

# Summary of Responses to Expression of Interest for Future Place Plan

## **Brunswick Heads/ Bayside (Brunswick Heads)**

Applications received:

Two from individuals and three from community groups (Brunswick Heads Chamber of commerce, Bayside Residents Association, Brunswick Heads Progress Association).

Issues identified:

Loss of town character and identity, development pressures, connectivity, movement and safety issues, parking, desire to guide future change for the town, growth, events and meeting places, safe pedestrian movement and disaster resilience.

Letters of support:

- Brunswick Heads Chamber of Commerce
- Bayside Residents Group
- Lilly Pilly Pre-School
- Byron Youth Theatre
- SES
- Brunswick Heads Progress Association
- Rotary
- Members of Council's Access Consultative Working Group
- Brunswick Heads Visitors Centre
- Marine Rescue
- Brunswick Valley Historical Society

Staff comments:

Staff recognise the significance of Brunswick Heads in terms of its impact as a key commercial and residential centre in the Shire, its large visitor population, and the continued pressures of the town's popularity. If a Place Plan were to be developed for Brunswick Heads, it is recommended that the scope would include nearby suburb Bayside.

The applications submitted as a part of this process made note of the extensive amount of work already completed in working towards a vision for the town (though the bulk of this was completed some time ago now). There appears to be a strong network of existing community groups who would be mobile and eager to work together and with Council to create a place plan for Brunswick Heads.

The issues identified are generally appropriate for the remit of a place plan.

## **Ocean Shores/North Ocean Shores**

Applications received:

One Application from the North Byron Chamber, six applications from individuals

Issues identified include: Bike and pedestrian path upgrades and safety, car parking issues, traffic and safety issues, street beautification and welcome signage, the need for more retail space, connectivity between Ocean Shores, Billinudgel, New Brighton and South Golden Beach, need for public space, better connection to Marshalls Creek, poor condition of existing infrastructure, changes in demographics.

Letters of support:

- North Byron Business Chamber
- The Billinudgel Hotel
- Ocean Shores Community Association
- The Hub Baptist Church
- Waterlily Community Playscape Inc. Committee
- North Byron District Activation – Community Flood Response
- Ocean Shores Tidy Towns Committee
- Ocean Shores Shopping Village

Staff comments

Staff recognise the significance of Ocean Shores in terms of it being the [largest residential population in the Shire](#), and its critical connectivity with the villages of New Brighton, South Golden Beach and Billinudgel. There is obvious evidence of strong community support for the plan, many of the issues identified can be addressed through a plan, and there is an obvious benefit to a large population of the Shire's residents. Ocean Shores residents and businesses would benefit from a plan that can tackle some of the existing access, connectivity, public space and growth and change related issues.

## **North Byron District**

Applications received:

One application sought directly to create a place plan for the North Byron District – including: Billinudgel, Ocean Shores, South Golden Beach and New Brighton.

Issues identified:

Lack of commercially zoned land, affordable housing and drainage issues.

Letters of support:

No letters of support were included as a part of this application.

Staff comment:

The issues identified in this particular application would likely fall outside of the scope of a Place Plan, and are better dealt with through Council's refresh of the Residential Strategy, Business and Industrial lands Strategy and Operational and Delivery plans.

Additionally, undertaking a Place Plan at this scale would be resource intensive for both community and staff.

This application and the Ocean Shores applications referenced the interconnectedness of these individual places, noting that people living in the north of the shire move fluidly through these communities in their daily lives.

Council staff note these key connections that exist between communities, and that there are other local challenges that push beyond the borders of a place.

However, a local Place Plan is able to address sub-regional issues for specific actions as needed. As such, a Place Plan for example for Ocean Shores could also have regard to sub-regional goals such as footpath/bike path connections, events, and branding. This would need to be considered during the scoping of any Masterplan for the northern areas of the Shire.

### **Suffolk Park/Broken Head**

Applications received:

One application from Suffolk Park progress Association, two applications from individuals

Issues identified:

Need for a cohesive town vision, town planning for the village so it works visually, environmentally and traffic impact, beautification, public space and connectivity to beach, Short Term Rental Accommodation (STRA), social cohesion, disaster planning.

Letters of support:

No letters of support were included as a part of this application.

Staff comments:

Staff note the previous resolution to investigate Council budget to undertake a Place Plan in Suffolk Park ([Res 21-263](#)). Applications for this location were minimal in information and support provided at this time. A place plan may be appropriate for Suffolk Park into the future, but the absence of demonstrated extensive community support in this application and the lack of a well-articulated case for a place plan in this instance suggests it may be less pressing than other areas.

### **Skidders Shoot**

Applications received:

One application from Skinners Shoot Residents Group

Issues identified include:

Housing for locals, proximity to town centre and bus interchange, community services - health and education, future bike way, school bus, approved corner store to act as community hub, community support for future planning in shaping our vision, STRA.

Letters of support:

No letters of support were included as a part of this application. However a significant number of attachments related to the Short Term Rental Accommodation process that was underway concurrently.

Staff comments:

Skinners Shoot is a semi-rural, largely residential area with no central commercial or public space. Given the make-up and small population of Skinners Shoot, staff don't recommend a place plan here at this time. Some issues mentioned as a part of this application such as Short-Term Rental Accommodation are being dealt with via other Council processes.

## **South Golden Beach**

Applications received:

One late application was received from the South Golden Beach/New Brighton/Ocean Shores Community Resilience Team.

Issues identified included:

Identity and community spirit for all, suburb identity and naming, transport, access, street use, infrastructure, street scaping and placemaking, traffic and pedestrian safety, street beautification, transport, improved public space outcomes, living gently and safely with our natural heritage, caring for country and wildlife, and community resilience.

Letters of support:

- Mrs Birdy cafe
- Shara Boulevard Community Gardens
- Friends of Capricornia Canal
- Ocean Shores Seventh Day Adventist Church
- South Golden Beach Community Association

Staff comment:

The South Golden Beach community has pulled together a well-thought-out application to be considered for a place plan. There is evidence of strong community support to create a plan. Some of the identified issues fall slightly outside of the remit of a place plan. It is also believed that other issues identified, like actions related to

community resilience, are already underway and don't need to wait for a place plan. Any place plan for South Golden Beach would need to consider its relationships to adjoining New Brighton and Ocean Shores.

## **New Brighton**

New Brighton Village Association approached Council in January of 2021 to request a Masterplan. This request has been included as a part of this report (Attachment 2 – E2022/100201).

### **Issues identified:**

Overland drainage, beach / dunes, village green (sports field) / recreation use and facilities, dogs on beach / in village, village design form, road speed / pedestrian safety, flooding, visitor management – amenity during peak times, recreation pressure and facilities (village green, playground, Casons Lane, river access, beach parking and access)

### **Staff comment:**

New Brighton shows evidence of a strong community association who has already commenced on some of the work that would be required to deliver a place plan for the village (see Attachment 2 E2022/100201). It should be noted that some of the above identified issues are currently being dealt with via other Council processes (Dogs in public spaces strategy, infrastructure planning etc). This lessens the urgency for a place plan at this time, and as such, New Brighton is recommended to be considered in the future.