

**Appendix B      New Urban Area Site Profiles**

The following pages contain new urban area site profiles Including:

- **Appendix B.1**
  - Investigation Areas; and
  - Sites B1 & B2 – Northern Rivers Resilient Lands Strategy
  
- **Appendix B.2**
  - Potential R5 Urban Conversion Area

The profiles provide:


- an indicative image of each area
- theoretical Dwelling Yield
- a brief description of an area's strengths
- housing diversity, character and affordability targets
- issues requiring more in depth investigations (this list is not intended to be exhaustive)
- infrastructure planning requirements
- timing/staging of delivery

To ensure appropriately located and timely delivery of residential land in the future, it is necessary to identify areas where the suitability for new housing should be investigated. The use of term 'developable land' in the tables is a composite of possible residential land as well as land that may be required for roads and other infrastructure services, landscaped buffers, open space and recreational needs. It also includes potentially unsuitable constrained lands yet to be identified through more detailed site investigations.

## Appendix B.1

- Investigation Areas
- Sites B1 & B2 – Northern Rivers Resilient Lands Strategy

### Area 1 - Mullumbimby – 71 Main Arm Rd

<b>Description: Part of Lot 1 DP 1222185</b>	
Investigation area shown in blue border.	
	
<b>Approximate developable land: 1.5ha</b>	
<b>Strengths / advantages</b>	
<ul style="list-style-type: none"> <li>• adjacent existing residential area</li> <li>• good proximity to employment areas</li> <li>• on existing public transport route</li> <li>• flat and largely cleared site</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>	
<b>North Coast Regional Plan</b>	
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is mapped as important farmland</li> </ul>	
<b>Housing diversity, character and affordability</b>	
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or

<b>Description: Part of Lot 1 DP 1222185</b>		
	R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b> <b>Yields account for an allocation of land towards open space and roads.</b>	Low Yield (16 Dwellings / ha)	17 Dwellings
	Med Yield (21 Dwelling / ha)	22 Dwellings
	High Yield (26 Dwellings / ha)	27 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	<p>Structure plan to accompany a planning proposal.</p> <p>Edge and gateway to Mullumbimby town – western perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby’s low scale ‘country town’ feel and landscape character.</p>	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li>• <b>The majority of the Investigation Area is outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> <li>• <b>The Investigation Area is located outside that part of the land affected by medium/high flood hazard risk.</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– contains HEV vegetation</li> <li>– under consideration for designated as Environmental Zone</li> <li>– if developed would adversely impact on areas of high environmental value</li> <li>– mapped as bushfire vegetation category 1</li> <li>– mapped as high flood hazard</li> </ul> </li> </ul>		

**Description: Part of Lot 1 DP 1222185**

- Coastal Management SEPP: this applies to that part of the land within the coastal management area - the potential impact to following:
  - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,
  - coastal environmental values and natural coastal processes,
  - the water quality of the marine estate
  - marine vegetation, native vegetation and fauna and their habitats
- Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)
- Farmland of regional significance - a planning proposal is to:
  - be consistent with: (a) the North Coast Regional Plan 2041, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005
  - incorporate a Land Use Conflict Risk Assessment (LUCRA)
  - consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.
- address Aboriginal cultural heritage sensitivities

**Infrastructure Planning****Movement and access**

Assessment and management of traffic flow impacts onto Main Arm Road and active transport linkages to adjacent residential areas.

Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.

**Water and sewer**

Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.

Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the *2041 Byron Shire Residential Strategy Background Report* and have informed Appendix C – Development Sequencing Plan.

Possible area for improved water security by water recycling. <sup>1</sup>.

**Description: Part of Lot 1 DP 1222185**

**Staging and Delivery**

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.

Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.


Notes:

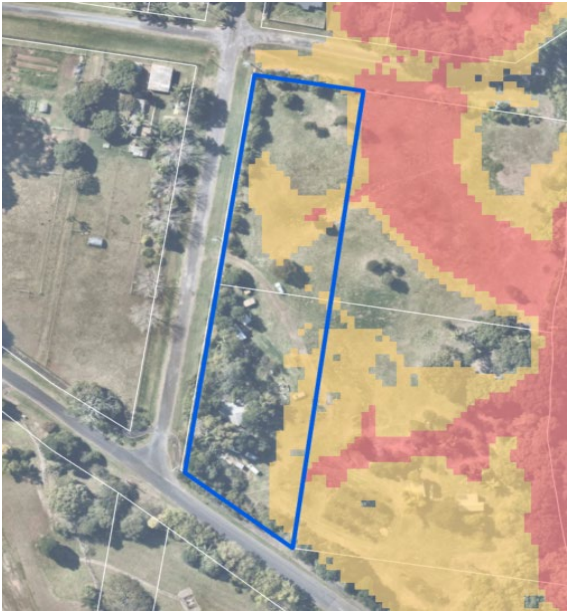
1. The reuse water system is part of Council's evolving framework for guiding the strategic direction of (recycled) water management.

The above notes also apply to all areas in Appendix B.



## Area 2 - Mullumbimby – 3 Poplar Street

<b>Description: Part of Lots 76 &amp; 77 DP 755722</b>		
Investigation area shown in blue border.		
		
<b>Approximate developable land: 0.6ha</b>		
<b>Strengths/ advantages</b>		
<ul style="list-style-type: none"> <li>• within an existing residential area</li> <li>• good proximity to employment areas</li> <li>• on existing public transport route</li> <li>• small flat and cleared site</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area is already contained in the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or R1 General Residential Zone	
	Low Yield (16 Dwellings / ha)	7 Dwellings

<b>Description: Part of Lots 76 &amp; 77 DP 755722</b>		
<b>Housing mix and theoretical dwelling yield</b>  <b>Yields account for an allocation of land towards open space and roads.</b>	Med Yield (21 Dwelling / ha)	9 Dwellings
	High Yield (26 Dwellings / ha)	11 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Planning proposal to include provisions generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.	
<b>Flood Planning</b>		
		
<p>Parts of the site are mapped as having an intermediate flood hazard risk.</p> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<p><b>North Byron Flood Risk Management Study and Plan:</b></p> <p><b>Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario</b></p> <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> Med (H3)  <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black; margin-right: 5px;"></span> High (H4-H6) </p>		



**Description: Part of Lots 76 & 77 DP 755722**

**Key issues and further investigations required as part of a planning proposal to change zoning of the land**

- land to be excluded from residential development:
  - contains HEV vegetation
  - if developed would adversely impact on areas of high environmental value
  - mapped as bushfire vegetation category 1
  - mapped as high flood hazard
- Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following:
  - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment
  - coastal environmental values and natural coastal processes
  - the water quality of the marine estate
  - marine vegetation, native vegetation and fauna and their habitats
- Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)
- address Aboriginal cultural heritage sensitivities
- Acid sulphate soils

**Infrastructure Planning**

**Movement and access**

Study required to assess and manage traffic flow impacts onto Azalea Avenue and active transport linkages to adjacent residential areas.

Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.

**Water and sewer**

Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.

Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the *2041 Byron Shire Residential Strategy Background Report* and have informed Appendix C – Development Sequencing Plan.

Possible area for improved water security by water recycling. <sup>1</sup>.

**Description: Part of Lots 76 & 77 DP 755722**

**Staging and Delivery**

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.

Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.

### Area 3 - Mullumbimby – 1 Azalea St (Former Hospital Site)

**Description:** Part of Lot 188 DP 728535, Lot 1 DP 1159861 & Lot 138 DP 755722

**Investigation area shown in blue border.**



**Approximate developable land: 3.5ha (Excludes Aged Care Facility)**

**Strengths/advantages**

- already contained in the NCRP urban growth area
- within an existing residential area
- good proximity to employment areas
- on existing public transport route
- outside the 1:100 year floodplain mapping
- determined to be a viable affordable housing contribution area

**North Coast Regional Plan**

- The investigation area is already contained in the NCRP urban growth area.
- The land is not mapped as important farmland

**Housing diversity, character and affordability**

**Preferred zone**

R2 Low Density Residential and/or R3 Medium Density Residential; or  
  
R1 General Residential Zone

<b>Description: Part of Lot 188 DP 728535, Lot 1 DP 1159861 &amp; Lot 138 DP 755722</b>	
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	130 Dwellings Based on preliminary planning to inform planning proposal.
	Height of Buildings up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.
<b>Integration with local character</b>	Structure plan to accompany a planning proposal.  Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.
<b>Flood Planning</b>	
<ul style="list-style-type: none"> <li><b>The Investigation Area is mapped as being outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>land to be excluded from residential development: <ul style="list-style-type: none"> <li>contains HEV vegetation</li> <li>under consideration for designated as Environmental Zone</li> <li>if developed would adversely impact on areas of high environmental value</li> <li>mapped as bushfire vegetation category 1</li> </ul> </li> <li>SEPP Coastal Management - this Policy applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> <li>the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>coastal environmental values and natural coastal processes,</li> </ul> </li> </ul>	

