Byron Shire Local Strategic Planning Statement

March 2020

Acknowledgement of Country

Byron Shire Council recognises the traditional owners of this land the Bundjalung of Byron Bay, Arakwal People, the Widjabal People, the Midjungbal People and the wider Bundjalung Nation.

The Council recognises that the most enduring and relevant legacy that Indigenous offer is their understanding of the significance of land and the local and deep commitment to place.

The Local Strategic Planning Statement respects and embraces this approach by engaging with the community and acknowledging that our resources are precious and must be looked after for future generations.

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Mayor’s Message

We all know Byron Shire is a unique place to live, work, play and visit. Renowned for its beaches, waterways and lush hinterland, the Shire’s natural beauty is one of the key strengths underpinning our local character and ‘clean and green’ identity.

At the same time our Shire offers a range of cultural experiences and we are regarded for our creativity, sustainability and relaxed lifestyle. These attributes make our Shire both a popular place to live and an iconic tourist destination.

We have a diverse, connected and engaged community with a strong commitment to sustainability. It is our role to work with the community to protect and enhance our natural environment whilst being progressive managers of sustainable and responsible growth. As a Council the planning decisions we make now will strongly influence the character and identity of our Shire for generations to come.

This Local Strategic Planning Statement (LSPS) has been created to capture the community’s land use planning priorities to 2036. It is designed to enable you, the reader, to clearly see our planning priorities relating to land use within the Shire, and the key actions identified to achieve these outcomes.

The success of our LSPS rests on a collaborative approach to local issues by all levels of government, private partners and the community. As the LSPS is an evolving document reflecting a point in time it is important that we regularly review and update this document to stay current and reflect our changing community’s needs and priorities.

Council welcomes your feedback on this important document.

Document History

Doc No.	Date Amended	Details (e.g. Resolution No.)
#E2020/10572	February 2020	Draft pre public exhibition version – for Council meeting 19 March 2020
#E2020/21470	March 2020	Draft public exhibition version

Contents

Introduction 1

Byron Shire here and now 7

Byron Shire moving forward 11

Our Themes and Key Priorities 15

A Sustainable Shire 18

- Protecting & enhancing our natural environment and biodiversity 20
- What we are currently working on: 21
- Striving to become a sustainable community 23
- Adapting to climate change and building resilience 26
- Land Use Priorities and Actions for Environment: A Sustainable Shire 27

A Liveable Shire 29

- What is liveability? 29
- What defines liveability in our Shire? 29
- Connected to our heritage we support and celebrate our vibrant culture and diverse lifestyles. 31
- Creating great places that support and encourage an active, connected community 32
- Support housing diversity and affordability with housing growth in the right locations 34
- Land Use Priorities and Actions for a Liveable Shire 37

A Thriving Shire 39

- Growing a strong sustainable economy 42
- Promote and support local business development and employment opportunities 44
- Secure a sustainable supply of suitable employment lands and ensuring growth in appropriate areas 45
- Land Use Priorities and Actions for Economy: A Thriving Shire 47

A Connected Shire 49

- Ensuring infrastructure delivery is aligned with planned growth 52
- Support through partnership, a network of integrated sustainable transport options 54
- Support Community wellbeing with appropriate infrastructure. 55
- Land Use Priorities and Actions for Infrastructure: A Connected Shire 56

Implementation, Monitoring and Reporting 57

Introduction

About this Statement

The Byron Shire Local Strategic Planning Statement (LSPS) is a new legislative requirement that has been designed to provide the link between the State Government's strategic plans and Council's local land use plans and guidelines. The LSPS sits within Council's Integrated Planning and Reporting Framework, providing an important link with our Community Strategic Plan 'Our Byron Our Future 2028' (CSP).

The LSPS presents a 2036 vision and framework for land use within Byron Shire, outlining how growth and change will be managed to maintain the high levels of environmental amenity, liveability and landscape quality that characterises our Shire. It also identifies the special characteristics that contribute to our local identity and recognises the shared community values to be maintained and enhanced.

This LSPS identifies 14 planning priorities to achieve the Council's vision for Byron Shire, along with corresponding actions, timeframes and the means for monitoring and reporting on the delivery of these actions. By combining key priorities and actions from our existing land use plans and strategies into one accessible document, the LSPS aims to make it easier for the community to understand the overall direction for land use planning in their local area.

Purpose of this LSPS

All councils within NSW are required to prepare a LSPS to act as a link between the strategic priorities identified at a regional level, and the finer-grained planning at a local level expressed in Council's CSP, Local Environmental Plan (LEP) and Development Control Plans (DCP), to ensure consistency in strategic planning approaches.

Byron Shire's population is projected to increase from around 34,000 in 2018 to 37,500 people by 2036. To manage this growth and change, the North Coast Regional Plan 2036 provides the overarching framework for future land use planning of the North Coast, which in turn will guide Council's land use strategies, studies, and plans during this timeframe.

The link or line-of-sight between the LSPS 14 planning priorities, North Coast Regional Plan, Council's CSP, LEP and DCP is illustrated in Figure 1 on the following page.

The LSPS sets ongoing, immediate (2019-2021), short (2021-2025), medium (2025-2029) and long-term (beyond 2029) action timeframes in which to deliver strategic land use planning priorities. These priorities will provide the strategic basis for future land use decisions and how these achieve the community's broader goals.

The LSPS is an evolving document that will be updated on a regular basis to accurately reflect changes in Council's land use planning priorities.

Policy Context

This LSPS has been prepared in accordance with section 3.9 of the Environmental Planning and Assessment Act 1979 (the Act) which requires that it include or identify the following:

a. the basis for strategic planning in the area, having regard to economic, social and environmental matters,
b. the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993,
c. the actions required for achieving those planning priorities,
d. the basis on which the council is to monitor and report.

The LSPS presents a Northern Rivers regional context for the Byron Shire community. It does this by aligning relevant directions and actions in the North Coast Regional Plan 2036 with our local planning priorities.

The LSPS also works with Council's Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will work to meet the community's needs. The themes of the LSPS are informed by our CSP vision and priority objectives, with planning priorities and actions developed to address each of the themes.

The LSPS further builds on planning work found in Council's other key land use strategies, studies, and plans. It must now be considered when these plans are reviewed and updated.

Figure 2 shows the hierarchical relationship of the LSPS to the wider land use planning framework.

Due to the strict legislative timeframe for all NSW councils to prepare an LSPS (1 July 2020), this is an evolving document that will be updated on a regular basis to accurately reflect changes in Council land use planning priorities.

Figure 1: Strategic Policy Context

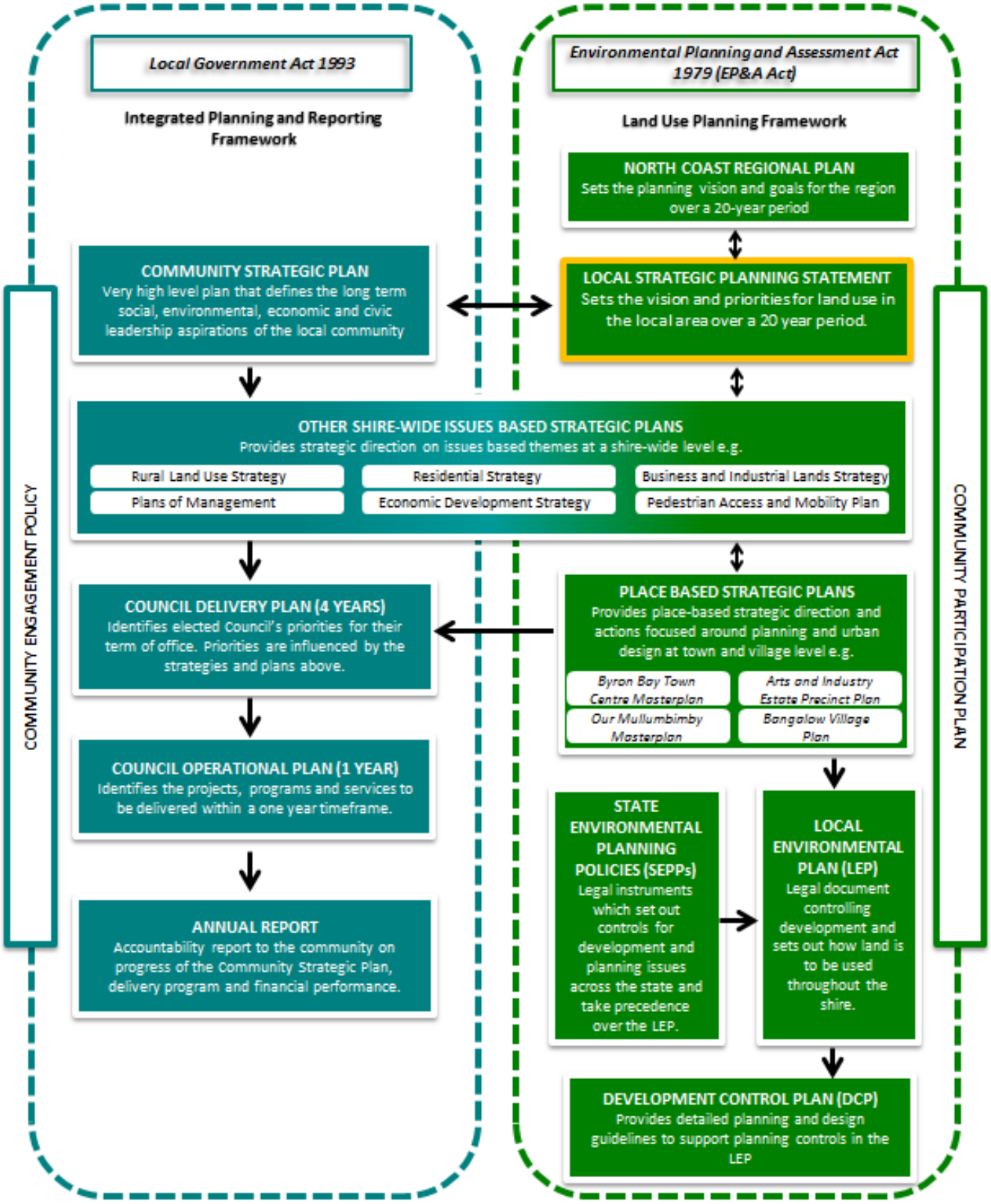


Figure 2: LSPS relationship to wider land use planning framework

Consultation & Community Led Decision Making

This LSPS builds on the results of extensive engagement undertaken in developing Council's Community Strategic Plan, *Our Byron Our Future*, during 2017-2018, including community feedback regarding what residents most like and dislike about Byron Shire, and what people would like to see retained and changed.

It also builds on recent consultation undertaken across a range of land use planning projects, including:

- Local Growth Management Strategies (Rural Land Use Strategy, Business & Industrial Lands Strategy, draft Residential Strategy)
- Recent Place Plans (Bangalow Village Plan, Byron Bay Town Centre Masterplan, Our Mullumbimby Masterplan, draft Byron Arts & Industry Estate Precinct Plan)
- Tourism Planning (draft Sustainable Visitation Strategy, stakeholder engagement to inform planning for short term rental accommodation)

Our Community Strategic Plan identifies *Open and Inclusive Community Led Decision Making* as one of the five key community objectives to achieve the collective vision of the Shire. One of the goals of a community-led governance approach is to support delivery of the local community's visions for our Shire by empowering them to deliver themselves on the aspirations in their town and village plans. Community members are often more willing to own their community's challenges when empowered to develop their own local solutions.

Land use planning is a key area where the community can get involved in decision making processes that influence the future look and feel of our towns and villages. It is important that the LSPS planning priorities and actions are implemented through the goals and principles of community led decision making.

Additional community engagement, as well as State Government agency consultation, will be undertaken before the LSPS is adopted by Council. This may result in changes to the planning priorities and actions contained in this draft document and or the incorporation of additional planning priorities and actions.

"More affordable housing, whatever the shape, is absolutely key for the entire Shire at this stage."

"Prioritise people and the natural landscape over cars."

Council is active in seeking innovative ways to engage community with decision making:

- Community Participation Plan (CPP)
- Deliberative Democracy and Community Solutions Panel
- Citizens Lottery
- Place Planning Collective
- Community Conversation Sessions
- Community and Business Roundtable groups

"The cost of servicing visitors currently falls on ratepayers, we need strategies to share the load."

"Rural Residential areas should also have character narratives established as they become more dense with dual occupancy"

How to read the Local Strategic Planning Statement

The LSPS provides a high-level understanding of the planning context for Byron Shire under the broad themes of **Environment, Liveability, Economy** and **Infrastructure**. Each theme includes a general overview, followed by corresponding planning priorities and actions.

An outline of the sections and the information included within each is summarised below:

Section	Structure and Information
Introduction	Overview and purpose of LSPS, along with policy context, consultation and structure.
Byron Shire here and now	Snapshot of people, place, environment and economy.
Byron Shire moving forward	Snapshot of expected population and demographic changes to 2036. LSPS vision and land use themes.
Our Themes and Key Priorities	A summary of our themes and key strategic planning priorities.
Environment: **A Sustainable Shire**	General overview, land use planning priorities and actions relating to environment and sustainability.
Liveability: **A Liveable Shire**	General overview, land use planning priorities and actions relating to the liveability of Byron Shire.
Economy: **A Thriving Shire**	General overview, land use planning priorities and actions relating to our local economy, business centres and industrial lands.
Infrastructure: **A Connected Shire**	General overview, land use planning priorities and actions relating to infrastructure.
Implementation, Monitoring and Reporting	The program for delivery and completion of our identified land use planning priorities and actions.

Byron Shire here and now

Where are we located?

Located on the far North Coast, 800 kilometres north of Sydney and 200 kilometres south of Brisbane, we share our boundaries with the Tweed, Lismore and Ballina Local Government Areas, in a region known as the Northern Rivers.

We're the traditional home of the people from the Bundjalung nation. On 30 April 2019, the Federal Court of Australia recognised that the Bundjalung of Byron Bay (Arakwal) native title claimants have, and always have had, native title rights and interests in land and waters within their claim areas of 241.8 square kilometres. Their native title claim was lodged in 2003.

The native title determination area extends south from the Brunswick River and Mullumbimby to Cape Byron and on to Broken Head and Jews Point, inland to Kooonyum Range in the Northwest, to Coorabell and Bangalow in the South, and includes the sea country running for 9 kilometres from Brunswick Heads.

Covering an area of 556 square kilometres, we're famous for our beaches, hinterland and villages, and regarded for our creativity, sustainability and relaxed lifestyle. Our locational advantages have made Byron Shire an attractive destination to live and visit.

Byron Shire Locational Advantages
• Beautiful natural and coastal environments • Mild subtropical climate • The region's 'clean and green' reputation • Laid back lifestyle character and community • Strong community spirit and consciousness • Diverse and productive agricultural base – "Food Bowl Region" • Creative, resourceful, skilled and diverse workforce • Proximity to South Eastern Queensland – 45 minutes to Gold Coast and < 2 hours to Brisbane by car

Who are we?

With an estimated resident population of 34,500 (2018), we're a friendly, engaged and inclusive community living within one of Australia's most beautiful natural environments and with our alternative community consciousness, make Byron Shire unique.

We're farmers, professionals, technicians and families, offering a mixture of traditional values and those committed to alternative lifestyles and philosophies.`

We have changed from a conservative agricultural area to a region that attracts innovators, entrepreneurs and big-city sea and tree changers.

