

APPENDIX A

BYRON SHIRE – RESIDENTIAL STRATEGY 2024 - IMPLEMENTATION & DELIVERY PLAN

Action	Implementation steps	Council's Role	Timeframe	Owner/ Partner
Policy 1 – Providing land for future housing				
Direction 1.1 – Land for future housing is provided in the right location at the right time				
Action 1 – Focus planning for new housing on existing urban areas, their immediate surrounds, or areas that have the capability and capacity to support sustainable future urban communities.	1.1 – Undertake implementation of this Residential Strategy based on identified housing opportunities, including location-specific opportunities established through Section 3.4, or other new housing opportunities identified within the Urban Growth Boundary defined by the Regional Plan 2041.	Deliver	Ongoing	Council – Strategic Planning (SP)
	1.2 – Formalise working arrangements with the NSW Reconstruction Authority to progress infrastructure and other assessments associated with the proposed land sites as identified in the North Rivers Resilient Lands Strategy.	Collaborate	Immediate	Council – SP
Direction 1.2 – Land for housing is resilient, climate appropriate and suitable for use				
Action 2 – Ensure that land proposed for future housing meets the 'Residential Land Suitability Principles', taking into account the latest available information and detailed assessments with subsequent planning or development proposals.	2.1 – Based on the latest available information, ensure that opportunities identified by this Residential Strategy, and any other proposals within the Urban Growth Boundary, are consistent with appropriate principles and standards for ensuring suitable land for future housing.	Plan Regulate	Ongoing	Council – SP & Development Planning (DP)
	2.2 – Review and update LEP and DCP flood planning controls to reflect current State government policy and best practice planning in flood prone areas.	Regulate	Short-term	Council – SP & DP

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Action 3 – Undertake staged implementation of housing opportunities under infill, new release and vacant land delivery options as per the proposed timing specified in this Residential Strategy.	3.1 – Stage the supply of housing, in the right locations, to ensure that housing and infrastructure align generally in accordance with the Sequencing Plan in Appendix C, with consideration of: • Latest available evidence base information, • Readiness of Affordable Housing Contributions Scheme (if intended to apply), • Willingness of landowner to facilitate progression • Further opportunities for innovation in housing type or delivery, and • Existing and planned infrastructure.	Plan	Ongoing	Council – SP
	3.2 – To meet the delivery of the Sequencing Plan identified in Appendix C, continue to review and update essential services infrastructure strategies and contribution plans to ensure that suitable capacity, charges and engineering standards are in place to support the growth envisaged by this Strategy to 2041.	Plan	Ongoing	Council – SP & Infrastructure Services (IS)
	3.3 – In conjunction with 3.2, advocate to the Australian and NSW Government to prioritise infrastructure planning and investment in the right place, at the right time, to align with forecast growth.	Advocate	Ongoing	Council – SP & IS

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Direction 1.3 – New subdivisions and infill development will support the attributes of liveable neighbourhoods				
Action 4 – Support the early development of master plans, structure plans or similar processes to ensure that effective liveability outcomes can be achieved through early engagement and integration in new residential neighbourhoods.	4.1 – Consistent with intentions outlined in Section 3.4 and within the site-specific information provided in Appendix B – New Release Investigation Area Profiles, establish processes to facilitate the development of forward planning design documents (e.g. master plans or similar) that are consistent with liveable neighbourhood principles to address planning, design, infrastructure, environment and community needs.	Plan Collaborate	Ongoing	Council – SP
Direction 1.4 – Monitor housing to facilitate short, medium and long-term new release or infill opportunities				
Action 5 – Consistent with Regional Plan 2041 Action 1, work with DPHI (as action lead) in the monitoring of housing at the regional level, recognising that access to housing is a regional-scale issue.	5.1 – Participate in DPHI urban development program and housing monitor to ensure that housing is delivered from a regional, as well as localised, perspective.	Collaborate	As required	DPHI / Council – SP & DP
Action 6 – Develop and undertake local level monitoring of the Residential Strategy roll-out, including regular updates to adjust delivery targets and reflect new information as required.	6.1 – Utilising and building on the information necessary under Action 5, establish a Byron Shire specific Residential Strategy monitoring process with annual updates.	Deliver	Ongoing	Council – SP & DP
	6.2 – Undertake a mid-point review of the Residential Strategy 2041 actions to enable an informed submission to the DPHI regarding any proposed updates.	Deliver	Medium-term	Council – SP

