

## Byron Shire Council Response to DPE Template

DPE Questions from letter dated 11 May 2023	3 months	6 months	12 months	Ongoing
<p>How will council meet or exceed the Department's implied dwelling demand projections forecast of 4522 additional homes over the next 20 years required to house the LGA's growing population with commitments for the next 1,2,5 and 10 years</p>	<p>Council exhibits a Housing Options Paper to inform the Residential Strategy Refresh 2023.</p> <p>It will include actions to implement planning tools in a local growth management strategy like:</p> <ul style="list-style-type: none"> <li>• changes to zones and development standards in the Local Environmental Plan</li> <li>• revision of controls and guidelines for the design, layout and appearance of buildings and subdivisions and new residential developments in the Development Control Plan</li> <li>• creation of opportunities for new types of development and encourage</li> </ul>	<p>Council adopts a preferred way forward for housing in the Shire and updates the Residential Strategy 2023. And submits it to DPE for endorsement.</p>	<p>Council prioritises the short-term actions of the Residential Strategy 2023 to progress in years 1 and 2 and resources these accordingly.</p>	<p>Council continues to work with the DPE to meet its obligations under the North Coast Regional Plan Strategy Actions for Housing.</p> <p>Council continues to include a condition of consent on all new dwellings prohibiting the use for STRA.</p>

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	<p>development in particular locations like dual key, multigeneration and eco village opportunities.</p> <ul style="list-style-type: none"> <li>• Introduction of incentives for affordable and diverse housing through different policy and planning tools</li> <li>• Encourage a return of dual occupancy and secondary dwelling properties to long-term rental, either by direct requirement or via an incentive program, and support Council in considering these matters</li> </ul> <p>It will detail how the council can meet the implied dwelling demand forecast of 4,522 dwellings over 20 years.</p> <p>Total estimated projected dwelling yield from all potential land to 2041 is 5,825 additional dwellings.</p>			

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	<p>Comprising:</p> <ul style="list-style-type: none"> <li>• 1,832 infill</li> <li>• 558 vacant zoned residential</li> <li>• 876 zoned DA approved.</li> <li>• 1,213 new release</li> <li>• 1,300 investigation areas (NR Resilient Lands Strategy)</li> <li>• 46 work/live</li> </ul> <p>Additionally, there are future investigations that could realise:</p> <ul style="list-style-type: none"> <li>• 1,189 potential additional new release</li> <li>• 439 urban conversion lands (zoned R5)</li> </ul> <p>It will set out a preferred land development and sequencing plan based on the localities and their infrastructure and other physical constraints that needs to be considered through a rezoning process.</p>			

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	<p>Forecast 10 year land supply with 5 year zoned developable land:</p> <p>Years 1-2:</p> <ul style="list-style-type: none"> <li>• 876 dwellings (zoned land with existing DA approval)</li> </ul> <p>Years 3-5:</p> <ul style="list-style-type: none"> <li>• 558 dwellings (vacant zoned residential)</li> <li>• 245 dwellings (current Planning Proposals &amp; recently gazetted Planning Proposals)</li> <li>• 458 dwellings (25% of infill potential)</li> </ul> <p>The following are indicative yields only and subject to further consideration of infrastructure and other physical constraints that needs to be considered through a rezoning process.</p> <p>Years 5-10:</p> <ul style="list-style-type: none"> <li>• 1,007 dwellings (Priority Investigation Areas)</li> </ul>			

