

CABS MEET – 29-2-2024 WITH COUNCIL STAFF

CABS MEMBERS Common Elements:

Concerns about Housing on Floodplains:

Multiple submissions express caution against including housing on floodplains due to potential impacts of extreme weather events and climate change.

Emphasis on the challenges related to disaster risk management, water and food security, ecosystems, infrastructure, and health.

Risk Management and Flood Hazard:

Emphasis on the existence of hazardous flood conditions irrespective of flood risk and warnings about adverse impacts of filling floodways and flood storage areas on flood behavior and community well-being.

Map Accuracy and Reliability:

Concerns are raised across submissions about the use of maps based on probabilities derived from computer modeling, with specific attention to the accuracy, reliability, and potential limitations of such maps.

Affordability and Social Housing:

Questions about the practicality and affordability of living in certain areas, especially for medium and low-income earners, and advocacy for well-planned, well-designed social housing in low-risk geographical areas.

Opposition to Housing Targets:

Opposition to ambitious federal and state housing construction targets.

Calls for a lower housing target, considering the area's surpassing of government housing requirements in the past.

Suggests strategies such as obligatory food growing areas in development plans.

Environmental Sensitivity:

Emphasis on environmental sensitivity, including opposition to the inclusion of specific areas in potential rezoning and infill development.

Advocacy for well-designed nature corridors, bike paths, and public open spaces in housing development.

Infrastructure Concerns:

Concerns about inadequate infrastructure, including sewer, stormwater systems, schools, hospitals, and transportation.

Urges for infrastructure upgrades, especially when proposing increased housing density.

Affordability and Social Housing:

Questions the practicality and affordability of living in certain areas, especially for medium and low-income earners.

Advocacy for well-planned, well-designed social housing in low-risk geographical areas.

Call for Community Engagement:

Common demand for community consultation, exhibition of draft strategies for submissions, and emphasis on the importance of community input.

Historical Preservation:

Importance placed on heritage preservation and avoiding overdevelopment in certain areas.

Specific mentions of maintaining the unique character of villages and heritage areas.

Opposition to Overdevelopment:

Opposition to increased infill development in certain villages or areas.

Concerns about the impact on existing infrastructure and the character/aesthetic of the region.

Unique Subjects:

Saddle Ridge Association Submission:

Emphasis on the reduction in future migration figures due to realistic land carrying capacity.

Unique source citations, including a CSIRO link on climate change impacts, an environmental report on flood risk management, and a joint media release from Mission Australia NSW State Director.

Byron Environment Centre's Points:

Advocacy for logical rezoning and conditional housing increases with financial support from the State Government for necessary infrastructure upgrades.

Specific concerns about granny flat auditing and fees, emphasizing compliance with waived Section 94 contributions condition, particularly regarding holiday letting.

Emphasis on community consultation and the demand for the exhibition of the Draft 2024 Residential Strategy for submissions before Council approval.

Ian Holmes' Email and BCA Submission:

Detailed involvement in village planning, DCP updates, and ongoing work on the Byron Residential Strategy since 2018.

Specific recommendations for short-term housing options, the potential of Investigation Area at 68 Rankin Dr for long-term social housing, and support for the Affordable Housing Contribution Scheme.

Specific emphasis on Bangalow's unique heritage through low-rise medium density development.

Brunswick Heads Progress Association Email:

Opposition to proposed reduction in minimum lot sizes and planned corresponding changes in the Development Control Plan (DCP), including floor space ratio for the original village of Brunswick Heads due to concerns about impacts on the character of the town, as well as concerns about proposed character statement updates,.

Focus on specific areas, including the original village of Brunswick Heads, Bayside Park, Council land along Simpsons Creek, and Saddle Road, with recommendations for each.

Specific emphasis on maintaining the 9m height limit and 2-storey limit for Brunswick Heads.

South Golden Beach Community Association (SGBCA) Email:

Strong opposition to flood plains fill and a focus on boundary set-back for secondary dwellings for privacy and noise mitigation.

Emphasis on including recent flood statistics and concerns about the potential impact of reducing allotment sizes on the character of the place.

Mullumbimby Residents Association Submission:

Specific reference to the severe impact of the 2022 flood and recommendations from the Parliamentary and NSW Independent Flood Inquiry.

Urges a review of the outdated 2020 Floodplain Risk Management Study (FRMS) based on the 2022 flood experience.

Unique concerns about specific areas like Coolamon Scenic Drive and Station St Carpark.

Focus on mental health issues due to the Housing Options Paper's release and detailed notes on poor infrastructure conditions.

Specific requests for Council engagement with MRA for determining suitable preliminary investigation areas

Brunswick Foreshore Protection Group:

Focus on the consequences of the deliberate restructuring of the housing market since deregulation.

Emphasis on the importance of low residential development for health.

Detailed points about specific areas, including Saddle Ridge, Investigation Area between M1 and Gulgan Road, and the decommissioned Brunswick Heads STP.