

From: [byroneforms](#)
To: [council](#)
Subject: 10.2020.651.1 - Submission of Support - [REDACTED]
Date: Thursday, 21 January 2021 7:25:15 AM
Attachments: [BSC-005-368](#) [REDACTED] [PDF-2.pdf](#)
Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-368

DA number: 10.2020.651.1

Subject address: 2 Bangalow Road Byron Bay

Application type: Support

Other details:

Grounds: To the community of Byron Bay and the council that form the local government and are representative of the local community. This town seriously needs more of this type of boarding houses, share type development. The boarding style of housing can do and go a long way to house local workers, professionals, young people, students, people in transition between housing options, those that live elsewhere yet need a place to stay during the work week, the recently separated, the newly left home, the local buskers and long stay visa holders. Personally I love having such a wonderful group of medium term- long term neighbours who are fortunate to be able to live so close to town in Byron, many people ride bikes to town, walk to the beach, gather on the hospitality weekends (Monday and Tuesday nights) for dinner parties. The joy and happiness that flows from these places and the sense of belonging and community that they create around themselves is a testament to the vision of the developments intention. I thank the planners to fully consider this plan in full with whichever slight adjustments needed as required. However whatever happens, please be open to many more of these options for housing. May those who object based on their own personal preferences for space, share housing not being for them etc, realise that we need multiple levels of housing options to ensure that this town functions as a socially cohesive community with housing for all humans of all wage brackets. Frankly the closer that workers live to town the better for the environment because it is less cars on the road. With thanks, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Music for Houses key concepts. Brief overview.

Local Locality loyalty list.

A list which asks those who identify with belonging to a place ie. township, to demonstrate positive reasons as well as personal contributions that they offer to that town. This list is then used to match the best housing solution for that person or household group.

The follow program is primarily a positive Merit based housing system which aims to provide as many options for as many different people who will be able to move up and down these options as the circumstances change in their lives. Musical Housing.... But with no-one left behind.

5 step plan.

People can move up or down or nominate where they are willing and wanting to enter the program. Costing for the programs tenants is the same as current community housing rates, rent at 25% of total household income. However, there are some extra incentives' added to offer motivation to strive towards housing and lifestyle success and well as some results that may lead to greater community acceptance of social housing tenants.

The housing options are as follows, some of these option are already being used however this program seeks to accept what is and create the safest and most practical version of the options as possible:

1. *Camping facilities,*

| Issue | Solution | Awareness plan |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Beach, dune camping, street sleeping, people living in cars and vans, no toilets, or showers. | Carparks used for overnight quite Van/car camping, Boom gate ie. \$7.50 a night. 6:30pm - 8:30am. Coin operated hot showers ie 20c per 30sec to cover the cost of cleaning etc. Community centre can offer tokens if needed. Same at roadside stops and where ever space can be identified. And/or Work with caravan parks, crown reserves to create more medium-term Camping options at reasonable prices | Explain the importance to community that we address the reality of homeless being a trend that will not go away. That providing sensible options will prevent camping in sensitive areas, in front of houses and solve the problem of rubbish, toileting and Nosie issues. |

2. *Boarding houses,*

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| Overcrowding in share houses, staying with friends and family lack of privacy, Expensive delivery of short-term emergency housing in private motels. | Purpose Built or transformed from old motels. Designed so that up to 5 rooms can be provided per kitchen and bathroom. Great for singles, couples and for short to medium stays for families in need of emergency Accommodation. People living in these rooms can be those who are currently camping. Anyone who doesn't wish to live in this way can go back to camping. motels and more permeant options using purpose built boarding facilities. | Educate the tenants the importance of following the rules, Create reassurance in the local community of the structure and expectation of behaviour and effects both positive and negative. Less emergency housing in private motels by making these community ran and owned. |
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3. *Units with shared space and private,*

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|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Cost of building, Neighbours resistance to density, style and use of common land. | Clever design when developing plans for these units, with less planning for cars, more options for shared space as well as a common room plan with a swap shop, community room. Outdoor play area for children. 12 units in each complex. | Community consultation and contributions, Fundraising for construction and building. Encourage donation of services and trades. |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|

4. Leaseholds and current housing options,

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|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lack of affordable options, land owner's resistance to rent to social housing, current estimates of market rent out of date. | Work with developers, current share houses, talk with real estates, private rental landlords to encourage the supply of more leaseholds. Identify more long-term sites for long-term Community Social Housing | As above: Raise awareness with owners of the benefits of longer-term, local families and the stability of rent paid monthly. Rental Savings plan can be used to assist with the negotiation process. Educate Property Managers. |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

5. Rent to buy assistance,

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| Local Middle income and key working families priced out of higher market areas. People driving long distances, lost hope of home ownership | Outcome for families that wish to aspire to home ownership and through improving their circumstances during stable housing, saving for a deposit using the rental savings plan. Developers and council can work with families that are on the 4Llist to be first in line for purchase before the houses are sold in the open market. | Create an awareness with the tenants that there are options towards this as an end goal so that there is genuine motivation to create successful options in their lives. Show the community that this plan offers hope for everyone who aspires. |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The program aims to provide encouragement and incentive to work, for current tenants and to assist key working families to live in the town they work in. Less travel from affordable areas to work in towns of origin is better environmentally. By acknowledging and formalising current trends in housing adaption we can make sure that there is a positive progression and awareness of who is needing housing and give them hope for options in the future. Plus, by being a part of the solutions, the info about seeker acts like a local census informing government about real and measurable needs for housing. Which benefits everyone.

