remainder of the block, with a marginal cost per hectare of \$530,700, and a 95% confidence range of \$412,000-\$649,000 per hectare.

2.3.3 Expected sales price of developed land

There were 11 sales of vacant land in Bangalow Suburb for the year from 1 January 2019, ranging in size from 455 m² to 801 m². Sales over 1,000 m² or with insufficient information were not considered.¹³

A multi-variate linear regression analysis has been conducted for these sales to understand the effects on sales price of changing site area. The analysis was adjusted to account for price changes over time. Results are reported in the table below.

Table 2.9: Multi-variate linear regression analysis for vacant land sales in Bangalow (R²=0.15, n=11)

Parameter	Value	'p' value	95% confidence range
Area (m ²)	\$276.51	0.225	(\$135.68)-\$688.70
Constant	\$369,640	0.015	\$134,832-\$604,448

Source: EAC Redsquare data base accessed 8 January 2020, JSA calculation

Table Notes:

- (1) Data excluded properties greater than 1,000 m² in area to exclude rural residential sales.
- (2) Recorded sales since 1 January 2019.
- (3) Data excludes low cost sales between related people and sales with inadequate data e.g. price not stated.

There were six land sales in a newly constructed subdivision on Clover Hill Circuit. The average sales price for these lots was \$466,000, with an average size of 590 m². The modelling data in the table above overpredicts prices in this development by an average of 15% across six sales.

The table below shows the estimated sales price of lots in the proposed area under various assumptions. The value assumed for modelling takes into account the overestimate of values in Clover Hill Circuit.

Two options are considered for the proposed area. The first is 13 dwellings/ha or an average lot size of 770 m². The second is 20 dwellings/ha or an average lot size of 500 m².

Table 2.10: Estimated sales price of lots in the proposed area under varying assumptions

Lot size	Average price	Lower bound	Upper bound	Value assumed for modelling
770 m ²	\$583,000	\$30,000	\$1,135,000	\$507,000
500 m ²	\$508,000	\$67,000	\$949,000	\$442,000

Source: JSA calculation

¹³ EAC RedSquare Data Base, accessed 9 January 2020.

Assuming a 15 metre frontage for each lot and a road reserve of 16.0 metres, and assuming no allowance is required for open space, it is estimated that 86% of the area can be sold for 770 m² lots and 80% of the area can be sold for 500 m² lots. Accordingly, a 1.0 ha site is estimated to yield eleven 770 m² lots with a gross sales income of \$5.6 million or sixteen 500 m² lots with a gross sales income of \$7.1 million.

2.3.4 Expected development cost

Assumptions

The following assumptions have been used in estimating development cost:

- Average lot size 500 m² with frontage of 15 metres;
- Existing dwellings are sold or rented in order to offset holding costs;
- Of the possible 9.7 ha, 1 ha will not be developed due to the presence of existing housing;
- Fifteen percent of the site will be lost to development due to riparian areas, noting that around half the sites are not affected;
- No requirement for open space;
- Road reserve 16.0 metres wide with 8.0 metre wide pavements;
- Developed area to be cut and filled on average by 0.5 metres;
- Underground power and phone; and
- Extension of sewer and water trunk mains and any amplification works by Council using a Section 64 Contribution Plan.

Modelling has been carried out for a hypothetical 1 ha site yielding 13 lots.

The total development cost (excluding finance costs) for a typical 1 ha subdivision has been estimated at \$1.3 million, or \$100,000 per lot. By comparison, the estimate of direct costs for a 2018 development application in Mullumbimby was \$65,000 per lot, providing support for the assumptions used in modelling undertaken as part of this report. Further support for the assumptions in the model is obtained by the sales price of land in South Grafton, as discussed above.

2.3.5 Viability Assessment

Viability for the imposition of an affordable housing contribution has been assessed using the method set out in the *SEPP 70 Affordable Housing Viability Tool*, with the exception of the calculation of financing costs following the imposition of an affordable housing levy, as the calculation in the *SEPP 70 Affordable Housing Viability Tool* appears to be in error at this point.

Details are shown on spreadsheets appended as Appendix D.

The assessment shows that development of the site for a residential subdivision will be viable with an affordable housing contribution equivalent to 46% of lots.