On any given day our population is supplemented with visitors, as a magnet for domestic and international tourists with we receive over two million visitors per year.

In 2016, 26% of our workforce were residing outside of the Shire, with the highest numbers travelling from Ballina (11%), Tweed Shire (7.2%) and Lismore 4.1%.

We're growing, our residential population is increasing steadily by 1% every year which is higher than other regional centres.

What do we do?

We have a strong economy with a focus on tourism, lifestyle, clean and green produce, health and wellbeing and entrepreneurial ventures. Almost three quarters of people who work in Byron Shire also live here.

We strongly value our natural environment with over 650 environmental volunteers contributing over 37,000 hours to environmental work each year.

We're starting to favour transport alternatives. Around 900 people ride their bike or walk to work, and around 1,820 people work from home, ditching the commute all together.

We're educated and embrace life-long learning. Nearly a quarter of our adults have a bachelor or higher degree, well above the regional average. In terms of emerging trends, there are a smaller percentage of residents who do not have any qualifications at all as compared to the Australian average. We love to learn yoga, languages, comedy, permaculture and art.

How do we live?

Our vibrant towns and villages are where, in 2016, 72% of our residents live. They are full of personality, each making an important contribution to the character of Byron Shire and offering an attractive range of lifestyle options.

Our communities are centres of creativity, home to local markets, and boutique retail and food experiences.

However, we're living with fewer people in larger dwellings. The most typical household size consists of two people whilst dwellings with three bedrooms are the most common type. This highlights a disconnect between the size of our homes and household occupancy which contributes to a lack of suitable, affordable housing options for some of our residents.

Whilst we have some residents who live comfortably, with 13% of households earning an income of $2,500 or more per week, we also have vulnerable community members who need assistance. Our homeless person estimated population is at 327, and 4.4% of the population report needing help in their day to day lives due to disability.

Byron Shire Community: A Snapshot

MEDIAN AGE

44

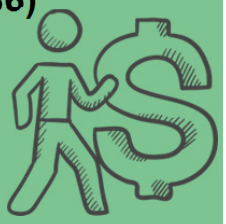
72%

OF RESIDENTS LIVE IN TOWNS AND VILLAGES

MEDIAN WEEKLY HOUSEHOLD INCOME

$1143

(NSW: $1486)



52%

IDENTIFY AS FEMALE

74%

OF LOCAL WORKERS LIVE & WORK LOCALLY

$596

MEDIAN WEEKLY PERSONAL INCOME

(NSW: $664)

TERTIARY QUALIFICATION

24%

(Regional NSW 14.5%)

55%

WORKFORCE PARTICIPATION RATE

45% FULL-TIME

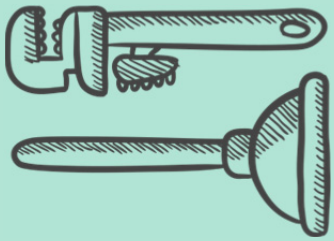
53% PART-TIME

SINGLE PERSON DWELLINGS

28%

TRADE QUALIFICATION

19%



4.4%

NEED DAILY ASSISTANCE DUETO DISABILITY

32%

HOUSEHOLDS WITH CHILDREN

Figure 3: Community Snapshot. Source Profile ID 2016 Census Data

Byron Shire Existing Land Uses

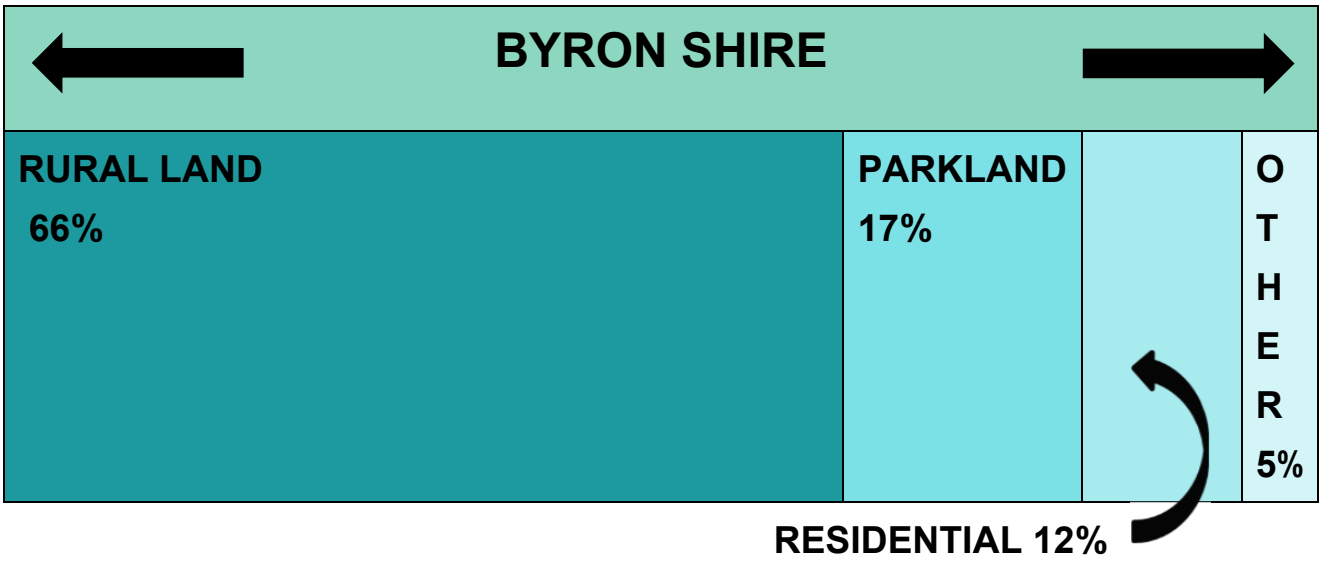


Figure 4: Byron Shire Existing Land Uses Source: Profile ID Census Data 2016

Figure 5: Existing Land Uses by Type

Byron Shire moving forward

Our growth

The most significant land use planning challenges facing Byron Shire include meeting future housing and employment demands within the limits of available land. At the same time balancing the needs of and preserving our environment, diverse community, distinctive character and special sense of place, whilst ensuring an adequate capacity of infrastructure to support our future growth.

The *North Coast Regional Plan 2036* forecasts an increase in Byron Shire's population of around 10 percent to 37,550 by 2036, anticipating a need for an additional 3,150 dwellings. Not all of these homes will be delivered in the urban areas, with over 400 new dwellings expected in our rural areas.

As shown in Figure 6, population growth will be driven predominantly by growth in residential housing stock, with the main growth areas being Bayside Brunswick Heads, Mullumbimby and West Byron.

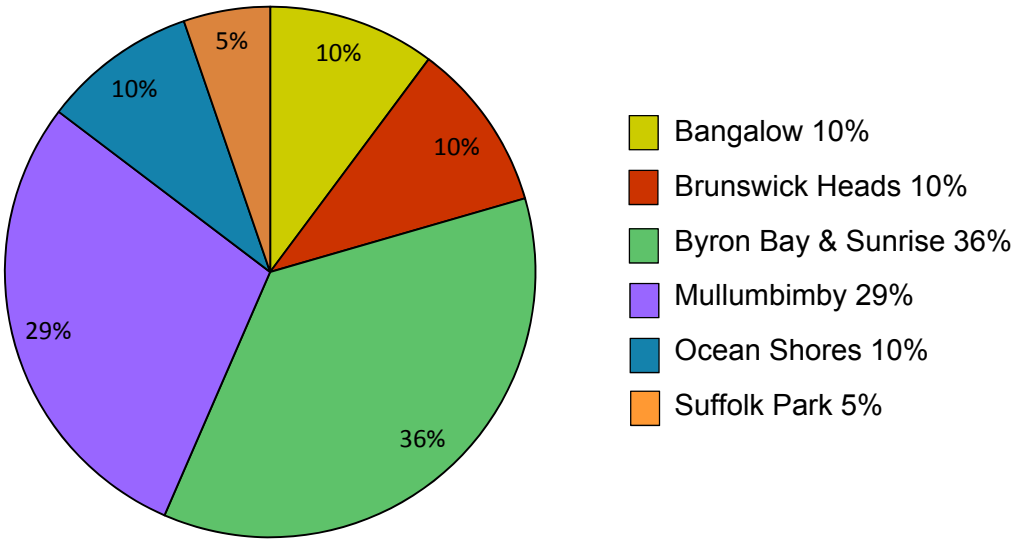
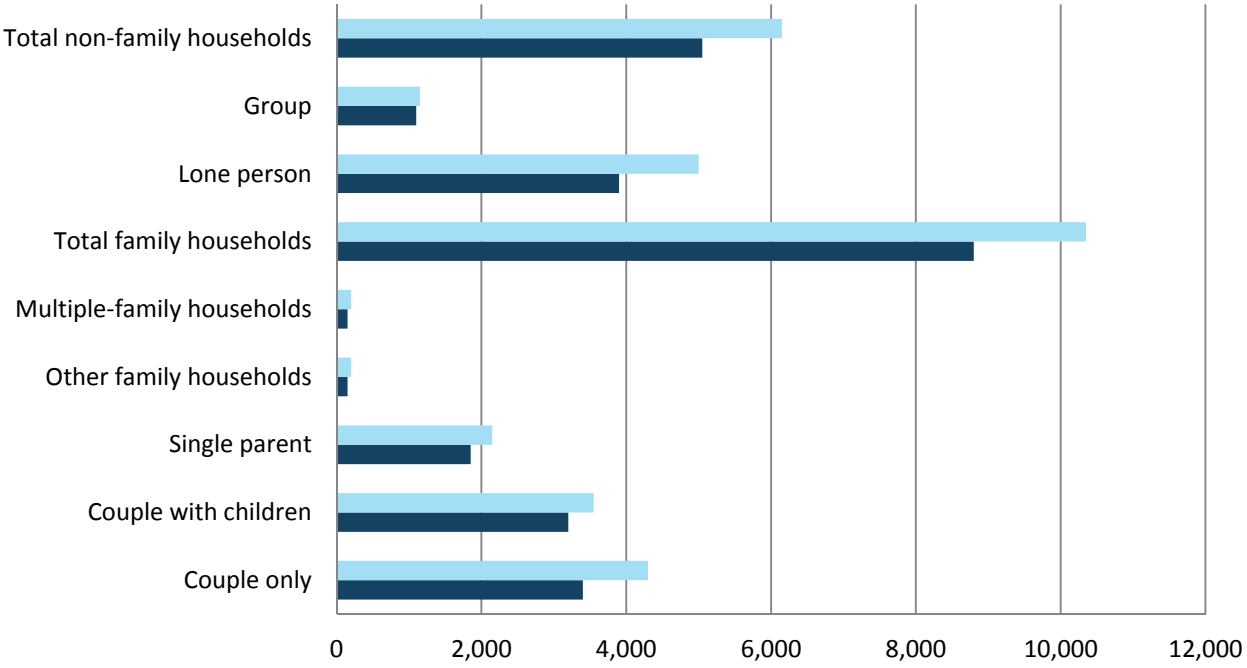


Figure 6: Projected population increase, 2016 to 2036 (by percentage)

How we choose to live is changing, with average household size forecast to decline from 2.4 to 2.2 persons per household from 2016 to 2036. We are already seeing an increasing trend of lone person households, yet our current housing stock primarily consists of 3+ bedroom dwellings. The largest increase between 2016 and 2036 is forecast to be in 'couple only' and 'lone person' households, which will increase by approximately 2,000 households and account for 56 percent of all households, as shown in Figures 7 and 8.



	Couple only	Couple with children	Single parent	Other family households	Multiple-family households	Total family households	Lone person	Group	Total non-family households
2036	4,300	3,550	2,150	200	200	10,350	5,000	1,150	6,150
2016	3,400	3,200	1,850	150	150	8,800	3,900	1,100	5,050

Figure 7: Shire wide household projections 2016 to 2036

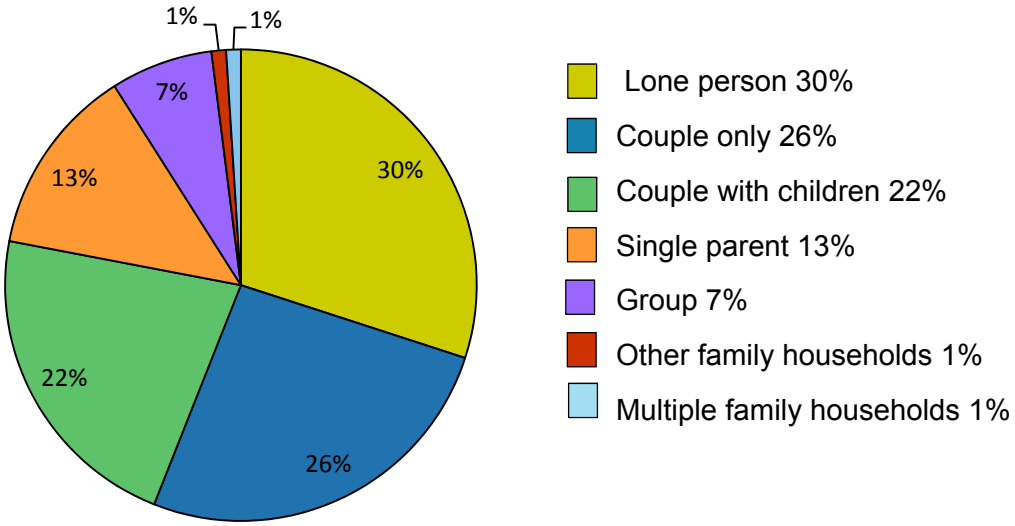


Figure 8: Percentage of Households in 2036
Source: Department of Planning & Environment, December 2017

Our age structure

Our population is ageing, and people are living longer and healthier lives. Residents in the Shire's 'empty nesters' and retirees (60 to 69 cohort) grew by almost 4% (1,516 people) between 2011 and 2016, representing the largest change in our age cohorts.

Using age structure groups helps us identify how that demand is or could change, as need for certain services or types of housing can change at different stages in life.

Figure 9 provides a breakdown by age structure groups and projected percentile change in life-stage profiles of Byron Shire residents between 2016 & 2036. This shows that net population increases are expected mainly in the 65 years and older age groups from 2016 to 2036. Population projections released by the NSW Government in January 2020 show that the increase in those aged over 75 years is likely to be significant.

