

## Submissions relating to sites already identified in the Housing Options Paper

Location of submissions by attachment number:

	Attachment 10: Sites already identified in the Housing Options Paper submissions from landowners
	Attachment 12: Resident & Business Groups submissions
	Attachment 9: New sites submissions from landowners
	Attachment 19: Submissions on sites Within Urban Growth Boundary
	Attachments 5-8: Relevant Community General

Site	Staff comment
<b>Potential Urban Conversion Area</b>  1A Left Bank Road, Mullumbimby Lot 6 DP111821 Submission No. 46 & E2023/109424	<u>Submission</u> Submission in support of inclusion.  <u>Staff Comment</u> Site is mapped as a 'Potential Urban Conversion Area' and subject to further investigation.
<b>Potential Urban Conversion Area</b>  2 - 32 Left Bank Road, Mullumbimby Multiple Lots Submission No. 72, No. 78	<u>Submission</u> Submission in support of inclusion with the request to provide improved infrastructure to whole area.  <u>Staff Comment</u> Site is mapped as a 'Potential Urban Conversion Area' and subject to further investigation.
<b>Potential Urban Conversion Area</b>  Melaleuca Drive Submissions No. 138 and No. 185	<u>Submission</u> Submission in support of inclusion.  Site is mapped as a 'Potential Urban Conversion Area' and subject to further investigation.
<b>Potential Urban Conversion Area</b>  2 Possum Wood Place, Mullumbimby Lot 11 DP1095383 Submission No. 292	<u>Submission</u> Submission not in support of inclusion  <u>Staff Comment</u> Site is mapped as a 'Potential Urban Conversion Area' and subject to further investigation.
<b>Potential Urban Conversion Area</b>	<u>Submission</u> Submission in support of inclusion.

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21 Left Bank Road, Mullumbimby Submission No. 184	<u>Staff Comment</u> Site is mapped as a 'Potential Urban Conversion Area' and subject to further investigation.
<b>Area 1</b>  71 Main Arm Road, Mullumbimby Lot 6 DP111821 Submission No. 84	<u>Submission</u> Submission in opposition of inclusion due to flooding.  <u>Staff Comment</u> Flood mapping reveals that this site is predominately above the 1:100 ARI + 0.5m freeboard, and climate change to 2100.
<b>Area 2</b>  3 Poplar Avenue, Mullumbimby Part of Lot 6 DP111821 and Lot 76 DP755722 Submission (#E2023/116957)	<u>Submission</u> Landowner requesting reconsideration of Area 2, to include the entire site area.  <u>Staff Comment</u> Support to develop additional lands on the lot is subject to detailed investigations at the planning proposal stage.
1897 Coolamon Scenic Drive, Mullumbimby Part of Lot 4 DP874348 Submission No. 75	<u>Submission</u> Landowner has provided own assessment with additional land proposed.  <u>Staff Comment</u> Support to develop additional lands on the lot is subject to detailed investigations at the planning proposal stage.
1982 Coolamon Scenic, Mullumbimby Part of Lot 10 DP1132925 Submission No. 174	<u>Submission</u> Landowner has provided own assessment with additional land proposed.  <u>Staff Comment</u> Support to develop additional lands on the lot is subject to detailed investigations at the planning proposal stage.
1862 Coolamon Scenic Drive, Mullumbimby Lot 12 DP578826 Submission #E2023/116951	<u>Submission</u> Submission in support of inclusion.  <u>Staff Comment</u> Noted
<b>Area 3</b>  1 Azalea Street, Mullumbimby (Old Mullumbimby Hospital site) Part of Lot 188 DP728535, Lot 1 DP 1159861 & Lot 138 DP 755722 Submission No. 78, No.213 and E2023/109654	<u>Submission</u> Submissions received in opposition to this inclusion relevant to the 11.5m height.  <u>Staff Comment</u> The site is subject to an existing planning proposal. Submissions relating to proposed planning controls can be made at the planning proposal exhibition stage.