<b>Description: Part of Lot 188 DP 728535, Lot 1 DP 1159861 &amp; Lot 138 DP 755722</b>	
<ul style="list-style-type: none"> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Assessment and management of traffic flow impacts onto Azalea Avenue and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Short to Medium Term (3 -10 years) Depending on the development strategy adopted by Council for the site.</p> <p>Staging of land release to coordinate with infrastructure delivery.</p>	



## Area 4 - Mullumbimby – Tuckeroo Avenue

**Description: Part of Lot PT32 DP1169053**

**Investigation area shown in blue border.**



**Approximate developable land: 0.84ha**

### **Strengths/ advantages**

- already contained in the NCRP urban growth area
- within an existing residential area with a large lot residential zoning
- good proximity to employment areas
- on existing public transport route
- outside the 1:100 year floodplain mapping
- determined to be a viable affordable housing contribution area

### **North Coast Regional Plan**

- The investigation area is already contained in the NCRP urban growth area.
- The land is not mapped as important farmland

### **Housing diversity, character and affordability**

<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or	
	R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	9 Dwellings
	Med Yield (21 Dwelling / ha)	12 Dwellings
	High Yield (26 Dwellings / ha)	15 Dwellings

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<b>Description: Part of Lot PT32 DP1169053</b>		
<b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	Structure plan to accompany a planning proposal.  Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li>• <b>The Investigation Area is mapped as being outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A stormwater management study/strategy is required to inform a planning proposal.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>• SEPP Coastal Management - This Policy applies to land within the coastal zone. The land is within a coastal environmental area. As part of a planning proposal the potential impact to following need to be addressed: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>		
<b>Infrastructure Planning</b>		
<b>Movement and access</b>	<p>Assessment and management of traffic flow impacts and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>	

<b>Description: Part of Lot PT32 DP1169053</b>	
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

## Area 5 - Mullumbimby – 1660-1634 Coolamon Scenic Drive

**Description: Lot 1 & 2 DP748729 & Lot 67 DP 1226493**

**Investigation area shown in blue border.**



**Approximate developable land: 4.5ha (Based on 2020 Flood Study)**

### **Strengths/ advantages**

- adjacent an existing residential area
- good proximity to employment areas
- on existing public transport route
- determined to be a viable affordable housing contribution area

### **North Coast Regional Plan**

- The investigation area adjoins the NCRP urban growth area.
- The land is partly mapped as important farmland

### **Housing diversity, character and affordability**

#### **Preferred zone**

R2 Low Density Residential and/or R3 Medium Density Residential; or

R1 General Residential Zone

<b>Description: Lot 1 &amp; 2 DP748729 &amp; Lot 67 DP 1226493</b>		
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Low Yield (16 Dwellings / ha)	58 Dwellings
	Med Yield (21 Dwelling / ha)	75 Dwellings
	High Yield (26 Dwellings / ha)	94 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	<p>Respectful of the heritage item listed house.</p> <p>Edge and gateway to Mullumbimby town – western and southern perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.</p>	
<b>Flood Planning (see below)</b>		

**Description: Lot 1 & 2 DP748729 & Lot 67 DP 1226493**



**North Byron Flood Risk Management Study and Plan:  
Flood Hazard Risk - 1:100 year 2100 Climate Change  
Scenario**

- Med (H3)
- High (H4-H6)

Parts of the site are mapped as having an intermediate/high flood hazard risk.

An updated flood and stormwater management study is required to inform a planning proposal.

Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.

<b>Description: Lot 1 &amp; 2 DP748729 &amp; Lot 67 DP 1226493</b>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as intermediate / high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment</li> <li>– coastal environmental values and natural coastal processes</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> <li>– be consistent with: (a) the North Coast Regional Plan 2041, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005.</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid sulphate soils</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and management of traffic flow impacts onto surrounding streets and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling.<sup>1</sup></p>



**Description: Lot 1 & 2 DP748729 & Lot 67 DP 1226493**


**Staging and Delivery**

Long Term (10+ years)

Staging of land release to coordinate with infrastructure delivery.

Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.

## Area 6 - Mullumbimby – 1982 Coolamon Scenic Dr


<b>Description: Part of Lot 10 DP1132925</b>		
Investigation area shown in blue border.		
		
<b>Approximate developable land: 5.4ha</b>		
<b>Strengths/ advantages</b>		
<ul style="list-style-type: none"> <li>• proximity to existing residential area</li> <li>• good proximity to employment areas</li> <li>• mostly cleared site</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area is outside the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or	
	R1 General Residential Zone	
	Low Yield (16 Dwellings / ha)	60 Dwellings

<b>Description: Part of Lot 10 DP1132925</b>		
<b>Housing mix and theoretical dwelling yield</b>	Med Yield (21 Dwelling / ha)	79 Dwellings
	High Yield (26 Dwellings / ha)	98 Dwellings
	Height of Buildings	up to 11.5m
	<b>NOTE: Yields account for an allocation of land towards open space and roads.</b> Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
<b>Integration with local character</b>	<p>Structure plan to accompany a planning proposal.</p> <p>Western perimeter landscaping to enhance visual amenity.</p> <p>Development design respects surrounding landscape character.</p>	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li><b>The Investigation Area is mapped as being outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>Assessment and management of traffic flow impacts onto Byron Bay Road and active transport linkages to CBD and residential areas.</li> <li>land to be excluded from residential development: <ul style="list-style-type: none"> <li>mapped as bushfire vegetation category 1</li> <li>if developed would adversely impact on areas of high environmental value</li> </ul> </li> <li>SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>coastal environmental values and natural coastal processes,</li> <li>the water quality of the marine estate</li> </ul> </li> </ul>		

<b>Description: Part of Lot 10 DP1132925</b>	
<ul style="list-style-type: none"> <li>- marine vegetation, native vegetation and fauna and their habitats</li> <li>• land identified in the contaminated land register as having contaminants</li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Coolamon Scenic Drive and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Long Term (10+ years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	



## Area 7 - Mullumbimby – 1862 Coolamon Scenic Drive

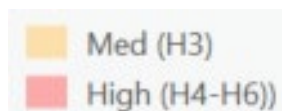
<b>Description: Lot 12 DP578826</b>		
<b>Investigation area shown in blue border.</b>		
		
<b>Approximate developable land: 6ha</b>		
<b>Strengths / advantages</b>		
<ul style="list-style-type: none"> <li>• proximity to existing residential area</li> <li>• good proximity to employment areas</li> <li>• mostly cleared land</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	67 Dwellings
	Med Yield (21 Dwelling / ha)	88 Dwellings
<b>NOTE:</b>	High Yield (26 Dwellings / ha)	109 Dwellings

Description: Lot 12 DP578826		
Yields account for an allocation of land towards open space and roads.	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
Lot size typology, mix and layout	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
Affordable provision	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
Integration with local character	Structure plan to accompany a planning proposal. Development design respects and reflects Mullumbimby’s low scale ‘country town’ feel and landscape character.	

### Flood Planning



**North Byron Flood Risk Management Study and Plan:  
Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario**



With exception of the far northeast corner of this Investigation Area (ie. adjoining Brunswick River), the remainder of the land is not affected by medium/high flood hazard risk.

A flood and stormwater management study is required to inform a planning proposal.

Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.



<b>Description: Lot 12 DP578826</b>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– contains HEV vegetation</li> </ul> </li> <li>• Acid Sulphate Soils</li> <li>• SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• waterway variable riparian buffer</li> <li>• management of steepness of slopes</li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Coolamon Scenic Drive and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup></p>

**Description: Lot 12 DP578826**

**Staging and Delivery**

Long Term (10+ years)

Staging of land release to coordinate with infrastructure delivery.

Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.