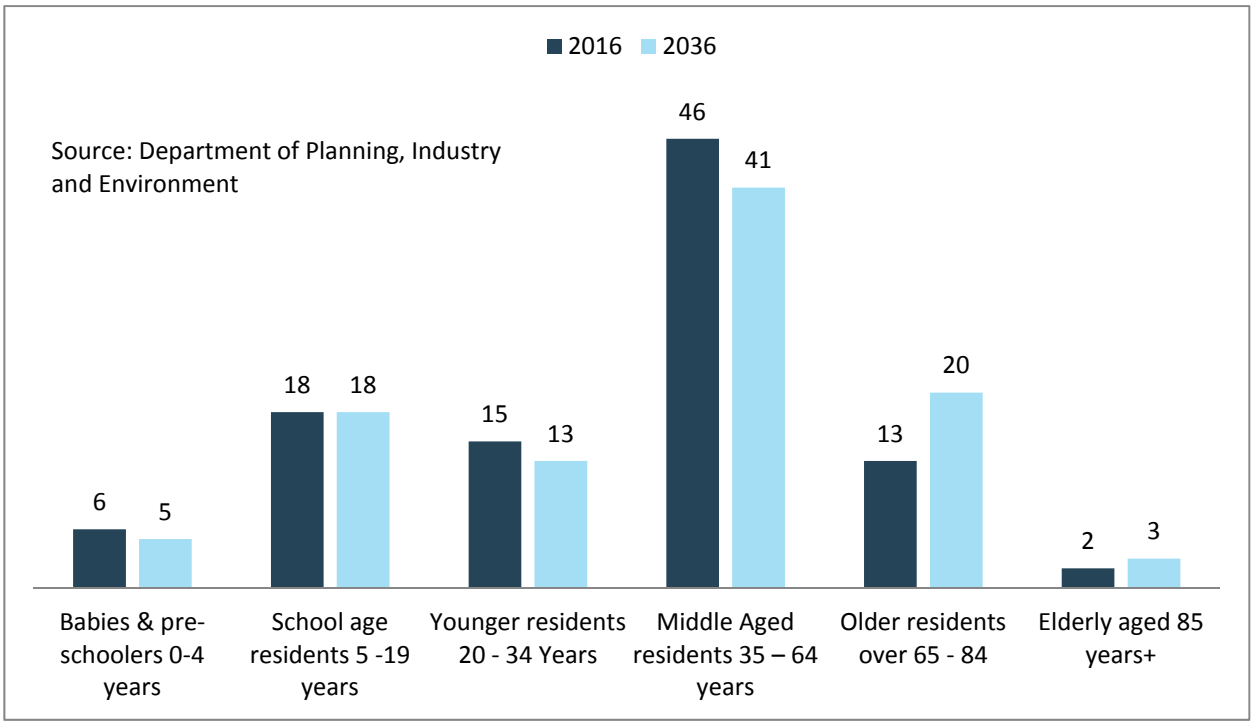


Figure 9: Projected percentile change in life-stage profiles Byron Shire residents between 2016 & 2036

Planning for an older population must consider greater housing choice and homes that support 'ageing in place', including smaller one and two bedroom dwellings for seniors who don't want to live in retirement housing complexes and want to stay in their community.

At a broader planning level, improving housing choice, diversity and equity can lead to a more diverse economic base, with greater local employment and business opportunities.

Our future

In May 2018, Council and the community developed the following collective vision as part of the Community Strategic Plan process:

> ***Our community is empowered to be creative, innovative and listened to as we shape the future way of living that we want.***
>
> ***While we strongly protect our Shire; its natural environment, lifestyle, diversity and community spirit, we welcome visitors and the contribution they make to our culture.***
>
> ***Our future is sustainable, we have the services and infrastructure we need to thrive, and we encourage and support local business and industry.***
>
> ***We foster the arts and cultural activities, respect and acknowledge our first peoples and celebrate and embrace diverse thinking and being.***

The LSPS retains the above vision and expresses it through four interrelated land use themes:

- A Sustainable Shire
- A Liveable Shire
- A Thriving Shire
- A Connected Shire

Under each theme the LSPS provides a high level planning context, followed by land use planning priorities and actions to deliver our 2036 vision.

A diagram showing the “line of sight” that connects the North Coast Regional Plan 2036 with our Community Strategic Plan (CSP) and the LSPS Planning Priorities is included at the start of each theme.

Our Themes and Key Priorities

A Sustainable Shire

SP1. Protect and enhance our biodiversity, ecosystems and ecology.

SP2. Strive to become a sustainable community.

SP3. Adapt to climate change and build resilience.

A Liveable Shire

LP1. Support and celebrate our heritage, vibrant culture and diverse lifestyles.

LP2. Create great places that support and encourage an active, connected community.

LP3. Support Housing diversity and affordability with housing growth in the right locations.

A Thriving Shire

TP1. Support a strong diversified and sustainable economy based on Byron Shire's unique character, landscapes and important farmland.

TP2. Develop and implement strategies to support agriculture, agri-business and farmers.

TP3. Promote and support local business development, education and employment opportunities.

TP4. Deliver an adequate supply of employment

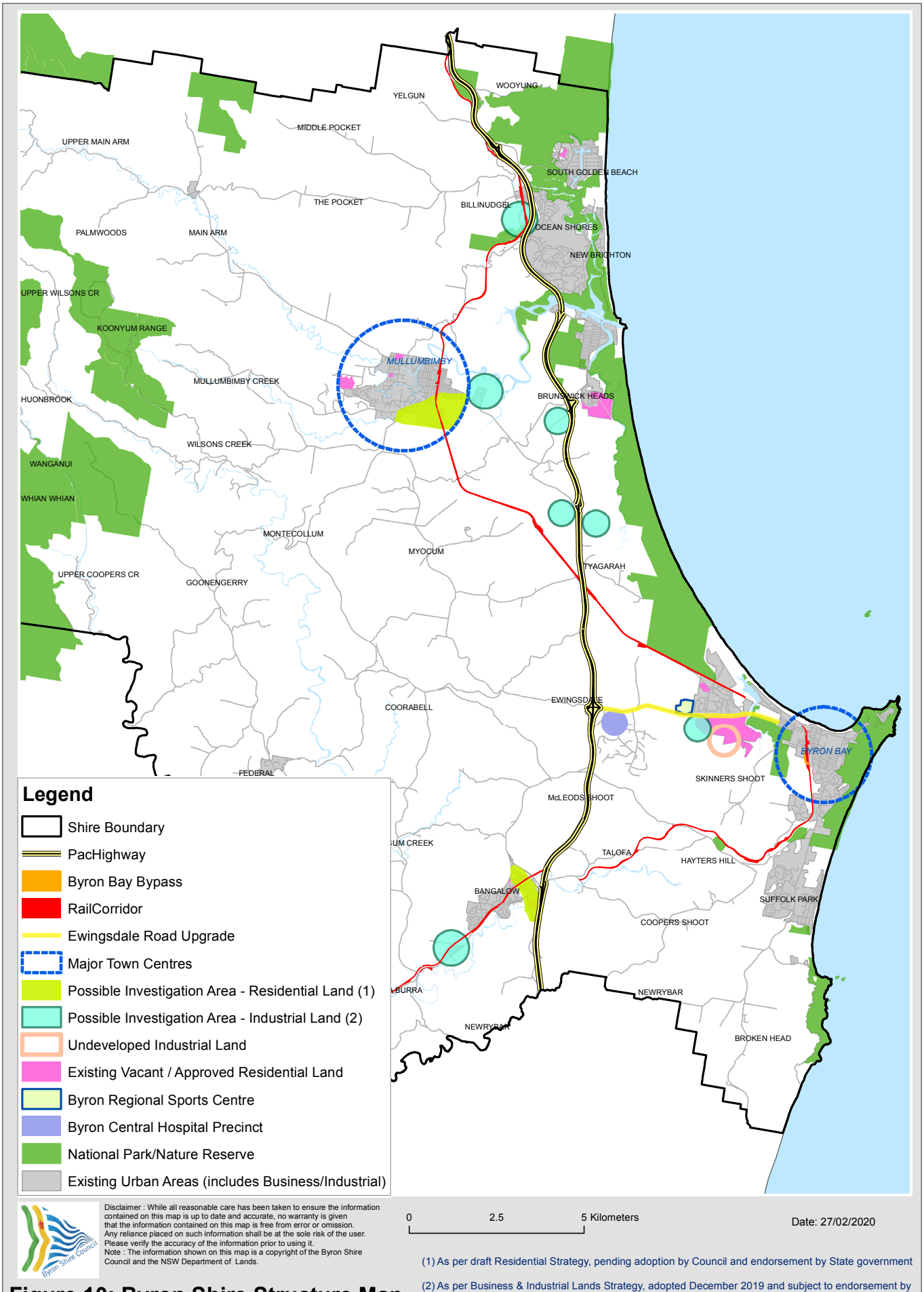
A Connected Shire

CP1. Ensure infrastructure delivery is aligned with planned growth.

CP2. Support through partnership, a network of sustainable transport options.

CP3. Support community wellbeing with appropriate community infrastructure.

CP4. Provide essential services and reliable infrastructure which meet an acceptable community standard.



Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it.
Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

0 2.5 5 Kilometers

Date: 27/02/2020

(1) As per draft Residential Strategy, pending adoption by Council and endorsement by State government

(2) As per Business & Industrial Lands Strategy, adopted December 2019 and subject to endorsement by State government

Figure 10: Byron Shire Structure Map

Environment:

A Sustainable Shire

A Sustainable Shire

Byron Shire is one of the most desirable locations on the Far North Coast of NSW, famed for its iconic coastline, waterways and lush green hinterland. Our landscape is home to a range of ecosystems which are recognised as some of the most significantly biodiverse environments in Australia. The Shire's natural beauty is one of its key strengths and underpins our local character and 'clean and green' identity.

Our environment has been significantly altered by human land uses such as agriculture and urban development. Whilst our economic prosperity and livelihood are reliant on access to appropriate land, a sustainable natural environment is also fundamental to a healthy economy and prosperous community.

Careful long term planning is therefore essential to maintain the balance between competing land use requirements.

We are living in challenging times, facing rapidly changing circumstances in many facets of life. Science tells us that Australia's climate is changing. Increasing temperatures, changes in rainfall patterns and more frequent and intense weather events pose risks to people, infrastructure, our environment and our economy. To address this, Byron Shire Council declared a state of climate emergency in October 2018, committing to demonstrating leadership locally in regards to our environment and climate change. This includes developing a range of strategies to address the potential impacts of climate change, with a key focus on improving the resilience of both infrastructure and people to such impacts.

Working together we can lead the way in our efforts to sustainably manage our environment and resources for future generations.

Sustainable Shire: Line of Sight

NCRP Directions

- Enhance biodiversity, coastal and aquatic habitats, and water catchments.
- We have infrastructure, transport and services which meet our expectations.
- Manage natural harzards and climate change.

CSP Strategy

- We protect and enhance our natural environment.
- We manage growth and change responsibly.
- Promote renewable energy opportunities.

LSPS Planning Priorities

- Protect and enhance our biodiversity, ecosystems and ecology.
- Strive to become a sustainable community.
- Adapt to climate change and build resilience.

Relevant Land Use Strategies, Plans or Policies

- Byron Shire Heritage Strategy 2016-2019
- Public Art Strategy 2018
- Byron Shire Open Space and Recreation Needs Assessment and Action Plan 2017-2036
- Byron Shire Pedestrian Access and Mobility Plan
- Byron Bay Town Centre Masterplan
- Bangalow Village Plan
- Our Mullumbimby Masterplan
- Byron Shire Community Participation Plan
- Draft Byron Shire Residential Strategy
- Byron Shire Rural Land Use Strategy
- Business and Industrial Lands Strategy
- Draft North Byron Catchment Flood Risk Management Study

Protecting & enhancing our natural environment and biodiversity

As one of Australia's most biodiverse regions, Byron Shire is home to high numbers of rare and threatened species of flora and fauna.

High rainfall and mild climatic conditions in combination with variations in topography, geology and altitude support a diverse range of ecosystems and landscape features. These include forests, grasslands, creeks and rivers, paperbark swamps, mangroves and wetlands, coastal dune systems, beaches and headlands. Our regions biodiversity is subject to a variety of competing pressures, including:

- Impacts from feral animals and plants
- Land clearing for development
- Poor land management
- Loss of habitat caused by changes in climatic conditions (eg. temperature, rainfall and fire frequency

Managing our environment is a collective responsibility shared between Council, landholders, community, private industry and other agencies. Our Shire is known for its active and engaged community, who place a high value on sustainable living and a healthy environment.

With 1 in 4 residents participating in voluntary work in 2016, we have over 650 environmental volunteers per year contributing their time and expertise to protect and restore our environment.

Council also recognises the significant contribution by our First Nations Peoples to caring for Country and is committed to maintaining a cooperative partnership to deliver ecologically and culturally sustainable outcomes.

Benefits of healthy, diverse natural environments

- **Recreational opportunities**: Activities such as birdwatching, hiking and camping encourage active lifestyles contributing to the health and wellbeing of community
- **Economic benefits**: industries such as farming, fisheries and ecotourism
- **Ecological life support**: Clean air, water, pollination of plants, wastewater treatment
- **Cultural**: Australian culture is closely connected to biodiversity through the expression of identity, through spirituality and through aesthetic appreciation. Indigenous Australians have strong connections and obligations to biodiversity arising from spiritual beliefs about animals and plants.

What we are currently working on:

Environmental Zones (E-Zones)

Environmental Zones, or 'E Zones', are designed to protect or manage land that is of important environmental value. Aside from our national parks, the majority of land containing important environmental values is privately owned. The Shire wide application of E Zones aims to strengthen the provisions for protection and conservation of the natural environment under the Environmental Planning and Assessment Act 1979 (EP&A Act).

The E zone implementation program began in 2017 and is being carried out in several stages to deliver more timely and effective outcomes for landowners across the Shire. The engagement process to date has been very collaborative and well received by the majority of land owners, resulting in approximately 2,300ha of proposed environmental zoning on private land. This figure is likely to rise considerably upon completion of the remaining program stages.

E-Zones – the story so far:

Council has taken a collaborative and constructive approach, working directly with landowners to deliver the following outcomes:

- Improved accuracy of vegetation mapping
- Greater understanding and appreciation of high environmental values
- Increased connectivity between important vegetation across the Shire, which in turn will positively benefit wildlife habitat and biodiversity
- Strong landowner support for including additional lands in an environmental zone for future protection and management.

Biodiversity Conservation Strategy Review

We are currently revising our 2004 Biodiversity Conservation Strategy to ensure that it is up to date with current legislation, plans and policies.

The updated strategy will reflect current science and community priorities. It is expected to go on public display in 2020.

The revised strategy will address a wide range of issues impacting on biodiversity and deliver a range of actions that demonstrate how Council and the community can improve biodiversity conservation across the Shire.

Over 84% of the 2004 strategy has been implemented with some of the key achievements being:

- An established Bush Regeneration Team
- Development of Byron Shire Bush Regeneration Guidelines
- Byron Coast Comprehensive Koala Plan of Management
- Byron Shire Pest Animal Management Plan 2018-2023
- Byron Shire Flying Fox Camp Management Plan 2018-2023

Coastline Management: Our coasts and waterways

Byron Shire's coastal zone is composed of smaller ecosystems where land and water meet along our coastline. It includes three estuaries: Brunswick Estuary, Tallow Creek and Belongil Creek.

Renowned for its natural beauty and significant biological diversity this area is subject to a range of dynamic coastal processes.

There are a number of existing plans and activities in place to protect and manage these environments. NSW Government legislation requires Council to develop a new Coastal Management Program (CMP).