Appendix 1: Constraint maps

Constraint Maps 1.1 – 1.11

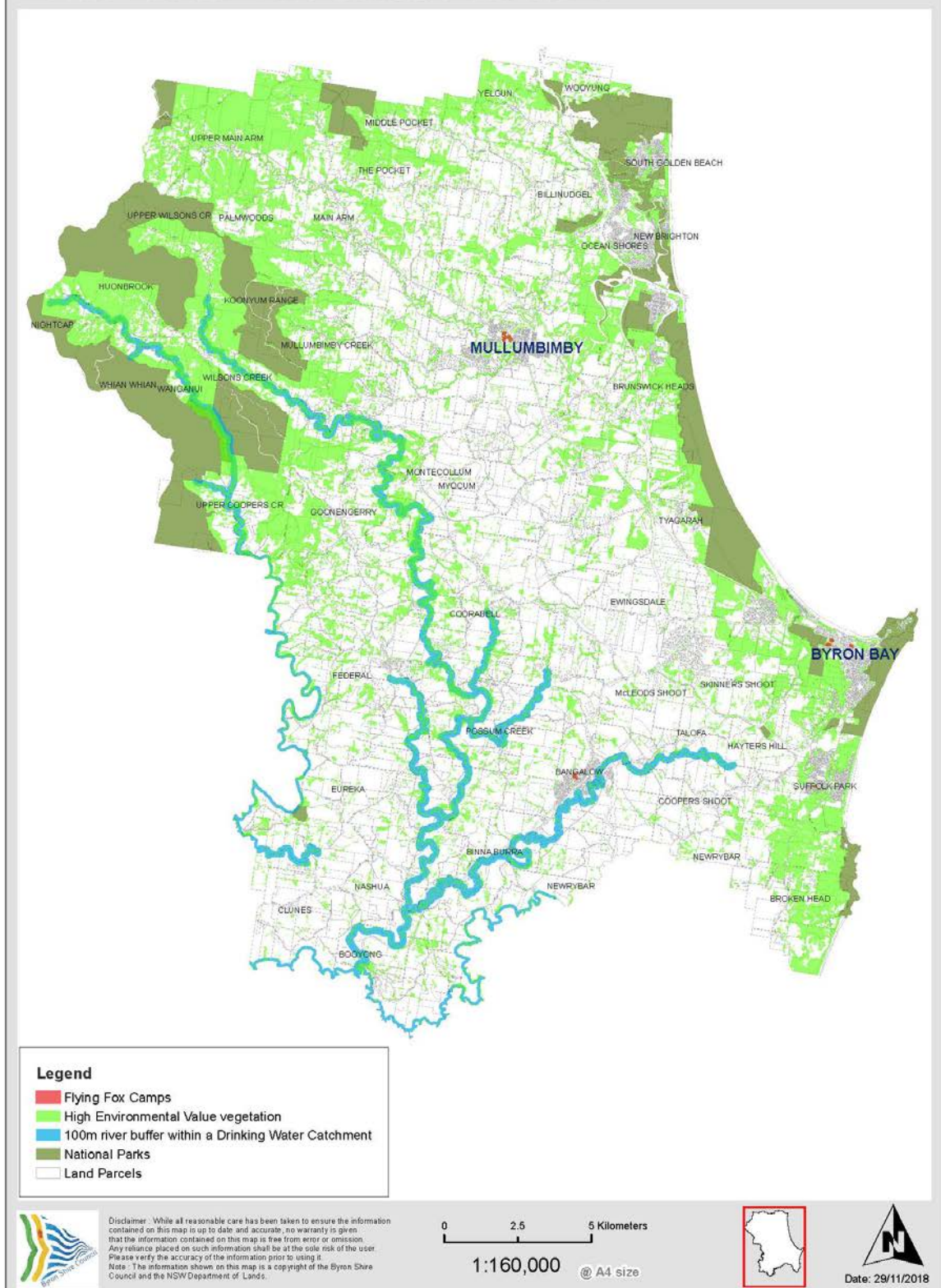
Once adopted a reference for internal purposes to the g/drive where the working documentation is contained to assist in future reviews.

◀ EPS ▶ Future Planning Strategy Reference Material ▶ Urban Housing Strategy ▶ RLS mapping layers ▶ Constraint Mapping_Res_Strat_PDF

