

matt oreilly

One of the main outcomes of the Byron rural settlement strategy 1998 and the DCP 2014 in relation to new MOs and CTs was the requirement to plant 900 native trees as part of a vegetation management plan for every dwelling approved under the MO or CT. There is no discussion of an additional 900 native trees needing to be planted as part of a new DA for a secondary dwelling or dual occupancy. This issue needs to be addressed and incorporated in the Byron DCP at the same time as the LEP change to ensure that the required 900 trees are planted for these new dwellings.

David Froggatt

MOCT7 [SCANNED, FILE SAFE]

Submission in Support of BSC Planning Proposal 26.2022.1.1

Amendment of Byron LEP 2014

Multiple Occupancies and Rural Community Title

To Whom it may Concern,

I would like to lodge this submission in support of the above planning proposal, to permit secondary dwellings on CT and MO shares within Byron shire.

Despite the likelihood that this will further increase the value of such shares it meets a pressing need for affordable housing in our shire and enables the approval and legalisation of many already existing situations of this type. This will relieve some anxiety for people already living in or owning such a property and encourage others to consider a second dwelling on their MO or CT share.

I would like to suggest that further amendments be developed that would encourage and enable the development of hamlet style, clustered housing developments close to the village areas of Billindugel, Main Arm and Federal. Such arrangements could house a small number of families (5 to 10) in close proximity to a shared structure that could include recreational and kitchen space. The majority of the land could be re forested or developed for small scale local agriculture. The residential area (say 10 % of the block) would concentrate infrastructure and services and would include sewage treatment, water supply and micro grid renewable energy.

A company and trust legal structure could ensure genuine, affordable housing in the short and long term for 100% of the project.

The above approach would not only help with the housing crisis in the shire, it also protects and enhances the environmental values we enjoy in this area and is in accord with the objectives of Clause 4,2B of the Byron LEP2014.

Regards,

David Froggatt

Sam Clarke

100% support this proposal! Makes so much sense in the housing crisis we are having in the North Rivers

Soflana Haishkarem

To Byron Shire Council: In agreement with Planning Proposal 26.2022.1.1 I recognise the effort made by Council in promoting a raft of housing solutions to address the housing crisis. More dwellings on Intentional Communities is one of the most immediate ways to add housing stock in the shire in an environmentally responsible way and without cost to the public. CTs are best positioned to accommodate more residents in established, well organized communities. Thank you Byron Shire Council for doing the right thing. Soflana Haishkarem

Maryanne O'Donnell

To our Councillors, In agreement with the implementation of the resolution from last year to allow second dwellings and dual occupancy on Intentional Communities on merit. Intentional communities have the land and the infrastructure both environmental and social to house more people. We need more diverse housing opportunities in the shire and this is a good one. It is commendable that staff is taking seriously the grave housing situation we're in. This Planning Proposal should be fast tracked to enable the construction of more homes in the shortest term possible.

Lesley Bayliss

Dear Councillors, I'd like to express my support to this planning Proposal. As a mother and grandmother I watch in horror as our children forced leave the area for lack of housing. Dual Occupancies and Second Dwellings on Community Titles will result in accessible housing and help to ease the pressure. I hope the implementation of this permission will result in immediate action. Sincerely, Lesley Bayliss

Jonathan Shai

Dear Councillors, As a young professional brought up in the shire I wholeheartedly support this Planning Proposal. Professionals and workers of my generation are leaving the shire in droves for lack of homes to rent. I am certain that this Planning Proposal, once finalised, will bring a yield of housing soon. I was brought up on a Community Title and I trust in the ability of such communities to provide homes to young families, workers and ageing family members. Great initiative. Jonathan Shai

Alice Karem

I support this planning Proposal as I'm certain it will facilitate some desperately needed homes in the shire. Council has listened to the voice of the people and showed it can move with the times and adapt to changing circumstances. It's yet to be seen that DAs are processed in a reasonable rhythm once the LEP allows those second dwellings. We need those homes as soon as possible. Alice Karem

Zenya Nirvana

I fully support the proposal for secondary dwellings to be allowed on community title lots.

Nehara Cleanthous

Dear Councillors, As a business owner I wholeheartedly support Planning Proposal 26.2022.1.1 Businesses like mine are bleeding. We can't retain trained staff and we can't recruit new staff for lack of housing. This was the case even before COVID but now the situation has worsened tenfold. Opening a pathway for second dwellings and dual occupancies on rural Community Title subdivisions no doubt will deliver some badly needed housing stock to the market. Please implement this opportunity in the shortest term possible.

Gemma Martin

To Byron Shire Council In support of this Planning Proposal I'd like to thank Council for facilitating change. In challenging times, the ability to reexamine old concepts and adapt to reality is crucial to recovery and survival. The resolution to allow extra dwellings on Intentional Communities is fair and necessary. Good to see progress in this direction and I hope making it a reality on the ground will not meet excessive red tape. We need homes for our families.

Avigail Shai

Dear Councillors and staff I support Planning Proposal 26.2022.1.1 Council has made the right decision in seeking a pathway to allow rural Community Titles to apply for second dwellings or dual occupancies. This will go some way to addressing the urgent need for housing in the Shire. Avigail Shai

Elysia Pinnell

Dear Councillors and Council staff, In support of Planning Proposal 26.2022.1.1 Congratulations to Council planning staff for implementing promptly Council resolution from last year and preparing the Planning Proposal in record time. By doing so you responded without delay to the urgent need for housing in the community. Young professionals like me are feeling the brunt of the housing shortage, a lot of us are leaving the shire. No doubt this planning Proposal will go some way to alleviate the stress. Please remove red tape and process DAs promptly when the time comes to make this important development into reality. With regards,
Elysia Pinnell

Miao Yanru

Councillors of Byron Shire, I'm writing to express my support for this Planning Proposal. Council is going in the right direction looking for housing opportunities where they exist. Rural Community Titles have the land, the resources and the will to house more people responsibly. Well done Council. Regards, Miao Yanru

Gibbs Kevin

I support Planning Proposal 26.2022.1.1. It complies with Council resolution from last year. The resolution itself was part of the response to the declared housing crisis that since then became so much worse. CTs and MOs can provide decent homes for young families, essential workers and ageing parents. We hope this Planning Proposal will result in more homes on the ground in the shortest amount of time possible. With regards, Kevin Gibbs

Daniel Aloia

I agree with this planning Proposal. Last year Council made a unanimous decision to facilitate a pathway for dual occupancies and second dwellings on Intentional Communities. CTs and MOs are a unique and important sector in our shire. Communities will be able to provide homes for extended family members, ageing parents, essential workers, etc. I don't quite understand though why this Planning Proposal grants this potential entitlement only to CTs and not to MOs. I hope that a similar option will open to MOs in the future. But even as it is, this is an important move in the right direction. Daniel Aloia

David Kennedy

I support Planning Proposal 26.2022.1.1. As one of a raft of measures needed to deal with the catastrophic housing shortage it has its important place; providing continuity in Intentional Communities, potential home for extended family, ageing parents and young families. Many members of communities are themselves ageing and need additional help to continue their environmental work and to be able to stay on the land. What we don't want to happen is that second dwellings become short term holiday lettings. I hope the right restrictions will be put in place by Council to prevent that. Sincerely, David Kennedy

Danielle Shai

Dear Councillors and Council staff I am writing to back Planning Proposal 26.2022.1.1 Council made the right decision in seeking a pathway to allow rural Community Titles to apply for second dwellings or dual occupancies. All expert advice shows that this is one of very scarce options for housing delivery in the short term in Byron Shire. Congratulations to Council planning staff for implementing promptly Council resolutions and preparing the Planning Proposal in record time and by doing so responding without delay to the urgent need for housing in the community. Danielle Shai

Yoav Gottlieb Mashiach

To Byron shire Council, Planning Proposal 26.2022.1.1 gains my full support. It is timely, necessary and fair. No need to stress the housing crisis battering our community. Housing options should be looked at and promoted where they already exist. Rural Community Titles are well equipped to construct accessible homes at their own cost and in the short term, depending of course on Council's willing to expedite DA processing. This Planning Proposal is also helping to level the playing field between plain subdivision sites and Community Title subdivision lots, which is long overdue. Sincerely, Yoav Gottlieb

Heike Hamann

To Whom It May Concern, I wholeheartedly support this proposal. Kind regards,
Heike

MOCT27 [SCANNED, FILE SAFE]

Heike Hamann
Tyagarah NSW 2481

23 June 2022

Re Rural multiple occupancy and community title sites

To Whom It May Concern,

I would like to express my support for the planning proposal which will allow secondary dwellings and dual occupancies within rural Multiple Occupancy and Community Title developments, with development consent.

With the current housing crisis in the Shire I believe this is a very cost effective way to increase dwellings in the Shire, and build community, without negatively impacting the environment.

Warm regards,

Heike

Alexis Williams

In support of this amendment to LEP. We need more homes and we need them now. A proposal that facilitates this is worthy of support. Intentional Communities are the backbone of rural settlement in the shire and CTs in particular have the infrastructure to develop more houses without damaging the environment. I'd like Council to secure that second dwellings in the whole shire won't go to Airbnb and the like, but that is another issue. Go ahead ASAP with this initiative. Alexis Williams

David Nakash

Dear Councillors, I support Planning Proposal 26.2022.1.1. It follows Council's decisions and has common sense. In times like this we should examine old development controls and adapt them to reality. CTs can be part of the solution to the housing crisis by providing homes in a safe and community minded environment. I ask Council to expedite the implementation of this Planning Proposal, Yours, David Nakash

Michiko Stanhope

To Council, This Planning Proposal deserves my support. As an essential worker I am part of a demographic severely hit by the housing crisis. Any responsible increase of housing opportunities should be adopted if we want prevent the social and economic collapse of this society. More homes on Intentional Communities will provide living opportunities for people like me. I hope the process of implementation will be fast. Yours sincerely, Michiko Stanhope

Michael Murray

As a resident on a Multiple Occupancy, I encourage council to include MOs on this policy as well. There is s such a dire need for new housing and this is one way to allow housing to easily be added. It is also a good way to approve illegal studios and cabins.