Though in the early stages of development, the CMP is a plan of action for Council to:

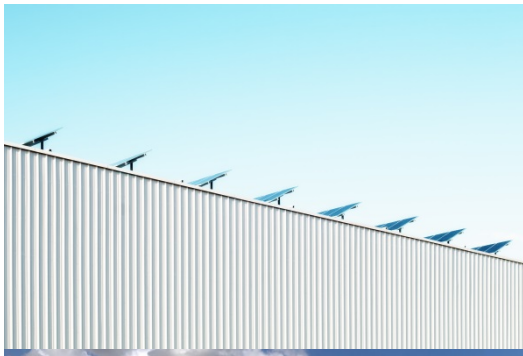
- Address coastal hazard risk
- Preserve habitat
- Maintain or improve recreational amenity and resilience

Image: Byron Bird Buddies

Image: Andy Baker

Striving to become a sustainable community

The Byron Shire community have a high awareness about living sustainably. Through our farmers markets and community gardens we have access to local produce and there are many inspiring local businesses, schools and community education programs that are leading the way when it comes to sustainability. However, as growth and change continue to occur across the Shire, so too will the demands for energy, water and waste management services. It is therefore important that we take steps towards reducing our emissions and waste in an effort to become more carbon neutral.



Climate Leadership: Understanding that change begins with us

Byron Shire was the third local government in Australia and the first in NSW to have declared a climate emergency. In 2019 Council adopted a *Net Zero Emissions Strategy for Council Operations* and we are actively working towards our goals of net zero emissions by 2025 and 100% renewable energy by 2027 for Councils operations. In addition, we have created *Towards Zero: Byron Shire's Integrated Waste Management and Resource Recovery Strategy 2019-2029*. This strategy has a vision to support a landfill-free, zero net carbon shire through best practice in waste avoidance, recovery and treatment.

Some key achievements to date include:

- Electric Vehicle and Bike Strategies
- Council's switch to 100% carbon neutral GreenPower electricity
- Implementation of sustainable investment and procurement policies
- Landfill gas capture and flaring
- Support for Community Gardens, food grown on public land and
- Sustainability events such as Renew Fest, World Environment Day

Renewable Energy Projects:

- Bioenergy
- Large Scale Solar
- Rooftop Solar
- Brunswick Valley Sustainability Centre
- Electric Vehicle Strategy
- Electric Vehicle Charging Stations
- Mullumbimby Administration Building 99k Solar Carpark

Community emissions profile:

State & Territory Contribution to National Emissions (2017)

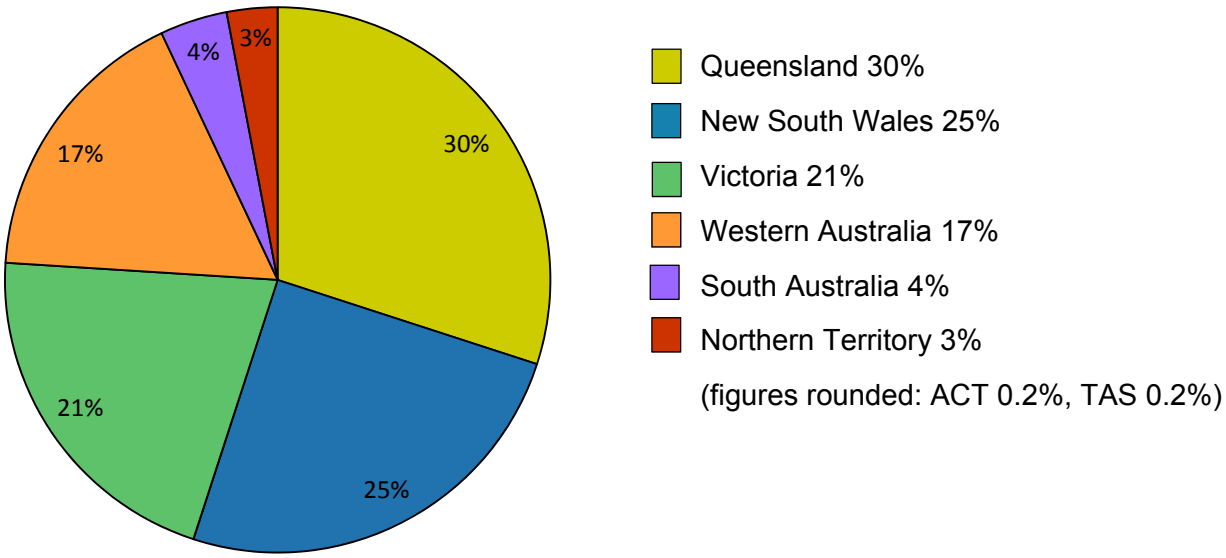


Figure 11: Emissions contribution by State: Source: Department of Environment & Energy 2017

Byron Shire Emissions by sector (2017)

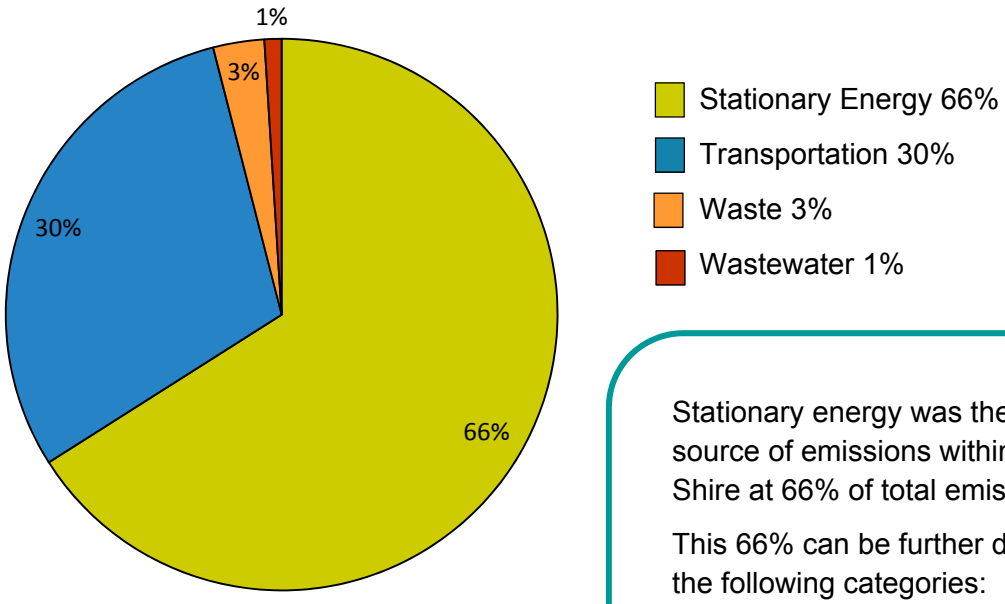


Figure 12: Byron Shire emissions by sector

Source: Ironbark Sustainability 2018

Stationary energy was the highest source of emissions within Byron Shire at 66% of total emissions.

This 66% can be further divided into the following categories:

- Residential 29%
- Industrial 13%
- Commercial 14%

With forward thinking community organisations such as Zero Emissions Byron (ZEB) and Community Owned Renewable Energy Mullumbimby (COREM) leading the way, we have many individuals and groups who are taking important actions, large and small, towards a more sustainable future.

In our commitment to become a more sustainable community Council is currently investigating expansion of the Byron Bay Sewerage Treatment Plant to incorporate a Bioenergy Facility. This project aims to:

- **Responsibly manage wastes that are already generated;**
- **Reduce Council's use of grid electricity;**
- **Maximise the use of recycled water;**
- **Reduce Council greenhouse gas emissions; and**
- **Produce valuable agricultural biochar that sequesters carbon and benefits the soil.**

If completed, it would be the first facility of its kind in Australia, providing a blueprint for future commercialisation of bioenergy opportunities across Australia.

In addition to the above projects, Council is working in collaboration with a number of international, national and local groups with a focus on climate mitigation.

- International Council for Local Environmental Initiatives
- Global Covenant of Mayors for Climate & Energy
- Cities Power Partnership
- Sustain Energy
- Sustainability and Emissions Reduction Advisory Committee
- Internal Council Stakeholders

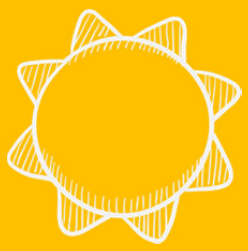
Adapting to climate change and building resilience

Natural hazards such as bushfires, floods, coastal erosion, storms, and landslips are all threats to our region. Experts warn that climate change will see these events becoming more intense and occurring more frequently.

Climate change adaptation is the process of planning, preparing and making adjustments within our Shire, in the present, to ensure that we can survive and thrive no matter how the climate changes in the future. Adaptation helps individuals, communities, organisations and natural systems to deal with the consequences of climate change. Building resilience to these impacts requires a collective approach.

Council are currently working towards developing a Climate Emergency Action Plan. At the time of writing this report an 'Action Tank' workshop is scheduled in April 2020, with internal and external stakeholders to establish a framework and identify priorities for responding and adapting to climate change. The workshop outcomes and other developments in this area will be reflected in the next review of the LSPS.

Climate change is likely to impact the North Coast in a number of ways:

			
Higher average temperatures are projected along with an increase in the overall number of high temperature days.	Continued changes in rainfall patterns will have widespread influences. Rainfall will likely decrease in winter and increase in Autumn and Spring.	Increased likelihood & increased exposure to bushfires.	Projected sea level rise.

Land Use Priorities and Actions for Environment: A Sustainable Shire

LEGEND FOR TIMING: **Ongoing** – occurring throughout LSPS time horizon; **Immediate** – Current Delivery Program (2019-2021); **Short Term** – Next Delivery Program (2021-2025); **Medium Term** – Delivery Program (2025-2029); **Long Term** – Beyond 2029

Our Sustainable Shire Planning Priorities	Our Sustainable Priority Actions	Timing	Alignment with Byron CSP 2028 (Strategy)	Alignment with North Coast Regional Plan
1. Protect and enhance our biodiversity, ecosystems and ecology	**SA1.** Review and update LEP and DCP to reflect High Environmental Value vegetation mapping and implement Environmental Zones in accordance with State Government requirements. [RLUS Action 9]. **SA2.** Review and update Byron Shire Biodiversity Conservation Strategy, and implement priority actions. [DP/OP Action 3.1.1]. **SA3.** Finalise Shire wide Integrated Pest Management Strategy, and implement priority actions. [DP/OP Action 3.1.1] **SA4.** Implement Koala Plan of Management (KPoM) and Flying Fox Camp Management Plan. [DP/OP Action 3.1.1]	Immediate Short term Short term Ongoing	3.1	Dir 2 Action 2.1
2. Strive to become a sustainable community.	**SA5.** Work towards Council's zero-emissions target. [DP/OP Action 3.2.1] **SA6.** Support community environmental and sustainability projects. [DP/OP Action 3.1.2]	Short term Ongoing	3.2	Dir 4 Actions 4.2, 4.3
3. Adapt to climate change and build resilience.	**SA7.** Develop a Climate Emergency Plan. [DP/OP Action 3.2.1] **SA8.** Work in collaboration with local community, non-government organisations, NRJO and State Government to deliver priority adaption actions in the Shire.	Short term Medium term	3.2	Dir 3 Action 3.3

Liveability:

A Liveable Shire

A Liveable Shire

What is liveability?

Liveability refers to the quality of life we are able to lead in the places we call home. A high quality lifestyle is the sum of many parts; access to high quality built and natural environments including affordable housing options, economic prosperity, safety, equity and opportunities for cultural and recreational experiences.

What defines liveability in our Shire?

Byron Shire has many defining qualities that contribute to its liveability. Our spectacular natural landscapes enable a diversity of recreational experiences and lifestyles. Local communities with strong cultural identities both emerge from and inform the distinctive character of our towns and villages. Local markets, community facilities and open spaces are hubs of activity across the Shire and provide important gathering places for our community.

Population growth is set to occur across the Shire, which has the potential to impact the local community in the form of housing availability, increased residential development and a greater demand for services and infrastructure. Our resident needs will also change over time. Growth and change create opportunities to plan strategically for better liveability outcomes including community infrastructure, services and high-quality public realms that respond to the natural environment and changing population.

A key factor influencing liveability in Byron Shire is its popularity as a holiday destination.

Whilst tourism creates many opportunities within the Shire, it also presents various challenges for our residents and infrastructure provision. The number of dwellings being used for short term rental accommodation has increased significantly in recent years, which in turn has a direct impact on local amenity and character, housing affordability and the availability of rental stock for long term residents.

By ensuring that we work together to protect that which our community values and in seeking to continuously improve liveability outcomes for our Shire, we are committed to the wellbeing, sense of belonging and quality of life experienced by our current and future communities.

Liveable Shire: Line of Sight

NCRP Directions

- Develop healthy , safe, socially engaged and well connected communities.
- Protect historic heritage.
- Deliver greater housing supply.
- Increase housing diversity and choice.
- Deliver more opportunities for affordable housing.

CSP Strategy

- We cultivate and celebrate our diverse cultures, lifestyle and sense of community.
- We have infrastructure, transport and services which meet our expectations.
- We manage growth and change responsibly.

LSPS Planning Priorities

- Support and celebrate our heritage, vibrant culture and diverse lifestyles.
- Create great places that support and encourage an active, connected community.
- Support housing diversity and affordability with housing growth in the right locations.

Relevant Land Use Strategies, Plans or Policies

- Byron Shire Heritage Strategy 2016-2019
- Public Art Strategy
- Byron Shire Open Space and Recreation Needs Assessment and Action Plan 2017-2036
- Byron Shire Pedestrian Access and Mobility Plan
- Byron Shire Bike Plan
- Byron Bay Town Centre Masterplan
- Bangalow Village Plan
- Our Mullumbimby Masterplan
- Byron Shire Community Participation Plan
- Draft Byron Shire Residential Strategy
- Byron Shire Rural Land Use Strategy
- Byron Shire Business and Industrial Lands Strategy
- Draft North Byron Catchment Flood Risk Management Study

Connected to our heritage we support and celebrate our vibrant culture and diverse lifestyles.

Byron Shire is the traditional home to the people of the Bundjalung nation. Their careful stewardship of land and waters over thousands of years has enabled the many people who have since arrived to enjoy the natural beauty, diversity and cultural richness of this place that has become known as the Byron Shire.

European settlers first arrived in the late 1800s and commenced logging, which became the first industry in the area. Giving way to dairy farming and other primary industries, the area remained primarily agricultural until surfers arrived in the 1960s, closely followed by the hippies in the 1970s. This saw the area become a thriving centre for those seeking alternative lifestyles, which is still true today. Eclectic cultural identities continue to evolve within the beautiful natural settings of Byron Shire making us one of Australia's most visited destinations, with over two million visitors each year coming to take part in the lifestyle for which we have become so well known.

"We foster the arts and cultural activities, respect and acknowledge our first peoples and celebrate and embrace diverse thinking and being."

The Shire is also renowned for its creativity and thriving arts sector, with much of our local culture expressed through a range of events and activities. We value culture as an expression of the history, heritage, customs, arts, recreation and values of the community. Indeed, consultation for the Community Strategic Plan 2028 revealed a strong desire for "Greater support and promotion of the arts and cultural programs across the Shire". Council is now in the early stages of developing a Byron Shire Arts, Culture and Heritage Policy which will replace our Cultural Policy 2008.

As Byron Shire continues to grow and change, so too will our community, further building on our existing heritage and cultural identity. Council is committed to ensuring our local heritage assets are valued and that our multi-faceted cultural identity is reflected in our places, cultural activities and celebrations.

This includes developing strategies to protect, enhance and promote the conservation of our heritage, which in turn aligns with the vision of Councils Community Strategic Plan 2028.

Creating great places that support and encourage an active, connected community

Community wellbeing thrives where there are accessible public spaces and opportunities to gather, connect, have fun and develop a strong sense of belonging; where community engage and work together towards shared goals. Strong communities feel safe and connected and also celebrate local history and diversity. They are friendly, inclusive, engaged and supportive. Strategies that create and enhance physical and social connection across the Shire support this way of life.