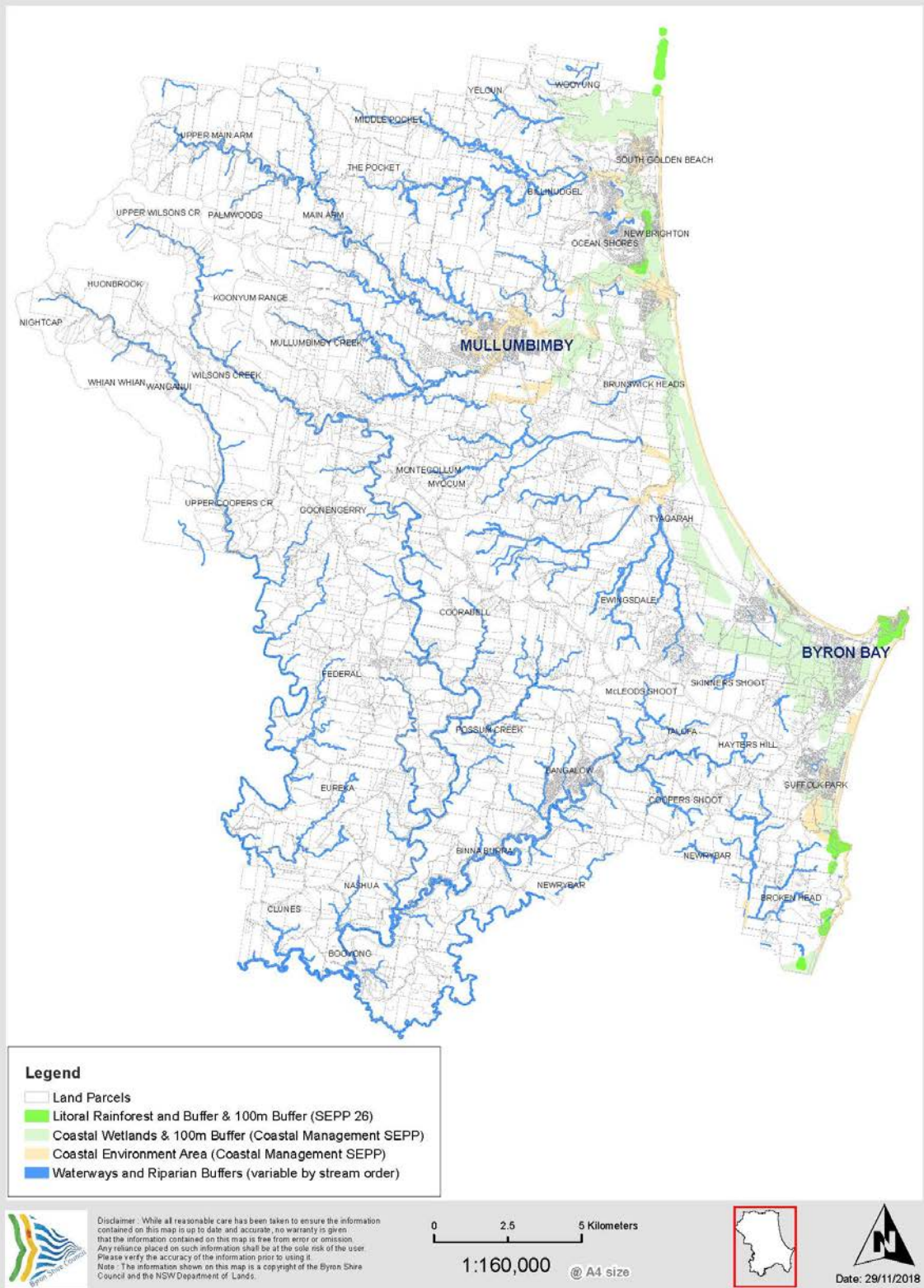
List of Maps

- Environmental Constraints (Other) (Map 1.1)
- Wetlands
- Littoral rainforest Riparian buffer (Map 1.2)
- Important Farmland (Map 1.3)
- Acid sulphate soils (Map 1.4)
- Bushfire (Map 1.5)
- Coastal Hazards (Map 1.6)
- Flood (Map 1.7)
- Topography (Map 1.8)
- Waste/Sewage Treatment Buffers (Map 1.9)
- Cattle Dip Sites (Map 1.10)
- Mineral resources (Map 1.11)

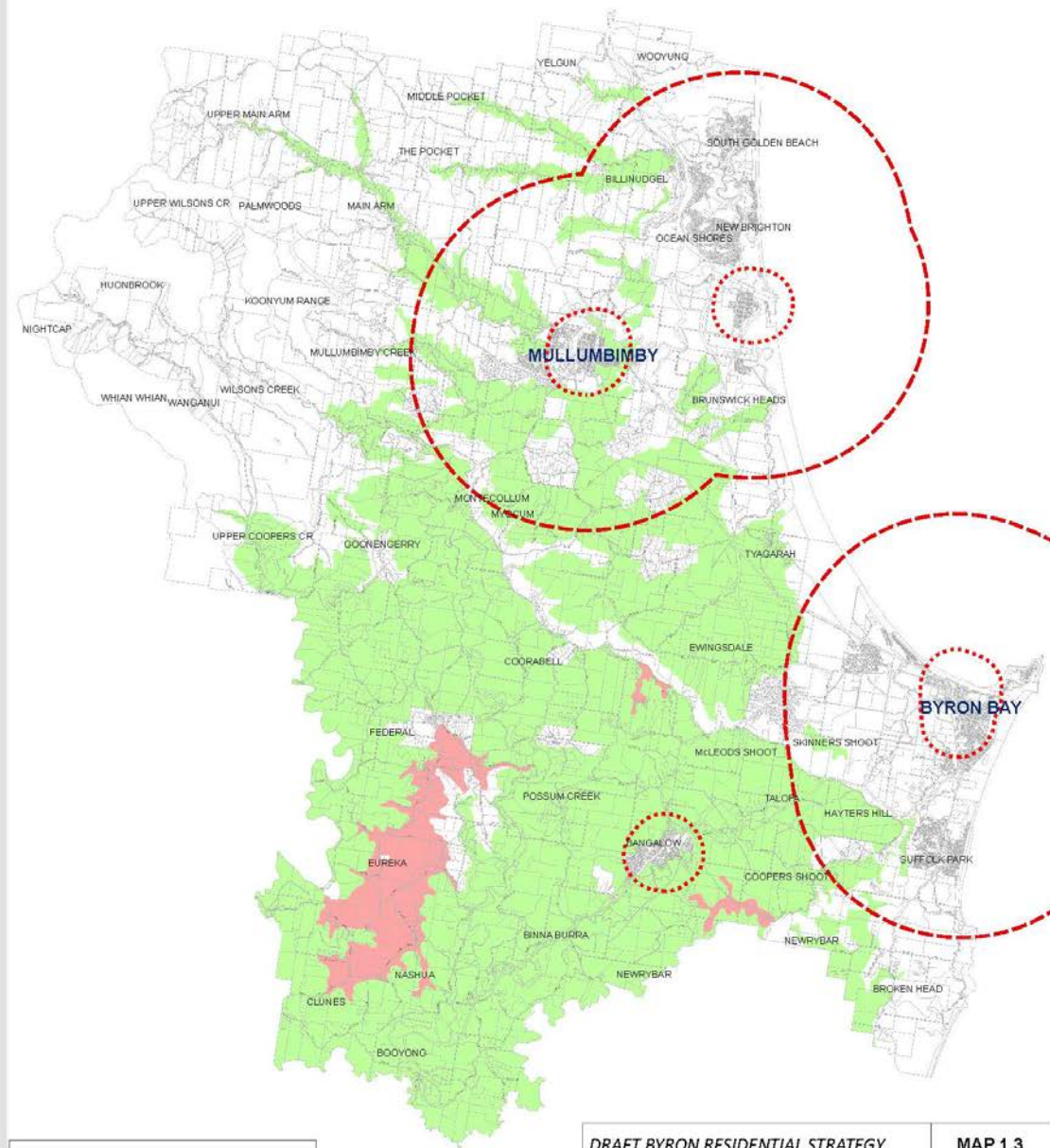
MAP 1.1 - ENVIRONMENTAL CONSTRAINTS: OTHER