## Area 8 – Mullumbimby – 1B Ann Street & 20 Prince Street; and 75 New City Road,

**Description: Part of Lot 1 DP1032298, Lot 2 DP1032298 and Lot 12 DP527314**

**Investigation area shown in blue border.**



**Approximate developable land: 8.4ha (based on 2020 Flood Study)**

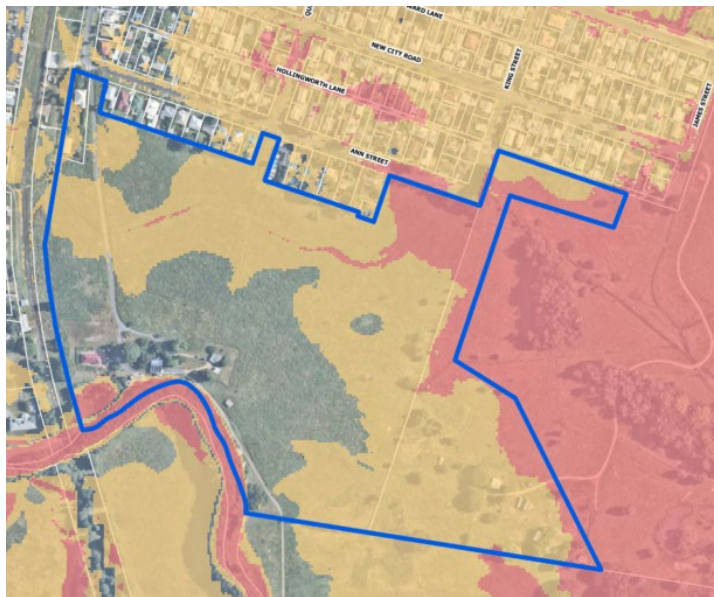
### **Strengths/advantages**

- adjacent existing residential area
- good proximity to existing employment areas
- proximity to existing public transport route
- flat and cleared site
- capacity to link with the proposed new on-road cycle lane on Mullumbimby Road between Manns Road and Gulgán North Pacific Highway interchange
- determined to be a viable affordable housing contribution area

<b>Description: Part of Lot 1 DP1032298, Lot 2 DP1032298 and Lot 12 DP527314</b>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b> <b>Yields account for an allocation of land towards open space and roads.</b>	Low Yield (16 Dwellings / ha)	105 Dwellings
	Med Yield (21 Dwelling / ha)	135 Dwellings
	High Yield (26 Dwellings / ha)	170 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	<p>Edge and gateway into Mullumbimby township – eastern perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby’s low scale ‘country town’ feel and landscape character.</p> <p>Rezoning all lots must be undertaken concurrently as part of a single ‘combined’ planning proposal.</p>	

**Description: Part of Lot 1 DP1032298, Lot 2 DP1032298 and Lot 12 DP527314**

**Flood Planning**



**North Byron Flood Risk Management Study and Plan:**

**Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario**



Parts of the site are mapped as having an intermediate/high flood hazard risk.

An updated flood and stormwater management study is required to inform a planning proposal, which must:

- incorporate updated survey information from 2022 flood event
- be undertaken concurrently as part of a single 'combined' planning proposal
- demonstrate improved drainage outcomes for adjoining urban residential land to the north.

**Key issues and further investigations required as part of a planning proposal to change zoning of the land**

- Detailed flood and stormwater management investigations:
  - must be undertaken concurrently as part of a single 'combined' planning proposal.
  - must demonstrate improved drainage outcomes for adjoining urban residential land to the north.
- land to be excluded from residential development:
  - mapped as high flood hazard
  - if developed would adversely impact on areas of high environmental value
  - mapped as bushfire vegetation category 1
- Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following:
  - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment
  - coastal environmental values and natural coastal processes
  - the water quality of the marine estate

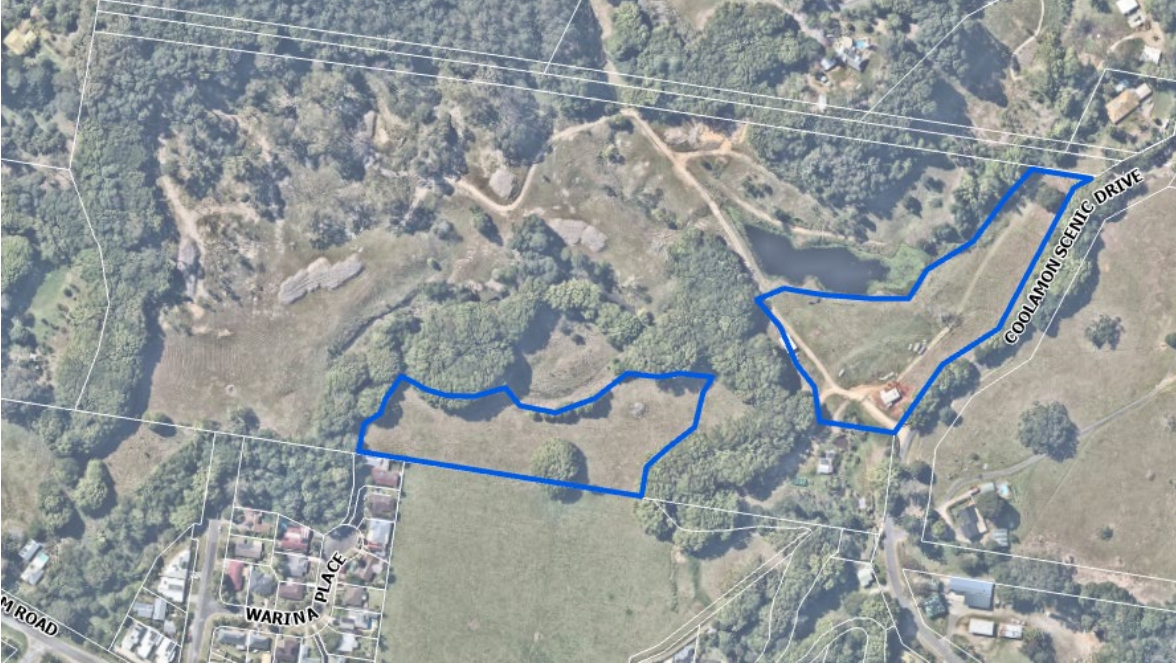


<b>Description: Part of Lot 1 DP1032298, Lot 2 DP1032298 and Lot 12 DP527314</b>	
<ul style="list-style-type: none"> <li>– marine vegetation, native vegetation and fauna and their habitats</li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Farmland of regional significance – a planning proposal is to: <ul style="list-style-type: none"> <li>– Be consistent with: (a) the North Coast Regional Plan 2041, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– Consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid sulphate soils</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Mullumbimby Road, and active transport linkages to adjacent residential areas.</p> <p>Interface with railway corridor buffering and opportunities to support. Scope for connectivity across.</p> <p>Investigate capacity to link with the proposed cycle way on Mullumbimby Road.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and</p>



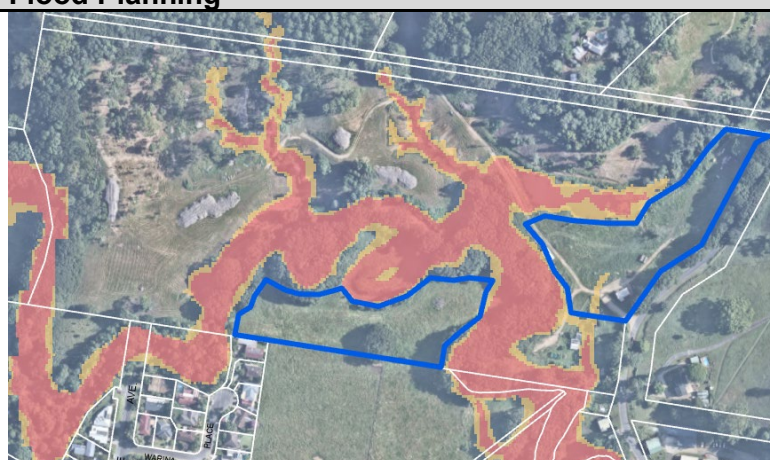
<b>Description: Part of Lot 1 DP1032298, Lot 2 DP1032298 and Lot 12 DP527314</b>	
	<p>have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Medium-term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

## Area 9 - Mullumbimby – 1897 Coolamon Scenic Dr

<b>Description: Part of Lot 4 DP874348</b>		
<b>Investigation area shown in blue border.</b>		
		
<b>Approximate developable land: 2.2ha</b>		
<b>Strengths/ advantages</b> <ul style="list-style-type: none"> <li>• adjacent existing residential area and potential to integrate with zoned vacant land</li> <li>• good proximity to existing employment areas</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	25 Dwellings
	Med Yield (21 Dwelling / ha)	32 Dwellings
	High Yield (26 Dwellings / ha)	40 Dwellings
	Height of Buildings	up to 11.5m
<b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	

<b>Description: Part of Lot 4 DP874348</b>	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
<b>Affordable provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.
<b>Integration with local character</b>	Structure plan to accompany a planning proposal. Development design respects and reflects Mullumbimby’s low scale ‘country town’ feel and landscape character.

**Flood Planning**

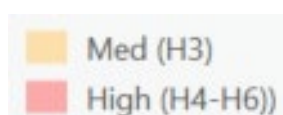


The investigation areas on the lot are mapped as not affected by intermediate/high flood hazard risk.

An updated flood and stormwater management study is required to inform a planning proposal.

**North Byron Flood Risk Management Study and Plan:**

**Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario**



Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.