Amir Paiss

I wholeheartedly agree with the purpose and the need of this Planning To our Councillors and Council staff, I wholeheartedly agree with the purpose and the need of this Planning Proposal. Community Title subdivisions are an important and integral part of the mosaic of human settlement forms we have in this shire. They successfully combine community life with private ownership, have healthy legal and self governance infrastructure in place and are continuously carrying out enormous environmental restoration work. Many of them own and look after ample land with carrying capacity, more then our current LEP controls allow to develop. This Planning Proposal, once implemented, will facilitate sensitive increase in housing delivery for the good of communities and the shire at large. Well done NRIC for promoting this cause and Byron Shire Council for listening, adapting and doing the right thing.

Oren Rozenberg

I'd like to express my support for this Planning Proposal. I think it's urgent for Council to look for pathways to increase housing opportunities desperately needed. CTs are well placed to construct second dwellings and dual occupancies at their own expense in the immediate future. In communities it'll help family members to stay on the land, ageing parents to age in place and facilitate continuity. It may provide housing opportunities to young families and essential workers like me and prevent us having to leave the area. I just hope that those new dwellings will not be available for the tourism market and will only house locals. Sincerely, Oren Rozenberg

Karni Shai

To our Council, I concur with planning proposal 26.2022.1.1. and acknowledge its value. As business owners we have suffered constant loss of long term trained workers who are forced to leave the shire. We can't retain workers and we can't recruit for the grave lack of housing. Our own children are in constant housing stress. Second Dwellings and dual occupancies on Community Title subdivisions will go some way in remedying this situation. Particularly as there's no other short or medium term solution in sight. CTs have the capacity, the will and the resources to construct homes for their own families, for workers and their ageing parents in the short term. This will be a great impetus for housing and we all hope staff will be helpful in expediting the processing in all stages of DAs. Yours sincerely, Karni Shai

Luke Woolcott

I'm giving my full support to this proposal. It'll bring more houses to the shire and help young people like me stay and work here. I know quite a few Intentional Communities and trust they will provide accessible homes to locals in the community and that they'll do it well. We ask Byron Shire Council to make it happen fast. Luke Woolcott

Nora Fahndrich

To our Councillors and planning staff I'm writing to support planning proposal 26.2022.1.1. I live on a Community Title and know well the reality of this community and others. Rural Community Title subdivisions are well planned and structured, built to high standard and are constantly engaged in environmental repair. They need continuity, they need to be able to house the next generation in order to continue the good work. They can also offer modest houses to working families, professionals, friend. We need this in the shire and we need it now. Let's hope this legislation is approved soon and yields homes on the ground in the shortest amount of time possible. Nora Fahndrich, Main Arm

Shiva Karem

Dear Councillors, I am supporting this planning proposal. As a person born and bred in the shire who also have lived for many years on a community title I can't welcome more the decision made by Council to allow second dwellings or dual occupancies on intentional communities. My generation is undergoing enormous housing stress. Most of my friends have already left the shire, not being able to find where to live. This is a disaster on a personal, social and economic level. Extra dwellings on CTs have the potential to help in a significant way. If only one measure out of many required to solve this devastating reality, it is an Important one. I'm looking forward to this action made a reality now. Kind regards, Shiva Karem

Danny Salfield

Greetings to our councillors, I support this planning proposal, thank you for doing the right thing. It's not often that a radical change in planning is being adopted recognising urgent need of the community. This change of rules will bring more houses to the shire and we need each and every one of them. Community titles will come to the task once this process is completed, let's hope it doesn't meet too much red tape. Kind regards, Danny Salfield

Chris Rogers

Dear Councillors, you have my support for this important planning proposal. As a resident of many years on a well run community title I am familiar with the reality on intentional communities and trust the ability of this community and others to provide more affordable housing in the shire. This planning proposal has planning, social and environmental sense. I'm commending Councillors and Council staff for responding to community needs and enacting this most necessary planning move. Chris Rogers, Main Arm

Jane Pentreath

In full support of this important planning Proposal 26.2022.1.1, I trust that the approval and implementation of which will go some way to addressing the dire need for housing in the shire. No need to stress the urgent need, it's our sad reality and Council is well aware of it. Good to see that Council staff and Councillors are actually initiating the right action in that respect. Jane Pentreath, Myocum

Mathew Neil Graham Clark

Dear Byron Shire Councillors, I strongly support this planning proposal. No doubt that second dwellings and dual occs on CTs is the shortest way to increase housing stock in the shire. I'd like to see a similar pathway available to MOs, though I understand the complexity MOs present in that regard, but I am sure that with creative planning a way can be found. This planning proposal is a move in the right direction. Mathew Clark

Phillip John Charles Davis

This planning proposal has my support. Reading it I acknowledge that Council used the right arguments to successfully convince State Gov of the benefits this planning change will bring to the shire in terms of housing yield. Good to see common sense prevails. Regards, Phillip Davis

Dionisios Goumas

Councillors, I'd like to express my support to this planning proposal. Second dwellings and dual occupancies on CTs with consent make good sense in the current housing crisis and coincide with all existing policies and strategies. Council acknowledged that in its decision from last year requesting staff to investigate pathways to this end, good to see that staff raised to the task and acted swiftly in preparing the planning proposal and presenting it to the DPE. I guess State Gov is as interested as us in finding solutions, particularly ones that don't rely on the public purse.

Woody P Sampson

Dear Byron Shire Councillors, I support this planning proposal. It presents a housing opportunity that we all need. Even if a few dozen homes will result, it is more than anything else that is on the table at the moment. We're asking planners to make the process of DAs resulting from this change to LEP simplified and fast. Sincerely,
Woody Sampson

Ryan E Donaldson

In support of planning proposal and stress that this change is long overdue. CT subdivisions are not different to any private sites in the shire and private sites were granted a second dwelling or dual occupancy entitlement years ago. It was a successful move in creating more homes then as it'll be now with CTs. As a whole, CTs do a lot more environmental restoration work than other owners of rural lots and I suggest to impose the same requirement on all land owners. Regards, Ryan Donaldson

Sam Jackson

In support of this change to LEP. CTs in Byron shire and beyond are a viable option for increase in housing so desperately needed. This resource hasn't been used because of the restriction of one dwelling per lot, now totally redundant. Good to see Council acting sensibly and opening this option. I hope this change will be acted on without delay and that DA processing will be granted priority. Yours, Sam Jackson

Jade Jackson

I agree with planning proposal 26.2022.1.1. It makes sense on every level. The housing situation in the shire is a tragedy and we need to look for opportunities where they can be found. Second dwellings on Intentional Communities is a safe and short way of encouraging more sustainable dwellings in this battered shire. Good on Council for listening.

Hinenni karem

To the General Manager, Councillors and Council staff, I'd like to express my full support for Planning Proposal 26.2022.1.1. It is the right response to the acute need for housing in the community. You have been listening to the many voices both of the general public and of professionals claiming this pathway for more accessible dwellings in the shire. The planning proposal should be approved and enacted in the shortest amount of time possible. Hinenni Karem

Chelsea Donaldson

Dear Council, in expression of support for this proposal I'd like to commend both Council elect for making the resolutions that laid the ground and Council staff for responding quickly and preparing this planning proposal. This is a true planning breakthrough that will yield dwellings at no cost to the public in a short time. We need each and every one of them. Thank you, Chelsea D

Anne Allen

support for secondary dwellings on MO's and CT's

MOCT50 [SCANNED, FILE SAFE]

Anne Allen

Tyagarah NSW 2481

Re Rural Multiple Occupancy and Community Title sites

I support the planning proposal which will allow secondary dwellings and dual occupancies within Multiple Occupancy and Community Title developments, with development consent.

I believe this is a cost-effective way to increase dwellings in the Byron Shire, which has a current housing crisis, without negatively impacting the environment.

Yours Sincerely

Anne Allen

Justine Minh Hein Le

Councillors, you have done the right thing by resolving to allow extra dwellings on intentional communities last year. This planning Proposal prepared by staff and granted approval by State Gov is a direct result and I thank Council as a whole for advancing this without delay. Regards, Justin

Sebastian Pentreath

I support this planning proposal. It's good to see an institution like Council being able to change with the times, act with flexibility and respond the urgent needs of the community. This change of rules is responsible and timely and will no doubt result in a number of dwellings in the short term. This will go some way to alleviate the crisis. Please show us that you can, with good will act quickly on this one. Sebastian

Richard Clarke

Dear Council, as a father and grandfather I can only support this planning proposal. Our children need homes, we are losing them, they move away for not being able to find where to live. I've watched communities for the last 30 years and I am certain that they can house more people in a responsible way. Council has acknowledged that. This is a good move, thank you, Sincerely Richard Clarke

Zhourelle Haishkarem

Councillors and Council staff, I support this initiative, it is timely necessary and has merit. I spent years living on a CT and witnessed the enormous effort of environmental rehabilitation, maintenance of infrastructure and social cohesion. This CT and many others can contribute to create a number of homes much needed. Thanks Council for moving with the times.

Jade Bayliss

Dear Council, good to see common sense prevails, therefore I support this proposal. One of the few remaining options for housing open to us as a wider community is to allow secondary dwellings on MOs and CTs. This planning consent instrument which has been hugely successful with properties in rural zonings will now be open to CTs. Landowners will elect to build a secondary dwellings or a dual occupancy without the need for rezoning or expensive infrastructure. It is a shame though that this proposal doesn't grant the same entitlement to MOs and the addition of just one dwelling to an entire MO is only symbolic and not really practical. I am sure that with a bit more creative planning thinking a way could have been found. This should be a win/win for the council and the community.