Site	Staff comment
<b>Area 4</b>  Tuckeroo Avenue, Mullumbimby Lot 32 DP 1169053 Submission <b>E2023/118300</b>	<u>Submission</u> Submissions received in support to this inclusion.  <u>Staff Comment</u> Noted
<b>Area 6</b>  1660-1634 Coolamon Scenic Drive, Mullumbimby Lot 1 & 2 DP748729 & Lot 67 DP 1226493 Submission No. <b>84</b>	<u>Submission</u> Submissions received in opposition to this inclusion due to downstream flood impacts  <u>Staff Comment</u> This site was identified in the previously adopted Residential Strategy 2020 and retained as contains a sufficient area of land with a low hazard/manageable flood constraint, as well as some land above the 1:100 ARI + 0.5m freeboard, and climate change to 2100. Flood planning considerations are subject to detailed investigations at the planning proposal stage. Any development of the subject land must demonstrate that there are no adverse flood and stormwater impacts on surrounding land.
<b>Area 7</b>  156 Stuart Street, Mullumbimby Lot 22 DP1073165 Submission No. <b>84</b>	<u>Submission</u> Submission in support of exclusion.  <u>Staff Comment</u> Noted
<b>Area 8</b>  1B Ann Street & 20 Prince Street, Mullumbimby Part of Lot 1 DP1032298 and Part of Lot 12 DP527314 Submissions No.35, No.37, No.41, No.64, No. <b>84</b> , No.104 No.120, No.129, No.146, No.50, No.154, No.177, No.219, E2023/115405, E2023/115407, E2023/109268 and E2023/121753	<u>Submission</u> Submissions received in opposition to this inclusion.  <u>Staff Comment</u> Detailed flood/drainage studies undertaken for this land indicate that combining Area 7 with the adjoining Area 8 (Lot 1 DP1032298 - 1B Ann Street) can deliver an overall net improved outcome to flood/stormwater management for both sites, as well as for the adjoining urban residential area to the north.  Area 7 (Lot 22), on the other hand, this site was removed from the Options Paper as a result of a Council resolution in June 2022 (Res <a href="#">22-247</a> ), namely <i>“until the implications of the 2022 Flood Events and any further potential natural disasters are understood on the suitability of this land for future development”</i> .
50 Prince Street, Mullumbimby Part of Lot 2 DP1121508 Submission No. 64, <b>E2023/118431</b> and <b>E2023/121585</b>	<u>Submission</u> Submissions received in opposition to this inclusion.  <u>Staff Comment</u>

Site	Staff comment
	<p>The site is located between Prince and Station streets on land owned by Transport Asset Holding Entity (TAHE).</p> <p>The site currently hosts 40 dwellings as part of a temporary housing village.</p> <p>Housing for the Flood displaced remains a priority for Council. It forms part of ongoing discussions with the Reconstruction Authority and their Housing Taskforce. This includes looking at short-medium and long-term housing solutions for our community – like the future of the current temporary housing village on this site. Further updates will be reported separately to Council once the landowner (State Government) has decided.</p> <p>This site is within the NCRP 2041 Urban Growth Boundary and is zoned SP2 Infrastructure. As such a rezoning of the site to support future development for housing or other uses will be required.</p> <p>For purposes of transparency the site will retain its mapping as an investigation area.</p>
<p>57 Station Street, Mullumbimby Lots 6,7 &amp; 8 DP2772 Submission No. 146, E2023/118431 and E2023/121585</p>	<p><u>Submission</u> Submissions received in opposition to this inclusion.</p> <p><u>Staff Comment</u> The site has been recognised under Council's Affordable Housing Contribution Scheme and considered suitable for that purpose.</p> <p>Submissions relating to future development of the site can be made when a planning proposal is placed on exhibition.</p>
<p>Approved for Residential Site</p> <p>30 Chinbible Avenue, Mullumbimby Lot 159 DP 755687 Submission No.64 and No.67</p>	<p><u>Submission</u> Submissions relating to the marked area of vacant land zoned residential. Concern raised in relation to flooding and offsite impacts.</p> <p><u>Staff Comment</u> The site is already zoned residential. Any future development of the land will be considered at the development assessment stage, including flooding constraints and offsite impacts.</p>
<p>The Saddle Road, Brunswick Heads Lots 2 &amp; 3 DP631177 Submission No. 71</p>	<p><u>Submission</u> Submission in support of inclusion.</p> <p><u>Staff Comment</u> Noted</p>

Site	Staff comment
The Saddle Road, Brunswick Heads Lot 1 DP631177 Submission No. 144	<u>Submission</u> Landowner requesting reconsideration of The Saddle Road investigation area to include 163 The Saddle Road Brunswick Heads.  <u>Staff Comment</u> The portion of the Lot considered developable and unconstrained is already included in the Saddle Rd investigation area. The remainder of the land is heavily vegetated and includes HEV vegetation and steep slopes. Support to develop additional lands on the lot is subject to detailed investigations at the planning proposal stage.
The Saddle Road, Brunswick Heads Lot 2 DP529317 Submission No. 244	<u>Submission</u> Submission in support with conditions relevant to pro-active master planning.  <u>Staff Comment</u> Noted. Submissions relevant to this level of detail should be made at the planning proposal/DA stage.
132 The Saddle Road, Brunswick Heads Lot 32 DP1018929 Submission No. 256	<u>Submission</u> Submission in support of inclusion.  <u>Staff Comment</u> Noted
82 The Saddle Road, Brunswick Heads Lot 1 DP583377 Submission No. 265	<u>Submission</u> Submission in support of inclusion  <u>Staff Comment</u> Noted
219 The Saddle Road, Brunswick Heads Lot 4 DP810118 Submission No. 286	<u>Submission</u> Landowner has provided own assessment with additional land proposed.  <u>Staff Comment</u> 219 The Saddle Rd is already identified in the Saddle Rd investigation area.  A detailed investigation of the land at the planning proposal stage will determine areas where housing is suitable.
206 The Saddle Road, Brunswick Heads Lot 3 DP810118	<u>Submission</u>