**Key issues and further investigations required as part of a planning proposal to change zoning of the land**


- land to be excluded from residential development:
  - mapped as high flood hazard
  - mapped as bushfire vegetation category 1
- SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following:

<b>Description: Part of Lot 4 DP874348</b>	
<ul style="list-style-type: none"> <li>- the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>- coastal environmental values and natural coastal processes,</li> <li>- the water quality of the marine estate</li> <li>- marine vegetation, native vegetation and fauna and their habitats</li> </ul> <ul style="list-style-type: none"> <li>• waterway variable riparian buffer</li> <li>• key fish habitat</li> <li>• management of steepness of slopes</li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Coolamon Scenic Drive and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Long Term (10+ years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	



## Area 10 - Mullumbimby – 50 Prince Street

<b>Description: Part of Lot 2 DP1121508</b>	
Investigation area shown in blue border.	
<b>Approximate developable land: 1.17ha</b>	
<b>Strengths/ advantages</b>	
<ul style="list-style-type: none"> <li>• already contained in the NCRP urban growth area</li> <li>• within an existing residential area</li> <li>• good proximity to employment areas</li> <li>• on existing public transport route</li> </ul>	
<b>North Coast Regional Plan</b>	
<ul style="list-style-type: none"> <li>• The investigation is within the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>	
<b>Housing diversity, character and affordability</b>	
<b>Preferred zone</b>	R3 Medium Density Residential; or  R1 General Residential Zone


<b>Description: Part of Lot 2 DP1121508</b>		
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Existing Reconstruction Authority (RA) Pods Yield 44 Dwellings	
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
<b>Integration with local character</b>	Multi dwelling housing to reflect proximity to town centre and local housing needs.  Density assumption based on existing RA Pods yield of 44 dwellings.	
<b>Flood Planning</b>		
	Parts of the site are mapped as having an intermediate hazard risk.	
	<p>An updated flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>	
<p><b>North Byron Flood Risk Management Study and Plan:</b></p> <p><b>Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario</b></p> <p> <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> Med (H3)  <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> High (H4-H6)) </p>		



<b>Description: Part of Lot 2 DP1121508</b>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as high flood hazard</li> </ul> </li> <li>• SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> </li> <li>• heritage and draft heritage conservation areas</li> <li>• fill exclusion zone</li> <li>• sewerage treatment plant buffer (400m)</li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts and active transport linkages to town centre and surrounding residential areas.</p> <p>Interface with operational railway corridor buffering and opportunities to support.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>

<b>Description: Part of Lot 2 DP1121508</b>
<b>Staging and Delivery</b>
Medium Term (5-10 years)  Staging of land release to coordinate with infrastructure delivery.  Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.

## Area 11 - Mullumbimby – Azalea St

<b>Description: Lot 1 DP209440 &amp; Lot 1 DP209440</b>	
Investigation area shown in blue border.	
	
<b>Approximate developable land: 1.57ha</b>	
<b>Strengths/ advantages</b>	
<ul style="list-style-type: none"> <li>• already contained in the NCRP urban growth area</li> <li>• within an existing residential area</li> <li>• good proximity to employment areas</li> <li>• proximity to existing public transport route</li> </ul>	
<b>North Coast Regional Plan</b>	
<ul style="list-style-type: none"> <li>• The investigation area is within the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>	
<b>Housing diversity, character and affordability</b>	
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone

<b>Description: Lot 1 DP209440 &amp; Lot 1 DP209440</b>		
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Low Yield (16 Dwellings / ha)	18 Dwellings
	Med Yield (21 Dwelling / ha)	23 Dwellings
	High Yield (26 Dwellings / ha)	29 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
<b>Integration with local character</b>	Structure plan to accompany a planning proposal.  Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li>• <b>The majority of the Investigation Area is mapped outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> <li>• <b>The Investigation Area is not affected by medium/high flood hazard risk.</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as high flood hazard</li> </ul> </li> </ul> <p>SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following:</p> <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> <ul style="list-style-type: none"> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Heritage and draft heritage conservation areas</li> </ul>		

<b>Description: Lot 1 DP209440 &amp; Lot 1 DP209440</b>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts and active transport linkages to Azalea Street and surrounding residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	



## Area 12 - Bangalow – 57 & 68 Rankin Drive and Granuaille Crescent

**Description: Parts of Lots 261 & 261 DP 1262316, Lot 11 DP807867, Lot 182 DP1000507 and Lot 348 DP755695**

Investigation area shown in blue border.



**Approximate developable land: 2ha**

### **Strengths/ advantages**

- adjacent existing residential area
- good proximity to employment area
- proximity to existing public transport route
- determined to be a viable affordable housing contribution area

### **North Coast Regional Plan**

- The investigation area adjoins the NCRP urban growth area.
- The land is partly mapped as important farmland

### **Housing diversity, character and affordability**

#### **Preferred zone**

R2 Low Density Residential and/or R3 Medium Density Residential; or

R1 General Residential Zone



<b>Description: Parts of Lots 261 &amp; 261 DP 1262316, Lot 11 DP807867, Lot 182 DP1000507 and Lot 348 DP755695</b>		
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Low Yield (16 Dwellings / ha)	22 Dwellings
	Med Yield (21 Dwelling / ha)	29 Dwellings
	High Yield (26 Dwellings / ha)	37 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	<p>Structure plan to accompany a planning proposal.</p> <p>Development design respects and reflects Bangalow’s low scale heritage village feel and landscape character.</p> <p>Visually prominent in Bangalow - landscaping to enhance visual amenity</p>	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li><b>The Investigation Area is mapped outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land [Note: planning proposal lodged 28/06/23 (PP-2023-1376), currently under assessment for Lots 261 &amp; 261 DP 1262316, Lot 11 DP807867]</b>		
<ul style="list-style-type: none"> <li>flood and stormwater management (eastern part of Lots 11, 261 &amp; 262)</li> <li>management of steepness of slopes</li> <li>farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> <li>be consistent with the North Coast Regional Plan 2036 farmland variation principles</li> <li>incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>Consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>address Aboriginal cultural heritage sensitivities (where applicable)</li> </ul>		

<b>Description: Parts of Lots 261 &amp; 261 DP 1262316, Lot 11 DP807867, Lot 182 DP1000507 and Lot 348 DP755695</b>	
<ul style="list-style-type: none"> <li>• Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Main Arm Road and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Bangalow are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup></p>
<b>Staging and Delivery</b>	
<p>Short Term (3 - 5 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

## Area 13 - Bangalow – Ballina Road

**Description: Multiple lots Ballina Road**

Lot: 7 DP: 111819, Lot: 1 DP: 301392, Lot 1 DP: 974496, Lots: 23, 24 and 25 DP: 6478  
Lot: 11 DP: 807867, Lot: 1 DP: 371410, Lot: 3 DP: 702168, Lot: 1 DP: 931195, Lot: 1  
DP: 1125857, Lot: 1 DP: 614715

Investigation area shown in blue border.



Approximate developable land: 5ha

### Strengths / advantages

- Already contained in the NCRP urban growth area
- Eastern side of Ballina Road already contained in the NCRP urban growth area and investigation area
- proximity to existing residential area
- good proximity to employment areas
- proximity to existing public transport route
- largely flat and cleared sites with established residential use – large lot residential
- determined to be a viable affordable housing contribution area

<b>Description: Multiple lots Ballina Road</b> Lot: 7 DP: 111819, Lot: 1 DP: 301392, Lot 1 DP: 974496, Lots: 23, 24 and 25 DP: 6478 Lot: 11 DP: 807867, Lot: 1 DP: 371410, Lot: 3 DP: 702168, Lot: 1 DP: 931195, Lot: 1 DP: 1125857, Lot: 1 DP: 614715	
<b>North Coast Regional Plan</b>	
<ul style="list-style-type: none"> <li>Part of the Investigation Area is within, and part adjoins the NCRP urban growth area.</li> <li>Part of the land is mapped as important farmland</li> </ul>	
<b>Housing diversity, character and affordability</b>	
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b> <b>Yields account for an allocation of land towards open space and roads.</b>	Low Yield (16 Dwellings / ha)      24 Dwellings
	Med Yield (21 Dwelling / ha)      31 Dwellings
	High Yield (26 Dwellings / ha)      39 Dwellings
	Height of Buildings      up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.
<b>Integration with local character</b>	Structure plan and draft DCP to accompany a planning proposal.  Development design respects and reflects low scale heritage village feel and landscape character of Ballina Road.  Visually prominent in Bangalow - landscaping to enhance visual amenity
<b>Flood Planning</b>	
<ul style="list-style-type: none"> <li><b>The majority of the Investigation Area is mapped outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>	

<p><b>Description: Multiple lots Ballina Road</b>  <b>Lot: 7 DP: 111819, Lot: 1 DP: 301392, Lot 1 DP: 974496, Lots: 23, 24 and 25 DP: 6478</b>  <b>Lot: 11 DP: 807867, Lot: 1 DP: 371410, Lot: 3 DP: 702168, Lot: 1 DP: 931195, Lot: 1 DP: 1125857, Lot: 1 DP: 614715</b></p>	
<p><b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b></p>	
<ul style="list-style-type: none"> <li>• flood and stormwater management</li> <li>• assessment and management of traffic flow impacts onto Byron Bay Road</li> <li>• farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> <li>– be consistent with the North Coast Regional Plan 2036 farmland variation principles</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– Consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural heritage sensitivities (where applicable)</li> <li>• Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• Structure plan and draft DCP to accompany a planning proposal.</li> </ul>	
<p><b>Infrastructure Planning</b></p>	
<p><b>Movement and access</b></p>	<p>Study required to assess and manage flow impacts onto Byron Bay Road and active transport linkages to CBD and residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<p><b>Water and sewer</b></p>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Bangalow are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup></p>



**Description: Multiple lots Ballina Road**

**Lot: 7 DP: 111819, Lot: 1 DP: 301392, Lot 1 DP: 974496, Lots: 23, 24 and 25 DP: 6478  
Lot: 11 DP: 807867, Lot: 1 DP: 371410, Lot: 3 DP: 702168, Lot: 1 DP: 931195, Lot: 1  
DP: 1125857, Lot: 1 DP: 614715**


**Staging and Delivery**

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.

Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.

## Area 14 - Bangalow - 31 Ballina Road

<b>Description: Lot 2 DP 1260751</b>		
<b>Investigation area shown in blue border.</b>		
		
<b>Approximate developable land: 1ha</b>		
<b>Strengths / advantages</b>		
<ul style="list-style-type: none"> <li>• Already contained in the NCRP urban growth area</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation is within the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
	Low Yield (16 Dwellings / ha)	11 Dwellings

<b>Description: Lot 2 DP 1260751</b>		
<b>Housing mix and theoretical dwelling yield</b>	Med Yield (21 Dwelling / ha)	13 Dwellings
	High Yield (26 Dwellings / ha)	16 Dwellings
	Height of Buildings	up to 11.5m
	<b>NOTE:</b> Yields account for an allocation of land towards open space and roads.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	Development design respects and reflects low scale village feel and rural landscape character of Ballina Road.	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li><b>The Investigation Area is mapped outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>flood and stormwater management</li> <li>land to be excluded from residential development: <ul style="list-style-type: none"> <li>mapped as high flood hazard</li> <li>if developed would adversely impact on areas of high environmental value</li> </ul> </li> <li>Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including koala habitat as part of the land is shown on the koala development application map</li> <li>address Aboriginal cultural heritage sensitivities</li> <li>managing the possible acoustic impacts of proximity to the Hinterland Way and Pacific Highway.</li> </ul>		
<b>Infrastructure Planning</b>		
<b>Movement and access</b>	Study required to assess and manage traffic flow impacts onto Byron Bay Road and active transport linkages to CBD and residential areas.	

<b>Description: Lot 2 DP 1260751</b>	
	Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Bangalow are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	



## Site B2 (Draft Northern Rivers Resilient Lands Strategy)

### – Bangalow – Ballina Rd

**Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy**

Site B2 per Draft Northern Rivers Resilient Lands Strategy (Shown in proximity to adjacent Investigation Areas in blue)



**Approximate developable land: 33ha**

#### **Strengths/ advantages**

- proximity to existing residential area
- good proximity to employment areas
- proximity to existing public transport route
- largely flat and cleared site

#### **North Coast Regional Plan**

- The investigation area is not within the NCRP urban growth area.



<b>Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy</b>	
<ul style="list-style-type: none"> <li>The land is mapped as important farmland</li> </ul>	
<b>Housing diversity, character and affordability</b>	
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone
<b>Housing mix and theoretical dwelling yield</b>	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
<b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Low Yield (Per Draft Strategy)      340 Dwellings
	Med Yield (Per Draft Strategy)      420 Dwellings
	High Yield (Per Draft Strategy)      500 Dwellings
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
<b>Affordable housing provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme and or endorsed Planning Agreement, upon lodgement of planning proposal.
<b>Integration with local character</b>	Development design respects and reflects the low scale ‘country town’ feel of Bangalow and landscape character.  Structure plan to accompany a planning proposal. Edge and gateway to Bangalow township – eastern and southern perimeter landscaping to enhance visual amenity.
<b>Flood Planning</b>	
<ul style="list-style-type: none"> <li><b>The majority of the site is mapped outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>flood and stormwater management</li> </ul>	

**Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy**

- assessment and management of traffic flow impacts onto Byron Bay Road
- SEPP (Biodiversity and Conservation) 2021 - Koala habitat protection: Development control of koala habitats biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)
- land to be excluded from residential development:
  - if developed would adversely impact on areas of high environmental value
  - mapped as bushfire vegetation category 1
- Farmland of regional significance – a planning proposal is to:
  - be consistent with: (a) the North Coast Regional Plan 2041, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005
  - incorporate a Land Use Conflict Risk Assessment (LUCRA)
  - consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.
- address Aboriginal cultural sensitivities
- land identified in the contaminated land register as having contaminants
- availability and capacity of social services (including schools)

**Infrastructure Planning**

**Movement and access**

A traffic assessment and management plan will be undertaken prior to finalising the high-level concept structure plan. This assessment is to include traffic flow impacts, capacity for active transport linkages with the Bangalow CBD and adjacent residential areas.

Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.

**Water and sewer**

Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.

Expected upgrades to water and sewer infrastructure for Bangalow are detailed in the *2041 Byron Shire Residential Strategy Background Report* and have informed Appendix C – Development Sequencing Plan.

Possible area for improved water security by water recycling. <sup>1</sup>.

**Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy**

**Staging and Delivery**

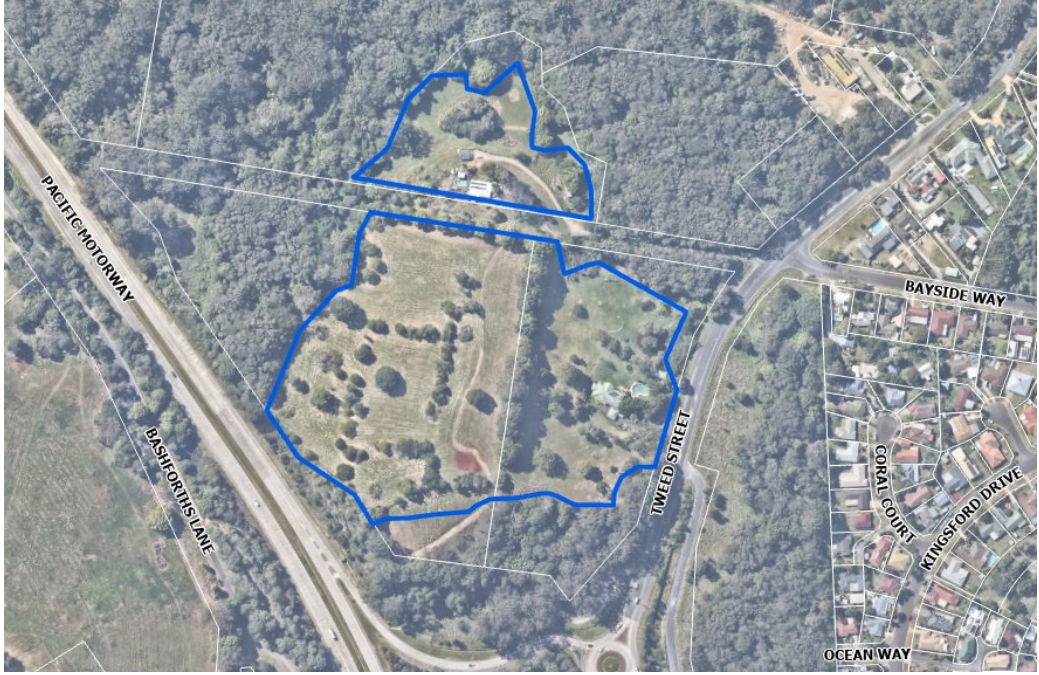
Long Term (10-20 years)

Staging of land release to be given further consideration as part of the Residential Strategy midpoint review.

Staging of land release to coordinate with infrastructure delivery.

Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.

## Area 15 - Brunswick Heads – 172 & 166 Tweed Street & 66 – The Saddle Road

<b>Description: Lot 264 DP755692 and Parts of Lot 2 DP1159910 and Lot 1 DP388031</b>		
Investigation area shown in blue border.		
		
