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# 57 Station Street, Mullumbimby Affordable Housing Project

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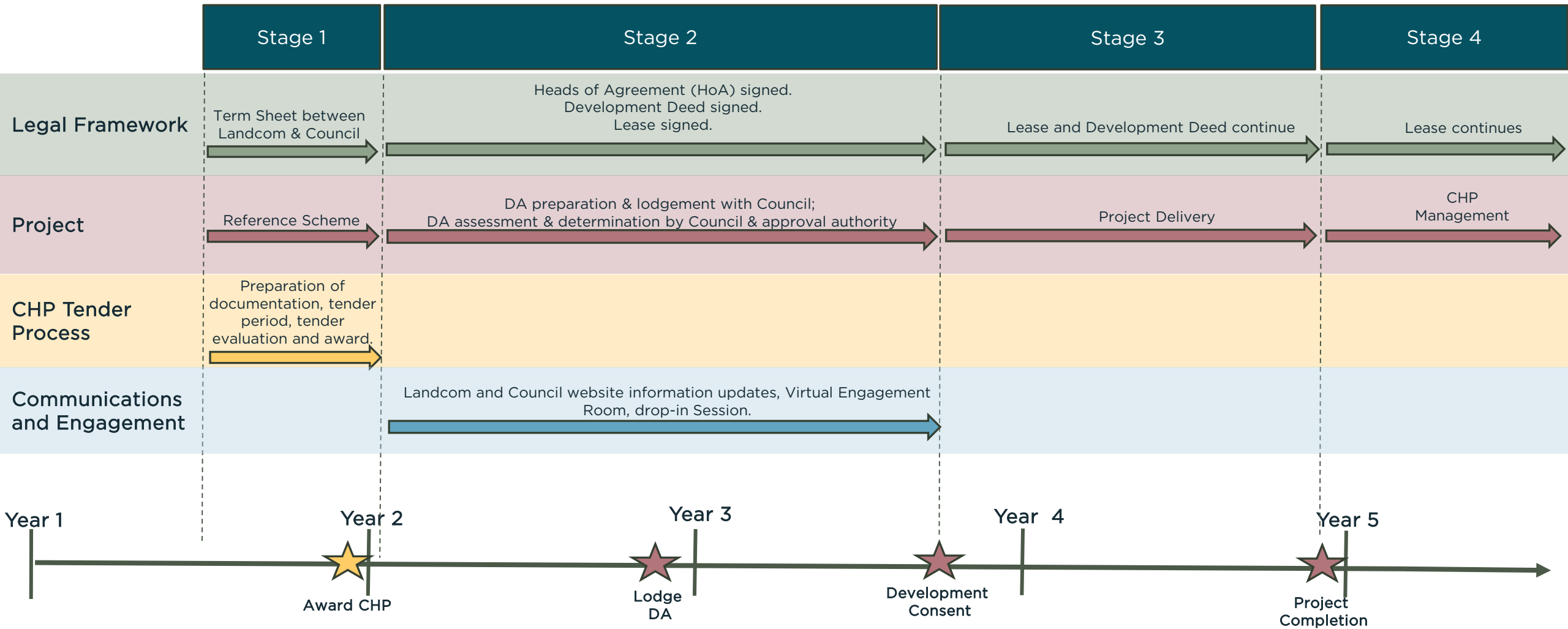


CELEBRATING **45** YEARS

# Items

1. Project Timeline
2. Communications and engagement processes
3. Project description and objectives
4. Reference scheme
5. Evaluation criteria

# Project Process



# Communications and Engagement

## Previous Byron Shire engagement and project alignment

- Community Strategic Plan
- Local Strategic Planning Statement (LSPS)
- Residential Strategy
- Mullumbimby Masterplan
- Regional Housing Taskforce Submission
- North Coast Regional Plan 2036 & 2041
- Byron Housing Forum - 2022
- Lot 22- Mullumbimby – 2019 & 2020
- Housing Challenge Forum – 2019
- Housing Charette – 2018
- Housing Roundtable – 2018
- <sup>4</sup> • Housing Summit - 2017

# Community expectations

## Byron Shire Community Strategic Plan 2032

### Ethical Growth

We manage growth and change responsibly



Manage responsible development through effective place and space planning

Enable housing diversity and support people experiencing housing insecurity

Promote and support the local economy

Foster sustainable visitation and manage the impacts of tourism on the Shire

Support a resilient community that can adapt and respond to change

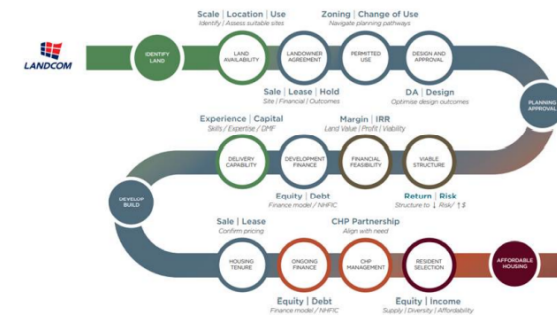
### IN FOCUS: Partnership to deliver affordable housing

Council will be working with Landcom, the NSW Government's development agency in the development of up to 29 studios, one and two-bedroom units on a Council-owned carpark at 57 Station Street, Mullumbimby.