Byron Shire residents have access to a diverse range of open spaces and community facilities, with an array of attractive natural environments on our doorstep. Our natural waterways and bushland are favourite places for community to play. At the same there is a need to have well designed neighbourhoods that offer residents the opportunity to walk, cycle and roll, promoting active lifestyles and improving social connections through active and passive recreation.

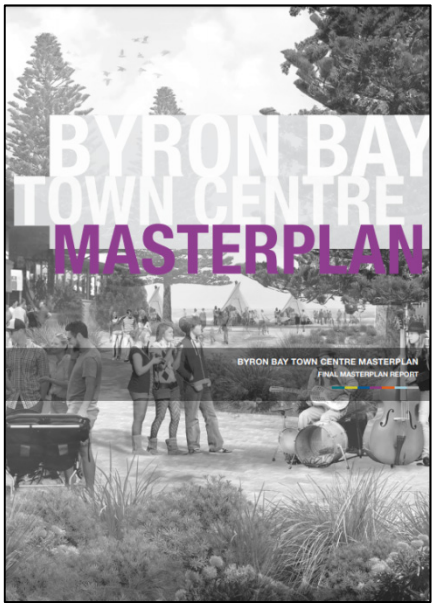
Two adopted plans that are integral to this planning priority are our *Open Space and Recreation Needs Assessment and Action Plan 2017-2036* and the *Pedestrian Access and Mobility Plan 2019*. These documents assess and identify current assets, issues and opportunities and outline plans for accessible infrastructure that will contribute to increased liveability outcomes for our Shire's community.

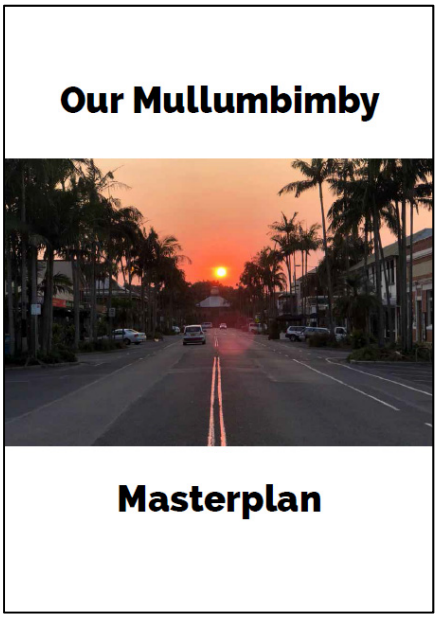
Council also has been working on a number of place plans which have been created in partnership with our community. At the heart of our place plans are principles that create more liveable places for people. These are long term visions that drive quality place outcomes for people, public spaces and the environment.

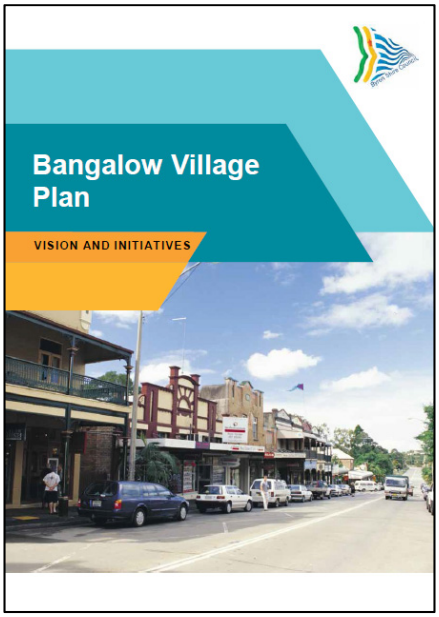
Our adopted place plans include:

- Byron Bay Town Centre Masterplan
- Bangalow Village Plan
- Our Mullumbimby Masterplan

Our place plans will work in conjunction with other key strategies in this space to realise places, spaces and pathways that support vibrant, safe and connected communities. A strategic, place based approach will ensure that our places celebrate the 'local' and support diverse needs, interests and lifestyle options which enable residents to develop a strong sense of belonging.







Support housing diversity and affordability with housing growth in the right locations

Our Shire is home to a population that is uniquely diverse in age, cultural background and socio-economic status. People have different housing requirements at different stages of life. This includes young adults, the elderly, people with a disability, families, lone person households, low income earners, and empty nesters looking to downsize. Maintaining our diverse community and social cohesion are essential for the Shire's social and economic vitality. A critical pathway to this outcome is ensuring a good future supply of housing for a range of incomes, lifestyle choices, household types and life stages.

The North Coast Regional Plan (NCRP) includes Byron Shire in its vision to be 'the best region in Australia to live, work and play thanks to its spectacular and vibrant communities'.

The NCRP projects that the North Coast's population will increase by 76,000 people by 2036, requiring an additional 46,000 homes. It is expected some 6,400 of these people will choose to call Byron Shire home, which means around 3,150 more homes will be needed. It is important to manage this growth in a strategically sound way to ensure that it does not have a negative impact on the community and the lifestyle currently enjoyed.

Affordable housing and the cost of living are among the most critical issues facing our Shire now and in the future. Our Shire has the highest housing stress levels in the Northern Rivers and higher than the New South Wales average. Housing stress is when more than 30% of household income is spent on mortgage or rent and other housing costs (such as rates and insurance). Renters in the Shire are spending a higher percentage of their earnings on rent, with up to 48% of the weekly household income required to pay the median rent in all housing categories. With limited affordable housing options, no emergency or temporary accommodation and very little social housing, members of our community are at risk of (or currently) experiencing homelessness. Housing affordability clearly impacts on the community's social and economic wellbeing.

The high cost of housing is driven by a number of factors including:

- Our proximity to South East Queensland
- A strong short term holiday rental market, which leads to competition for housing
- Strong employment growth
- The Shire being a destination for retirement and leisure living.

These are complex issues that require innovative solutions. Council is exploring a range of alternative residential forms and models, as well as public/private landowner partnerships to deliver a more secure supply of affordable housing in the Shire. This includes investigation of emerging funding and tenure models that may complement new residential forms.

Council is currently investigating how its own assets might be used to deliver affordable housing alternatives. Among the options being considered include the possibility of installing tiny homes on Council owned/ managed land and the utilisation of available air space ('lazy' land) over council owned carparks. We are also actively working with the State Government to explore innovative and flexible planning mechanisms to increase the supply of affordable housing in the Shire .

Council is also preparing a Byron Shire Residential Strategy to guide the long term provision of housing in the Shire and will identify land suitable for particular types of residential growth, from new 'greenfield' area to infill development. The strategy is the result of three years of planning, research and community consultation and includes key policy directions that aim at:

- making the best use of suitable land for future housing
- maintaining community diversity and social cohesion by providing a good supply of housing for a range of incomes, lifestyle choices, household types and life stages
- respecting local character while supporting a housing shift away from detached dwellings towards more diverse housing types.
- managing tourism in a way that has a positive impact for locals.

The Possible Investigation Areas, as shown in Figure 10 (above), will be subject to further, detailed investigation in accordance with the North Coast Regional Plan and North Coast Settlement Planning Guidelines. The investigation areas include land that is outside the Urban Growth Area in the North Coast Regional Plan and State government endorsement will be required prior to any change to the zones applying to the investigation areas.

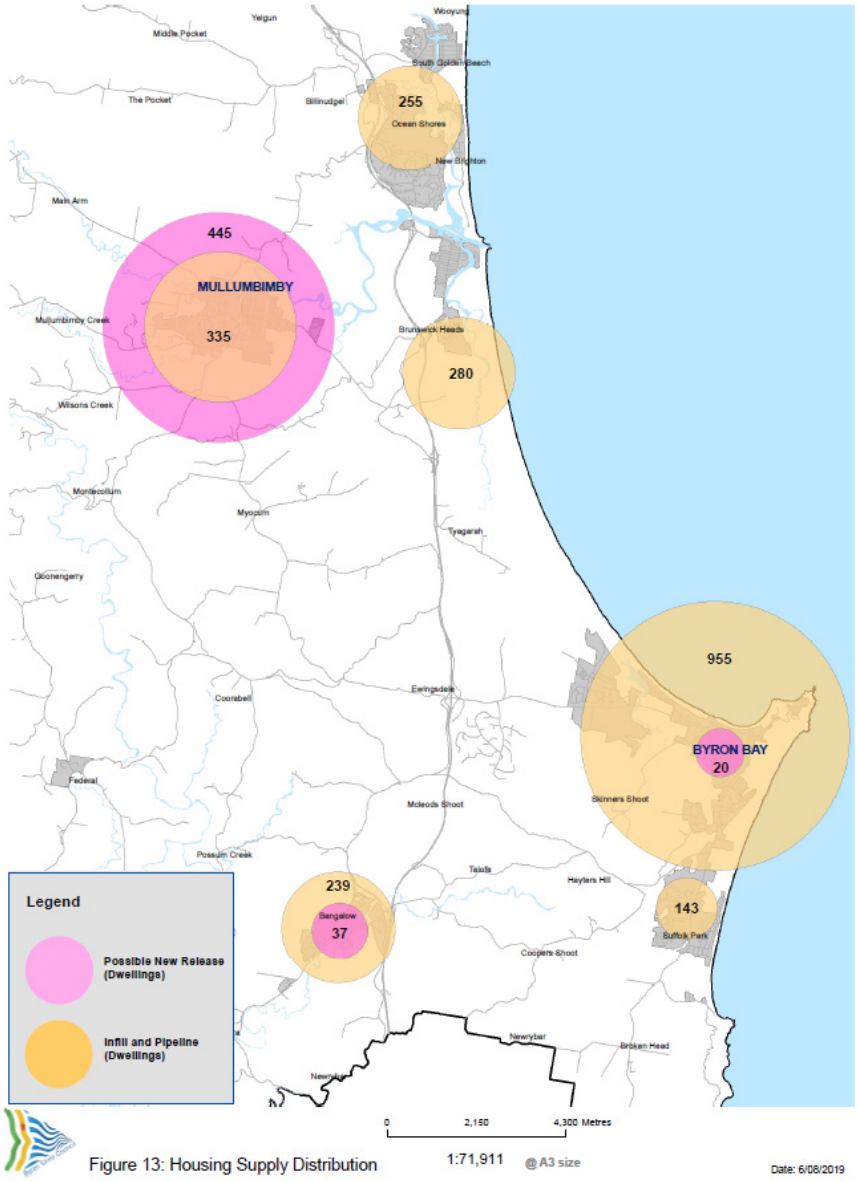


Figure 13: Housing Supply Distribution

Figure 13: Housing Supply Distribution (Draft Residential Strategy)

Land Use Priorities and Actions for a Liveable Shire

LEGEND FOR TIMING: **Ongoing** – occurring throughout LSPS time horizon; **Immediate** – Current Delivery Program (2019-2021); **Short Term** – Next Delivery Program (2021-2025); **Medium Term** – Delivery Program (2025-2029); **Long Term** – Beyond 2029

Our Liveable Shire Planning Priorities	Our Liveability Priority Actions	Timing	Alignment with Byron CSP 2028 (Strategy)	Alignment with North Coast Regional Plan
1. Support and celebrate our heritage, vibrant culture and diverse lifestyles	**LA1.** Prepare a new Arts, Culture and Heritage Policy to provide a strategic framework for arts and culture in Byron Shire. [DP/OP Action 2.1.3] **LA2.** Prepare Cultural Heritage predictive mapping for integration into business activities [DP/OP Action 2.5.1] **LA3.** Update Council's Community Participation Plan ('Strategic Planning' section) to include specific engagement strategies with local Aboriginal communities. **GAP** **LA4.** Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage. **GAP**	Short term Short term Immediate Ongoing	2.5	Dir 19 Action 19.2
2. Create great places that support and encourage an active, connected community.	**LA5.** Deliver Open Space and Recreational services in line with Community Solutions Panel values. [DP/OP Action 2.3.7] **LA6.** Investigate opportunities in the local planning framework (LEP and DCP provisions) to support liveable neighbourhood principles when assessing new subdivision and infill development proposals. [draft Residential Strategy Action 5]	Ongoing Ongoing	2.2	Dir 15 Actions 15.1 – 15.5
3. Support housing diversity and affordability with housing growth in the right locations.	**LA7.** Finalise draft Byron Shire Residential Strategy and implement relevant priority actions. **GAP** **LA8.** Prepare and implement planning controls to define and regulate Short Term Rental Accommodation in the Byron Shire. [DP/OP Action 4.1.3] **LA9.** Investigate and implement planning controls to encourage an increase in the supply of affordable and inclusive housing stock [DP/OP Action 4.2.1]	Ongoing Immediate/ Ongoing Short Term	4.2 4.1 4.2	Dir 22, 23 and 25 Actions 22.1,23.1, 23.2, and 25.1 Dir 22 Action 22.1 Dir 25 Action 25.1

Economy:
A Thriving Shire

A Thriving Shire

Byron Shire has a highly functioning local economy that is based in the tourism, creative arts, agricultural, food manufacturing and health sectors. Our natural environment and vibrant towns and villages support a variety of lifestyles, whilst also being a drawcard for domestic and international tourists. Continuing to nurture the characteristics that make Byron Shire unique whilst developing our inherent strengths will contribute to future economic successes.

Our Shire has long been known for creativity and 'out of the box' thinking, and over the years has become a hotspot for knowledge and creative industries. We have a high proportion and growing number of micro businesses and small to medium sized enterprises, which play a key role in driving economic growth for the Shire. This has been fuelled by the rapid development of technologies, which has had a considerable impact on both the workplace and the ways in which we work.

A primary goal of the *North Coast Regional Plan* is to achieve 'A thriving interconnected economy'. Our close proximity to regional cities, strategic centres and their airports is a distinct advantage. These areas can offer access to additional services and provide employment opportunities for our residents whilst simultaneously serving as a gateway to the Shire. Maintaining Byron Shire as an attractive place to invest means building on its competitive advantages, making the best use of existing land and providing a supply of additional lands that appropriately meet the needs of future residents and workers.

In 2016, there were around 13,560 people living in Byron Shire who were employed. This number represents nearly 43% of residents. Our workforce is comprised of 45% full-time and 53% part-time employees, with the majority either self-employed or in micro businesses.