Rental rewards saving plan

This can be put in place for working families, encouraging older children to work also so that intergenerational poverty and the fear of the rent going up due to working can be changed into an attitude of inspiration and aspiration.

Extra working money is charged at 25% with 50% of this portion of their rent placed into a continual savings plan. Those only on a benefit can nominate to add between 1-10% more to create a savings plan. This saving money can be used in three or more ways. First of all, to fund the cost of moving between steps or exiting from social housing into private rental or moving from the area etc; to improve, renovate or add a feature to a long-term permanent place by agreement; to add a level of bond reassurance for landlords who are nervous about renting to a social housing tenant. Further to this, by agreement of a rental tribunal, the money could be used to pay for damaged leasehold

homes or yards so that the tenant can have a second chance and not be blacklisted. Incentives for better behaviour which creates ownership over the bond responsibilities.

Surety for leasehold land lords using the reverse bond resulting from the savings percentage, is a key to the success of this program, so that more landlords will see the benefits of leasing to Community housing/ social housing provider for the family groups that need homes.

Rewards for tenants who create no damage to rental properties creates ownership and pride in the homes, as well as acknowledgment of benefits in participation in community in positive ways.

Participation and sweet equity.

New ways of developing professionally run teams of community members with skills to offer and encouraging the offer of discounted or pro bono service towards the project development and delivery. Professions such as planners, council staff, architectures, solicitors, builders and all trades people, development land owners, crown land owners, indigenous land custodian's current department of housing, land owned by council and private land that could be re zoned if appropriate.

Habitat for housing have a great community participation model that would be useful as a guide to develop something that works with this structure. Labour is offered free during a working bee sort of situation. However, the work place H&S rule of Australia would make this a challenge that would need to be resolved by including a training or certificate into the plan, so that those who are low skilled volunteers can be benefited with a certificate and learn some work skills as part of the process of building these places. Any participation from those in need will assist them in gaining a better place on the list for housing.

Promotion and awareness campaign

Promotion of housing issues using music, concerts, radio short films, TV and community awareness and aiming to consult with community in regards to the benefits of having social housing to balance the need for affordable housing for key workers, younger families and other marginalised members of our community.

A Six-part TV series that follows each of the five steps and a selection of people or family groups who can benefit from each form of housing option. Aiming to show how the 5 step plan will work to the wider 'well housed' community, anyone who is in need of some reflection of the housing needs that many fellow community members require. This TV series, you Tube movie is a big part of the plan.

Fundraising towards housing options and facilities' seeking philanthropy interest groups through music awareness, TV and social media using tools such as go fund me, ticket sales during concerts, musicians sponsoring local families, whole building build, to reduce building costs and also to create a sense of community ownership.

In Brief Conclusion

Using the music industry, TV, radio and social media to promote and discuss housing ideas which can be refined to create a balance of workable options for the most people. Seeking options to create socially diverse townships that benefit the wider community by providing local identities with a wide variety of skills, working together to develop and maintain social inclusion. Housing locals can fill this work, belonging and cultural gap that is fast becoming common place in towns with higher than average market values.

From: [Chris Lonergan](#)
To: [Vickers, Jordan](#); [council](#); [REDACTED]
Subject: Objection DA 10.2020.651.1 Lot 2 DP 1206972 No. 2 Bangalow Rd. Byron Bay.
Date: Monday, 1 February 2021 3:48:37 PM

[REDACTED]

Further to our recent **Objection to Proposed Staged Affordable Housing Development comprising Nine (9) Boarding Houses, Community Building, Managers Residence and Strata Subdivision to create Three (3) Lots and a Common Lot for DA 10.2020.651.1 Lot 2 DP 1206972 No. 2 Bangalow Rd. Byron Bay.**

In addition to the matters raised, the visually significant trees in the NE of the site are also a feeding site for the red-tailed black cockatoo (Calyptorhynchus banksii).

This has been observed over many years by the owners of the houses at 14 and 16 Browning Street.

This is significant as this is a threatened species, and the preservation of its habitat is an important consideration in the assessment of this application.

Yours
Chris Lonergan

BA. Town Planning (UNE).