The project seeks to deliver an affordable housing development for people on low – moderate incomes.

Using a 12-step process, Landcom partners with Council to select a Community Housing Provider delivery partner and work collaboratively to optimise the planning, design, financing and housing delivery outcomes for all stakeholders.

#### Affordable Housing: 12 steps to delivery



#### Project Objectives

The objectives underpinning the project are:

- Develop the optimum amount of affordable housing that meets the community's needs
- Long-term tenure of the property as affordable housing
- Council to retain ownership (freehold or 99-year lease) of the car park
- Council contributes land only, with no additional funds required
- Landcom to perform its obligations on a "cost recovery" basis

#### Project Benefits

The benefits of project agreements (to both parties) can include:

- Greater levels of trust, respect and understanding between the parties.
- Enhanced planning processes for community development and the delivery of dynamic programs, activities and services involving the broader community.
- Increased knowledge, information, and resource sharing between the parties.
- Achievement of mutually desired outcomes.

# Delivering on community expectations

## 4.2 Enable housing diversity and support people experiencing housing insecurity



### Delivery Program Priorities:

#### 4.2.1 Housing insecurity

Seek opportunities that provide fair, appropriate, and affordable housing for people experiencing housing insecurity

#### 4.2.2 Partnerships and pilots to address housing needs

Investigate partnerships and pilots that deliver an innovative and affordable housing model for the Shire

#### 4.2.3 Legislation changes

Establish planning mechanisms and advocate for changes to legislation to support housing that meets the needs of our community

### Operational Plan Activities

2022/23

DP	DP Action	OP	Operational Plan Activity	Measure	Due	Type	Re s	DIA P
4.2.1 People experiencing housing insecurity	Seek opportunities that provide fair, appropriate, and affordable housing for people experiencing housing insecurity							
4.2.2 Partnerships and pilots to address housing needs	Investigate partnerships and pilots that deliver an innovative and affordable housing model for the Shire	4.2.2.1	Consider landowner planning investigations for possible residential areas, as identified in the final endorsed Res. Strategy and as applicable implement AHCS via the residential rezoning process	Planning proposal assessments progressed in accordance with legislative requirements	Jun-23	Project		
		4.2.2.2	Deliver Landcom MoU	MoU progressed	Jun-23	Program		
		4.2.2.3	Affordable Housing Contribution Scheme -Implementation and Delivery program	Commence implementation and delivery program	May-23	Program		

# Communications and Engagement

## Stages

- RFP Launch
- RFP Outcome
- Pre-lodgement of DA
- Post DA
- Construction

# Communications and Engagement Tools

- **RFP Launch** – Sector focussed, Tender portal with e-letter notifications through: CHIA NSW, NRSCH Register (NSW), Landcom Pre-Qualification Scheme, Affordable Housing Business Unit database.
- **RFP Outcome** – Media release, Project tile on Landcom Website
- **Pre-lodgement of DA** – In accordance with Community Participation Plan requirements for Community Significant project including drop-in session, Virtual Engagement Room hosted on Landcom website and link shared with Council & CHP, 4 page project brochure, establishment of e-newsletter database for updates.
- **Post DA** – Media announcement, Virtual Engagement Room Update, project tile update
- **Construction** – Meetings with Council, project site neighbours, business chamber and general community to limit impacts of construction and provide point of contact for enquiries. Update Virtual Engagement Room Storyboards.

# Communications and Engagement Tools

- Standard agenda item on Project Control Group (PCG) Meeting
- Councillor workshops
- Briefings and updates to Council's Housing & Affordability Advisory Committee, community groups, business community.
- Virtual Engagement Room updates to include videos of the project and affordable housing in general.

# Project description and objectives

## Project Vision

*For Council, Landcom and the Respondent to deliver diverse and affordable dwellings which best meets the housing needs of the Mullumbimby community while being financially feasible for all parties.*

## Project Objectives

- Supply (Increase the supply of affordable and diverse housing): To deliver new dwellings to provide a material boost to the supply of housing in Mullumbimby.
- Diversity (Increase housing diversity): To deliver a diverse mix of product (including studios, 1-bedroom units and 2-bedroom units).
- Affordability (Provide affordable housing): To deliver affordable housing for people on low-moderate incomes.
- Feasibility (Financially feasible for all parties): To be financially feasible for all parties. In particular, Council will not be required to contribute any additional funds to the delivery of the Project, other than the lease of the Land for a consideration of \$1.
- Design (Establish design excellence): To achieve quality and sustainable design outcomes to ensure dwellings are durable, sustainable, fit for purpose and seamlessly integrate with the character of the local neighbourhood.
- Land Use (Ground floor retail): To deliver retail shops on the ground floor facing **Station** Street.

# Reference Scheme