4,379 Businesses (2016)				
Non-employing	**Micro**	**Small**	**Medium**	**Large**
No staff	1-4 staff	5-19 staff	20-199 staff	200+ staff
61.6%	26.4%	9.7%	2.3%	0.1%

Source: ABS 8165.0 Counts of Businesses, including entries and exits

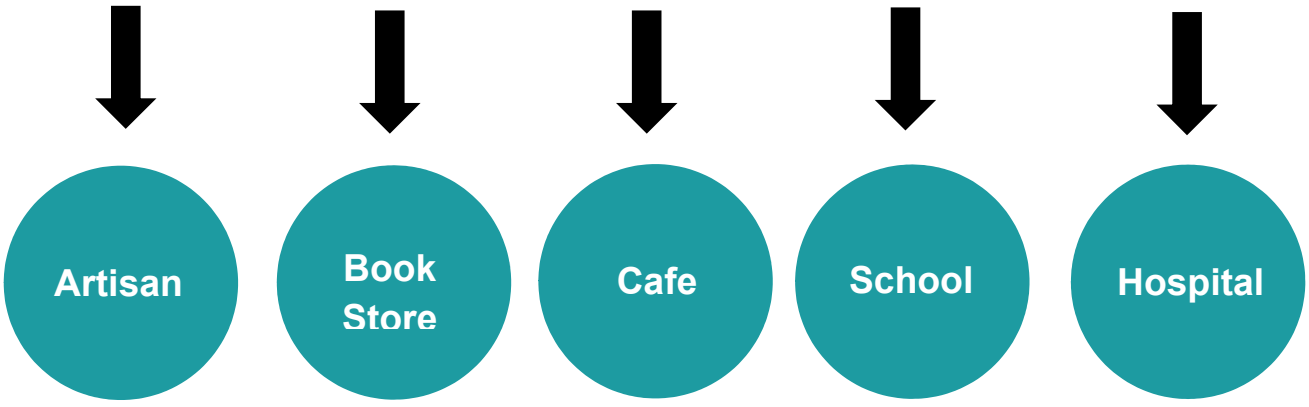


Figure 14: Byron Shire Business Count and Staffing Profile

Thriving Economy: Line of Sight

NCRP Directions

- Develop successful centres of employment.
- Promote the growth of tourism.
- Grow agribusiness across the region.

CSP Themes

- We manage growth and change responsibly.
- We cultivate and celebrate our diverse cultures, lifestyle and sense of community.
- We protect and enhance our natural environment.

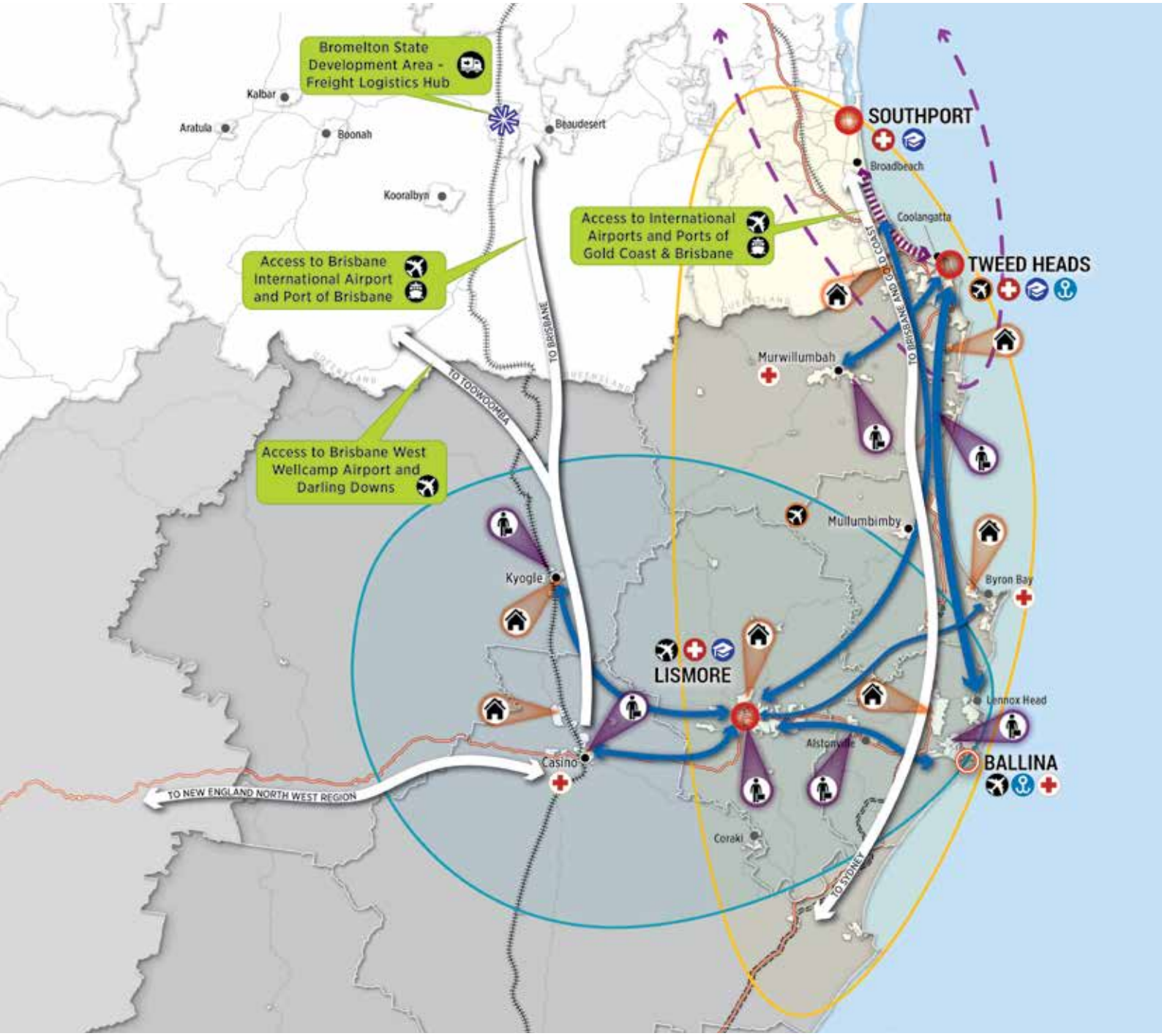
LSPS Planning Priorities

- Support a strong, diversified and sustainable economy based on Byron Shire's unique character, landscapes and important farmland.
- Develop and implement strategies to support agriculture, agri-business and farmers.
- Promote and support local business development, education and employment opportunities.
- Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.

Relevant Land Use Strategies, Plans or Policies

- Enterprising Byron 2025
- Byron Shire Business and Industrial Lands Strategy
- Rural Land Use Strategy
- Sustainable Visitation Strategy 2020-2030
- Byron Bay Town Centre Masterplan
- Bangalow Village Plan
- Mullumbimby Masterplan

Figure 12: **Far North Coast**



Regional City	Airport	Inter-regional Connection	Railway
Strategic Centre	Port	Intra-regional Connection	LGA Boundary
Centre	Education Precinct	New Housing	Proposed Highway Upgrade Corridor
Health Services Precinct	Harbour	New Employment Lands	Highway
Hospital	Freight and Logistics Hub	Communties of Interest	Major Road
Gold Coast Airport - Global Gateway	Bromelton State Development Area (QLD)	Investigation for Light Rail	

Figure 15: Far North Coast Regional Map

Growing a strong sustainable economy

Byron Shire has many desirable attributes that set us apart and place us in a unique economic position. Our natural setting, strong local identity and emerging innovative industries have seen:

- Economic growth at a marginally faster rate than the rest of Regional NSW
- Relatively strong business and job growth
- A focus on tourism, lifestyle, clean and green produce, health and wellbeing and entrepreneurship
- Quick responsiveness of business to consumer trends in food production, retailing, tourism, workplace opportunities and global trends.

Enterprising Byron 2025, the Shire's economic development strategy, presents a 10-year vision of: 'A resilient and diverse economy providing for our community in a sustainable manner'.

Council is committed to promoting a sustainable economy underpinned by our values, with strategies both in place and in the pipeline to deliver this vision. These include our Business and Industrial Lands Strategy and Rural Land Use Strategy which aim to build upon natural assets and locational advantages, ensuring that we leverage off these strengths and make the most of emerging opportunities.

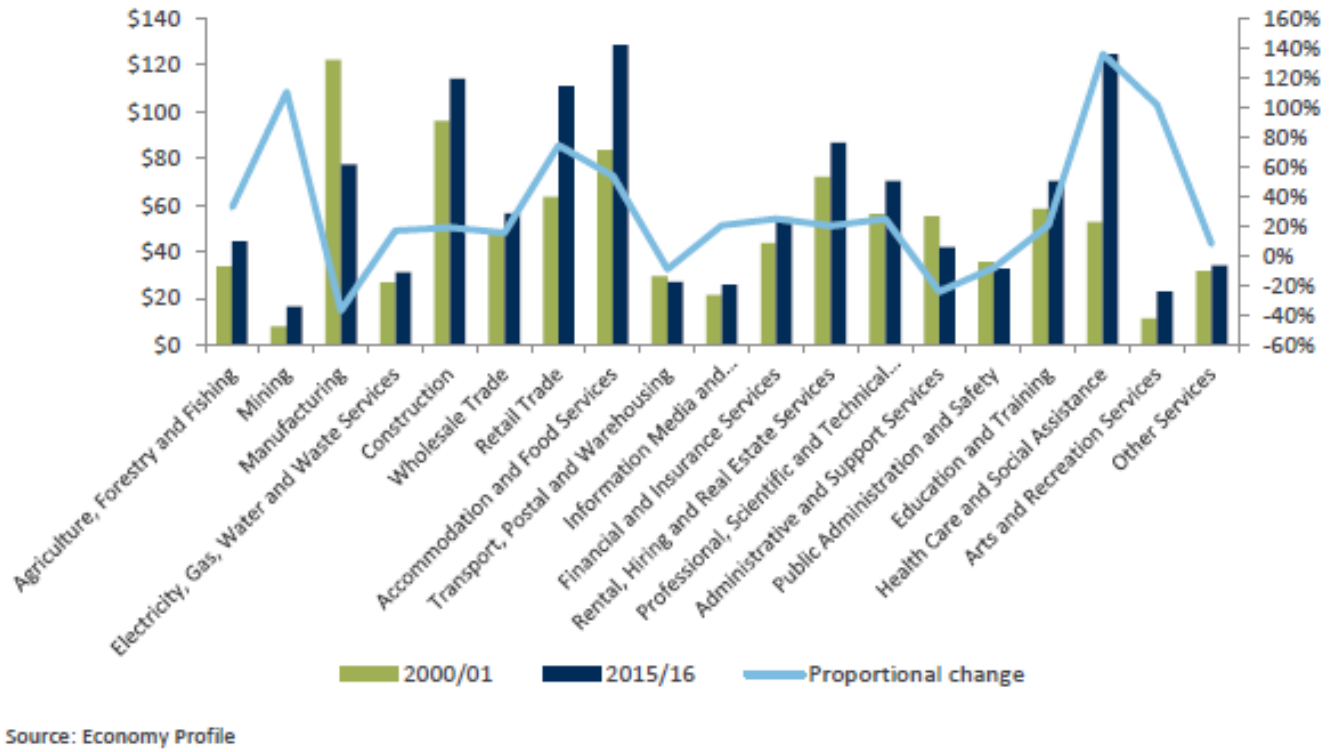
Securing a strong future for our rural land is crucial for Byron Shire and the North Coast Region. With rural land representing almost 95% of the Shire, protecting and enhancing our productive agricultural lands and supporting the growth of agribusiness are key priorities for Council and align with the directions of the NCRP.

Tourism is also a key economic driver, In 2019, 2.21 million people visited Byron Shire. Our community expressed their desire for tourism to be managed in a way that has a positive impact for locals and our environment. We have worked closely with community and key stakeholders to develop a *draft Sustainable Visitation Strategy 2020 – 2030* (SVS), which aims to establish Byron Shire as a sustainable and environmentally responsible tourist destination.

Tourism has the potential to positively impact other industries. Recent community engagement for the SVS highlighted the following industries as a focus for product development and visitor attraction:

- Arts/creative industries
- Indigenous culture
- Wellbeing/health/retreats, nature-based tourism
- Business events and conferencing
- Agri- tourism
- Eco tourism.

Figure 16 shows the comparative changes in economic contribution to the Byron Shire by Industry between financial year 2001/01 and 2015/16. Notable are the increases in retail, accommodation and food services and health care and social assistance, whilst there was a significant downturn in manufacturing.



Source: Economy Profile

Figure 16: Value added by industry Byron Shire ($m)

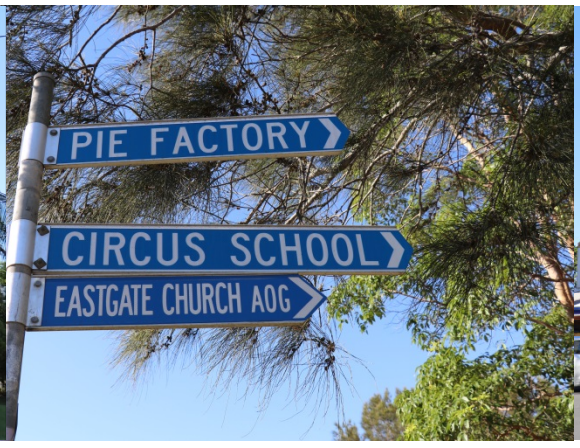
Promote and support local business development and employment opportunities

Byron Shire is known for its ingenuity and creativity. In 2016 the Regional Australia Institute (RAI) revealed that Byron Shire was the top creative hotspot outside metro areas based on the percentage of professionals employed in creative industries. The increase in the number of creative professionals living in the region has increased the innovative potential of local businesses, connecting them with expertise found in major capital cities and beyond.

Fostering the development of emerging industries and specialisations is a priority for the region as identified in the Northern Rivers Regional Economic Development Strategy 2018-2022. This is supported by The North Coast Regional Plan 2036 action to 'Promote knowledge industries by applying flexible planning controls, providing business park development, and identifying opportunities for start-up industries'. Both documents identify Byron Shire as an important centre for these types of activities, which will support economic growth and diverse employment activities. This includes the creation of co-working spaces and innovation hubs where people can congregate and share knowledge and ideas which in turn supports the development of emerging industries.

To deliver on this planning priority, Council is committed to fostering collaboration and innovation with the business community. Strengthening relationships with government agencies, industry and community stakeholders will ensure we are better positioned to maintain a diverse economy and manage growth sustainably.

The Byron Arts & Industry Estate has evolved over the last 40 years from an isolated industrial area into a lively hub for innovation, industry and creativity.
It has cemented its reputation as the birthplace of sustainable, globally relevant businesses and actively nurtures future generations of entrepreneurs.



Secure a sustainable supply of suitable employment lands and ensuring growth in appropriate areas

Ensuring a prosperous future for the Shire's economy requires the timely delivery of additional employment lands.

The Business and Industrial Lands Strategy is one of a suite of growth management documents that sets out policy directions, land suitability and design principles and supporting actions to guide business and industrial land uses over the next 20 years. It also provides guidance on knowledge and creative industry precincts, co-operative business and innovation hubs, and development close to Byron Central Hospital.

The primary aim of our Business and Industrial Land Use Strategy is to:

"Create business centres and industrial areas that work for people, commerce and the environment."

The Strategy sets out the following policy directions to achieve this :

Direction 1: Enable business centres to retain an individual identity and fulfil their potential.

Direction 2: Improve the use of existing industrial areas for industrial and urban services.

Direction 3: Secure a sustainable long term supply of suitable industrial lands.

Direction 4: Promote an attractive investment environment with people-friendly industrial areas and business centres.

Direction 5: Improve infrastructure in business centres and industrial areas.

The Strategy also identifies investigation areas for new industrial and/or business park uses to meet projected demand over the next 20 years.

Companion documents to the Strategy include *Enterprising Byron 2025* and various *Place Plans* for our towns and villages.

Enterprising Byron 2025 targets opportunities for employment and attracting investment from public and private sources, while *Place Plans* shape the future of our towns and villages by concentrating on the 'look and feel' of places – their form and character - rather than focusing purely on land use.

Figure 17 shows the location of potential investigation areas together with existing business centres, industrial areas and Byron Central Hospital.