<b>Approximate developable land: 6.9ha</b>		
<b>Strengths / advantages</b>		
<ul style="list-style-type: none"> <li>• proximity to existing residential area</li> <li>• good proximity to employment areas of Brunswick Heads and proposed Saddle Rd Precinct</li> <li>• proximity to Hwy interchange and major transport linkages to Mullumbimby.</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	77 Dwellings
	Med Yield (21 Dwelling / ha)	101 Dwellings
	High Yield (26 Dwellings / ha)	126 Dwellings
<b>NOTE: Yields account for an allocation of</b>	Height of Buildings	up to 11.5m

<b>Description: Lot 264 DP755692 and Parts of Lot 2 DP1159910 and Lot 1 DP388031</b>	
<b>land towards open space and roads.</b>	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
<b>Affordable housing provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.
<b>Integration with local character</b>	Structure plan to accompany a planning proposal.  Development design respects surrounding rural/bushland landscape character.
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• flood and stormwater management</li> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>- mapped as high flood hazard</li> <li>- if developed would adversely impact on areas of high environmental value</li> </ul> </li> <li>• Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including koala habitat as part of the land is shown on the koala development application map</li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• managing the possible acoustic impacts of proximity to the Pacific Highway.</li> </ul>	
<b>Flood Planning</b>	
<ul style="list-style-type: none"> <li>• <b>The majority of the Investigation Area outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> <li>• <b>The Investigation Area is located outside that part of the land affected by medium/high flood hazard risk.</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	Study required to assess and manage traffic flow impacts onto Tweed Street and active transport linkages to Brunswick Heads CBD.  Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.



**Description: Lot 264 DP755692 and Parts of Lot 2 DP1159910 and Lot 1 DP388031**

**Water and sewer**

Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.

Expected upgrades to water and sewer infrastructure for Brunswick Heads are detailed in the *2041 Byron Shire Residential Strategy Background Report* and have informed Appendix C – Development Sequencing Plan.

Possible area for improved water security by water recycling. <sup>1</sup>.


**Staging and Delivery**

Long Term (10+ years)

Staging of land release to coordinate with infrastructure delivery.

Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.

## Area 16 – Brunswick Heads – 125 Tweed St

<b>Description: Lot 1 DP560486</b>	
<b>Investigation area shown in blue border.</b>	
	
<b>Approximate developable land: 2.13ha (Existing Pods)</b>	
<b>Strengths / advantages</b>	
<ul style="list-style-type: none"> <li>• proximity to existing residential area</li> <li>• good proximity to employment areas</li> <li>• proximity to existing public transport route</li> <li>• largely flat and cleared sites with established residential use</li> <li>• outside the 1:100 year floodplain</li> </ul>	
<b>North Coast Regional Plan</b>	
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>	
<b>Housing diversity, character and affordability</b>	
<b>Preferred zone</b>	R3 Medium Density Residential; or  R1 General Residential Zone

<b>Description: Lot 1 DP560486</b>		
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b> <b>Dwelling estimates reflect existing RA Pods yield.</b>	Existing Reconstruction Authority Pods Yield: 61 Dwellings	
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable housing provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
<b>Integration with local character</b>	High level concept structure plan to support planning proposal. Development design respects and reflect Brunswick Heads streetscape and landscape character.	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li>• <b>The majority of the Investigation Area is mapped outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> <li>• <b>The Investigation Area is located outside that part of the land affected by medium/high flood hazard risk.</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– mapped as containing HEV vegetation (mapping outdated)</li> </ul> </li> <li>• land identified in the contaminated land register as having contaminants</li> <li>• SEPP (Biodiversity and Conservation) 2021 - Koala habitat protection: Development control of koala habitats biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following:</li> </ul>		

<b>Description: Lot 1 DP560486</b>	
<ul style="list-style-type: none"> <li>- the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>- coastal environmental values and natural coastal processes,</li> <li>- the water quality of the marine estate</li> <li>- marine vegetation, native vegetation and fauna and their habitats</li> </ul> <ul style="list-style-type: none"> <li>• waterway variable riparian buffer</li> <li>• biodiversity values</li> <li>• key fish habitat</li> <li>• address Aboriginal cultural heritage sensitivities</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Tweed Street, M1 Hwy interchange and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Brunswick Heads are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

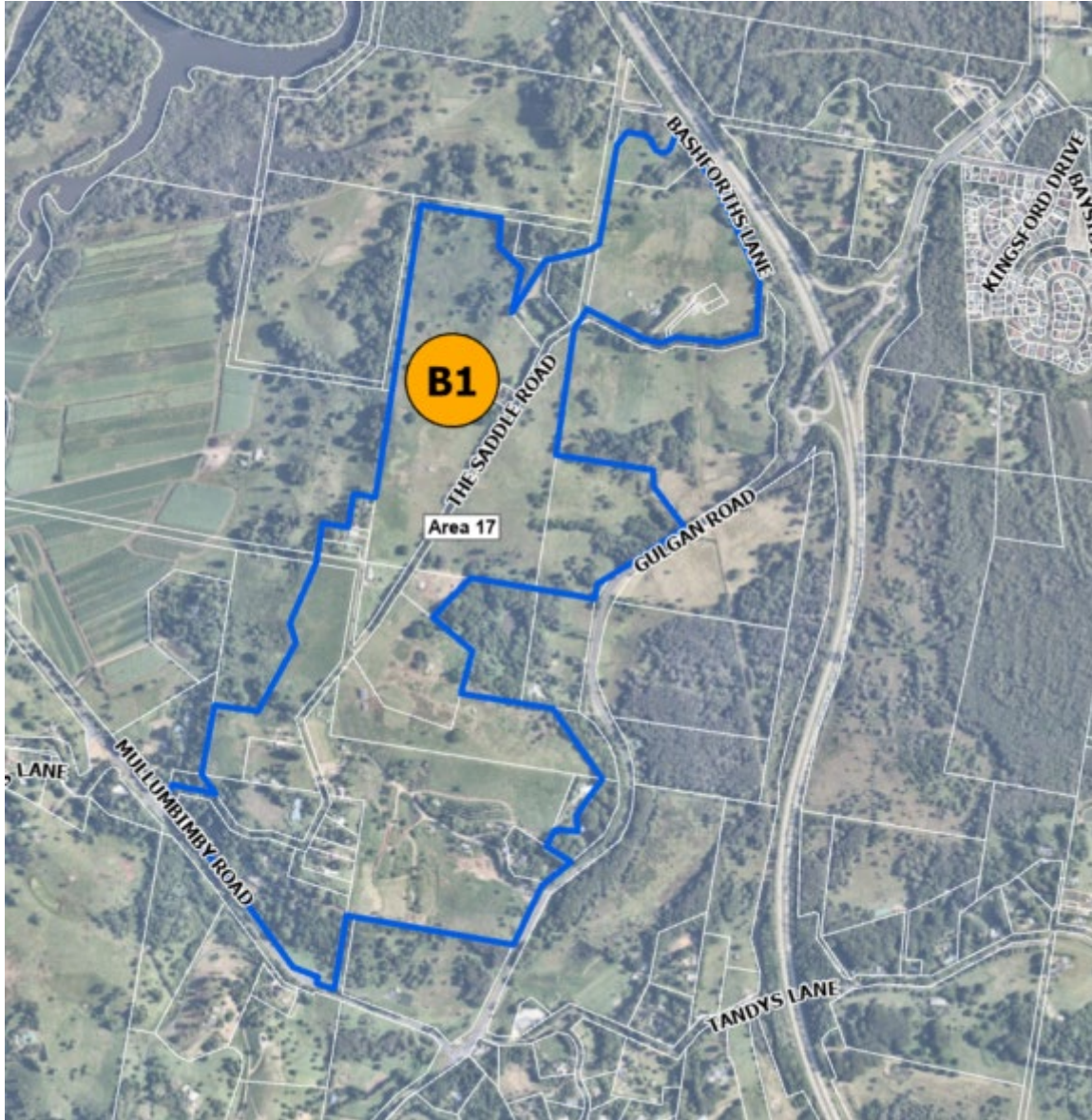


## Area 17 & Site B1 (Draft Northern Rivers Resilient Lands Strategy)

### – Brunswick Heads – The Saddle Rd

**Description: Multiple Lots**

Investigation area shown in blue border and Site B1 per draft Northern Rivers Resilient Lands Strategy.



**Approximate developable land: 100ha**

#### **Strengths/ advantages**

- Proximity to existing public transport route
- Proximity to M1 Hwy and major transport linkages to townships of Mullumbimby and Brunswick Heads





<b>Description: Multiple Lots</b>		
<ul style="list-style-type: none"> <li>Integration of the wider investigation area with land identified in the Draft Northern Rivers Resilient Lands Strategy</li> <li>Proximity and potential to integrate with the proposed Gulgan Rd (North) BILS employment area.</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>The investigation area is not within the NCRP urban growth area.</li> <li>The land is mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b> <b>Yields account for an allocation of land towards open space and roads.</b>	Site B1 (Draft Northern Rivers Resilient Lands Strategy)	
	Low Yield (Per Draft Strategy)	530 Dwellings
	Med Yield (Per Draft Strategy)	665 Dwellings
	High Yield (Per Draft Strategy)	800 Dwellings
	Area 17 (Residual Land)	
	Low Yield (16 Dwellings / ha)	396 Dwellings
	Med Yield (21 Dwelling / ha)	520 Dwellings
	High Yield (26 Dwellings / ha)	644 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable housing provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme and or endorsed Planning Agreement, upon lodgement of planning proposal.	
<b>Integration with local character</b>	Development design respects and reflects the low scale 'country town' feel of surrounding towns, villages and landscape character.  Structure plan to accompany a planning proposal. Edge and gateway to Mullumbimby and Brunswick Heads townships – eastern and southern perimeter landscaping to enhance visual amenity.	

