

Requests to include new sites in the Residential Strategy - Not 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:


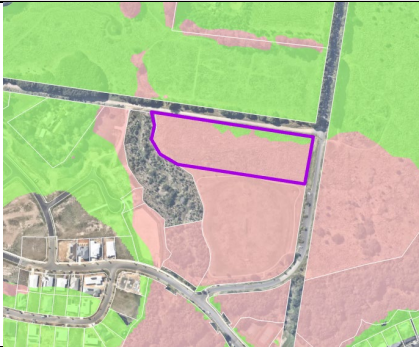

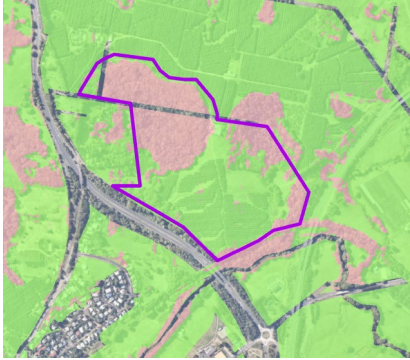



- **Primary** constraints are generally considered to make the land unsuitable for all types of residential and employment development and should be avoided in most instances when considering land for new urban areas. Councils should adopt the precautionary principle when considering land with primary 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.

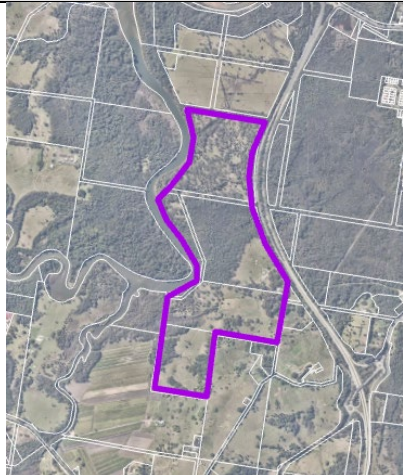
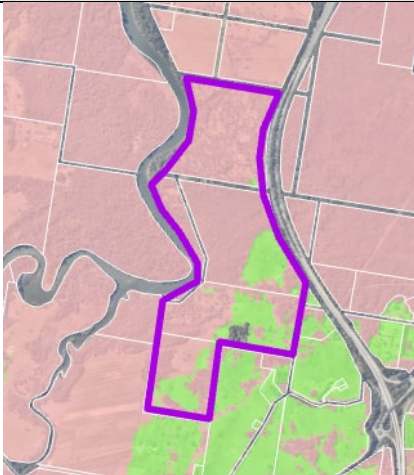

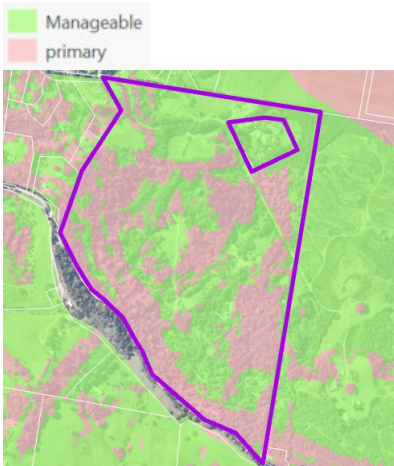

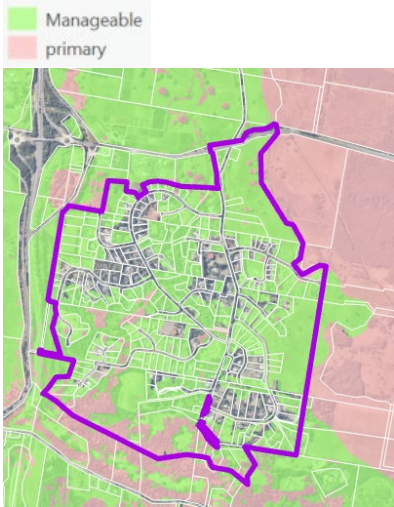
The following Tables provide a summary of the key issues identified for each site; the list is not exhaustive.


