

Requests to include new sites in the Residential Strategy – Supported

Primary and Manageable constraints are derived from the [North Coast Settlement Planning Guidelines 2019](#), the [North Coast Regional Plan 2041](#), and other council plans and policies.


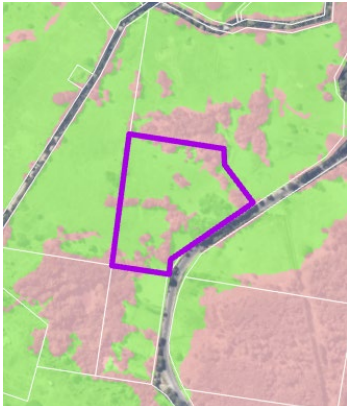
The North Coast Settlement Planning Guidelines define Primary and Manageable constraints as:



- **Primary** constraints are generally considered to make the land unsuitable for all types of residential and employment development and should be avoided in most instances when considering land for new urban areas. Councils should adopt the precautionary principle when considering land with primary constraints for urban development.
- **Manageable** constraints may require significant mitigation measures before the land is suitable for residential or employment land uses. Where the land contains multiple manageable constraints, the cumulative impact may make it unsuitable for residential or employment purposes.

The following Tables provide a summary of the key issues identified for each site; the list is not exhaustive.


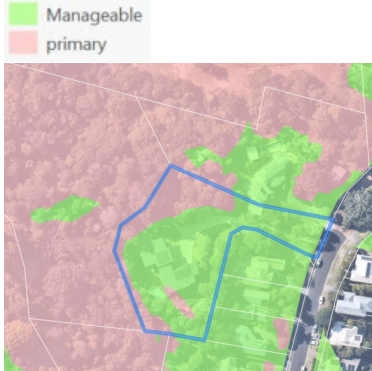

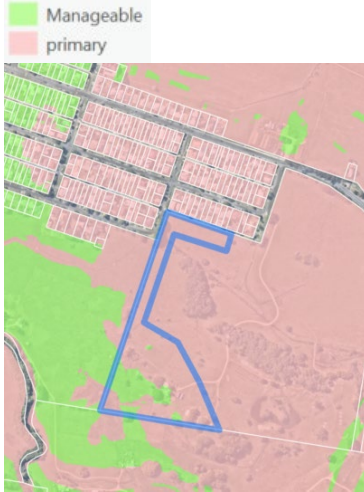
The key Primary and Manageable constraints used are listed at the end of this document.

Sites supported from submission requests:

Site	Constraints Mapping	Considerations
1. 66 The Saddle Road, Brunswick Heads Part of Lot 100 DP1294837 Submission No.245 		Supported with conditions <u>Primary constraints</u> <ul style="list-style-type: none"> • Minor HEV throughout site <u>Other considerations</u> <ul style="list-style-type: none"> • Mapped significant farmland (uncontiguous) • Outside urban growth boundary • Adjoining identified investigation Area 21 • Proximity to M1 Hwy and major transport linkages to townships of Mullumbimby and Brunswick Heads • Proximity and potential to integrate with the proposed Gulgan Road (North) BILS employment area
2. 251 The Saddle Road, Brunswick Heads Part of Lot 2 DP1032298		Supported with conditions <u>Primary constraints</u>

Site	Constraints Mapping	Considerations
<p data-bbox="236 253 486 320">Submissions No.285, No.225 and No.286</p> 	<div data-bbox="608 253 751 320"> Manageable primary </div> 	<ul style="list-style-type: none"> <li data-bbox="1007 253 1410 365">• Area of HEV within the north and eastern portion of the site <p data-bbox="1007 387 1257 421"><u>Other considerations</u></p> <ul style="list-style-type: none"> <li data-bbox="1007 443 1385 510">• Partially mapped significant farmland <li data-bbox="1007 533 1316 600">• Outside urban growth boundary <li data-bbox="1007 622 1305 689">• Adjoining identified investigation Area 21 <li data-bbox="1007 712 1385 869">• Proximity to M1 Hwy and major transport linkages to townships of Mullumbimby and Brunswick Heads <li data-bbox="1007 891 1390 1115">• Proximity and potential to integrate with the proposed Gulgan Road (North) BILS employment area and with upgrading of wider road network