<b>Description: Multiple Lots</b>	
<b>Flood Planning</b>	
<ul style="list-style-type: none"> <li>• <b>The Investigation Area is mapped as being outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<p>SEPP (Biodiversity and Conservation) 2021 - Koala habitat protection: Development control of koala habitats biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</p> <ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– if developed would adversely impact on areas of high environmental value</li> <li>– mapped as bushfire vegetation category 1</li> </ul> </li> </ul> <p>SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following:</p> <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> </ul> <ul style="list-style-type: none"> <li>• Farmland of regional significance – a planning proposal is to: <ul style="list-style-type: none"> <li>– be consistent with: (a) the North Coast Regional Plan 2041, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005</li> <li>– incorporate a Land Use Conflict Risk Assessment (LUCRA)</li> <li>– consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland.</li> </ul> </li> <li>• address Aboriginal cultural sensitivities</li> <li>• land identified in the contaminated land register as having contaminants</li> <li>• management of steep slopes</li> </ul>	
<b>Infrastructure Planning</b>	

<b>Description: Multiple Lots</b>	
<b>Movement and access</b>	<p>A traffic assessment and management plan will be undertaken prior to finalising the high-level concept structure plan. This assessment is to include traffic flow impacts (including acoustic) onto surrounding streets, capacity for active transport linkages with adjacent residential areas.</p> <p>Consultation with TfNSW regarding integration with Mullumbimby Rd, Gulgan Rd, M1 Hwy interchange.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Water and sewerage infrastructure capacity and ability to Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Brunswick Heads are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Site B1: Short Term (3 – 5 years) Area 17: Long Term (10 - 20 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

## Area 18 – Byron Bay - Ewingsdale Road


<b>Description: Part of Lot 350 DP755695</b>		
<b>Investigation area shown in blue border.</b>		
		
<b>Approximate developable land: 1ha</b>		
<b>Strengths / advantages</b>		
<ul style="list-style-type: none"> <li>• Adjoining existing urban residential area</li> <li>• Proximity to key transport infrastructure</li> <li>• Proximity to employment areas</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or	
	R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	13 Dwellings
	Med Yield (21 Dwelling / ha)	17 Dwellings
	High Yield (26 Dwellings / ha)	21 Dwellings
	<b>NOTE: Yields account for an allocation of land</b>	Height of Buildings

<b>Description: Part of Lot 350 DP755695</b>	
<b>towards open space and roads.</b>	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the <i>Byron Shire Council Affordable Housing Contributions Scheme</i> .
<b>Integration with local character</b>	Development design respects and reflects the low scale 'coastal town' feel of Byron Bay.  Edge and gateway to Byron Bay township – western and southern perimeter landscaping to enhance visual amenity.
<b>Flood Planning</b>	
	<p>Much of the site is mapped as having an intermediate/high flood hazard risk.</p> <p>An updated flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>
<p><b><i>Belongil Flood Risk Management Study and Plan:</i></b></p> <p><b>Intermediate/High Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario</b></p>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• land to be excluded from residential development: <ul style="list-style-type: none"> <li>– contains HEV vegetation</li> <li>– under consideration for designation as Environmental Zone</li> <li>– if developed would adversely impact on areas of high environmental value</li> <li>– mapped as high flood hazard</li> </ul> </li> <li>• Coastal Management SEPP: this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> <li>– the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</li> </ul> </li> </ul>	



<b>Description: Part of Lot 350 DP755695</b>	
<ul style="list-style-type: none"> <li>– coastal environmental values and natural coastal processes,</li> <li>– the water quality of the marine estate</li> <li>– marine vegetation, native vegetation and fauna and their habitats</li> <li>• SEPP (Biodiversity and Conservation) 2021 - Koala habitat protection: Development control of koala habitats biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> <li>• address Aboriginal cultural heritage sensitivities</li> <li>• Acid sulphate soils</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Ewingsdale Road and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Byron Bay are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup></p>
<b>Staging and Delivery</b>	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

## Area 19 – Byron Bay – Bangalow Rd

<b>Description: Lot 2 DP1275809 and Lot 438 DP729107</b>	
<b>Investigation area shown in blue border.</b>	
	
<b>Approximate developable land: 0.45ha</b>	
<b>Strengths / advantages</b>	
<ul style="list-style-type: none"> <li>• Largely flood-free land</li> <li>• Adjoins urban growth area to the south</li> <li>• Future residential zoning would be consistent with intent of Indigenous Land Use Agreement and findings of Stage 4 C Zones review</li> <li>• Opportunity to provide affordable housing opportunities for Bundjalung people to better connect to and live on Country</li> </ul>	
<b>North Coast Regional Plan</b>	
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>	
<b>Housing diversity, character and affordability</b>	
<b>Preferred zone</b>	<p>R2 Low Density Residential and/or R3 Medium Density Residential; or</p> <p>R1 General Residential Zone</p>

<b>Description: Lot 2 DP1275809 and Lot 438 DP729107</b>		
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	5 Dwellings
	Med Yield (21 Dwelling / ha)	7 Dwellings
	High Yield (26 Dwellings / ha)	8 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>NOTE: Yields account for an allocation of land towards open space and roads.</b>		
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable housing provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
<b>Integration with local character</b>	Structure plan to accompany a planning proposal.  Development design respects surrounding rural/bushland landscape character.	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li><b>The Investigation Area is mapped as being outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>Bushfire risk and management</li> <li>Proposed scale and design of housing, including minimising amenity impacts on adjoining landowner to the west.</li> </ul>		
<b>Infrastructure Planning</b>		
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Bangalow Road.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>	

**Description: Lot 2 DP1275809 and Lot 438 DP729107**

**Water and sewer**

Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.

Expected upgrades to water and sewer infrastructure for Byron Bay are detailed in the *2041 Byron Shire Residential Strategy Background Report* and have informed Appendix C – Development Sequencing Plan.

Possible area for improved water security by water recycling. <sup>1</sup>.

**Staging and Delivery**

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.

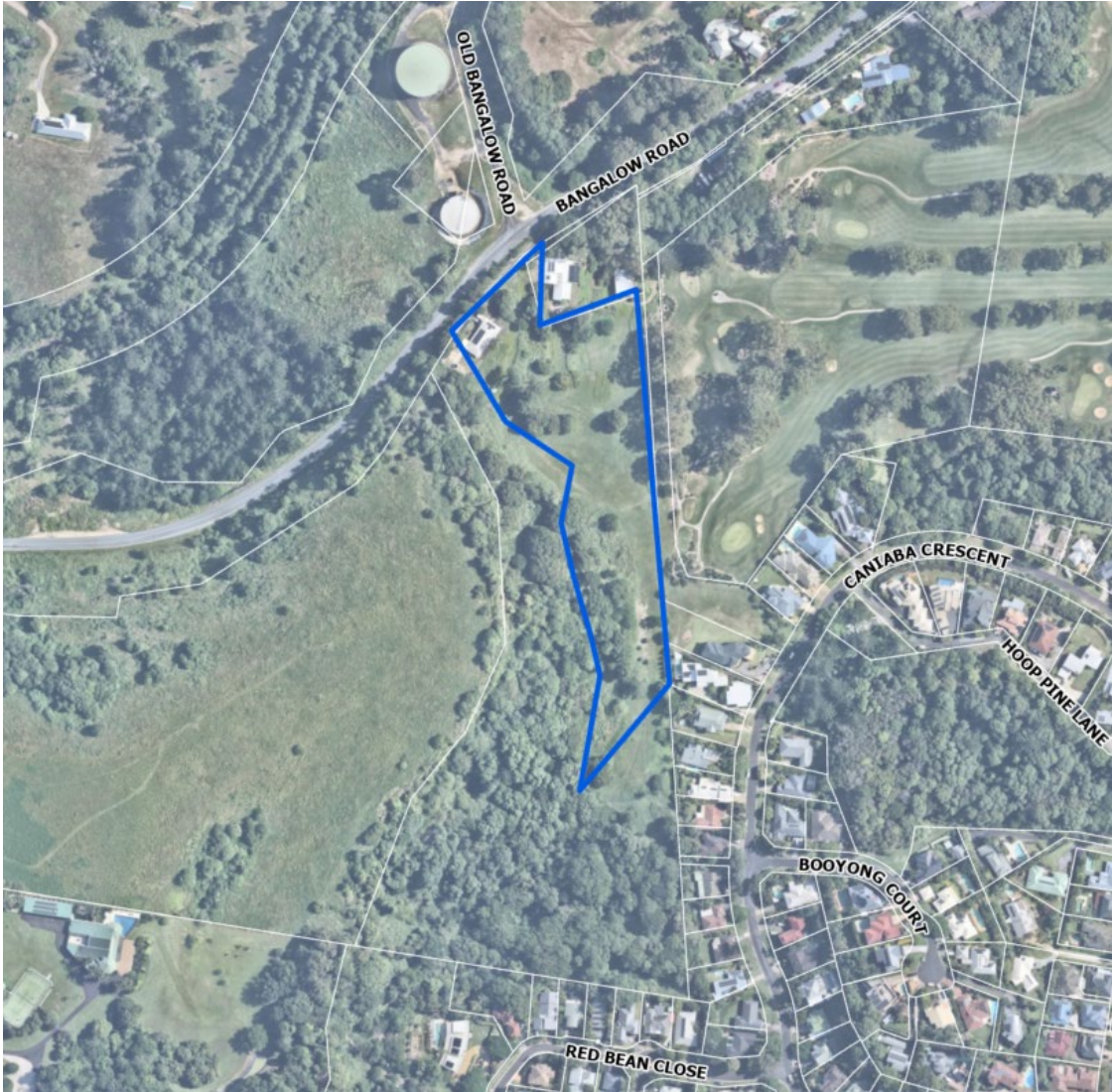
Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.