Mark Purser

Dear Council, I'm writing to express my support to this planning proposal. It took a while but finally Council saw reason. Allowing this provision opens the door to a small but significant addition of dwellings in the shire, no need to stress how badly they are needed.

Ben Miller

In agreement with this proposal. I think it's a good move removing blanket restriction on secondary dwellings and dual occupancies in Intentional Communities. More than ever long term locals need these rentals to continue to live in the region. I just hope the proposal doesn't get bogged in endless bureaucracy. Thanks, Ben

Joshua Leishman

Dear Councillors, I support this change in planning outlined in the Planning Proposal, this is the right time. I grew up in Byron Shire and lived here most of my years as a young person. This is where my family and my friends live, this is where I work. I now find it impossible to find secure accommodation here and I'm not alone, most of my age group is forced to leave the shire, our families and jobs for lack of housing. We are looking to find modest long term homes. Intentional communities can provide just that, I'm asking Council to move quickly and do all it takes to make it a reality today. With regards, Josh Leishman

Alice Webber

Dear Council, I support this plan. Secondary dwellings on MOs and CT communities under DA criteria which should address social and environmental impact, is a viable, rapid and comes at no cost to the public. Council should make sure the process doesn't get bogged and should get on the road fast. DA processing should be prioritised. Sincerely, Alice Webber

Grace Sadler

I support planning proposal 26.2022.1.1. In the face of the deepening and devastating housing crisis and the resulting human tragedy that we watch unfolding, it is Council's responsibility to encourage urban and rural responsible housing solutions. Extra dwellings on Intentional Communities upon merit assessment is one of the most effective ways available to us for housing delivery in the short term. I urge Council to expedite the approval process and DAs assessments, Grace Sadler

Jess Pumphrey

Councillors, I support of this PP. Council should encourage opportunities for quick, sustainable rural housing solutions. Community Titles are well positioned to contribute, on merit assessment, law rent, sustainable and rapid housing solutions to residents at zero cost to the public. Modifying BLEP to allow Secondary Dwelling and Dual Occupancy on Community Titles has social, economic or planning sense. It is good to see that Council is acting in the right direction.

Scott Burmester scottburmester250@hotmail.com

In support. I believe that where environmentally and socially appropriate, and always on DA merit, land sharing communities can offer good immediate housing solutions. A solution that may save many families and local businesses whose workers can't find anywhere to live in the shire. Good on Byron Council for taking this step in the right direction. Sincerely, Scott Burmester

Sean Stickle

Dear Councillors, I agree with this Planning Proposal and support it. In our sad housing reality land sharing communities can provide sustainable living for more families. In fact, none of the other ideas for alleviating the housing tragedy has any chance of being realised in the short term. This proposal brings hope.

Apang Ramdani

I support this amendment. Many of my friends are displaced / homeless. We need diverse, sustainable housing solutions. The proposal has good logic and ticks all the boxes. I'm looking forward to see more sustainable homes on land sharing communities in the very near future.

Susan Fell

Dear Byron Shire Council, that we desperately need housing in the shire is common knowledge. Council is mostly helpless in addressing the housing crisis in the short term. Increasing the sustainable option for more housing on intentional communities is long overdue. But never too late – this is a good decision that needs to be activated now without bureaucratic delays. Yours kindly, Susan Fell

Peter Monkhouse

Dear Councillors and staff, I fully support this planning proposal and I am pleased to see Council waking up to face reality. MOs and CTs are a small but important part of the privately held land in the shire, and they provide affordable housing for many in the community. However, it is an unused reserve for extra dwellings in the shire. Even if as a result of the implementation of this plan we'll end up with a few dozen new homes, owner built, cheap and rapid, it will mean less of our local families, essential workers and children having to leave the area. I urge Council staff to give priority to this sector when comes the time of processing DAs. Peter Monkhouse

Margaurite Buivids

Dear Byron Shire Councillors, I strongly support this proposed amendment to LEP to allow secondary dwellings and dual occupancies on Community Titles. Community Titles are capable of contributing low rent, sustainable and rapid housing solutions to residents of the shire. Removing the control on secondary dwelling and dual occupancies on CTs has social, economic or planning sense. It will contribute towards the recovery of this community. Where environmentally and socially appropriate, and with DA assessment, land sharing communities can offer good immediate housing solutions not found elsewhere. As should be applied to the entire rural sector we need to make sure that these extra dwellings do not end up as STHL. Yours sincerely, Margaurite Buivids

Nami Igarashi

I stand behind this planning proposal. Rural MOs and CTs provide a wonderful option for secondary dwellings as there is generally a lot of space but also more need for help and support on the land. Allowing second dwellings and dual occupancies on CTs will significantly help to create homes for family members, workers and ageing parents.

Van Yzendoorn

Councillors, this proposal has my support. In the face of the devastating housing crisis that sees our communities losing hundreds of long-term residents and essential workers like me, who simply have nowhere to live, I believe this is a welcome move that goes well with the best interests and the well-being of the community. Rural CTs and MOs are a small part of the private landholding in the shire but a lot of them are well placed to provide environmentally and socially responsible housing to locals in the form of secondary dwellings or dual occupancies. I commend Council for changing attitudes and doing the right thing.

Clara Martignone

I'd like to express my support to this planning proposal. Following the losses in the recent floods, but well before that, in the current housing acute shortage and the human tragedy that it entails, to permit this available resource for more dwellings in the shire is a good planning strategy and will help the community a great deal. The unique spirit of the Byron Shire is based on a long history of close community ties and environmental responsibility. It is imperative that we retain this treasured essence of our shire, by allowing Community Titles and Multiple Occupancies to have second dwellings and dual occupancies where suitable and appropriate. Yours sincerely Clara Martignone

Erin Slater

Dear Council, this is an expression of support: Approving planning proposal 26.2022.1.1. by Council will offer the community the use of a viable and immediate resource of housing in times of a devastating shortage without a solution in sight. Most rural Community Title subdivisions and some MOs are well equipped with social and physical infrastructure to accommodate secondary dwellings or dual occupancies in the short term and without any cost to the community. Please vote to approve and move quickly to implement. Yours, Erin Slater

Diego Afuenmayor

To our Councillors, you have my full support for this planning proposal. We have an unused source of extra housing in the shire in the form of more dwellings on existing land sharing communities. It is local, right here and ready to go. State Government enthusiastically supports. The development of this available potential should be promoted and assisted by Council in the current housing and humanitarian crisis.

Melissa Lellouche

Dear Councillors, Thanks for the opportunity to give feedback on this important issue. I wholeheartedly support this planning proposal, it corrects some bad decisions made in the past and shows that Council is capable of rethinking and responding to the needs and demands of this community. More dwellings on land sharing communities is essential if not imperative. it is truly one of very few options council still has to allow more dwellings in a controlled way without time wasted or extra costs of rezoning. This important local resource is indispensable and presents good planning practice. I'm calling on Council to expedite the action after the approval of this proposal. Thank you, Melissa Lellouche

Nelson Enrique Franco Mahecha

Dear Councillors, please approve this planning proposal, no doubt you will as the initiative grew from grassroots, gained the support of all Councillors last year and was granted the stamp of approval of the DPIE. We are in dire straits here with the explosion of the housing crisis. One of the few remaining options open to us as a community is to allow secondary dwellings and dual occupancies on MOs and more so on CTs. Without the need for rezoning or expensive infrastructure this is the most attractive option for rapid housing delivery in the shire. This is one simple and immediate way to lessen this crisis and the council should act on it immediately.

Aner Yeffet

Dear Council, I support this planning proposal. It is encouraging to see that Council is capable of changing attitudes and rethinking old concepts. Second dwellings and dual occupancies on land sharing communities is one of the last options we have left for more housing in the private sector now. Please approve and push to cut red tape and delays in processing DAs. Aner Yeffet

Alex Domenicali

PP 26.2022.1.1. is a good housing strategy, it has my support. This planning proposal should be approved and applied in no time. The need for more dwellings is so desperate, we can't wait. Applause to Council for seeing logic. Alex Domenicali

Matt Wilko

I'd like to express my support for this planning proposal. I have lived here for several years and experience the chronic and worsening housing crisis. Opening up opportunities for housing in the middle of this housing tragedy is the right thing to do. Communities have great potential to help in alleviating the accommodation shortage by constructing secondary dwellings on their lots. Council should encourage that and work with the communities to find efficient and quick way to carry out this important project. Matt Wilko

Anna Jordan

To Byron Shire Council, this is my expression of support for PP 26.2022.1.1. It is important to bring equity, fairness and pragmatism to planning law making processes of local government. We can do this while protecting the environment. I am pleased that Council took the sensible decision to allow second dwellings and dual occupancies on Intentional communities. It is commendable that staff acted rapidly to prepare, submit to the DPIE gain the Gateway determination and now put on exhibition. It is obvious that all parties are eager to make it happen recognising the urgency to find housing opportunities where they actually exist. It is left to be seen how Council manages the actual DAs, hopefully with the same pragmatism, Yours sincerely, Anna Jordan

Kelly Lee

Dear Councillors and Council staff, in support of this planning proposal we're asking you to approve and activate it as soon as possible. We've been living with the housing catastrophe all around us. This new strategy gives us hope. We are calling on Council to approve the Planning Proposal, put it into action immediately and work out a way to make it easy for CTs to apply for secondary dwelling or dual occupancy where suitable and with consent. Those without homes cannot wait for prolonged bureaucratic processes. Regards, Kelly Lee

Suvir Ibanez

Expression of support. Council made the right decision in seeking a pathway to allow rural Community Titles to apply for second dwellings or dual occupancies. All expert advice agrees that this is one of very few options for housing delivery in the short term in Byron Shire. Congratulations to Council planning staff for implementing Council resolutions promptly and preparing the Planning Proposal in record time and by doing so responding without delay to the urgent need for housing in the community. Suvir

Sandra Petretich

With regards to the above Planning Proposal, I'd like to express my support. Council has come to not only recognise the housing catastrophe but also adopt one just and pragmatic way to help alleviate the situation to some degree. This is of course only one action out of many urgently needed but this is a good start. Please make sure the implementation of this proposal doesn't drown in prolonged processes, we need those homes now. Regards, Sandra

Northern Rivers Intentional Communities

Submission of support

MOCT82 [SCANNED, FILE SAFE]

2 July 2022



Byron Shire Council

PO Box 1125 Mullumbimby 2482
northernrivers.ic@gmail.com
nric.com.au

Submission on Planning Proposal 26.2022.1.1
Amendment of Byron Local Environmental Plan 2014
Multiple Occupancies and Rural Community Title

Dear Council,

As an organisation representing the interests of many stakeholders and community members within the shire, we would like to express our wholehearted support of this proposal.