MAP 1.2 - WETLANDS, LITTORAL RAINFORESTS and RIPARIAN BUFFERS



MAP 1.3 - IMPORTANT FARMLAND



- Legend**
- 1km Major/Minor town centre radius
 - 5km Major/Minor town centre radius
 - Land Parcels
 - Farmland category**
 - Regionally Significant
 - State Significant

DRAFT BYRON RESIDENTIAL STRATEGY

MAP 1.3

State/ Regionally Significant farmland (contiguous/non-contiguous
— as identified in North Coast Regional Plan 2036)



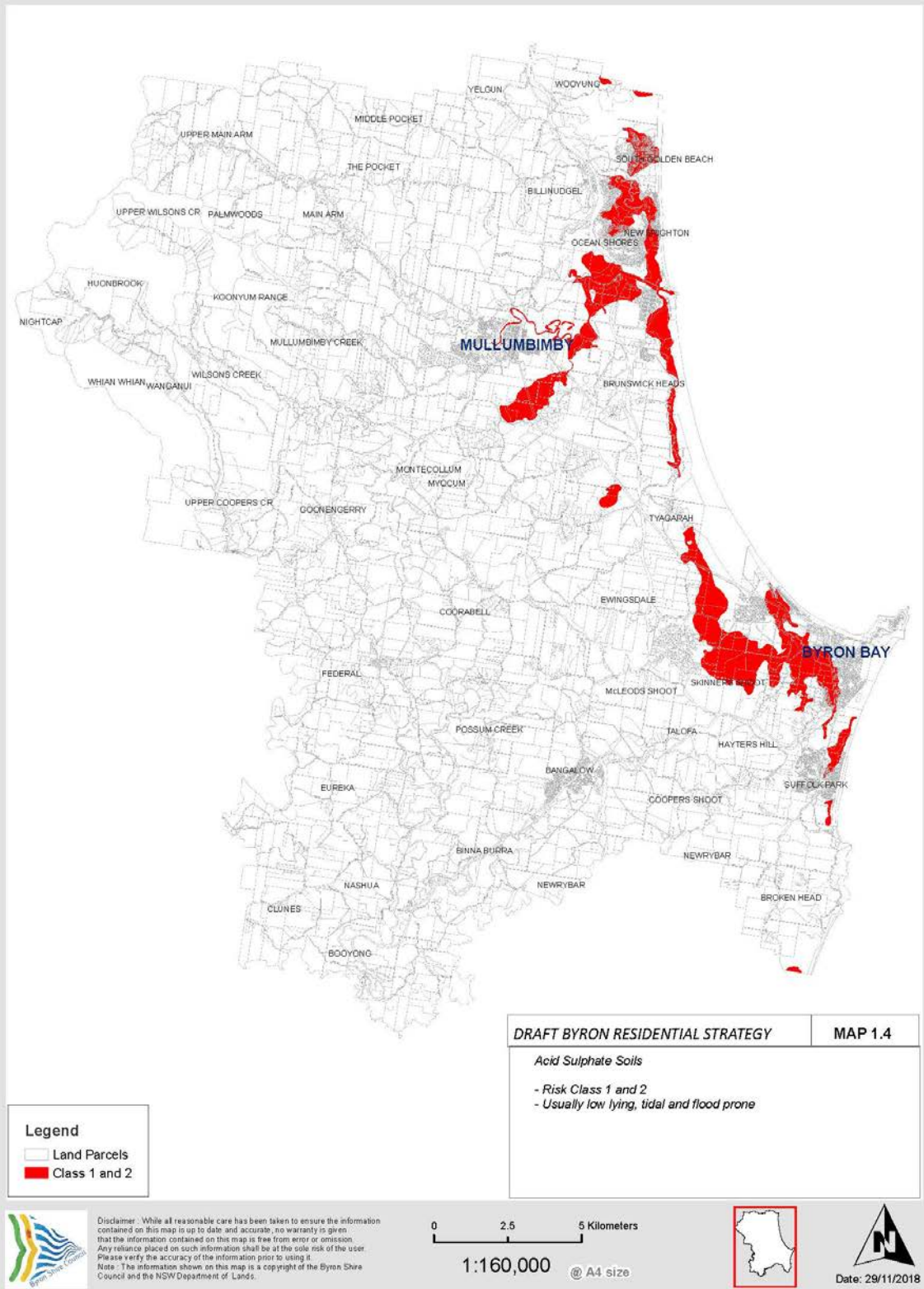
Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. 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 2.5 5 Kilometers
1:160,000 @ A4 size