## Area 20 – Byron Bay (Proximity to Suffolk Park) – 139 Bangalow Road

**Description:** Lot PT22 DP549688

**Investigation area shown in blue border.**



**Approximate developable land: 1.1ha**

### **Strengths / advantages**

- Flood-free land
- Partly within NCRP urban growth boundary
- Adjoins existing residential estate to the east/south

### **North Coast Regional Plan**


- The investigation area adjoins the NCRP urban growth area.
- The land is not mapped as important farmland



<b>Description: Lot PT22 DP549688</b>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b> <b>Yields account for an allocation of land towards open space and roads.</b>	Low Yield (16 Dwellings / ha)	12 Dwellings
	Med Yield (21 Dwelling / ha)	16 Dwellings
	High Yield (26 Dwellings / ha)	20 Dwellings
	Height of Buildings	up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable housing provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
<b>Integration with local character</b>	Housing design respects and reflects the generally low scale character of adjoining residential estate.	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li><b>The Investigation Area is mapped as being outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>Bushfire risk and management</li> <li>Management of steep of slopes</li> <li>Stormwater management</li> <li>Proposed scale and design of housing, including visual impacts from development on steeper/elevated parts of the site.</li> </ul>		

<b>Description: Lot PT22 DP549688</b>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts into existing residential estate, noting <b>access into/out of the site must be via Caniaba Crescent.</b></p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Byron Bay are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Long Term (10+ years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

## Area 21 – Suffolk Park – 64 Corkwood Crescent

<b>Description: Part of Lot 85 DP 1198641</b>		
<b>Investigation area shown in blue border.</b>		
		
<b>Approximate developable land: 3500 m<sup>2</sup> (Infill Lot)</b>		
<b>Strengths/ advantages</b>		
<ul style="list-style-type: none"> <li>• adjacent existing residential area</li> <li>• good proximity to employment area</li> <li>• determined to be a viable affordable housing contribution area</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is not mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	1 Dwellings
	Med Yield (21 Dwelling / ha)	2 Dwellings
	High Yield (26 Dwellings / ha)	3 Dwellings

<b>Description: Part of Lot 85 DP 1198641</b>		
<b>NOTE: Yields account for an allocation of land towards open space and roads.</b>	Height of Buildings	9m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
<b>Integration with local character</b>	Visually prominent in Suffolk Park - landscaping to enhance visual amenity. 9m height limit to apply.	
<b>Flood Planning</b>		
<ul style="list-style-type: none"> <li><b>The Investigation Area is mapped as being outside the 1:100 year floodplain (2100 Climate Change Scenario)</b></li> </ul> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>		
<ul style="list-style-type: none"> <li>coordinated management high environmental value vegetation,</li> <li>steepness of slopes and bushfire risk</li> <li>address Aboriginal cultural heritage sensitivities</li> <li>Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable)</li> </ul>		
<b>Infrastructure Planning</b>		
<b>Movement and access</b>	<p>Study required to assess and manage traffic flow impacts onto Corkwood Crescent.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>	
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Byron Bay are detailed in the <i>2041 Byron Shire Residential Strategy</i></p>	


<b>Description: Part of Lot 85 DP 1198641</b>	
	<p><i>Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	



## Appendix B.2

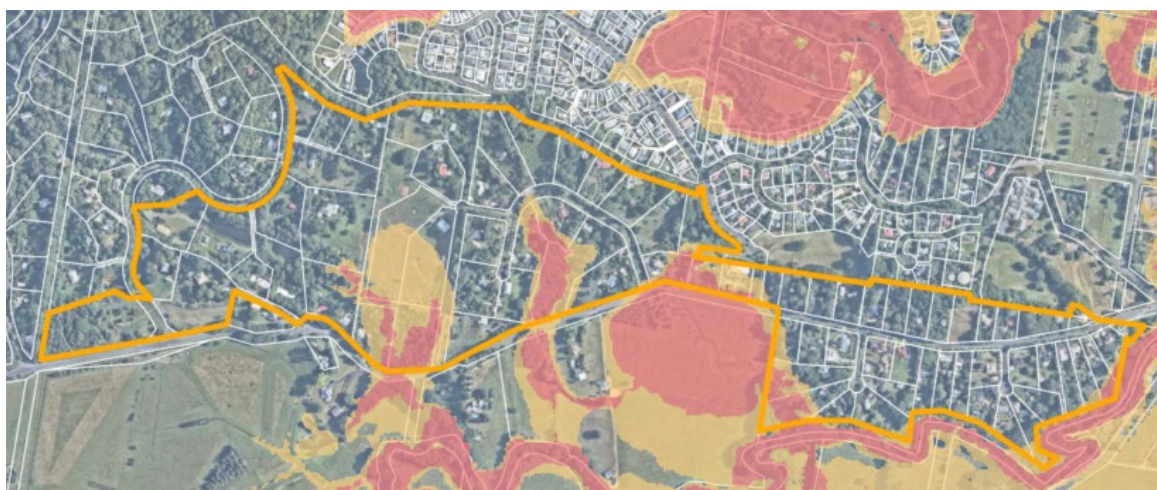
### - Potential Urban Conversion Area

#### Mullumbimby – Potential Urban Conversion Area (Left Bank Rd)

Description: Multiple Lots		
Investigation area shown in blue border.		
		
Approximate developable land: 23.35 ha (76 Infill Lots)		
<b>Strengths / advantages</b> <ul style="list-style-type: none"> <li>• Adjoining existing residential urban area</li> <li>• Connected to water supply</li> <li>• Good proximity to employment areas</li> <li>• Proximity to existing public transport route</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area adjoins the NCRP urban growth area.</li> <li>• The land is mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (@ 2 Dwelling / Lot)	76 Dwellings
	Med Yield (@ 4 Dwelling / Lot)	152 Dwellings
	High Yield (@ 6 Dwellings / Lot)	228 Dwellings

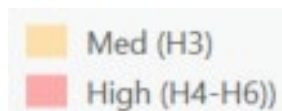
Description: Multiple Lots		
<b>NOTE:</b> Estimated yield assumes 50% of total lots are developed.	Height of Buildings	Up to 11.5m
	Caters for a range of residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
<b>Affordable provision</b>	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
<b>Integration with local character</b>	Development design respects and reflects Mullumbimby’s low scale ‘country town’ feel and landscape character.	

### Flood Planning



#### **North Byron Flood Risk Management Study and Plan:**

#### **Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario**



Parts of the site are mapped as having an intermediate/high flood hazard risk.

A flood and stormwater management study is required to inform a planning proposal.

Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.

<b>Description: Multiple Lots</b>	
<b>Key issues and further investigations required as part of a planning proposal to change zoning of the land</b>	
<ul style="list-style-type: none"> <li>• Capacity to deliver sewer infrastructure to investigation area</li> <li>• Traffic impact and integration with wider network</li> </ul>	
<b>Infrastructure Planning</b>	
<b>Movement and access</b>	<p>Study required to assess and manage of traffic flow impacts onto Left Bank Road and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
<b>Water and sewer</b>	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. <sup>1</sup>.</p>
<b>Staging and Delivery</b>	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	