It is a rational and forward- thinking response to the crisis in accommodation, social cohesion and environmental degradation facing our community.

Due to the pressing housing emergency, once the LEP is amended, we would implore Council to streamline the DA process and avoid duplication and unnecessary red tape

We trust that with the correct planning controls in place, a significant contribution to both housing stock and housing diversity can be achieved in a modest timeframe, with positive outcomes in environmental repair and social integration.

Council is to be commended for this initiative; we hope to see it prosper.

Respectfully,

Uri Haishkarem.

For Northern Rivers Intentional Communities.

Sandra Petretich

With regards to the above Planning Proposal, I'd like to express my support. Council has come to not only recognise the housing catastrophe but also adopt one just and pragmatic way to help alleviate the situation to some degree. This is of course only one action out of many urgently needed but this is a good start. Please make sure the implementation of this proposal doesn't drown in prolonged processes, we need those homes now. Regards, Sandra

Amanda Sampson

2 July 2022 To Byron Shire Council, it is good to be able to agree and support Council's plan when justified. This planning proposal is a great relief to many residents. Housing availability is so low that long term residents are being squeezed out in great numbers. Many of the workers serving this shire live on M.O.s and C.T.s due to the spiralling rental costs, we are aware of the opportunity of more homes. These changes will go towards housing availability with the investment of owners, a win win situation. But how long will it take to actually see new homes on the ground?
Yours respectfully, Amanda

Ali Simpson

Councillors, this is my support of Planning Proposal 26.2022.1.1. The proposal is fair and in line with a raft of actions needed to alleviate the current devastating housing situation. Council should constantly be looking at ways to safely house more people. More dwellings on Rural CTs is a logical and pragmatic option. Owners are willing to do the right thing, comply with safety, environmental sensibility and building standards. Please approve and implement in the shortest amount of time possible.
Sincerely, Ali Simpson

Pete Kelly

Dear Councillors, I support planning proposal no 26.2022.1.1. It is timely and necessary. Allowing secondary dwellings or dual occupancies with consent on community title subdivisions will go some way to alleviate the devastating shortage of homes for locals. Kind regards, Pete Kelly

Greg Simpson

I support PP no 26.2022.1.1. It is rare and encouraging to see Council listening and acting swiftly on public demand, State Government responding with approval to send on the road a good plan without delay. This is a much needed source for more dwellings in the shire and we couldn't have them in a more crucial time. It is left to be seen how Council staff translate this into action. Land owners are ready to go and develop in an orderly manner and we hope staff work with communities to remove obstacles for fast delivery. Yours, Greg Simpson

Nicole Roptig

Dear Councillors and Council staff, I agree with Planning Proposal 26.2022.1.1 and I'm pleased to see Council coming to its senses, changing approach and recognising the need to respond to current urgent needs with local solutions. Enough with bias and ideologies, we need to work together pragmatically towards fair and responsible solutions to housing and this is certainly one. Communities can perform a role in contributing a short to medium term solution to the housing crisis. We urgently need each and every one of the added dwellings on CTs. It is just that intentional communities be given the same opportunity and the same approval pathways for secondary dwellings and dual occupancies as the rest of private holdings in the shire.

Faithfully, Nicole

Samantha Simpson

Dear Byron Shire Council, I'm pleased to support this Planning Proposal. It took a while but Council is finally doing the right thing when allowing second dwellings and dual occupancies on community title subdivisions. Communities need housing for the next generation to continue doing the good work of regeneration and repair. We want to see our children stay and look after us when we age. Having these extra dwellings will ease the pressure off the housing market and help to prevent the exodus of the young and the professional. We pay Council contributions, while maintaining our internal infrastructure and invest for ongoing environmental work. This is a win for all.

Warren Simpson

To the General Manager, Councillors and Council staff. Planning Proposal no 26.2022.1.1 is a move in the right direction and I support it. This is one action out of many urgent and necessary in this reality of lack of homes for locals and all that it entails. Intentional Communities are the backbone of this society and can provide homes for family members, essential workers and will provide the opportunity of ageing in place. This will help to keep the fabric of our society which right now is under enormous stress. It's good to see that Council, the public and State Gov are seeing eye to eye on this matter. The urgency of this going through cannot be denied and so is realising the plan, that is: homes on the ground soon. Faithfully, Warren Simpson

Dusty Tardieu

Dear Council, this is my feedback on Planning Proposal 26.2022.1.1. Extra housing on community titles and multiple occupancies should be facilitated, made easy for owners to establish and be embraced with blessings. I'm glad Council came to see that. State Government acted promptly to grant the gateway determination. Council should adopt this modus operandi in these difficult times and make it possible and easy for communities to materialize this plan as soon as possible, we need homes on the ground now.

Jayne Galbraith

To Byron Shire Councillors, I support the planning proposal that facilitated second dwellings and dual occupancies on community title subdivision. This is a fast and easy way to get more much needed homes on the ground. It is also fair as CTs aren't much different than other private lots in the shire. In fact they could be much more suitable for that purpose as their environmental repair contribution is much greater. I disagree with the limitation on MOs to one per entire MO. I think this reflects old bias against MOs and with a bit of creative planning a way should have been found to take advantage of the capacity of some MOs to have more homes for locals built.

Andrew Hobbs

To Byron Shire Council, I am supporting this Planning Proposal. I think that Council's first priority should be embracing every possible option for sustainable extra housing in the shire. It seems that this plan will facilitate that, but of course, it depends on staff willingness to accept and assist making this change a reality of homes on the ground. Calling on Council to eliminate red tape and expedite the process.

Respectfully, Andrew Hobbs

Zohar Safra

I support this planning proposal , I see it as a positive effort to provide opportunities to our community to grow in a natural community centered manner. Ours shire need more affordable accommodations , to provide solutions to housing crisis without changing too drastically the cultures and values of the residents and ecosystems.

Tamara winer

To the General Manager, Councillors, Council Planning staff. I support Planning Proposal 26.2022.1.1. I am pleased with Council's move towards sensible solutions to painful problems. Allowing secondary dwellings and dual occupancy on CTs with consent is overdue but not too late. Council should resolve the backlog of DAs and give priority to the ones that will result in homes for people now rather than to DAs dealing with tourism. Intentional Communities have what it takes to accommodate locals in the short term, and we can't have this happening soon enough. Thank you for listening.

Rachel Arbel

To Byron Shire Council. I agree with this planning proposal. It is logical and safe. Logical as it is one very practical measure to add desperately needed homes for locals in the shire, safe as CTs will have to be assessed for social and environmental merit like all other sites and we can trust that these communities will do the right thing by the environment, they have good track record. We need this to happen now and not in 5 years and we expect Council to facilitate an accelerated process of DAs.

Sivan Arbel

Dear Councillors, I support Planning Proposal 26.2022.1.1. I support opening the possibility of secondary dwellings on CT properties. CTs were approved over a decade ago under very different circumstances we're experiencing today. Accessible housing is badly needed and secondary dwellings will assist in that. Owners of Lots on CT should have the same rights as other land owners to meet their changing needs as they age. Secondary dwellings and dual occupancies on CT communities under DA criteria is one of the only viable and rapid way to get homes on the ground,
Sincerely, Sivan

Limor Kamin

Dear Sir, Madam, I'd like to express my support to this amendment of LEP. Council unanimous resolution last year to seek a pathway to allow second dwellings on CTs and MOs was just and timely. The planning Proposal reflect that in part, allowing CTs to have extra dwellings on all lots with consent but not MOs, bar one for an entire MO. We understand that CTs are easier to assess and that they are much closer to comply with standards and regulations. WE also understand that Council wants to encourage MOs to convert to CTs but it is disappointing on the part of MOs, as they too can contribute at present to the effort of alleviating the housing crisis. We call on Council to make a serious effort and find a way to increase housing on MOs as well. With respect, Limor Kamin

Ofra Weinstein

To our Councillors, in support of Planning Proposal 26.2022.1.1 I'd like to commend Council on being able to embrace change. Resolving to allow Intentional Communities to have second dwellings or dual occupancies is one of very few actions available to Council that can contribute to the delivery of housing stock so badly needed. It is great to see this resolution taking shape and getting closer to be realised. We hope the approval process and consequently that of DAs is going to be promoted, simplified and accelerated by planning staff. Faithfully, Ofra

Orit Ben Harush

Dear Councillors, I support this planning proposal. It is a step in the right direction but I don't think it goes far enough. Allowing all CTs to have a second dwelling or a dual occupancy with consent is a good thing that reflects the wish of the majority of the public and answers, among other measures the urgent need for accessible housing stock. But more could have been done for MOs, particularly those who have capacity to accommodate more homes. Council staff tend to put MOs in the 'too hard basket', that's understandable, but we can't really afford to hang on to this approach in the light of the housing tragedy impacting so many people and undermining our society.

Michelle Braunstein

To the General Manager, Councillors and Council staff, I give my support to PP 26.2022.1.1. Permitting the construction of second dwellings and dual occupancies on CTs immediately is the shortest and perhaps the only path available to us to increase dwellings in the shire in any significant way. It gives some comfort that Council is waking up to the enormous crisis we're in. Actions are needed now, red tape cut and processes pushed forwards like never before. It is yet to be seen how DAs will be handled and if our Council is capable of carrying out the realisation of this proposal without unnecessary delays.