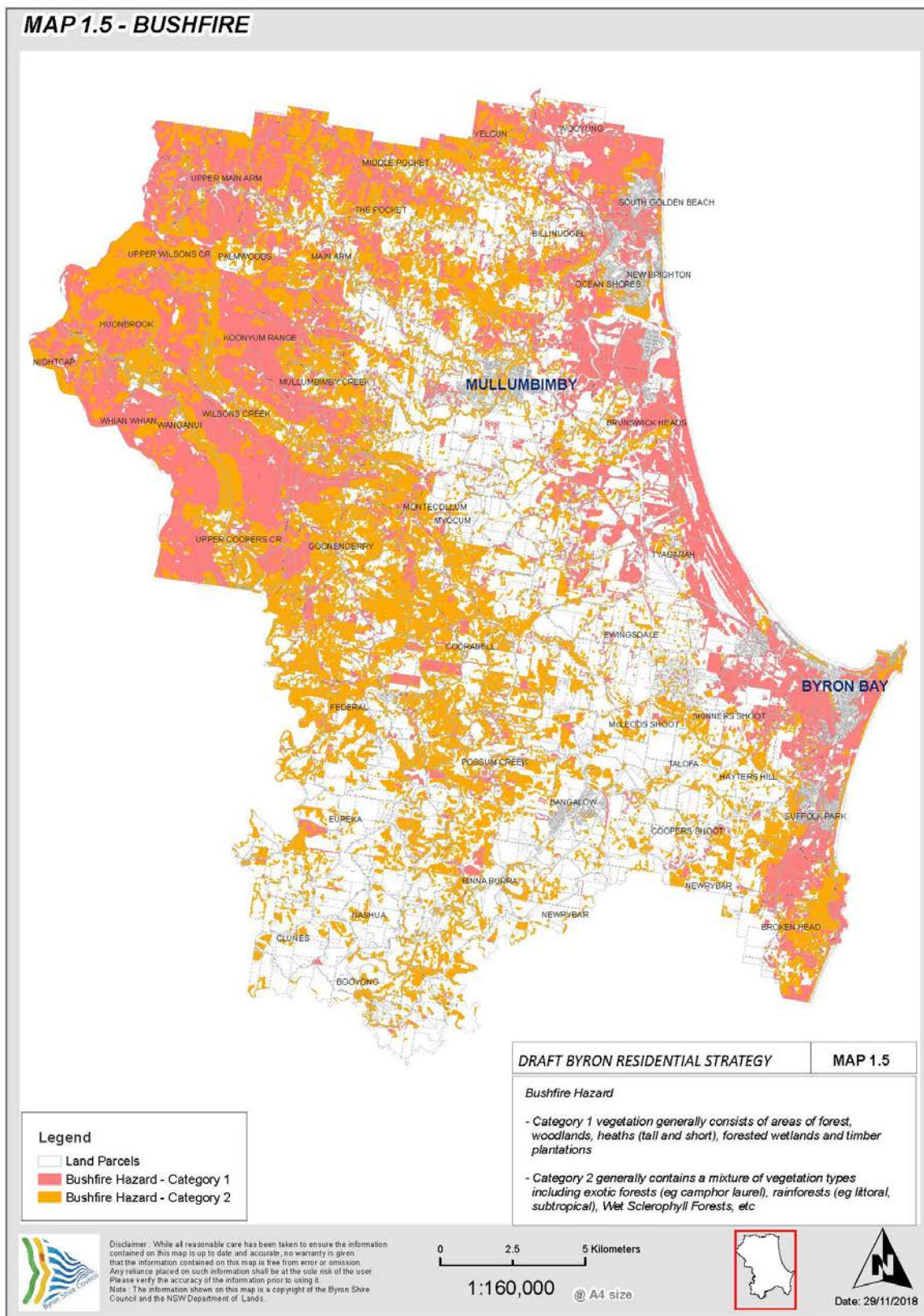


Date: 29/11/2018

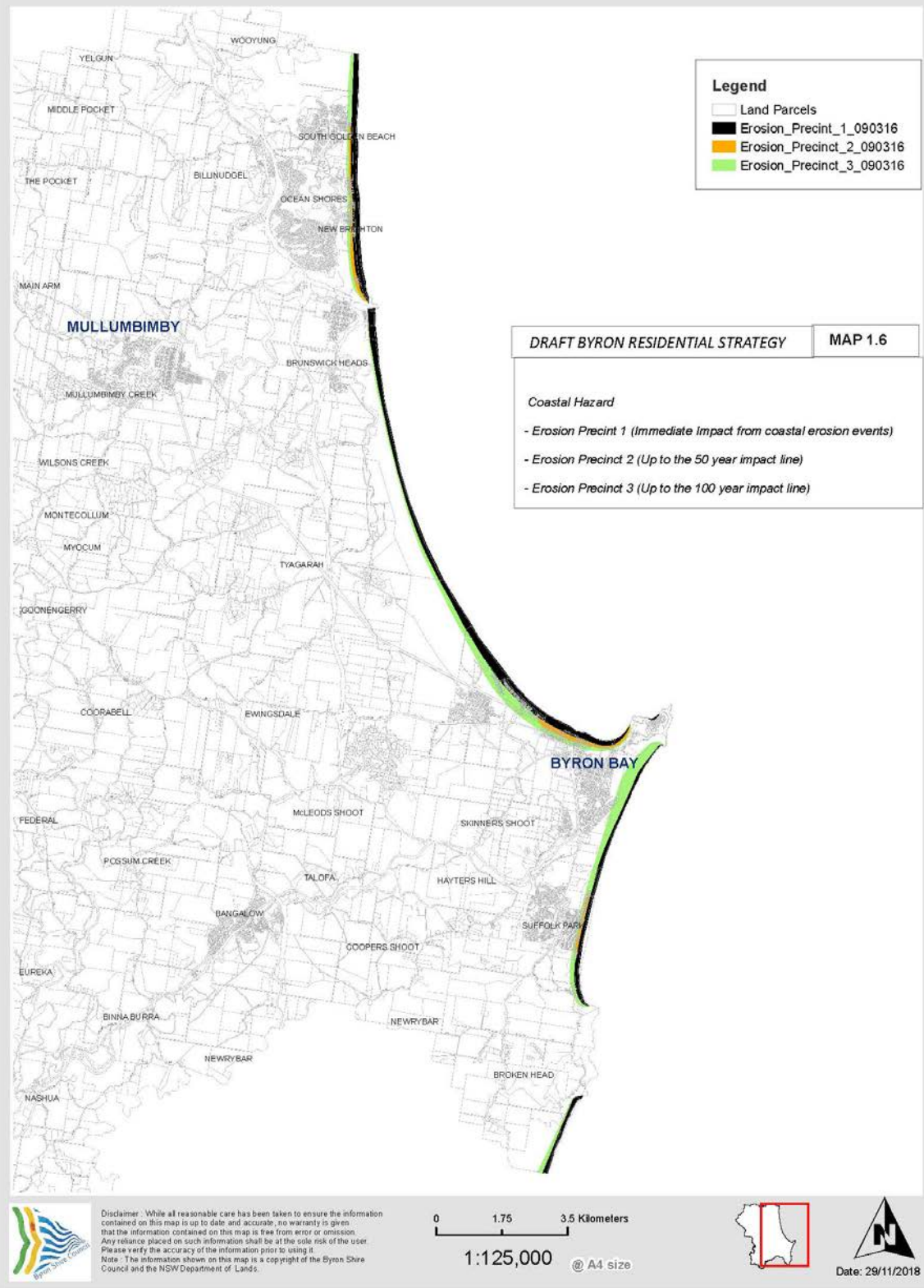
MAP 1.4 - ACID SULPHATE SOILS (Class 1 & 2)