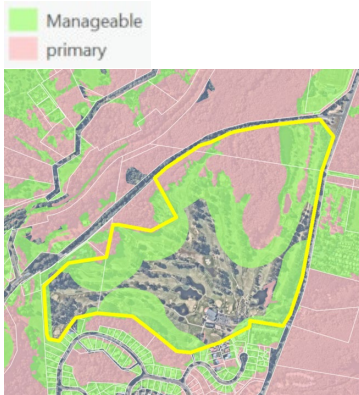

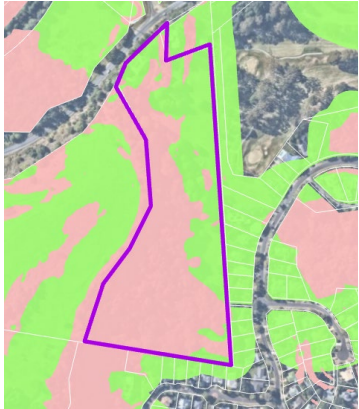
Council Resolution 23-429 Sites:

Site	Constraints Mapping	Considerations
<p>1. 64 Corkwood, Suffolk Park Lot 285 DP1198641 Submission No.130</p> 		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> Minimal dwelling yield in recognition of surrounding HEV, high bushfire risk and steep slopes <p><u>Other considerations</u></p> <ul style="list-style-type: none"> The site is above the 1:100 ARI + 0.5m freeboard, and climate change to 2100. Minor and contiguous variation to urban growth area. Adjacent to existing residential area
<p>2. 75 New City Road, Mullumbimby Lot 2 DP1032298 Submission No.223, 227</p> 		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> Detailed flood/drainage studies undertaken for this land found that: <ul style="list-style-type: none"> flooding of the land is mostly a result of the stormwater water discharged from the upstream urban catchment rather than river catchment flooding into the property an integrated Stormwater Management Plan can adequately address existing and post-development flood management issues for both sites and the wider sub-catchment combining this site with the adjoining Area 8 (Lot 1 DP1032298 - 1B Ann Street) can deliver an overall net improved outcome to flood/stormwater management for both

Site	Constraints Mapping	Considerations
		<p>sites as well as for the adjoining urban residential area to the north.</p> <p><u>Other considerations</u></p> <ul style="list-style-type: none">• Within close proximity to all essential services to the Residential Strategy as being potentially suitable for urban development• Conditional on being “packaged” with Area 8

Sites already identified in the urban growth boundary:

These sites don't require inclusion in the Strategy as they are already identified in the urban growth boundary and as such can proceed with a Planning Proposal to amend the Local Environmental Plan.

Site	Constraints Mapping	Considerations
<p>1. 62 Broken Head Road, Byron Bay (Byron Bay Golf Course) Lot 365 DP704227, Lot 11 DP1200712, Lot 13 DP227607</p> 		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> Area of HEV within the northern portion of the site <p><u>Other considerations</u></p> <ul style="list-style-type: none"> Predominately mapped within the urban growth area. good proximity to employment areas of Byron Bay adjacent existing residential area proximity to existing public transport route
<p>2. 139 Bangalow Road, Byron Bay Lot PT22 DP549688 Submission #E2023/121775</p> 		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> Subject to access to potential residential land in north-eastern part of site constrained by HEV and steep slopes <p><u>Other considerations</u></p> <ul style="list-style-type: none"> Partially Inside urban growth boundary