Pele Safra

To Byron Shire Councillors, I'd like to register my support to Planning Proposal 26.2022.1.1. and congratulating Council for recognising the urgency of this measure and acting on it. We've gone a long way since the debate on this issue started a year and a half ago. Council adopted the just and timely resolution to allow second dwellings and dual occupancies on MOs and CTs and staff prepared this proposal in a short time. Although this planning proposal deals mainly with entitlements to CTs, the delivery of housing as a result of this amendment to LEP will be significant and we can't have it soon enough. We urge Council to approve the proposal and streamline the delivery process. Sincerely, Pele Safra

Pele Safra

To Byron Shire Councillors, I'd like to register my support to Planning Proposal 26.2022.1.1. and congratulating Council for recognising the urgency of this measure and acting on it. We've gone a long way since the debate on this issue started a year and a half ago. Council adopted the just and timely resolution to allow second dwellings and dual occupancies on MOs and CTs and staff prepared this proposal in a short time. Although this planning proposal deals mainly with entitlements to CTs, the delivery of housing as a result of this amendment to LEP will be significant and we can't have it soon enough. We urge Council to approve the proposal and streamline the delivery process. Sincerely, Pele Safra

Avital Sheffer

See attached submission of support to Planning Proposal 26.2022.1.1

MOCT104 [SCANNED, FILE SAFE]

Att: General Manager Byron Shire Council

Submission of support to Planning Proposal 26.2022.1.1 Amendment of Byron Local Environmental Plan 2014

Multiple occupancies and rural community title sites

Dear Sir/Madam

I'd like to express my appreciation for the prompt action taken by planning staff to prepare this Planning Proposal and navigate this important proposal to the stage of Gateway determination.

No need to elaborate on the dire housing crisis we are in, but it is obvious that the DPE has recognised the potential contribution to a solution that intentional communities can provide, and that the Department is as keen to see this update of LEP materialised in the form of short term housing delivery as the Byron Shire community at large.

As I understand, the completion of the LEP amendment is not expected to meet significant obstacles, since the community, Councillors, Council staff and the DPE are all on the same page regarding this matter.

As, due to the severe housing crisis, Council has proposed to the DPE a six month time frame to complete the LEP amendment, the conclusion of the Planning Proposal is imminent.

Communities therefore need to start preparing for an efficient and orderly planning process to bring to fruition this opportunity for accessible housing.

Most if not all existing rural CTs have a consent condition limiting them to one dwelling per lot. This condition will soon be made redundant by the amended LEP. Removing this consent condition is a rather technical/administrative act and so can be done by the consent authority through a very simple DA process.

The real merit assessment will take place when individual site DAs are lodged, a process not different to other private lot suitability assessment in the shire.

Taking into consideration the current backlog in processing DAs, the absence of a triage system to fast track simple, non-controversial DAs and the cost associated, it is expected that Council comes up with an efficient way of simplifying and streamlining processes in order to achieve the delivery of housing stock in the shortest timeframe possible.

Kind regards,
Avital Sheffer

Ido Safra

I support this Planning Proposal. As a young person growing up on a community title I welcome the opportunities that this plan offers to myself and other young persons of my generation. As we helplessly watch entire families of friends forced to leave the area for not finding or not able to afford homes, leaving schools, friends, jobs and family networks behind, this change of law will help me and others to stay in the region, have a future here and help our parents to look after the land.

Gabriela Vahaba

Dear Councillors, I give my support to this LEP amendment. The application of this change means that CTs will be able to facilitate a smooth generational transition, our children will be able to stay on the land and we'll be able to age in place, perhaps offer this opportunity to our parents. This will allow us to continue our environmental repair works. By allowing this change Council shows maturity and responsibility and this gives us hope. Kindly, Gabriela Vahaba

Klaus Becker

Dear Councillors, I welcome and support this proposal to amend the LEP. Most Community Titles some Multiple Occupancies have the adequate social and environmental infrastructure to sustainably support extra housing in the near future. A site by site DA assessment will assure that no social or environmental damage will occur as a result. We are pleased that Council has recognised this potential and is taking steps to permit this logical and much needed housing solution. It would be good if a prohibition on short term lettings will be incorporated into the DA consents to second dwellings or dual occupancies. With regards, Klaus Becker

Yoshua Buck

Dear Councillors, I support this Planning Proposal. I am a young person, raised in this area, I work here and have no wish to move away. I watch in despair my friends, young working families and professionals forced to leave the shire for not having where to live. It is a disaster. Second dwellings and dual occupancies on CTs will allow people like me to stay in the area and our parents will be able to stay on the land as they age. I welcome this change to LEP and hope it will be carried through as soon as possible.

Eli Vahaba

To Byron Shire Council, I wholeheartedly support this Planning Proposal. I'm a young person who grew up on a community title now a university student. I am familiar with the inner workings of our community and others. There is space, infrastructure and good internal governing body, all this make it an ideal place to house more families, young people, essential workers. We plan to stay on the land and help our parents continue the ongoing project of environmental repair. Council has made the right decision on this issue and we welcome it. Eli Vahaba

Margaret Spiropoulos

As long-term residents of the shire we support Planning Proposal 26.2022.1.1. The approval of second dwellings and dual occupancies on CTs is going to help many people, as it will contribute to the supply of housing so desperately needed in the shire. It is good to see Council looking for housing opportunities where they actually exist. There are several housing options on the table but they are either impractical or will take many years to achieve. This one is a good rational move and we wish to see it accelerated and implemented without delay. Sincerely, Margaret Spiropoulos

Rachel Pilosof

I support PP 26.2022.1.1. In the light of the housing catastrophe that destroys lives and undermines the region this is a welcome plan. If only a few dozen homes come out as a result, it's better than none. Council doesn't have much more to show in creating significant housing opportunities in the shire so this one should be pushed forward energetically.

Shai Vahaba

Dear Councillors, we welcome this Planning Proposal. When applied, it will help young people like me who grew up here and are now at risk of having to leave the area as there's no housing for us. CTs like the one I grew up on have large rural lots, good roads and services and are not really different to our neighbours' lots where second dwellings and dual occupancies are allowed with consent. Our parents are growing old and will need help in the constant regen work they are doing. CTs can add a modest but quality housing stock in the shire that may just tip the balance of the crisis and we can't have this happening soon enough. Thank you, Shai Vahaba

Jude Berg

Please consider the effect climate change is having on our local population. There are people begging on local Facebook sites for a place to locate for example a tiny home. Perhaps there's a possibility that some of the homes that have been flooded out can be relocated. Climate change isn't going away any time soon. The local population needs an alternative way to find a place to call home. a tiny home

Susan Paul-Körner

To our Councillors, please support this planning proposal. It was resolved unanimously by Council last year and for a very good reason. Since then the housing crisis assumed unimaginable dimensions. Second dwellings and dual occupancies on CTs is really the only option on the table at the moment to add a good number of homes in the shire, it's time to act: approve and make easy for lot owner to process DAs. Thank you, Susan

Uri Haishkarem

Submission of support, see attached

MOCT115 [SCANNED, FILE SAFE]

13/07/2022

Byron Shire Council

Submission on Planning Proposal 26.2022.1.1

Amendment of Byron Local Environmental Plan 2014

Multiple Occupancies and Rural Community Title

Dear Sir / Madam,

I wish to express my support for the above planning proposal and to commend councillors and staff for this initiative.

With the current housing, environmental, and social challenges facing the shire, flexible and forward-looking planning is required, I see this as a step in the right direction that, with due implementation, will provide positive outcomes on all fronts.

Sincerely,

Uri Haishkarem.

Carola Schmitt

Registering my support for this plan. It's encouraging that Council is responding to pressing needs and public demand, and that State Gov acting swiftly to approve a significant change in planning law. Since the beginning of the process we had the housing crisis turning into housing tragedy. Intentional Communities are best placed to provide more sustainable housing for locals, it's their nature. We hope the application of this change will not take too long, we can't afford to wait. Sincerely,
Carola Schmitt

Ingrid

Dear Councillors, I support Planning Proposal 26.2022.1.1 It makes complete sense when there is such a dire need for housing in the Shire. Glad to see that Council staff & Councillors are initiating the right action! Thank you

Jasmin Lo

To Byron Shire Council I'd like to express my support to Planning Proposal 26.2022.1.1, it is timely and necessary. I appreciate Council's efforts to bring about this important change to LEP that no doubt will deliver some desperately needed housing to alleviate the housing crisis. Intentional Communities are best placed to increase accessible and sustainable housing stock in the short term at no cost to the public.

Gabrielle Buck

Dear Sir/ Madame, I am writing to express my support to this planning proposal. It is time Council adopted progressive and practical thinking. No other plan of immediate supply of housing is before Council at the moment. With all good intentions they simply do not exist. Allowing more dwellings on CTs will do more towards alleviating the absence of homes for locals than all the talk without timeframe that characterises our public discourse. Good on Council for opening up this avenue. It is yet to be seen though how much bureaucracy will unnecessarily prolong the process. We hope the urgent need for homes on the ground will be on everybody's mind. Sincerely,
Gabrielle Buck

Nisso Vahaba

Expression of support. The planning proposal reflects the urgency for housing and the wish of the public. Council needs to activate this policy so we have homes on the ground without any delay.

Melissa Cupdio

Dear Councillors I'd like to express my support for this Planning Proposal. This will provide much needed housing to rent in the area.