Site	Staff comment
Submission <b>E2023/114260</b>	<p>Submission is in support of inclusion on the condition that land is all rezoned at once without preference to one developer or another.</p> <p><u>Staff Comment</u> The rezoning of land is an owner-initiated process. However, this area will be subject to a wider master/structure plan for the Saddle Rd precinct.</p> <p>The timing of any future rezoning of land in this area will be subject to infrastructure capacity and other considerations.</p>
<p>The Saddle Road, Brunswick Heads Submission No. <b>181</b></p>	<p><u>Submission</u> BBBAC request to be a major stakeholder in the Saddle Road/Ridge investigation area. Request that new lots allocated for affordable housing BBBAC also wants a minimum of 20% of affordable housing lots allocated for Aboriginal housing.</p> <p><u>Staff Comment</u> Noted.</p> <p>Action 20 of the existing strategy already refers to working with the Aboriginal Community in relation to the provision of housing. This action and protocol will be updated with any additions as identified necessary in the 2024 Residential Strategy to align with Resolution <b>23-509</b>.</p>
<p>94 Kingsford Drive, Brunswick Heads Lot 71 DP851902 Submissions No.14, No.118, No.119 and <b>E2023/116947</b></p>	<p><u>Submission</u> Submission in support of inclusion.</p> <p><u>Staff Comment</u>  This site is within the NCRP 2041 Urban Growth Boundary and is zoned E1 Local Business. The site currently hosts some of the 27 dwellings of the Bayside temporary housing village. The site also has a current Development Consent for a mixed-use development (shops and housing).</p> <p>For purposes of transparency around the future use of this site it will retain its mapping as an investigation area.</p> <p>The landowner has the option to proceed with an amended development application and or a planning proposal to change the development approved and or zone at any time.</p>
Kingsford Drive, Brunswick Heads Lot 69 DP851902	<p><u>Submission</u> Submission opposed to the inclusion of Lot 69 within the proposed investigation area.</p>

Site	Staff comment
<p>Submissions No. 14, No.118, No.119, No.289 and No.290</p>	<p><u>Staff Comment</u></p> <p>The site is located on Torakina Road and Kingsford Drive on Council land.</p> <p>The site currently hosts some of the 27 dwellings of the Bayside temporary housing village. A key consideration for this site was its close proximity of Lilly Pilly Little School, with housing and parking configurations considering safety and amenity. The existing public playground does not form part of the temporary housing site. The playground will remain in place for public use under the management of Byron Shire Council.</p> <p>Further, housing for the Flood displaced remains a priority for Council. It forms part of ongoing discussions with the Reconstruction Authority and their Housing Taskforce. This includes looking at short-medium and long-term housing solutions for our community – like the future of the current temporary housing village on this Council land. Further updates will be reported separately to Council on this site once known.</p> <p>This site is within the NCRP 2041 Urban Growth Boundary and is zoned Low Density Residential. As such a development application can be lodged at any time by Council for its future development as long-term housing.</p> <p>For purposes of transparency around the future use of the site it will retain its mapping as an investigation area.</p>
<p>125 Tweed Street, Brunswick Heads Lot 1 DP 560486 Submission No. 118, No.119, No.249, No.289 and No.290</p>	<p><u>Submission</u> Submission opposed to the inclusion of the site.</p> <p><u>Staff Comment</u></p> <p>The site is located at 125 Tweed Street behind the Brunswick Heads Sports Fields on Council owned land. The site currently hosts 58 dwellings of the Tweed Street temporary housing site.</p> <p>Further, housing for the Flood displaced remains a priority for Council. It forms part of ongoing discussions with the Reconstruction Authority and their Housing Taskforce. This includes looking at short-medium and long-term housing solutions – like the future of the current Pod villages on Council land. Further updates will be reported separately to Council on this site once known.</p> <p>This site is within the NCRP 2041 Urban Growth Boundary and is zoned Rural Landscape RU2. As such a rezoning of the land to</p>

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	<p>support future development for housing or other use will be required.</p> <p>For purposes of transparency around the future use of the site it will retain its mapping as an investigation area.</p>
<p><b>Approved for Residential Site</b></p> <p>Submissions No.198, No.199, No.212, No.217, No.220, No.231, No.232, No.242, No.250, No.289 No. <b>292</b></p>	<p><u>Submission</u> Submissions relating to the marked area of vacant land subject approved for residential.</p> <p><u>Staff Comment</u> The site is not subject to any upzoning where residential development is already approved.</p>
<p><b>Area 12</b></p> <p>8 Ballina Road, Bangalow Submission <b>E2023/114599</b></p>	<p><u>Submission</u> Submission in support of inclusion.</p> <p><u>Staff Comment</u> Noted</p>
<p><b>Area 11</b></p> <p>68 Rankin Drive, &amp; Granuaille Crescent, Bangalow Part of Lot 261 and 262 DP 1262316 &amp; Lot 348 DP 755695 Submission No.190</p>	<p><u>Submission</u> Submission in support of inclusion.</p> <p><u>Staff Comment</u> Noted</p>
<p><b>Area 13</b></p> <p>31 Ballina Road, Bangalow Lot 2 DP 1260751 Submission No.190</p>	<p><u>Submission</u> Submission in support of inclusion.</p> <p><u>Staff Comment</u> Noted</p>