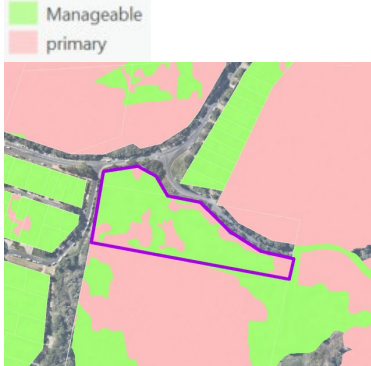

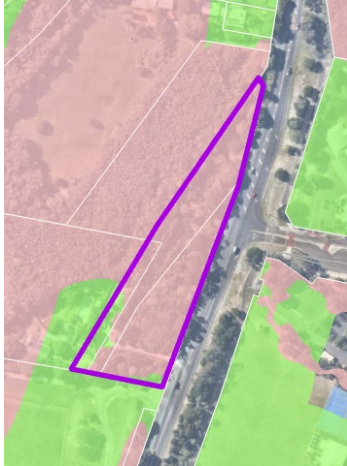
Site	Constraints Mapping	Considerations
<p>3. Lot 451 DP1175252 Lawson Street and Lot 452 DP48493 Tallow Beach Road, Byron Bay Submission No.181</p>  <p>Owner: Bundjalung of Byron Bay Aboriginal Corporation (Arakwal)</p>		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> • Manageable HEV • The site is above the 1:100 ARI + 0.5m freeboard, and climate change to 2100 <p><u>Considerations</u></p> <ul style="list-style-type: none"> • Inside urban growth boundary • Manageable HEV • Adjacent existing residential area • Good proximity to town centre and existing employment areas
<p>4. Lot 2 DP1275809 and Lot 438 DP729107 Bangalow Road, Byron Bay Submission No.181</p>  <p>Owner: Bundjalung of Byron Bay Aboriginal Corporation (Arakwal)</p>		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> • Manageable HEV <p><u>Other considerations</u></p> <ul style="list-style-type: none"> • Adjoins urban growth area to the south • land is the subject of an Indigenous Land Use Agreement and future residential zoning would be consistent with intent of ILUA and findings of Stage 4 C Zones review

Table of key Primary and Manageable constraints

Primary	Manageable
<ul style="list-style-type: none"> • High environmental value vegetation • Zoned 7(a) Wetlands Zone, 7(b) Coastal Habitat Zone, 7(f1) Coastal Lands (f1) Zone, 7(j) Scientific Zone, 7(k) Habitat Zone, 8(a) National Parks and Nature Reserve Zone, C1 National Parks and Nature Reserves, C2 Environmental Conservation, W1 Natural Waterways • BC Act 2016 private land agreements for biodiversity conservation or offset, set aside under section 60ZC of the Local Land Services Act 2013, BioBanking agreement or property vegetation plan • Land in adopted flood studies with a medium or high flood hazard risk (based on 2100 Climate Change) • Coastal Erosion Planning Precincts 1 & 2 • High bushfire risk - Vegetation Category 1 • Essential access road vulnerable to risk Bushfire Category 1 • Acid sulfate soils map class 1 & 2 • Slope > 18 degrees or ~33% • Land identified in the slip prone land map and land with essential access roads vulnerable to risk of landslip • mapped as State/Regionally Significant farmland protection (S117) greater than 500 m from the edge of the NCRP urban growth area boundary in town containing a school • within a 500 m buffer of a known intensive livestock agriculture operation • s117 mineral resources, including transitional and potential areas • Land within buffer to sewage treatment plant (400m) or waste disposal facility (500m) • Land within 100m of a major creek / waterway located in a mapped drinking water catchment 	<ul style="list-style-type: none"> • Registered heritage item/s, heritage conservation area, or draft heritage conservation area • Land outside HEV shown on Biodiversity Values Map; zoned C3 Environmental Management; within a creek/waterway 100m riparian buffer • All remaining land identified in adopted flood studies as flood prone land / coastal erosion planning precincts • All land adjacent a creek / waterway (hydroline) not within the flood planning area that is within 2m contour range (above or below) the waterway • Acid sulfate soils map as classes 3 to 5 • Contaminated Land Register as having contaminants • Slope of 10 – 18 degrees • Land undetermined if the land or part of the land is slip prone with a slope of 10 degrees or greater • State/Regionally Significant farmland protection S117 (SF) within 500m from the edge of the NCRP urban growth area boundary in town containing a school • Zoned LEP 19987(d) Scenic/ Escarpment • Mapped drinking water catchment