

6th July 2022

Our reference: 1038.4090

The General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Dear Sir

RE: Submission to Council's draft Byron Shire Affordable Housing Contribution Scheme

We write to congratulate Council on its initiative with the development of the draft Byron Shire Affordable Housing Contribution Scheme.

This short submission relates to the notion that a "land contribution" is the preferred option for the Byron Shire Affordable Housing Contribution Scheme. In our respectful submission, this approach is potentially flawed. Our experience suggests that Council will find it very difficult to muster sufficient monetary contributions to efficiently develop the land it has mandated be dedicated to it. Any delay in the conversion of significant developer land contributions to real accommodation for persons in need will be judged savagely by the community at large. A better approach in, our submission, is for the Affordable Housing Contribution Scheme to also facilitate developer built and owned affordable housing stock to be placed into the hands of a Community Housing Provider to manage.

In our submission, the approach we have outlined above has benefits to the developer and the community as follows

- The developer will have better control over the "built form" of the affordable housing which must meld with the developer's project generally;
- Providing the opportunity for the developer to build and hold the affordable housing will ensure a much, much faster provision of urgently needed affordable housing;
- Allowing multiple participants in the field of providing affordable housing in Byron Shire will add to diversity; and
- Because the developer controls a site in a much more hands-on fashion than perhaps Council or a Community Housing Provider can, a developer is able to ensure an optimum integration concerning construction sequencing,

implementation and the like. This can only have benefits in terms of cost and quality control implications.

Should Council require any additional information in which to clarify any matter raised by this submission, please feel free to contact the writer.

Yours faithfully,

PLANNERS NORTH

Stephen Connelly RPIA (Fellow)

PARTNERSHIP PRINCIPAL

(m) 0419 237 982

(e) steve@plannersnorth.com.au

From:
To:
Subject: Affordable Housing Contribution Scheme
Date: Monday, 4 July 2022 4:40:47 PM

Submission
BANGALOW investigation areas for development.

AFFORDABLE HOUSING CONTRIBUTION SCHEME

Byron Shire Council
Attention: Alex Caras
Planner Byron Shire Council

I have been a long term resident of the 2479, Bangalow area for over 40 years. I have seen many changes in Bangalow but for the past few years the limitations of the road network through town and the lack of parking to access the town centre for basic services has made the village often inaccessible. For those of us who live slightly out of town and consider Bangalow our town for supplies and services, being unable to drive into the village or find parking nearby is extremely problematic.

There is only one main street in Bangalow, Byron Street. There is one way in and one way out and the town lacks satellite parking for those wanting to spend time in the town centre. This lack of basic, practical infrastructure means, locals cannot easily access the PO, market, food-shops, pick-up kids from school, or access medical and other services.

While we all want 'affordable housing' and are well-aware of the housing crisis facing our towns and cities, we have to have our infrastructure in place before we, In Bangalow, encourage any more development into what is already a town functioning above its capacity.

Bangalow is already barely coping with the current population and the daily impact of vehicle movements. Add to this a lack of parking stations and we have an infrastructure crisis in the town. There is little to no public transportation for residents who must travel for work. Parking is limited. The recent flooding of Deacon Street temporarily wiped out a number of car parking spaces along lower Deacon Street and the flooding destroyed a potential parking station being constructed behind Heritage House. One step forward, two back.

Affordable Housing investigation areas:

The lands marked as 'investigation' areas for development of residential housing for Bangalow are areas of Ballina Road and an area at the top of town at Rankin Drive.

My comments regarding these proposed areas for development are as follows:

Ballina Road investigation area: I believe there are important considerations in keeping with what is expected for any development proposed for Bangalow. Low key, low rise residential that takes into consideration the heritage character of the town is a hallmark of the village. This character is what attracts locals and visitors into Bangalow. Council needs to be aware, there are several historical homes of heritage significance in the Ballina Road precinct. Genuine affordable housing must be assessed with attention to the Bangalow Village Plan in relation to any future development when it comes to heritage. I do understand DAs in the investigation areas will be open to community consultation and input before any approval.

Our main roads already carry a higher than normal traffic load due to through traffic traveling to and from Lismore. Providing a cycling and pedestrian network that enables residents to move around the village off-road may help to ameliorate some of the congestion leading into town from Ballina Road. The Ballina Road investigation area does have an easier access to the expressway or the road east to Byron. In this way it is perhaps a more practical area for land release than the Rankin Drive investigation area.

Rankin Drive investigation area:

I cannot support this subdivision. The road network leading to and from Rankin Drive is inadequate. The streets within the residential area are narrow leading down into town - and dangerous for increased traffic. Traffic traveling along Leslie Street to access the village is dangerous and impractical and the impact on residents of Leslie Street is unacceptable. The congestion of traffic attempting to enter Granuaille Road from Leslie Street would create a potentially dangerous intersection of congestion.

Entering Granuaille Road near the water tower:

Granuaille Road is already congested with traffic including very large trucks traveling to Lismore. The road cannot accommodate any more traffic. Cars exiting north from Rankin Drive at the top of Granuaille Road also creates a potentially congested intersection.

I understand this Rankin Drive land is already accepted into the Residential Strategy for development so at this point I recommend a drastically reduced number of lots eg. reduced density. Reduced density will be the only way of ameliorating the impact of traffic in this sensitive residential part of Bangalow.

Koalas at the top of the hill:

Additional vehicle movement at the top of the hill from residents exiting Rankin Drive pose a serious threat to one of our identified koala populations that live in the surrounds of Bangalow. This particular area near the water tower has been the site of a number of koala rescues, and some koala fatalities. We do not want any more risks on our very vulnerable koala population. This area near the water tower is where koalas cross the road from Bangalow heading towards Possum Creek. We do not want an increase in traffic from the Rankin Drive development adding to the traffic movement at this part of the town.

Genuine Affordable Housing needs, Work from Home Residents, ageing residents and low income housing:

There is obviously a need for genuine affordable housing but I question whether these areas in Bangalow will provide that. In Bangalow, we do not have pedestrian and cycleway paths in place yet to enable folks to move around the village without relying on a car. We also do not have adequate public transportation for those residents who need to travel to work.

A new walkway/ cycle path may help facilitate some movement of additional residents in and around Bangalow - however I believe a reduced number of lots, whether for affordable housing or general residential, would be a more acceptable solution to our traffic and parking problem.

We need our infrastructure in place in Bangalow before we can absorb any more residents into the village.

Thank you for the opportunity to comment on Byron's Affordable Housing Contribution Scheme.

Sue Taylor

Bangalow
2479