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Policy 2 – Improved housing choice, diversity & affordability				
Direction 2.1 – Support a range of housing types and local infrastructure that caters to community needs.				
Action 7 – Develop and implement local planning controls to improve housing choice, diversity and affordability.	7.1 – When progressing planning proposals for infill areas, new release investigation areas and/or within an existing urban growth area, introduce LEP mechanisms like density clauses that provide for a housing diversity mix consistent with Policy 2 of this Strategy.	Plan	Ongoing	Council – SP
	7.2 – In conjunction with 7.1, develop DCP design controls and sample case studies to articulate preferred design outcomes utilising standardised lot types and building designs, with an initial focus on low-rise medium-density housing types.	Plan Educate / Promote	Immediate	Council – SP
	7.3 – In conjunction with 7.1, Review the R2 Low Density Residential, R3 Medium Density Residential, E1 Local Centre and MUI Mixed Use zone objectives to provide additional support for different density outcomes and subsequent housing choice.	Plan	Immediate	Council – SP
	7.4 – In conjunction with 7.1, or as otherwise required, consider the use of the R1 General Residential zone to deliver a range of alternate density outcomes appropriate to location.	Plan	Immediate	Council – SP
	7.5 – In conjunction with 7.1, planning proposals for infill and new release are to be supported by integrated infrastructure servicing strategies/plans and associated funding mechanisms.	Plan / Deliver	Ongoing	Council – SP & IS
	7.6 – In conjunction with 7.1, planning proposals for infill are to be supported by a town or village character narrative which is inclusive of community feedback, in conjunction with 13.1.	Plan / Deliver	Ongoing	Council – SP & IS

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Direction 2.2 – Enable opportunities for new and/or innovative residential forms.				
Action 8 – Support opportunities for alternative forms of funding, tenure and housing models, including eco-villages and others as identified within this Strategy, consistent with liveable neighbourhood principles.	8.1 – Continue to investigate local planning opportunities to deliver the alternative housing forms presented in this Residential Strategy, including: - review of potential planning and development pathways, - review of planning controls to facilitate these housing forms where planning pathways are possible, and - advocate for policy/legislative change where needed to support alternative housing types.	Plan Advocate Collaborate Regulate Educate / Promote	Short to Medium-term	Council – SP
	8.2 – Where the outcomes of 8.1 require, prepare a planning proposal or modifications to Council's DCP 2014 or LEP 2014 to facilitate desired outcomes.	Plan	As required	Council – SP
	8.3 – Undertake ongoing engagement with industry participants and community to establish relevant case studies and/or local pilot projects associated with alternative housing models.	Advocate Collaborate Educate/ Promote	Ongoing	Council – SP
Action 9 – Recognise the role of adaptable and liveable housing in supporting greater housing diversity and choice.	9.1 – Review local planning opportunities to support and encourage adaptable and liveable home design requirements.	Plan Regulate	Short-term	Council – SP & Community Services (CS)
Direction 2.3 – Enable opportunities for affordable housing				
Action 10 – Investigate expanding or applying new affordable housing contribution mechanisms over all new	10.1 – Ensure that Council's Affordable Housing Contribution Scheme (AHCS) No.2 is in place prior to the Strategy endorsement becoming effective to enable planning proposals for new investigation and or infill areas (i.e. not included in AHCS No.1).	Plan Regulate	As required	Council – SP

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rezoned areas, and other planning control uplift opportunities, to maximise the capture of affordable housing opportunities over time.	10.2 – Work with the NSW Reconstruction Authority to secure and deliver affordable housing within the land sites identified in the Northern Rivers Resilient Lands Strategy.	Collaborate	As required	Council – SP
Action 11 – Continue to seek contributions to affordable housing through the application of Council's Affordable Housing Contribution Policy.	11.1 – Continue to implement existing and establish future planning agreements for the delivery of affordable housing stock where a demonstrated community benefit is established.	Plan Deliver	Ongoing	Council – SP
	11.2 – Undertake a review of Council's existing policy to ensure its effectiveness in achieving stated outcomes.	Plan	Immediate	Council – SP
Action 12 – Continue to be an active participant in the support and delivery of affordable housing in Byron Shire.	12.1 – Investigate opportunities for affordable housing on Council land, or other government land, in Byron Shire.	Plan Deliver Advocate Collaborate	Ongoing	Council – SP & CS
	12.2 – Support progress of a Council-led Land Trust to facilitate future Council involvement in the delivery of affordable or other subsidised housing projects.	Deliver	Immediate	Council – SP
	12.3 – investigate ways to support affordable housing opportunities through collaboration and/or partnership arrangements between Council, developers, state government, CHPs, and community-based groups.	Advocate Collaborate Educate / Promote	Ongoing	Council – SP