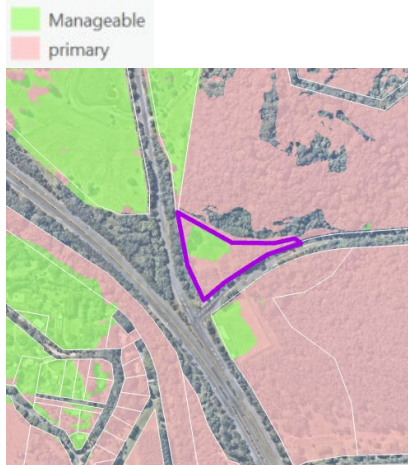
The key Primary and Manageable constraints used are listed at the end of this document.

Sites not supported from submission requests:

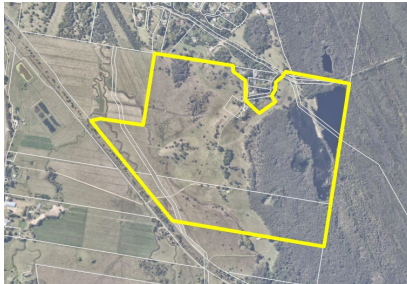
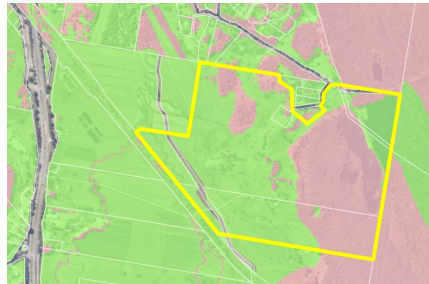
Site	Constraints Mapping	Not Supported due to:
1. 310 Left Bank Road, Mullumbimby Creek Lot 8 DP633976 Submission No.96 		<u>Primary constraints</u> Not applicable <u>Other considerations</u> <ul style="list-style-type: none"> • Mapped important farmland • Outside urban growth boundary • Not adjacent to residential areas or within proximity to existing infrastructure
2. 86 Tuckerroo Avenue, Mullumbimby Lot 196 DP1281667 Submission E2023/118300		<u>Primary constraints</u> <ul style="list-style-type: none"> • The site is below the 1:100 ARI + 0.5m freeboard, and climate change to 2100. • Intermediate flood hazard <u>Other considerations</u>

Site	Constraints Mapping	Not Supported due to:
		<ul style="list-style-type: none"> • Mapped significant farmland • Outside urban growth boundary
<p>3. 18 Pioneers Crescent and 1270 Hinterland Way, Bangalow Lot 1 DP1154192 Submission No.191</p> 		<p><u>Primary constraint</u></p> <ul style="list-style-type: none"> • HEV located throughout site <p><u>Other considerations</u></p> <ul style="list-style-type: none"> • Mapped significant farmland • Outside urban growth boundary
<p>4. 900 Bangalow Road, Bangalow Lot 1 DP1154192 Submission No.97</p> 		<p><u>Primary constraint</u></p> <ul style="list-style-type: none"> • Minor area of HEV located on site <p><u>Other considerations</u></p> <ul style="list-style-type: none"> • Mapped significant farmland • Outside urban growth boundary • Adjoined by significant transport corridor/motorway on both sides
<p>5. 73 Bashforth's Lane, Brunswick Heads Lot 6 DP844554, Lot 5 DP844554, Lot 109 DP755692 Submission No.47</p>		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> • Significant area of the site is below the 1:100 ARI + 0.5m freeboard, and climate change to 2100 / Intermediate flood hazard <p><u>Other considerations</u></p>

Site	Constraints Mapping	Not Supported due to:
		<ul style="list-style-type: none"> • South eastern portion of the site mapped as important farmland and all of this land is 'farmland rated' (and has been for some time) • Outside urban growth boundary and not identified in NRRLS
<p>6. 214 Balraith Lane, Ewingsdale Lot 100 DP1294837 Submission No.282</p> 		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> • Significant HEV across the site • Steep slopes throughout western half of site <p><u>Other considerations</u></p> <ul style="list-style-type: none"> • Partially mapped significant farmland • Outside urban growth boundary
<p>7. R5 land at Ewingsdale Multiple lots Submission No.209</p> 		<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> • Minor area of HEV located on site <p><u>Other considerations</u></p> <ul style="list-style-type: none"> • Outside urban growth boundary • Needs to be considered as part of larger review of capacity for urban conversion, pending required upgrades to McGettigan's Lane and Ewingsdale Road and completion of a precinct plan for 76 Ewingsdale Road.