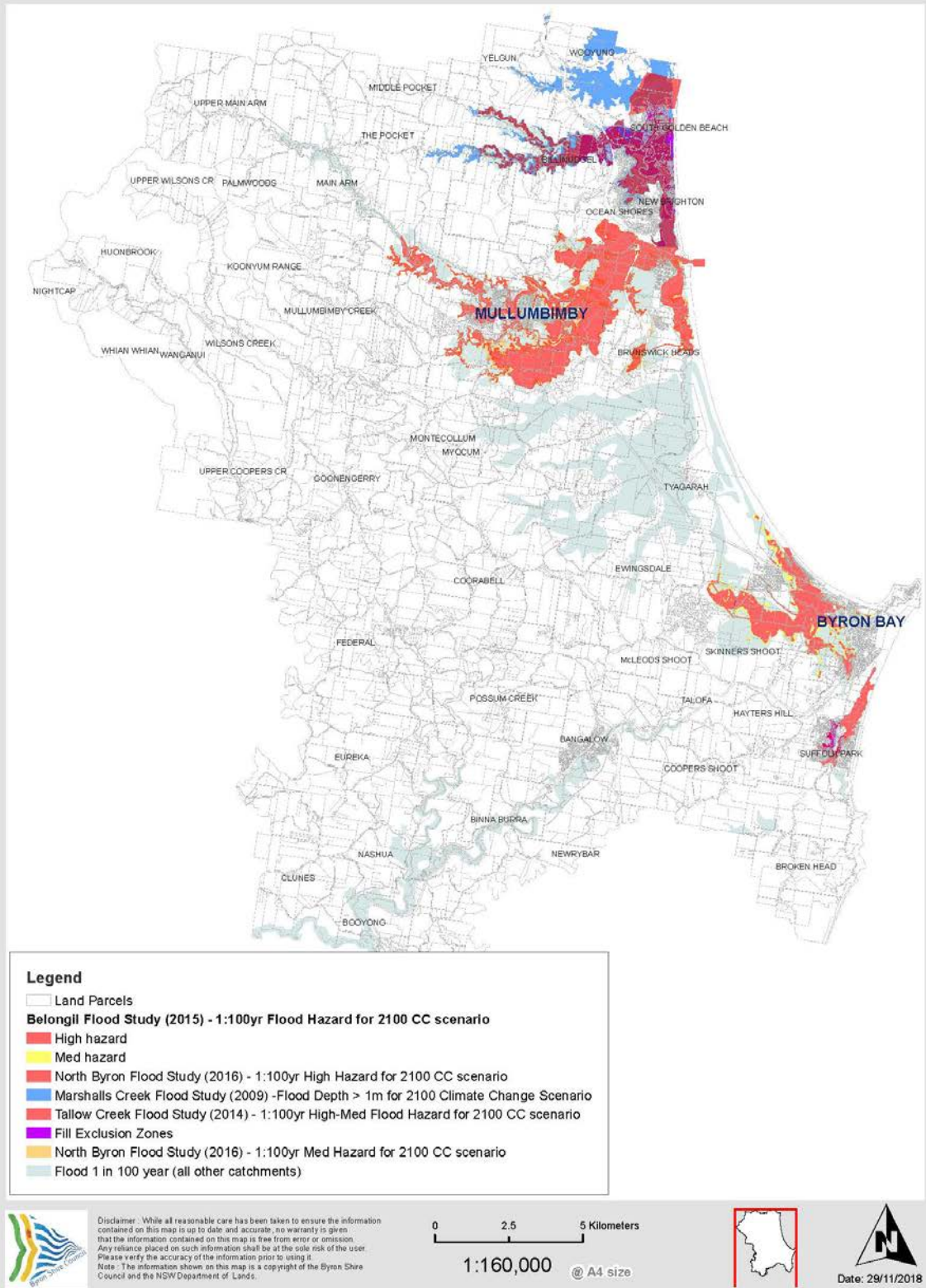
MAP 1.5 - BUSHFIRE



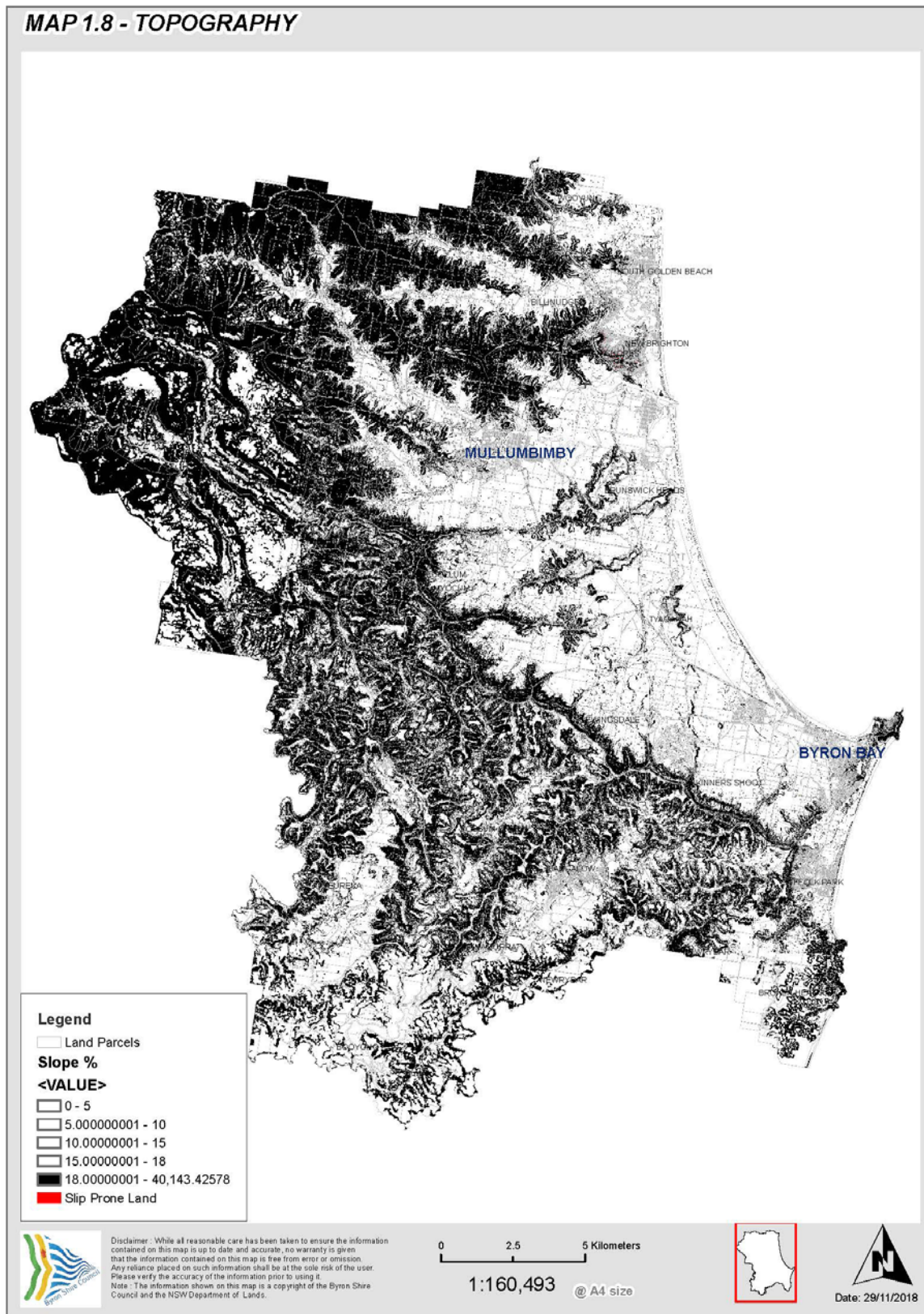
MAP 1.6 - COASTAL HAZARDS