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Policy 3 – Housing that reflects the ‘local’ in our places				
Direction 3.1 – Respect the current and/or emerging character and values, as recognised in residential character narratives for specific areas				
Action 13 – In conjunction with revised infill planning controls, review DCP residential character narratives to elevate the role of local character within the planning framework.	13.1 – In conjunction with Action 7, develop DCP planning controls to ensure infill development has regard to key elements and built form that make up local character in areas identified for greater densification.	Plan Regulate	Immediate	Council – SP
Direction 3.2 – Maintain and enhance a sense of community				
Action 14 – Through undertaking and implementing place plans and other related initiatives, continue to support communities to build and own a vision and plan for their town or village.	14.1 – Council to continue to implement ‘place plans’ for towns and villages that define the community’s vision and the priority projects that work towards that aspiration.	Deliver Collaborate Educate / Promote	Ongoing	Council – SP & Place Planning (PP)
	14.2 – Develop a Place Plan for the North Byron Coastal Communities.	Plan Deliver	Short-term	Council – SP & PP

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Direction 3.3 – Work with local Aboriginal community and Native Title holders to support Bundjalung People to live on and connect to Country				
Action 15 – Work with the Bundjalung and other First Nations people to respect, recognise and safeguard culture through ongoing engagement and to assess appropriate locations and planning frameworks for housing needs.	15.1 – Work with the Bundjalung and other First Nations people to respect, recognise and safeguard culture through establishing and applying a Protocol framework, including for assessing appropriate locations for housing.	Deliver Collaborate	Immediate	Council – SP & CS
	15.2 – Through the implementation of Byron Shire Affordable Housing Contribution Schemes, ensure all Aboriginal community housing providers are informed of and supported to apply to Expressions of Interest and/or tendering processes.	Deliver Educate / Promote	Ongoing	Council – SP & CS
	15.3 – Consider opportunities to partner with First Nations groups, Local Aboriginal Land Councils and/or State agencies, to identify areas that may be appropriate for culturally responsive housing on Country.	Plan Advocate Collaborate	Ongoing	Council – SP & CS
Policy 4 – Make our neighbourhoods local				
Direction 4.1 – Make dwellings homes again				
Action 16 – Continue to progress the implementation of statutory or other policy changes to facilitate the return of STRA properties to permanent homes.	16.1 – Develop and implement a process to encourage or incentivise the transition of dwellings from STRA or other holiday use (private holiday homes) to permanent resident housing.	Deliver Advocate Educate / Promote	Immediate	Council – SP & Comms
	16.2 – Develop a STRA monitoring and review program that provides the basis for assessing whether new regulations are achieving the intended outcomes.	Deliver Regulate	Immediate	Council – SP

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	16.3 - Continue to include a condition of consent on all new dwellings prohibiting use for STRA within the bounds of the legislation.	Regulate	Ongoing	Council - DP

Direction 4.2 - Implement and enforce changes to STRA regulation, whilst supporting the broader tourist accommodation sector

Action 17 - Develop an enforcement process to ensure that STRA properties are operating within the bounds of the legislation.	17.1 - Within the context of 'non-hosted' STRA regulations to apply from September 2024, as well as general STRA operations, develop an accompanying enforcement plan.	Regulate Educate / Promote	Immediate	Council - Community Enforcement (CE)
Action 18 - Support IPC recommendations to establish a revenue source to support Council in funding responses to amenity, infrastructure, and service impacts from STRA on the local community and for the delivery of community benefits.	18.1 - In conjunction with the Department of Planning, Housing and Infrastructure, establish options for implementing levies, fees or charges or similar on STRA properties to reflect Council's cost of regulation and enforcement, as well as the provision of supporting infrastructure to reduce community impact/s.	Deliver Advocate Collaborate	Short-term	Council - SP / DPHI