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From: [byroneforms](#)
To: [council](#)
Subject: 10.2020.651.1 - Submission of Object - [REDACTED]
Date: Wednesday, 20 January 2021 5:24:35 PM
Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-367

DA number: 10.2020.651.1

Subject address: 2 Bangalow Road Byron Bay

Application type: Object

Other details:

Grounds: The Seadrift gated community comprises 32 town houses and 3 free standing dwellings, the majority of which are either owner occupied or rented to permanent tenants. There are a small number of absent owners who holiday let their properties and these cause a disproportionate amount of stress, noise pollution and bad behaviour for which the OC engaged the services of CAV security. We already have sufficient problems with Owners who Airbnb to schoolies, hen/stag nights charging \$300 per person per night and making it difficult for Owners to access the swimming pool because they invite all their friends in as well. This causes some owners who are surrounded by holiday lets, untold health problems. Here at our property, we have [REDACTED], which also holiday lets. Around the corner we have the by pass roundabout and current DA registered for a double story car park which will overlook parts of Seadrift so we will object and Harris Farms which we most definitely DO support, this would be a real asset to the area. Anything to keep Coles out. Across the road on Browning Street is the development Jonson Lane which we DO support. However, at present Seadrift is exposed on all three sides to three major DAs (including the Boarding House proposal on Bangalow Rd) so I think we can be forgiven for feeling a little overwhelmed by DAs at present. I understand the need for progress and for ensuring that Byron Bay grows and meets the needs of the entire community. DA No. 10.2020.651.1 clearly does not. There is the small matter of the Lomani development which will be even more impacted by the proposed boarding houses than we are in Seadrift. Lomani is also predominantly owner/occupied. A few years ago, before the Lomani development was built we could always hear the sounds of disco music from 2 Bangalow Road, or "The Happy Houses" as we called them, wafting over the rainforest every weekend, accompanied by drumming, shouting, singing and all the usual noises people make when they have been drinking large quantities of alcohol or perhaps [REDACTED]. Some of the AirBnB holiday makers in Seadrift try to get away with the same behaviour so, if we are affected, we call security and the perpetrators are fined. How can it possibly be appropriate use of land to build 9 boarding houses, for essentially unemployed people? There are very few ratepayers in Byron Bay whose rates are increased every year to support, and provide an inadequate income stream to the town so that essential maintenance and repairs to our infrastructure can take place after the 2 million tourists "love us and leave us" - with RUBBISH on the beaches, in the parks and in the doorways of shops. Not all tourists, obviously, abuse our town in this way, but a small minority do. I have made submissions before that a bed-tax must be

imposed but of course our Government refuses to allow it. Ridiculous. Affordable housing for KEY workers and/or young families is one thing, but NINE boarding houses is quite another. All pleasant sea-side locations with good surf and what used to be good beaches are a magnet for people who might prefer surfing to working. After all, boarding houses were designed to provide cheap accommodation for genuine individuals who may need a helping hand, but, let's be honest, the majority of these dormitories will be occupied mostly by men on the dole who prefer to surf rather than work. They can also find free food at Liberation Larder, free bread outside the Community Theatre and generally live very well in Byron Bay at the expense of ratepayers like me. While farmers cry out for domestic fruit pickers - we support legions of fit, able bodied people who are more than capable of picking fruit and vegetables but choose not to. Hey, the surf's up, right? The laid back, sleepy, drug fuelled Byron Bay of the 1960s is long gone and thank goodness for that so hippy drop outs should be encouraged to move on simply because there is no place for them anymore. Byron Bay will continue to grow and prosper precisely because it has such a diverse mix of people, but we must remember, it is a very small minority who pay the council rates - in our case over \$600 per quarter. DA.2020.651.1 could be an asset to our community if it was dramatically revised and planned properly. Cut-out the 9 boarding houses and concentrate on genuinely affordable housing or even COUNCIL HOUSES which council can keep control of and rent to key workers, families or older people. Of course there should be a few shops, coffee bars, restaurants, a play area for children and child care facilities, plus bike racks, communal gardens which the residents might help maintain. Eco-friendly. Council needs an eco-friendly, carbon neutral development. A few small houses could be set aside for communal occupancy by individuals in genuine need of accommodation. One of the proposed "boarding houses" might be converted to a small bed and breakfast motel used for temporary occupancy. The trees and vegetation on site must also be protected. But whatever is built in there, council MUST have By-Laws in place to prevent the so called "affordable housing" from being snapped up by investors and then used for holiday letting. Provision must be incorporated into the By-Laws to strictly prohibit holiday letting. Given a little thought and consultation with the immediate neighbours, like Lomani, Seadrift, Browning Street and Bangalow Road householders who will be seriously impacted if the DA goes ahead in its present form might result in the development of a pleasant, micro community on this site which will be a credit to council instead of a blot on the landscape and a botched job by those who insist this appalling DA is sanctioned. Perhaps the DA in its present form might be more suitable for the Old Police Station site? I dread to think what might eventually materialise there. I urge Council to please think more creatively, demand more money from ACT to support Byron Bay which is in danger of being over-run because EVERYBODY whether they are rich, poor, unemployed or low to middle income contributors like us, want to have a piece of this town, but sadly, there simply isn't enough to go round. So an emphatic objection to NINE boarding houses, which is an outrageous use of land.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