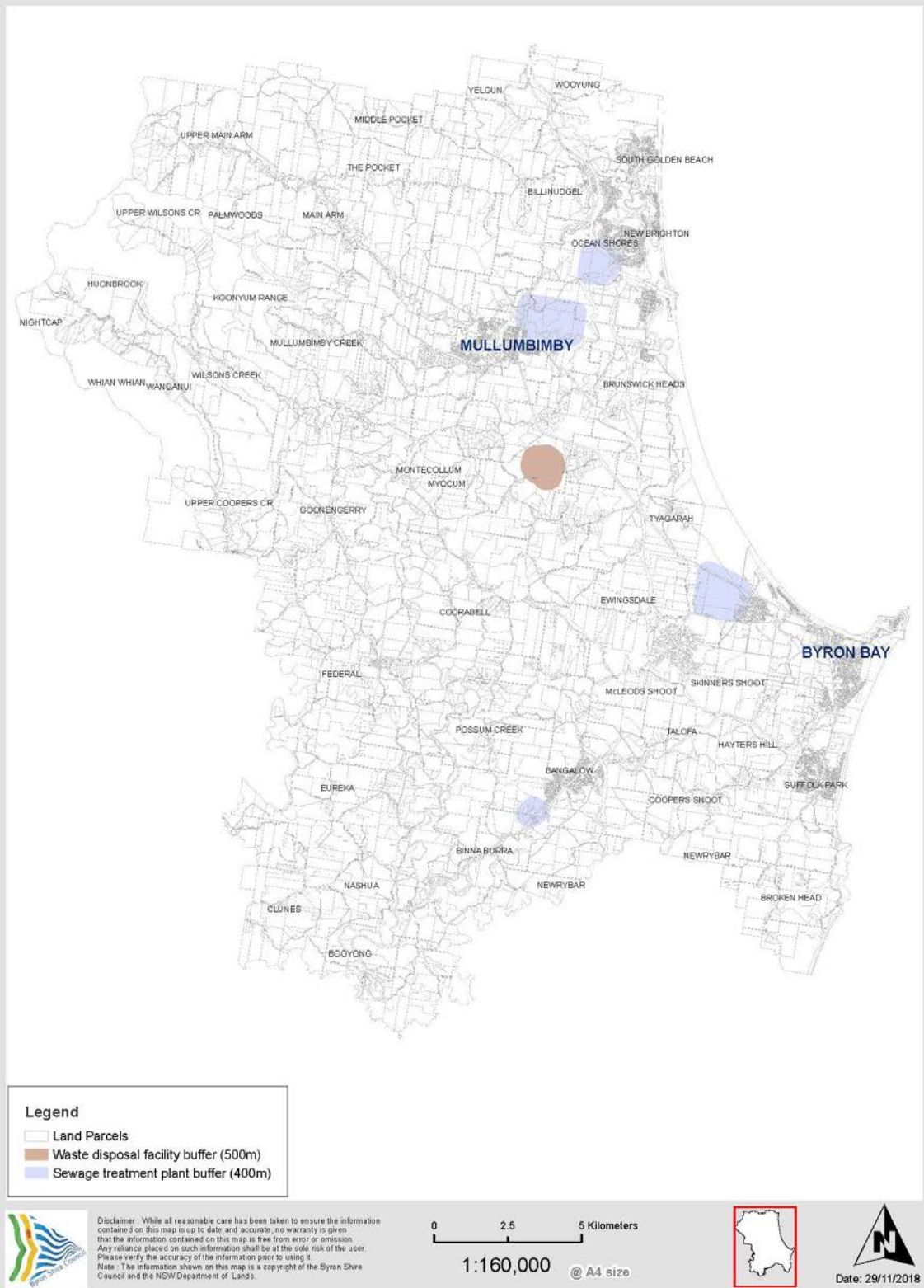
MAP 1.7 - Flood



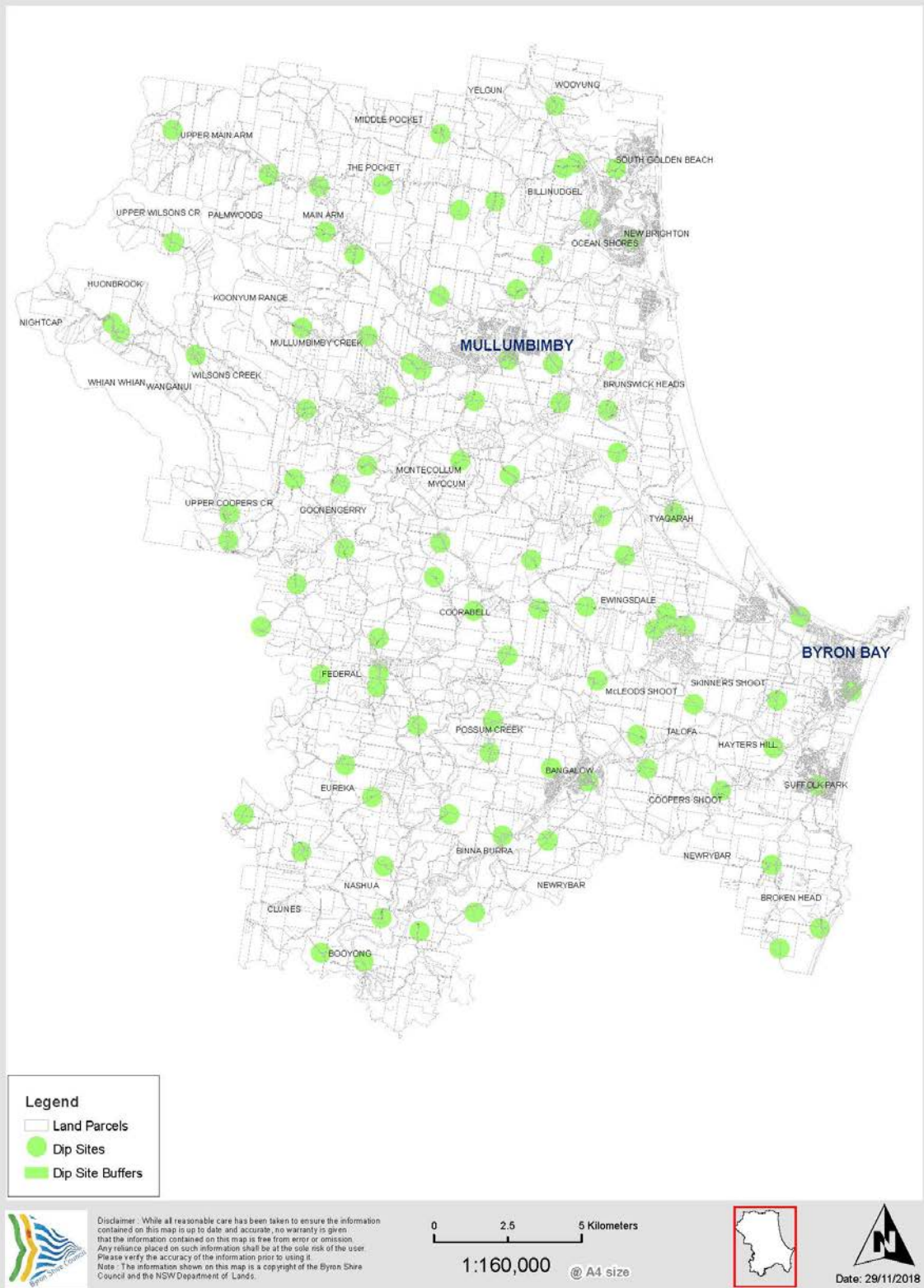
MAP 1.8 - TOPOGRAPHY



MAP 1.9 - WASTE/SEWAGE TREATMENT BUFFERS



MAP 1.10 - CATTLE DIP SITES & BUFFERS



MAP 1.11 - MINERAL RESOURCES