Mel Hurley

To Byron Shire Council I'd like to express my support to Planning Proposal 26.2022.1.1, it is timely and necessary. appreciate Council's efforts to bring about this important change to LEP that no doubt will deliver some desperately needed housing to alleviate the housing crisis. Intentional Communities are best placed to increase accessible and sustainable housing stock in the short term. Thank you

Sonya Buck

Dear Councillors and Council staff, I support this PP. You have done the right thing by resolving and submitting a planning proposal to permit second dwellings and dual occupancies mainly on CTs. The rapid gateway determination granted by the DPE only demonstrates the urgent need for this housing solution and that planning institutions must move with the times and it doesn't mean scarifying sustainability. We hope DAs will be fast tracked to make this happen in the shortest timeframe possible. Yours Sonya Buck

Paul Sprookkreeff

Registering my support for this Planning Proposal. This plan is in the best interests of the community. Community Titles have the adequate social and environmental infrastructure to sustainably support extra housing in the shire in the very short term. A DA process will assure that no social or environmental damage will occur as a result. As far as we know there's no other viable plan on the table at present to increase accessible housing in the shire. Most pending DAs have to do with tourism. Calling on Council to approve and push forward this plan, it might be the only real plan to be materialized in this term of Council.

Catherine Dix

I support Planning Proposal no 26.2022.1.1. A major preoccupation of myself and many friends and acquaintances is the affordability and availability of stable long term accommodation in the shire we love, where we live and work. Many of our professional friends have already left the shire for this very reason. We can see the severe damage to businesses and to the economy as a whole as well of course to the social makeup of the shire. Rural intentional communities seem to be one of the few reliable sources available for extra housing, if not the only realistic one in the short term. Councillors, please support your own good initiative and make sure it doesn't drown in bureaucracy. We need these dwellings today. With regards,
Catherine Dix

Talei Olsen

As a young professional resident of the shire I support this Planning Proposal. Allowing second dwellings and dual occupancies on rural CTs is a logical and fair step to take. We know communities can add dwellings for locals in a sustainable way, they have a good track record of doing so. Extra dwelling now can be a salvation for many families. I urge Council to push this plan forward and make it easy for lot owners to carry out the project.

Jessica Berendt

To Byron Shire Council, I wish to register my support for Planning Proposal 26.2022.1.1. I am a single mother, a professional in full employment. I am one of many victims of the housing catastrophe in Byron Shire. Not finding any available long term rental accommodation I had to pull my children out of schools and move to another shire. I spend hours on the road daily in order to maintain my job that I love and depend on. This situation is untenable. I have many friends on CTs that would have loved to construct a second dwelling and help me and others in my situation. Please approve this change of planning law, and apply without delay. Work with lot owners, make it fast and easy for them to carry out the project. You owe this to us.
Jessica Berendt

Kate Mcleod

Byron Shire Council, I support PP 26.2022.1.1. You have made the right decision in introducing this amendment to LEP. State Gov seems to be in accord. Since there is no other plan that will provide real increase in sustainable long term dwellings in the shire in the near future, this might be the only action that this Council will be able to show in the end of its term. Sad but true. Please make sure the delivery process of these second dwellings on CTs is short and smooth. Thank you, Kate Mcleod

Rhonda Blennerhassett

Dear Councillors, I am a long term resident of the shire and I support this planning proposal. I watch in horror and sadness the disintegration of our social fabric that is caused by the lack of homes for locals. The demographic distortion that this has created, resulting in human tragedy, is palpable all around. Allowing second dwellings and dual occupancies on intentional communities can't come soon enough. It's time to let go of old biases and make planning law correspond with reality. We need homes. We need many homes. There is no other plan to provide that coming from Council or State. Extra dwellings on CTs and MOs is a local solution that needs to be applied now. Sincerely, Rhonda

Main Arm Rural Residence Association

See attached file.

MOCT130 [SCANNED, FILE SAFE]

Councillors and the General Manager
Byron Shire Council
PO Box 219
Mullumbimby 2482

18 July 2022

Planning Proposal 26.2022.1.1
Amendment of Byron Local Environmental Plan 2014
Multiple Occupancies and Rural Community Title

Dear Councillors and GM

MARRA supports Multiple Occupancy and Community Title land in rural areas and recognises that they have long been an affordable living option in Byron Shire. MARRA supports the Planning Controls that have evolved to accommodate these communities and protect the rural environment and residents.

We strongly believe that changes to planning controls should follow due process including impartial, evidence-based Council reports and inclusive community consultation. This Planning Proposal 26.2022.1.1 does not align with these views and we cannot support it.

MARRA request that the Proposal be withdrawn. We object on the following grounds:

1. Intended Purpose

The amendments change the intended purpose of MO/CT sites in rural areas. They will result in the demise of affordable MO land and the creation of more expensive and overdeveloped CT land. Potentially doubling the number of houses on rural CT lots is not in line with the intended purpose of MOs and CTs in rural areas and is not in keeping with the original ideals of Multiple Occupancy Living.

2. Due Process

This amendment process and Gateway Determination lodgement, commenced before a comprehensive investigation and community consultation was initiated. It is standard practice for Council to undertake further investigations to determine changes to the Byron LEP 2014. Following those investigations, Council is then required to consult with affected residents and surrounding landowners, to determine key issues and to gauge the level of support for the amendment to the Byron LEP 2014.

This proposal turns due process on its head. As a consequence, those who oppose these amendments must justify why they should not go ahead.

In this instance a “housekeeping planning proposal (26.2021.6.1) issue”, has triggered an amendment to the Byron LEP 2014. See the 4th November 2021 resolutions (21-221 & 21-275).

3. Justification

a) The report states *“A previous housekeeping planning proposal (26.2021.6.1) received 232 objections submissions. There were 10 submissions of support of the current controls. **Based on the volume of submissions it could be argued that there is general community support for this current proposal.**”*

MARRA would like to point out that the small number of submissions in support of the clarification indicates that there was **no community consultation** or detailed information made available to residents effected by these changes at that time.

b) The amendment report suggests that an increase in the number of houses will lead to an increase in affordable housing. It goes on to state *“While secondary dwellings and dual occupancies could enable additional housing in existing rural communities. **There is currently no mechanism to ensure that the additional dwellings would be provided as a more affordable form of housing in rural areas**”*.

The amendments cannot guarantee an increase in affordable housing and no evidence is given to support this outcome. It is worth noting that developers can and do use the housing affordability crisis to their own advantage.

What it guarantees is that MO land will have greater monetary value if converted to CT. This will encourage individual developers to purchase MO land, convert to CT and on sell individual housing Lots (with a secondary dwelling option). Potential MO land will no longer be available to groups of people who are seeking affordable rural community living (the whole purpose of MOs)

“MOs have long been an affordable living option in Byron Shire, and Planning Controls have evolved to accommodate these communities. MOs enables people to collectively own a single allotment of land and use it as their principal place of residence, to collectively share facilities and pool resources to manage the allotment, including environmental repair and to economically develop a wide range of communal rural living opportunities

4. Current LEP Controls

The Report goes on to state *“**It could be argued that the demand for housing and housing prices have increased significantly since the Rural Land Use Strategy was developed and this is a key driver for this planning proposal**”*.

The current BRLUS 2017 and BLEP 2014 controls for MO and CT sites have been adopted to stop overdevelopment of rural communities. The amendments want to remove those protections. It is up to Council to uphold the current controls that protect rural residents and environment from the overdevelopment of these sites. 232 objections to “House Keeping Issue” do not constitute adequate support for extinguishing the important rural protective planning policy.

The current Policy states: *“The Byron Rural Land Use Strategy 2017 does not currently support or facilitate increased densities on rural MOs or CTs (beyond the current provisions in Byron LEP 2014). Map—there will not be less than 3 dwellings, and not more than 1 dwelling for every 3 hectares, up to a maximum of 15 dwellings, on the lot. Council’s current controls restricting dual occupancies and secondary dwellings on rural communities have been **in place to minimise unplanned rural expansion and minimise impacts on farmland, the environment and infrastructure. The limits are in place to ensure the character, bulk, scale and density of these developments would be compatible with and enhance the low intensity, character and scale of rural areas, the natural environment and limited infrastructure.**”*

5. February/March 2022 Floods

This amendment was considered before the February and March 2022 Flood Disaster that overwhelmed rural communities in the Shire. Main Arm was devastated and isolated by the events. Williams Bridge washed away, land slips buried homes and injured people, communications were down for weeks, houses destroyed, roads and creeks washed away.

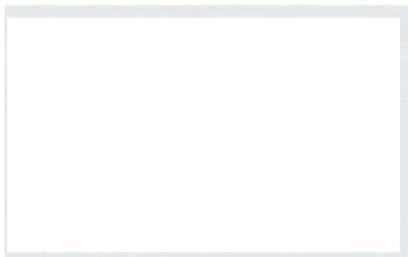
Many residents are still recovering from this disaster and repairs are ongoing nearly five months later. Main Arm has a substantial number of Multiple Occupancy (MO) and Community Title (CT) sites.

It is pre-emptive to proceed with this amendment decision before all government flood reviews are complete, This includes the discussion paper to review Councils settlement strategies on the back of flood and future climate change and disaster management and the planned review of the Byron Rural Land Use Strategy due late 2022.

6. Tree Planting

Should the amendment go ahead, it should make abundantly clear that each extra dwelling triggers the need for planting and maintaining 900 trees.

Yours faithfully,



MARRA President

Alex Kreet

I support this proposal

Victoria Jeffery

Dear Councillors, PP26.2022.1 is a timely adjustment of the LEP to reflect the needs of the Community, and I am fully in favour of it. Community Titles have long been discriminated against in rights and entitlements in comparison with other private sites. CT's often have large rural acreage that can sustainably support a second dwelling. This important change to the LEP will go a long way to relieving our housing crisis. Regards and Thanks (in anticipation), Victoria Jeffery of 2 Rajah Rd Ocean Shores

Michelle Lynch

I have uploaded my feedback please see attachment

MOCT133 [SCANNED, FILE SAFE]

To Byron Shire Council

General Manager
PO Box 219
Mullumbimby NSW 2482

My details

Name: Michelle Lynch
Address Main Arm NSW 2482

Date: 20th July 2022

Planning Proposal 26.2022.1.1

Amendment of Byron Local Environmental Plan 2014

Multiple Occupancies and Rural Community Title

Version for Exhibition (V2)

Grounds for Submission:

Objection to the Planning Proposal 26.2022.1.1 on the following grounds.