The Possible Investigation Areas, as shown in Figure 17, will be subject to further, detailed investigation in accordance with the North Coast Regional Plan and North Coast Settlement Planning Guidelines. The investigation areas include land that is outside the Urban Growth Area in the North Coast Regional Plan and State government endorsement will be required prior to any change to the zones applying to the investigation areas.

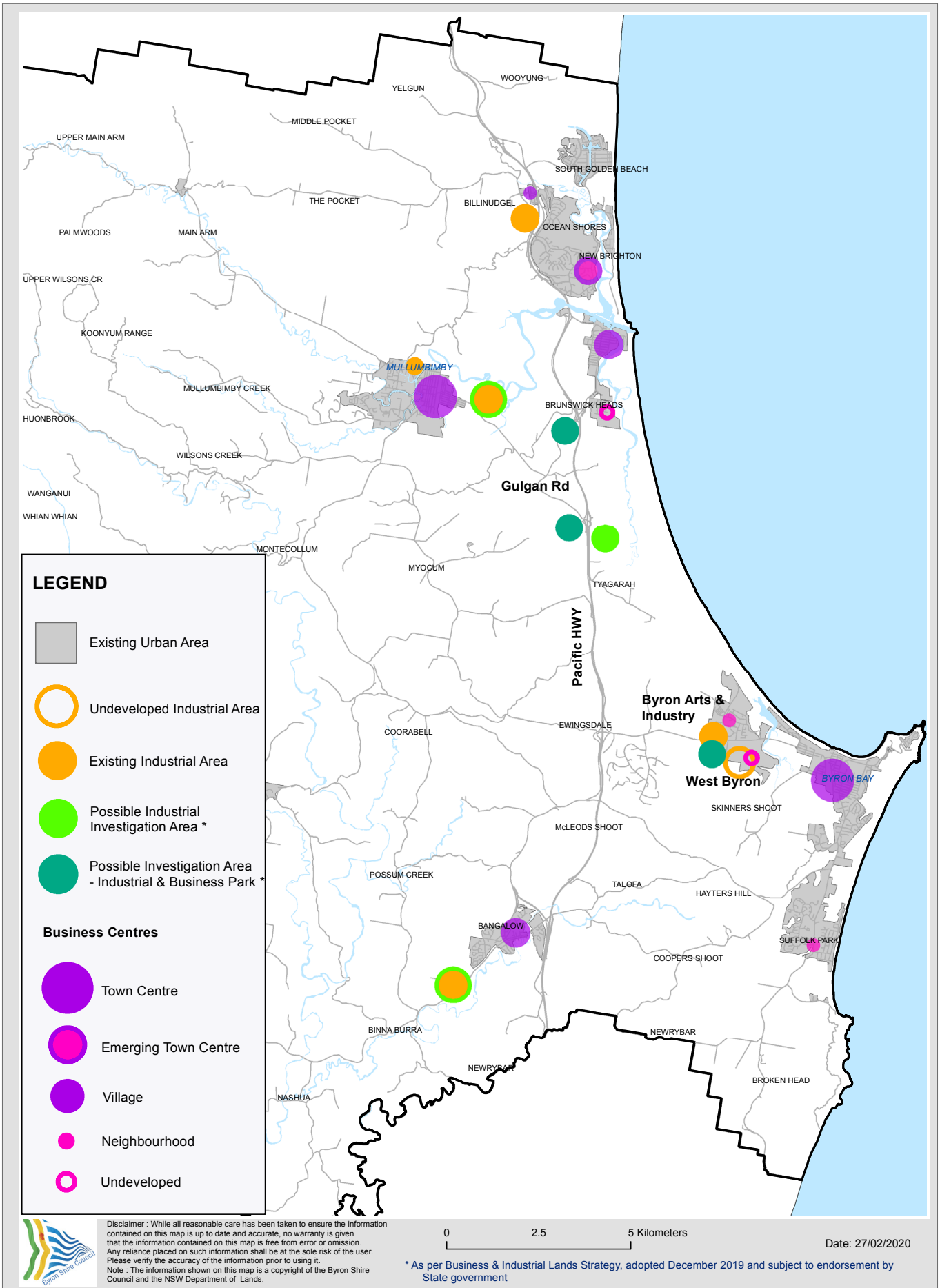


Figure 17 : Location of potential investigation areas together with existing business centres, industrial areas and Byron Central Hospital

Land Use Priorities and Actions for Economy: A Thriving Shire

LEGEND FOR TIMING: **Ongoing** – occurring throughout LSPS time horizon; **Immediate** – Current Delivery Program (2019-2021); **Short Term** – Next Delivery Program (2021-2025); **Medium Term** – Delivery Program (2025-2029); **Long Term** – Beyond 2029

Our Thriving Shire Planning Priorities	Our Economic Priority Actions	Timing	Alignment with Byron CSP 2028 (Strategy)	Alignment with North Coast Regional Plan
1. Support a strong, diversified and sustainable economy based on Byron Shire's unique character, landscapes and important farmland	**TA1.** Facilitate and support sustainable development of our business community. [DP/OP Action 4.3.1] **TA2.** Finalise and Implement Sustainable Visitation Strategy to guide tourism over the next 10 years [DP/OP Action 4.4.1.1].	Ongoing Medium Term	4.3, 4.4	Regional priority; Dir 8 Actions 8.2 & 8.3
2. Develop and implement strategies to support agriculture, agri-business and farmers	**TA3.** Finalise and Implement Agriculture and Agribusiness Action Plan (Medium term) [DP/OP Action 3.4.1.1]	Medium term	3.4	Regional priority; Dir 12 Action 12.1
3. Promote and support local business development, education and employment opportunities	**TA4.** Develop principles/criteria for assessing appropriate locations for knowledge and creative industries **TA5.** Develop principles/criteria for assessing appropriate locations for industry anchors, such as health and education	Immediate Immediate	GAP GAP	Dir 6 Actions 6.1 & 6.2
4. Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.	**TA6.** Finalise Business & Industrial Lands Strategy and implement priority actions [DP/OP Action 4.5.1]	Short Term	4.3	Dir 6 Action 6.6

Infrastructure:

A Connected Shire

A Connected Shire

Byron Shire is a unique and beautiful place to live. It has nearly 34,000 local residents, with 15,800 rate-paying properties. We are one of the faster growing regional communities in NSW and will continue to be so over the next 20 year period.

Our community's key differentiating quality is its two million annual visitors, a number that is predicted to continually rise. Balancing the infrastructure needs of both our residents and visitors remains a primary challenge for Council.

Community feedback received during the Community Strategic Plan (CSP) engagement process identified *infrastructure* as the number one priority to be addressed, with renewal of our roads considered the most pressing component of our infrastructure renewal and maintenance program.

This aligns with feedback received from more than 1000 local businesses surveyed about what they thought Council's strategic priorities should be. Businesses saw renewing and maintaining Council's existing infrastructure (roads, assets, parks, swimming pools, community buildings) as the most important of its strategic priorities in relation to the success of their business, closely followed by planning for future transport, community facilities, water, sewerage and land use.

As a result of this feedback the following key community objective is reflected in our CSP:

We have infrastructure, transport and services that meet our expectations.

Building on the CSP feedback, Council subsequently partnered with the newDemocracy Foundation and carried out a Community Solutions Panel process to develop a decision framework for prioritising future infrastructure spending.

The Panel determined that all infrastructure spending decisions in the Byron Shire should be based on the following essential values:

Safety

Infrastructure is built and maintained ensuring it does not cause, facilitate or indirectly harm any person.

Community wellbeing

Infrastructure enables positive health outcomes for our community and visitors. Positive health includes physical, mental, emotional, spiritual and social components.

Connectivity

Infrastructure functions to promote intra-shire access for pedestrians, cyclists and users of all vehicles.

Equity

All people are able to safely use and benefit from all types of infrastructure.

Environmental consciousness

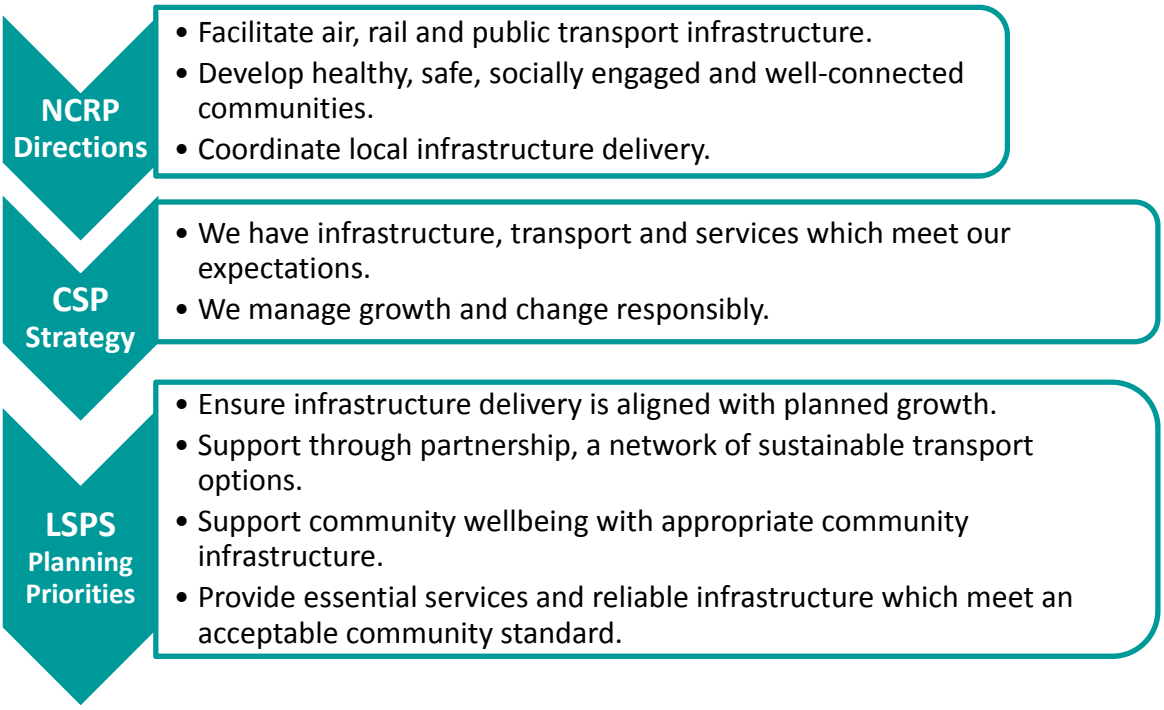
Infrastructure is developed sustainably, having minimal impact on the natural environment and its inhabitants. All infrastructure decisions are made with awareness of the vital interdependence between humanity and nature.

Excellence in design

Infrastructure is functional and long-lasting, innovative, cost effective, and encourages a high-quality built environment.

In May 2018 Council committed to adopt the Panel's infrastructure recommendations for its next four-year planning cycle.

Connected Community: Line of Sight



Relevant Land Use Strategies, Plans or Policies

- Draft Byron Shire Residential Strategy
- Byron Shire Business and Industrial Lands Strategy
- Byron Shire Rural Land Use Strategy
- Byron Shire Open Space and Recreation Needs Assessment and Action Plan 2017-2036
- Byron Shire Pedestrian Access and Mobility Plan 2019
- Byron Shire Bike Plan
- Strategic Transport Statement (Transport Policy) 2019
- Draft Byron Shire Integrated Transport Management Strategy
- Draft Mullumbimby Water Supply Strategy
- Rous Water - Future Water Strategy (2014)
- Draft North Byron Catchment Flood Risk Management Study

Infrastructure Priorities

The Community Solutions Panel (CSP) undertook an exercise to individually rank each category of infrastructure according to level of importance.

Panelists assigned each category with a level of importance from 1 (lowest priority) to 12 (highest priority). They were tasked with considering the relevance of each category to the segment of the community that they represent. The graph below shows the results of this excercise.

NOTE: It is not the intention of the CSP that this graph be used to divide the infrastructure spending as per the exact percentages. However, the graph is intended to inform the Byron Shire Council's decision making priorities with a clear indication of how the community perceives the importance of various infrastructure categories .

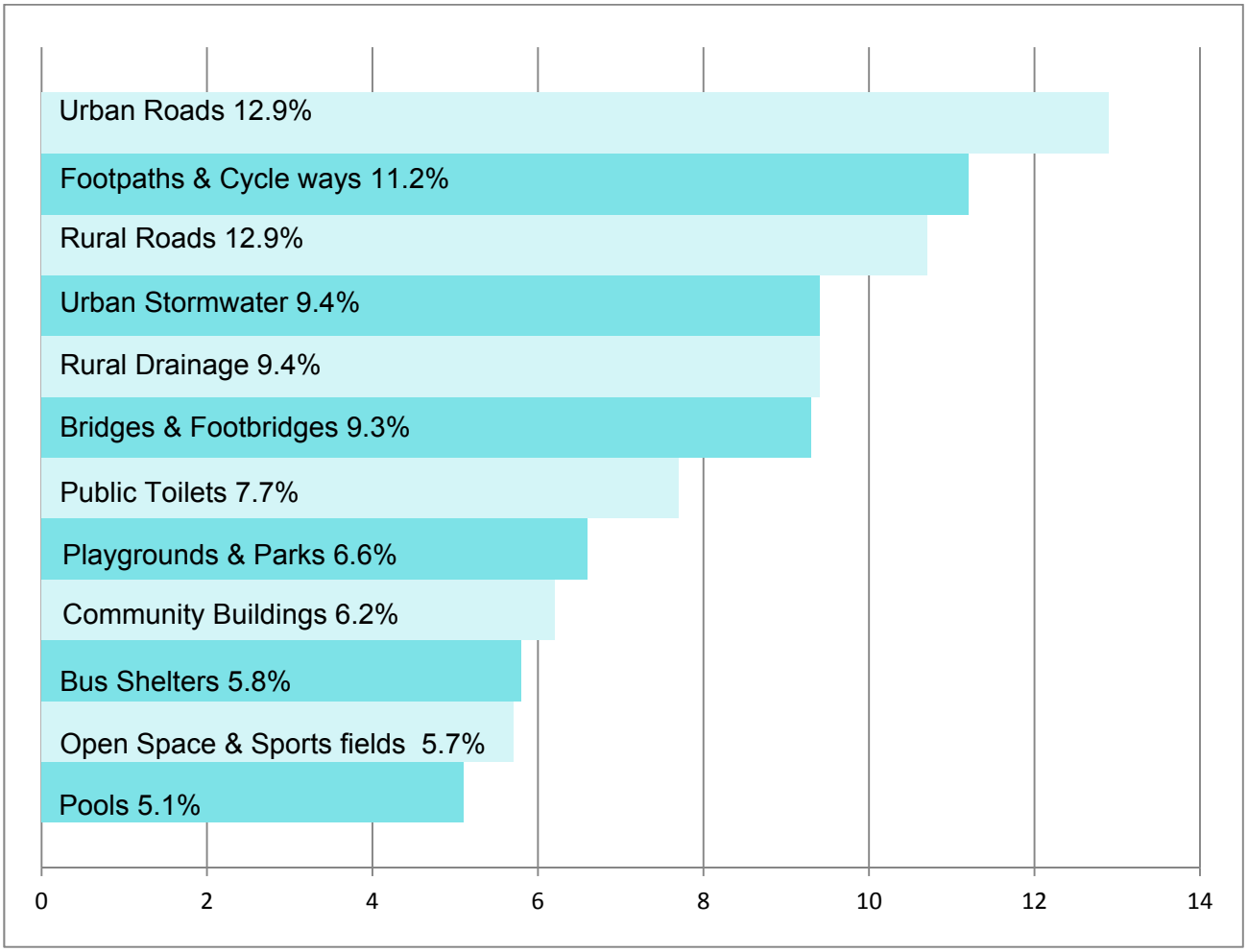


Figure 18: Community Solutions Panel Infrastructure Priorities

Ensuring infrastructure delivery is aligned with planned growth

Our lifestyles are supported by a range of infrastructure and local services that are operated both publicly and privately.