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	<ul style="list-style-type: none"> <li>• 458 dwellings (25% of infill potential)</li> <li>• 1,300 dwellings (NR Resilient Lands Strategy)</li> <li>• 46 work/live</li> </ul> Years 10 on: <ul style="list-style-type: none"> <li>• 916 dwellings (50% of infill potential)</li> <li>• 1,189 dwellings (potential additional investigation areas)</li> <li>• 400 dwellings (urban conversion lands – zoned R5)</li> </ul>			
<p>How will council facilitate an uptake of medium density housing in residential zones to deliver greater density to achieve the North Coast Regional Plan target of 40% new housing to be multi dwelling/ small lots</p>	<p>As per the NCRP 2041:</p> <p><i>Councils in developing their future housing strategies must prioritise new infill development to assist in meeting the region’s overall 40% multi-dwelling / small lot housing target and are encouraged to work collaboratively at a subregional level to achieve the target.</i></p>	<p>Council prepares and submits a planning proposal for Gateway determination to introduce new permissible ‘housing’ types in residential and business zones where appropriate like work-live housing.</p> <p>Council prepares and submits a planning proposal for Gateway determination</p>	<p>Planning Proposals finalised.</p>	<p>Road Map monitoring and review program implemented.</p>

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	<p><i>Councils' future local housing strategies are to have a clear road map outlining and demonstrating how to deliver 40% of new dwellings by 2036 in the form of multi dwelling / small lot (less than 400m2) housing.</i></p> <p>Through identified infill capacity and development of vacant zoned land Council can exceed the 40% for new housing to be multi dwelling /small lots.</p> <p>A road map will be prepared as part of the Residential Strategy Refresh 2023 to confirm and support this outcome.</p>	<p>to change the minimum lot sizes in residential zones where appropriate.</p>		
<p>How will council ensure that a 10 year supply of zoned and developable residential land is provided and maintained (with the first 2-5 years zoned and development ready) in accordance with the North Coast Regional Plan?</p>	<p>DPE to work with council to establish a housing monitoring program including infrastructure requirements as part of the Residential Strategy Refresh 2023.</p> <p>Refer to question above for 10-year land supply with 5</p>	<p>Council adopts Residential Strategy 2023.</p>		

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	year zoned developable land.			
What Planning Proposals Council intends to progress to deliver more housing, including forecast yields?	<p>Prepare and submit Planning Proposal for the former Mullumbimby Hospital Site.</p> <p>Prepare and submit a Planning Proposal for land Rankin Drive Bangalow under the AHCS.</p> <p>Prepare and submit a Planning Proposal for land Gulgan Road.</p>		<p>Planning Proposals finalised.</p> <p>New Planning Proposals for Release Area land identified in the Residential Strategy Refresh 2023 to progress.</p>	
What is needed to reduce assessment timeframes as I note Council's DA processing times are among the slowest in the State and well above the State average of 105 days?	<p>Planning Assessment Team restructure endorsed and implemented with new Residential and Subdivision team established.</p> <p>Process Improvement opportunities for Residential and Subdivision Team identified.</p> <p>Contract planners and other experts utilised to reduce over 100 days DA backlog.</p>	<p>Recruitment of full-time vacant positions as required completed.</p> <p>Process improvements implemented.</p> <p>DAs over 100 days reduced to no more than 15% of overall active assessments.</p>	<p>New KPIs for DA assessments identified within new team structures.</p>	<p>New KPIS for DA assessment applied.</p>

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<p>How the Council proposes to ensure timely decision making on development applications for non-hosted STRA of more than 60 days.</p>	<p>STRA Planning Proposal endorsed by DPE for the assessment of non-hosted STRA in Byron Shire as per IPC recommendation.</p> <p>Early engagement with STRA operators to advise them of the new controls.</p> <p>12-month transition period to allow for the new controls to come into effect.</p>	<p>Council to develop guidelines and a standardised statement of environment effects and fee structure to support the assessment of non-hosted STRA.</p> <p>Council to work proactively with registered non-hosted STRA operators to understand which preferred planning pathway i.e., exempt STRA or non-hosted commercial STRA that they seek to op into. This may be letters and meetings.</p> <p>Council to develop assessment tranches for managing DA assessments with priority given the those registered and starting with those in the previous 365-day/tourist precincts.</p> <p>Council to dedicate or bring in resources as required to undertake the DA assessments to meet demand as per the tranches.</p>	<p>New planning controls in effect.</p> <p>DA assessments completed for priority tranches.</p> <p>Non-priority DA tranches left under action.</p> <p>STRA monitoring and review program developed.</p>	<p>STRA monitoring and review program implemented.</p>