1. The Current Planning Controls are valid

The current BRLUS 2017 and BLEP 2014 controls relevant to MOs and CTs have been created for sensible and justifiable reasons. I would argue that the current controls are in place specifically to defend against this recent push to double the number of houses on CT sites in rural communities. It is Council's job to uphold the current Planning Controls and protect rural residents and environment. How is it that 232 objections to a "Housekeeping planning proposal (26.2021.6.1)" can trigger a stealth attack on this important rural protective planning policy?

*"The Byron Rural Land Use Strategy 2017 does not currently support or facilitate increased densities on rural MOs or CTs (beyond the current provisions in Byron LEP 2014). Map—there will not be less than 3 dwellings, and not more than 1 dwelling for every 3 hectares, up to a maximum of 15 dwellings, on the lot. Council's current controls restricting dual occupancies and secondary dwellings on rural communities have been **in place to minimise unplanned rural expansion and minimise impacts on farmland, the environment and infrastructure. The limits are in place to ensure the character, bulk, scale and density of these developments would be compatible with and enhance the low intensity, character and scale of rural areas, the natural environment and limited infrastructure.***

*Our Rural Infrastructure also includes policy directions that **future rural development will be located in areas with reliable and safe road access, particularly should the need for evacuation arise and future rural development should be located within 5km of a major town service centre containing a high school.***

2. Investigation and Community consultation not adequate

It is standard practice for Council to undertake further investigations to determine changes to the Byron LEP 2014. Following those investigations, Council then consults with affected residents and surrounding landowners, to determine key issues and gauge whether there is sufficient level of support to amend Byron LEP 2014 for this purpose.

This amendment process and Gateway Determination lodgement commenced without detailed investigation and community consultation.

Council has turned due process on its head. As a consequence, residence who oppose the amendments are forced to;

- a) Be aware that the proposal has been initiate.
- b) Comprehend what the proposal means and what the outcomes will be.
- c) Justify to Council the reasons why the amendments should not go ahead.
- d) All within a 28 day time frame, when rural communities are still recovering from the flood disaster.

It appears the lobby groups have checkmated the rural residents.

I have yet to speak to anyone in Main Arm, who is aware of or understands these amendments. Community consultation has been non-existent. What I do hear frequently, is that many are struggling with the rapid population growth of rural areas along with the increased traffic, dangerous driving and poor conditions on rural roads and crossings that were not built to accommodate the current level of expansion. The recent floods have caused further distress to rural residents who question the increased population growth in an area that has clearly proven to be highly impacted by climate change events.

3. The Demise of Multiple Occupancy land.

One guaranteed outcome of this Proposal is that all potential MO land will be far more valuable if converted to CT.

MO land will no longer be available or affordable to groups of people who are seeking affordable rural community living (the whole purpose of MOs)

This proposal states that MOs will be allowed one secondary dwelling while CTs will be allowed one secondary dwelling per house site. This will lead to the demise of affordable MO land and the creation of more expensive and overdeveloped CT land.

It will encourage individual developers to purchase MO land, convert to CT and sell individual house sites (with the secondary dwelling option) at a sizeable profit. Leaving the rural community and council road maintenance teams to live with the end results.

Potentially doubling the number of houses on rural CT lots is not in line with the intended purpose of MOs and CTs in rural areas and is not in keeping with the original ideals of Multiple Occupancy Living.

“MOs have long been an affordable living option in Byron Shire and Planning Controls have evolved to accommodate these communities. MOs enables people to collectively own a single allotment of land and use it as their principal place of residence, to collectively share facilities and pool resources to manage the allotment, including environmental repair and to economically develop a wide range of communal rural living opportunities”

4. Justification for the Planning proposal lacks quantifiable evidence

a) The Planning Proposal Report constantly refers to the housing crisis and the small number of additional dwellings. Yet it does not supply data on the current and potential number of additional dwellings this amendment will create in each rural area. It does not supply statistically data to show that this amendment will make any difference to the current housing crisis.

It is the well-worn Developers logic that an increase in the number of houses will lead to an increase in affordable housing. Developers can and will use the housing affordability crisis to their own advantage. This report leans on that logic without any hard evidence to support it.

*“The proposal aims to enable a **small amount** of additional housing within rural communities with the need for additional housing types such as secondary dwellings and dual occupancies emphasised by the **current housing crisis** in the shire.”*

*“There is **currently a housing shortage** within the shire. The addition of secondary dwellings or dual occupancies within the rural CT developments will **provide a small addition** to the available housing in the rural areas.”*

*“The planning proposal will enable a **small additional amount** of rural housing in our rural areas. **The current need for additional housing** is the primary driver of Council resolution 21-498 and this planning proposal.*

*“The majority of these submissions stating that Council should enable additional dwellings on these rural community sites in **“light of the current housing affordability crisis”**.”*

b) The Report then admits these changes do not guarantee affordable housing.

*“Secondary dwellings and dual occupancies could enable additional housing in existing rural communities. **There is currently no mechanism to ensure that the additional dwellings would be provided as a more affordable form of housing in rural areas**”*

c) The one statement to indicate what is really behind this push.

*“It could be argued that the **demand** for housing and **housing prices** have increased significantly since the Rural Land Use Strategy was developed and **this is a key driver for this planning proposal**”*

d) The Report assumes it has community support for the proposal based on submissions to the House Keeping planning proposal that directly affected CT owners and did not engage community consultation. This is a dismissive and unsubstantiated statement.

*“A previous housekeeping planning proposal (26.2021.6.1) received 232 objections submissions. **Based on the volume of submissions it could be argued that there is general community support for this current proposal.**”*

It could be reasonably argued that based on the number of submissions in support (10), that the general community know absolutely nothing about the current proposal and further community consultation and information is needed to gauge support.

e) The report also makes a number of vague statements using the word **unlikely** in support of the amendment, but does not providing any evidence or data to support the statements.

*“The potential additional dwellings facilitated by this planning proposal are **unlikely** to have a significant impact on threatened species or ecological communities.” and “It is **unlikely** to have a significant impact on the rural environment or services.”*

5. February and March 2022 Flood Disaster impact on rural communities

This amendment was considered before the February and March 2022 Flood Disaster that devastated rural communities in the Shire.

In light of the floods and havoc caused in rural areas, is it appropriate to proceed with this amendment decision before all Government flood reviews have been completed?

Reviews includes the discussion paper which will review Councils settlement strategies on the back of flood and future climate change and disaster management and the planned review of the Byron Rural Land Use Strategy due late 2022.

It would be pre-emptive to amend Byron LEP until all relevant information has been finalised. This decision should not be rushed through to meet the Gateway amendment expiry date.

Rural areas in the shire were greatly impacted. Main Arm was devastated and isolated by the Feb/March 2022 flooding. Williams Bridge was washed away, land slips buried homes and people, communications were down for weeks, and driveways and roads were completely destroyed. Many residents are still recovering from this frightening event and repairs are ongoing nearly five months later. On the back of this Main Arm and Upper Main Arm have a large number of Multiple Occupancy (MO) and Community Title (CT) sites.

It is my hope that this amendment proposal will be shelved. I request that all future amendments that affect the rural community be put on hold until Govt flood reports and the BRLUS review are completed. I request that the rural community be given analytical information and adequate time to respond to rural related amendments to the BLEP 2014 and that Council resist the pressure of back door amendments by self interest groups.

Thank you and regards

Michelle Lynch

Balanced Advice

This submission supports Planning Proposal 26.2022.1.1. Council is to be congratulated for its initiative to support housing opportunities in the shire by introducing this planning mechanism. Intentional communities have a long successful history of providing equitable housing in the shire in a sustainable manner. This is one housing enabling mechanism that can be implemented in the short term to relieve the housing crisis in the shire.

Reuben Higgins

I oppose this proposal to amend the Byron LEP 2014 for the following reasons: The current BLEP 2014 Controls are there for good reason, they protect rural communities from rampant development. Lack of Due process - Amendments to the BLEP requires, statistical and evidence based reports and wide spread community consultation. Many rural areas were devastated by the flood disaster, and will be highly impacted in the future by natural disaster, Council need to re think what areas are appropriate for future development in light of this! There has also been no Community Consultation with affected residents. There are many more reasons, but this should be enough!

Mariah Connolly

I strongly oppose this proposal to amend the Byron LEP 2014 for the following reasons: The current BLEP 2014 Controls are in place for good reason, they function to protect rural communities from rampant development. This proposal will also undermine Multiple Occupancy Land and its intended use. There is no good evidence that this amendment will provide affordable housing in anyway, and the council is meant to protect rural residents and the environment form greedy and self-interested lobby groups and developers.

Tori Morgan

I strongly oppose this proposal to amend the Byron LEP 2014 for the following reasons: This is a back door amendment that will benefit developers not those in housing crisis. Many rural areas were devastated by the flood disaster and will be highly impacted in the future by natural disaster. The Council needs to re-think what areas are appropriate for future development in light of this flooding. There is also no proof that this amendment will provide affordable housing in anyway, show me how.

Colin Higgins

I oppose this proposal to amend the Byron LEP 2014. I live next door to an MO and I have only just found out about this proposal from the echo, where is the Council communication with neighbours affected by this change. The recent floods have caused havoc and access to rural areas was cut off for weeks. This proposal has not considered this at all. Our roads are already dangerous with the increased population in the last 5yrs. The current controls are there to protect overdevelopment of rural land. MOs and CTs are allowed multiple houses already. There is no guarantee this will create affordable housing. This will be a gain to developers and a loss to rural residents and the environment.