Site	Constraints Mapping	Not Supported due to:
8. 8 Shara Boulevard, Ocean Shores Lot 100 DP1294837 Submission No.70 		<u>Primary constraints</u> <ul style="list-style-type: none"> Significant HEV (southern part of site) <u>Other considerations</u> <ul style="list-style-type: none"> Outside urban growth boundary Isolated from/Not within proximity to residential areas or existing infrastructure

Council Resolution 23-429 Identified Site

Site	Constraints Mapping	Not supported due to:
9. 29 Buckleys Lane, Tyagrah Lot 1 DP1126204, Lot 2 DP1126204, Lot 7 DP573269 Submission No.255 		<u>Primary constraint</u> <ul style="list-style-type: none"> Significant HEV (southern part of site) <u>Other considerations</u> <ul style="list-style-type: none"> Not mapped within urban growth area Coastal area east of the M1 Hwy Non-contiguous with urban areas Cleared land mapped as important farmland

Sites already identified in urban growth boundary:

These sites don't require inclusion in the Strategy as they are already identified in the urban growth boundary. Whilst they can proceed with a Planning Proposal they are highly constrained.

Site	Constraints Mapping	Constraints:
1. 94-106 Broken Head Rd, Suffolk Park Lot 1 DP408810, Lot 6 DP111821 Submission No.237		<u>Primary constraints</u> <ul style="list-style-type: none"> Significant HEV Eastern half of site is below the 1:100 ARI + 0.5m

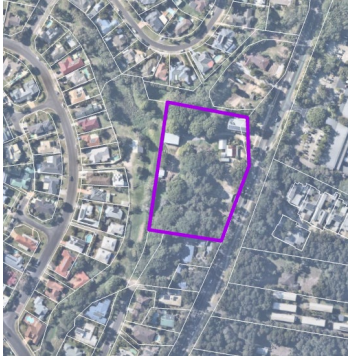
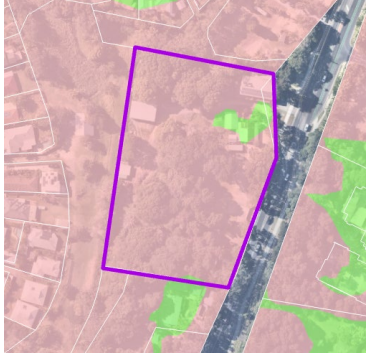

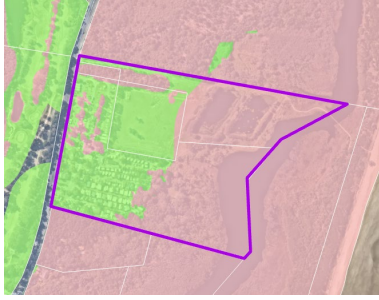
Site	Constraints Mapping	Constraints:
		<p>freeboard, and climate change to 2100.</p> <p><u>Other Considerations</u></p> <ul style="list-style-type: none"> • Subdivision DA approval for 4 Torrens Title residential Lots • Already zone for residential and hence a development application can be lodged for additional future housing.
<p>2. 10 Ironbark Avenue, BYRON BAY Lot 435 DP729107 Submission No.181</p>	<p>Manageable primary</p> 	<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> • Significant HEV • Slopes > 30 % (or approx. 17 degrees) in parts <p><u>Other considerations</u></p> <ul style="list-style-type: none"> • Excluded from Stage 4 C Zone review due to above constraints • Located within the urban growth boundary and hence opportunity exists to be considered under a separate planning proposal
<p>3. 1-5 Broken Head Road, Byron Bay Lot 1 DP573835, Lot 2 DP573835, Lot 9 DP708338, Lot 7 DP580423 Submission No.181</p> 	<p>Manageable primary</p> 	<p><u>Primary constraints</u></p> <ul style="list-style-type: none"> • Existing caravan park (containing approx. 50 approved long-term dwelling sites) • Significant HEV • Western half of site is below the 1:100 ARI + 0.5m freeboard, and climate change to 2100 <p><u>Other considerations</u></p> <ul style="list-style-type: none"> • Located within the urban growth boundary

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