Sally-anne Jahns

Dear Councillors and staff I support Planning Proposal 26.2022.1.1 and feel encouraged that Council is taking steps to allow this logical and much needed housing solution. Our rental home was inundated in the floods and although we are fortunate to have a place for the moment, it is heartbreaking to consider having to leave this area where our children have grown up as we cannot afford the resulting inflated rental prices due to the housing shortage. This is a no brainer pathway that needs to be implemented as soon as possible so further solutions can be progressed as well. Yours sincerely Sally-anne Jahns

Yoav Lev

Dear Sirs, As a Main Arm resident, I am in full support of planning Proposal 26.2022.1.1 to allow secondary dwellings and dual occupancies with development consents within rural Multiple Occupancy and Community Title developments. This action is a clear demonstration of Council's commitment to addressing the Shire's housing crisis. Allowing additional housing where infrastructure and community environments are already established, is a win win for all involved. Sincerely, Yoav Lev

Tara Jahns

Dear Councillors, I support Planning Proposal 26.2022.1.1 So many young people are leaving the shire because it is no longer affordable to be here. Allowing these secondary dwellings can provide homes we can afford to continue living and working in the Shire where we have spent so much of our lives. This is a wonderful initiative, thank you Byron Shire Council! Tara Jahns, 21

Kelly Hutchinson

Dear Sir / Madam I support Planning Proposal 26.2022.1.1 Considering the Shire's current housing emergency, this proposal for secondary dwellings and dual occupancies is a solution that is appropriate and equitable, especially considering that the vast majority of rural lots in the shire already have the ability to apply for a secondary dwelling or detached dual occupancy. As a long-time resident in the shire I am in full support of secondary dwellings on merit assessment, and that any valid reason to limit secondary dwellings should be brought into a community consultation process, as this affects us all. Sincerely, Kelly Hutchinson

Jesse Billington

Dear Councillors and Staff, As a Main Arm resident, I am in full support of planning Proposal 26.2022.1.1 to allow secondary dwellings and dual occupancies within rural Multiple Occupancy and Community Title developments, with development consent. We hope that Council will expedite the implementation of this Planning Proposal as the need is so urgent. It is commendable that Council and staff are taking such steps to deal with the crisis our community is facing. Yours sincerely Jesse Billington

Kim Billington

Dear Council As a Main Arm Resident, I am in full support of this important planning Proposal 26.2022.1.1, and trust that the approval and implementation will help to address the housing crisis. It is encouraging to see that Council staff and Councillors are taking the initiative to find solutions that are sensible, reasonable and manageable to support more homes for families to grow in safe and community oriented environments. Sincerely, Kim Billington

Bere

Dear Councillors, you have done the right thing by resolving to allow extra dwellings on intentional communities last year. I support this Planning Proposal 26.2022.1.1 and Council action to advance this without delay. Council should be expanding, not limiting, affordable sustainable accommodation options. CTs and MOs are a small part of private landholdings but many of them are well positioned to provide environmentally and socially responsible housing to locals in the form of secondary dwellings and dual occupancies. Cheers Bere

Rory Higgins

I am against this proposal for the following reasons. No community consultation, I read about it in the echo yesterday! Climate change is causing massive damage to rural areas, and it is going to get worse and happen more often, I don't see any reference to that in the report. MOS and CTS are already allowed multiple houses on rural land, the current controls are there to stop these sites turning into overcrowded housing estates. Why should money orientated developers have the right to change good planning laws just so they can benefit. I think it is insulting to use the affordable housing crisis as a reason for these changes, where is the data to back up the claim that this proposal will help to alleviate the problem. Why not just admit this proposal is in response to CT lobbyists and is for the financial benefit of CT owners. Regards
Rory Higgins

Isabelle de Carlos

Dear Council I am in full support of planning Proposal 26.2022.1.1 to allow secondary dwellings and dual occupancies within rural Multiple Occupancy and Community Title developments as decided by Council last year. I already own my own home and fully appreciate that more housing is needed now more than ever before. Well done Council for acting in the interests of the community. Thank you!
Isabelle de Carlos

Chris Deckker

Dear Councillors and Staff As a family living in Main Arm, we are in full support of planning Proposal 26.2022.1.1 to allow secondary dwellings and dual occupancies within rural Multiple Occupancy and Community Title developments. It was needed when it was decided upon last year and now the need is urgent. We know so many families who would welcome the opportunity to be able to live on the land instead of being forced to move from place to place with so few available houses liveable since the floods. Its great to see Council doing the right thing by the community. Chris Deckker

Ian Kingston

DR IAN B KINGSTON

**Byron Shire Council
Station Street
MULLUMBIMBY 2482**

Submission re LEP Amendment to allow secondary dwellings and dual occupancies (DO's) within Community Tile (CT) and Multiple Occupancy (MO) properties.

I am writing this submission in support of the above proposed LEP amendment.

1. Byron Council currently permits Secondary dwellings and DO's on land within the Shire zoned RU1 and RU2, as well as on urban zoned land. Council has approved many such applications, both urban and rural. This shows that there is a high need for such increased housing options. Normal merit considerations apply such as suitability of the land, fire issues and wastewater etc and this determines whether such dwellings should be approved.

It is inequitable to determine in advance that such an option is denied only to CT lots and MO's, without any merit considerations.

2. Housing Crisis. Council is well aware of the housing crisis in the Shire and is taking numerous steps to address this urgent matter. It is my view that Council needs to consider *all* options for countering this crisis. In the past few decades, CT and MO communities have made significant contributions to the provision of housing in the shire. I also was part of an early MO development, and indeed facilitated LEP amendments to allow this MO development to proceed in Byron Shire. This form of settlement provides social support mechanisms in addition to delivering on Council's goals in terms of ecological repair, appropriate environmental use and local food growing. Allowing approval for a secondary dwelling or detached Dual Occupancy on CT and MO lots where merit has been demonstrated by the normal DA process, is another form of infill development that Byron Council should be encouraging in both urban and rural areas.

I therefore urge Council to adopt the proposed amendment and also move to allow this type of development on MO land.

**Ian B Kingston
Mullumbimby**

BANGALOW PROGRESS ASSOCIATION

Planning Controls on Rural Multiple Occupancy and Community Title Sites

The Bangalow Progress Association supports the objective and intended outcome of Planning Proposal 26.2022.1.1, exhibition version (V2). As stated, the planning proposal enables a pathway for secondary dwellings and dual occupancies in MOs and CTs, thereby providing additional dwellings without significantly impacting the environment, farmland, or public infrastructure. Rules governing dwellings on MOs and CTs are clarified and conversion from MO to CT is possible. These are all reasonable changes.

Additional dwellings in Byron rural zones will help to address residential demand but are unlikely to meet requirements for affordable housing. Many creative and essential workers renting in the Byron Shire will continue to be displaced by city dwellers seeking to move to regional areas where Byron Shire is a popular choice. Rental accommodation in MOs and CTs would be more beneficial to workers when restricted to long term rentals, a practice that could be endorsed by Northern Rivers Intentional Communities.

Current provisions of Byron DCP 2014 Chapter D2 appear to contain the prescriptive measures needed to assess the merit of Development Applications for residential accommodation in rural zones, however a review of this chapter is recommended given the increasing impact of climate change with respect to fire and flood damage. New dwellings and infrastructure must therefore be designed to mitigate such risks and the potential loss of vegetation and habitat from increased numbers of dual occupancies must be accompanied by adequate Vegetation Management Plans.

We note that Byron LEP MO and CT maps for the Bangalow 2479 postcode area are incomplete, with just a single MO shown in the current version. Updated maps will reflect the true location of MOs and CTs and ultimately enable a more accurate assessment of hinterland development for this area.

BPA feedback on the planning proposal is based on a strong desire to maintain the vision of our Village Plan wherein Bangalow is described as *a village rich in history and heritage, nestled in the hills surrounded by natural beauty*. The context between Bangalow village and its surrounding landscape defines Bangalow's unique character and *creates much of the charm and visual attraction of the village. From all approaches to the village, and from within, vistas end against green rolling hills*. Refer DCP 2014 Chapter E2. The intended outcome of the planning proposal should not compromise these principles.

Signed

Ian Holmes
President, Bangalow Progress Association
24/07/2022

From:
To: [Tarrant, Sam](#)
Subject: Council Amendment to LEP 2014- re Multiple occupancy and community title
Date: Wednesday, 13 July 2022 7:19:15 PM

Hello

My name is Evelyn Dunn.

My partner, Andrew Burton , myself, sheep, chickens, cat and fish, plus lots of beautiful wildlife live on Blindmouth Road, a little further along from the apparent approved dwellings, plus more dwellings approved. My point is

1. The causeways can not cope after the floods and we are used to flooding.

This is different, the causeways are not being dug out to let it flow in it's natural course.

And even though I know for a fact that council had permission from the department of fisheries to dig it out, they found it too dangerous.

2. The roads are scary enough!

Bike riders plus 100 more cars.

3. People have not been able to get to their houses or they were trapped underneath them.....

4. We don't have the infrastructure to accommodate more people and traffic to the area.

There are so many more reasons to why we are opposed to this development.

Including the development behind Main Arm Store.

Blindmouth Road needs help to ensure that the creeks run smoothly, and there is a danger to others whilst trying to help restore nature.

Extremely concerned, the whole thing is ridiculous

For example:

We looked into hovercrafts.

Way too expensive.

As an active community member,

I look forward to your response as I would really appreciate knowing what is going on.

Kind regards

Evelyn Dunn
Blindmouth Road
Main Arm
NSW
2482

Sent from my iPhone

Late Submission

Craig Crawley

We are owners / resident of a property surrounded by 4 different Community Title developments. This has caused significant alteration to our environemnt and living conditions, and if the number of dwelling was to increase further, possibly doubling, we would be apposed to that. CT / MO causes 'rural lanscape' areas to feel quite suburban. It is our beleif that the house site allowances should not be increased from the current rules and allowances.