Over the next 20 years the delivery of physical and community infrastructure will be vitally important in supporting change and community wellbeing.

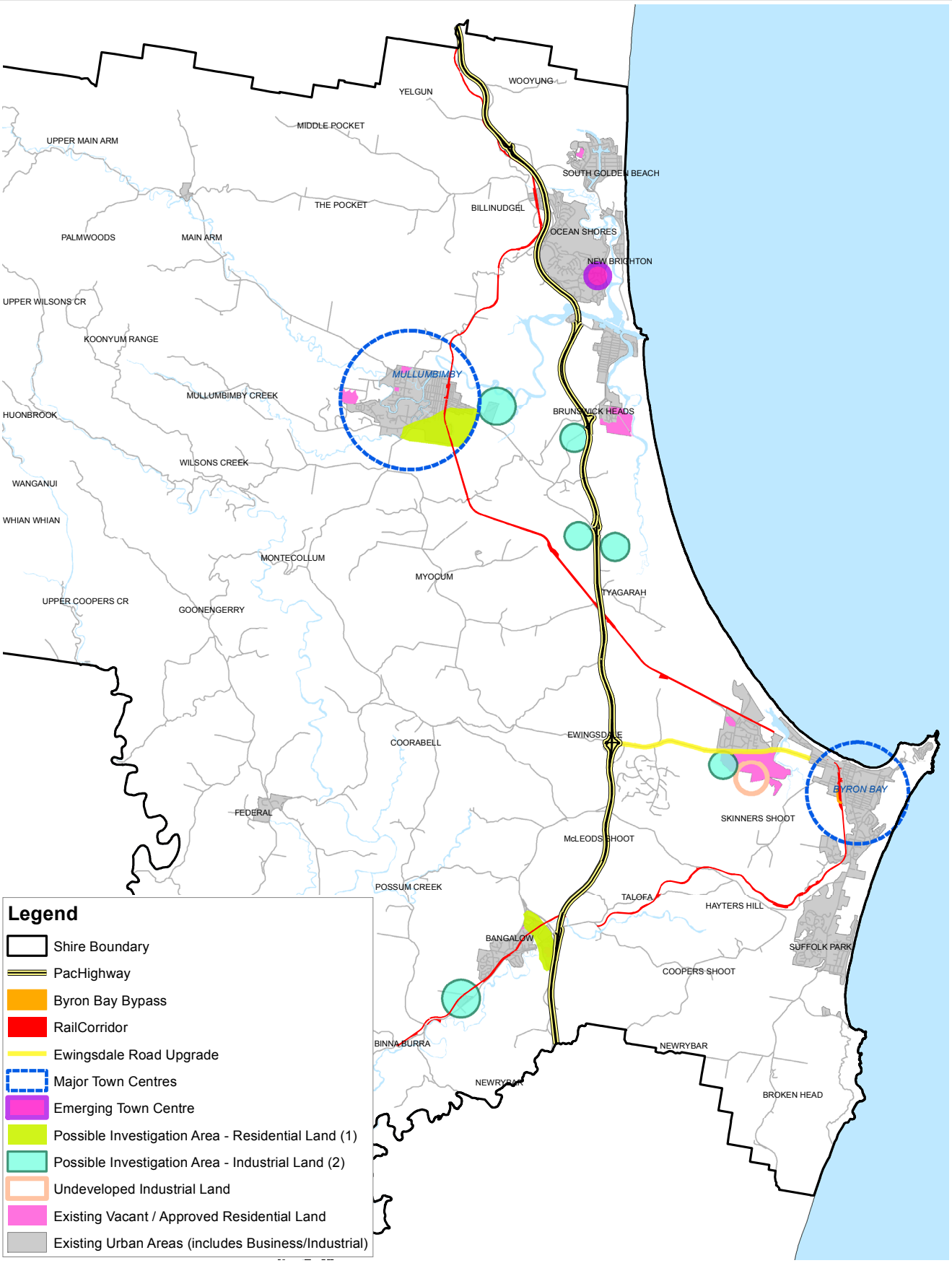
As we experience growth and change, sound infrastructure planning will be critical to retain and enhance the quality of life enjoyed by residents. Where possible, infrastructure design should accommodate the capacity for cost-effective expansion. This will maximise the efficient use of land, reduce expenditure and limit environmental impacts.

New development should be located to take advantage of existing road, water, sewer, social and stormwater infrastructure. This is not always possible for new major release areas and in such instances detailed infrastructure service planning should be undertaken to establish that such areas can be feasibly and cost-effectively serviced. This in turn will support the timely and affordable release and development of land.

The North Coast Regional Plan has identified the following actions in this regard:

- Undertake detailed infrastructure service planning to support proposals for new major release areas. *(Action 21.1)*
- Maximise the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure or promoting the co-location of new infrastructure. *(Action 21.2)*
- Deliver a safe and efficient transport network to serve future release areas (Action 10.5)

Council is developing *Towards Zero* - a 10-year integrated waste management and resource recovery strategy - that set out the pathway towards a Shire that is landfill-free, carbon neutral and waste wise. The ultimate goal is a circular economy within Byron Shire that builds on our high rates of environmental awareness and strong levels of community participation.



Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it.
Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

0 2.5 5 Kilometers

Date: 27/02/2020

(1) As per draft Residential Strategy, pending adoption by Council and endorsement by State government

(2) As per Business & Industrial Lands Strategy, adopted December 2019 and subject to endorsement by State government

Figure 19: Potential Growth Areas (infrastructure planning)

Support through partnership, a network of integrated sustainable transport options

Provision of transport infrastructure and services is one of the most important needs of our community and is a vital support to our economy. Although funded by all levels of government and the private sector, local government plays a key coordinating role in planning and delivery of infrastructure and services. Increasingly, local government planning for transport infrastructure and services needs to be considered in the context of a range of pressing environmental, economic and social challenges.

Council is currently preparing an Integrated Transport Management Strategy [ITMS] to provide a clear direction to improve the Shire's transport network over the next 20 years, and facilitate a coordinated approach by all relevant agencies to the planning, implementation and monitoring of our transport programs and projects. The ITMS will be supported by the Byron Shire Bike Plan and Pedestrian Access and Mobility Plan (PAMP), and will inform other Council plans and strategies, while also functioning as a mechanism by which to support projects and initiatives. Once the ITMS is finalised and adopted, the priority actions will be reflected in future LSPS updates.

Following the Multi-Use Rail Corridor (MURC) Feasibility Study in 2019, Council are pursuing opportunities through relevant key stakeholders to enable the activation of the Byron Shire Rail Corridor as a "Rail with Trail". The MURC has the potential to be a key tourism and economic driver providing alternative transport options via a rail based service with integrated walking and cycling infrastructure.

Connecting our towns and key localities via an activated multi-modal corridor will disperse tourism and economic benefits more widely throughout the region whilst lessening the impact on roads and parking. This project is considered a key element of Council's draft Integrated Transport Strategy.

Support Community wellbeing with appropriate infrastructure.

Investment in community infrastructure is essential for the health, wellbeing and economic prosperity of our communities. It plays a pivotal role in bringing people together, developing social capital, maintaining quality of life, and developing the skills and resilience to build strong communities. As shown below, such infrastructure can include libraries, community open space, recreation and sporting facilities, showgrounds, pre-schools and community centres or halls.

Council's CSP identifies the following infrastructure strategies to support community wellbeing:

"Support access to a wide range of services and activities that contribute to the wellbeing of all members of the Byron Shire community."

"Provide accessible, local community spaces and facilities."

Delivering these strategies will be done in line with the Community Solutions Panel values.

25 Public toilets / Recreation
(& 3 State Owned at Brunswick Heads)

3 Libraries

20 Community Halls / Centers

29 Community / Recreation leases
(preschools, SLSC, scouts)

8 Swimming pool buildings

21 Recreational / sport facilities

12 Bangalow Showground buildings

17 Tyagarah Airfield buildings
(Commercial leases)

3 Commercial leases
(eg. Fish Heads Restaurant)

11 Emergency service buildings

17 Council Operations
(General Fund)

Land Use Priorities and Actions for Infrastructure: A Connected Shire

LEGEND FOR TIMING: **Ongoing** – occurring throughout LSPS time horizon; **Immediate** – Current Delivery Program (2019-2021); **Short Term** – Next Delivery Program (2021-2025); **Medium Term** – Delivery Program (2025-2029); **Long Term** – Beyond 2029

Our Connected Shire Planning Priorities	Our Infrastructure Priority Actions	Timing	Alignment with Byron CSP 2028 (Strategy)	Alignment with North Coast Regional Plan
1. Ensure infrastructure delivery is aligned with planned growth.	**CA1.** Prepare infrastructure new works program in line with Community Solutions Panel values [DP/OP Action 1.2.3]	Short term	1.2	Dir 21 Actions 21.1 & 21.2
	CA2. FInalise Towards Zero Byron Shire Integrated Waste Management and Resource Recovery Strategy and implement priority actions. [DP/OP Action 1.4.1]	Short term	1.4	
	CA3. FInalise North Byron Catchment Flood Risk Management Strategy and implement priority actions. *GAP*	Short term	GAP	
2. Support through partnership, a network of sustainable transport options.	**CA4.** Prepare an Integrated Transport and Movement Plan for the Shire. [DP/OP Action 1.3.1].	Short term	1.3	Dir 10 Actions 10.3, 10.4 & 10.5
	CA5. Investigate, in association with key stakeholders, opportunities to activate a Multi-use Rail Corridor, including potential funding sources and other activation mechanisms. *GAP*	Short term	1.3	
3. Support community wellbeing with appropriate community infrastructure.	**CA6.**Ensure ongoing maintenance and upgrade of inclusive community infrastructure in line with Community Solutions Panel values. [DP/OP Actions 1.2.1, 1.2.5]	Ongoing	1.2	Dir 15 Actions 15.2 & 15.4
4. Provide essential services and reliable infra-structure which meet an accep-table community standard	**CA7.** Review and update Section 7.11 Contributions Plan for our Shire's towns, villages and rural localities. *GAP*	Immediate	GAP	

Implementation, Monitoring and Reporting

The LSPS will communicate with Byron Shire Council's land use strategies and integrated planning and reporting framework over a 2036 planning horizon. To realise the priority actions from each of our themes, a series of amendments will be required to other Council plans that provide the delivery framework for Council's strategic planning program. These plans and their functions are described below:

Local Environmental Plan (LEP)

LEPs are the principal statutory document which establishes the planning controls for an LGA. Through zoning, development standards and other local provisions the LEP provides the legal framework to ensure development is appropriate and reflects the communities' vision for land use in the LGA.

Development Control Plan

Are non-statutory plans that provide detailed planning and design guidelines, and development controls to support the LEP.

Contributions Plan

Division 6 of Part 4 of the EP&A Act 1979 gives Council the power to collect contributions from developers toward public infrastructure required as a consequence of their development.

LEP amendments

Proposed developments which align to the strategic planning direction in the LSPS may require changes to development controls or land use zoning to occur before a development application can be submitted. In this case, an amendment to the LEP would be required.

Amendments to the LEP are subject to planning proposals in accordance with section 3.4 of the EP&A Act 1979. Planning proposals to amend the LEP may either be prepared by Council or by applicants. Alignment to the strategic direction within the LSPS and the strategies that it references will be a significant consideration when determining whether an LEP amendment will proceed. More information on amendments to the LEP can be found in the Department of Planning, Industry and Environment's (DPIE's) A Guide to Preparing Planning Proposals.

Future reviews of Byron LEP 2014 will ensure that actions proposed by the LSPS are aligned with relevant LEP provisions.

Monitoring and review

The LSPS is an evolving document that will be reviewed and updated on a regular basis to accurately reflect changes in Council land use planning priorities.

Council will use the existing Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993 for the purpose of monitoring implementation of the LSPS.

Council will seek to integrate its LSPS with its Community Strategic Plan (CSP) when the CSP is reviewed in 2021following the September 2020 local government elections.

Funding and investment

The LSPS will play an important role in Council's resourcing strategy, with preparation of strategies and studies required by this plan funded in the 4-year delivery program and annual operational plans.

Governance arrangements and partnerships

Existing governance arrangements including collaboration with the Northern Rivers Joint Organisation of Councils will be utilised to support effective approaches to cross boundary issues such as biodiversity, housing and industrial land supply.

The need to work effectively with other councils in the region recognises the wider role that Council's strategic planning and decision-making plays in achieving the objectives of the North Coast Regional Plan 2036. It also recognises the potential impact that strategically important decisions taken by Council regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS may have on the plans of neighbouring councils.

These valued cross boundary partnerships will also support Council to realise its vision by driving efficiencies in accessing government funding, attracting inward investment and accessing a wider field of expertise.

The LSPS also provides a framework for the coordinated action of many other partners in delivery. Council will continue to work hard to establish effective partnerships with State government agencies and other organisations to support the realisation of the plan.

Priority Actions by Theme

Actions for a Sustainable Shire	Related Plans	Key Performance Indicators	Timing
SA1. Review and update Local Environmental Plan (LEP) and Development Control Plan (DCP) to reflect High Environmental Value vegetation mapping and implement Environmental Zones in accordance with State Government requirements.	BLEP 2014 & BDCP 2014	Updated LEP / DCP provisions	2021
SA2. Review and update Byron Shire Biodiversity Conservation Strategy (BBCS), and implement priority actions.	BBCS	Updated BBCS	2021
SA3. Finalise Shire wide Integrated Pest Management Strategy (IPMS), and implement priority actions.	IPMS	IPMS implementation commenced	2021
SA4. Implement Koala Plan of Management (KPoM) and Flying Fox Camp Management Plan.	KPoM	KPoM implementation commenced	Ongoing
SA5. Work towards Council's zero-emissions target.	NZES 2025	Emissions reduction on track for 2025 target	2025
SA6. Support community environmental and sustainability projects.	DP/OP	Priority projects supported	Ongoing
SA7. Develop a Climate Emergency Plan.	DP/OP	Finalised CEP	2025
SA8. Work in collaboration with local community, non-government organisations, NRJO and State Government to deliver priority adaption actions in the Shire.	Further strategic work required	One or more priority actions delivered	2025+

LEGEND FOR RELATED PLANS *(Sustainable Shire)*

BLEP 2014 - Byron Local Environmental Plan 2014

BDCP 2014 - Byron Development Control Plan 2014

BBCS - Byron Shire Biodiversity Conservation Strategy

IPMS - Integrated Pest Management Strategy

KPoM - Byron Coast Comprehensive Koala Plan of Management

NZES - Net Zero Emissions Strategy for Council Operations 2025

DP/OP - Our Byron – Our Future: Delivery-Program 2017-2021 and Operational Plan 2019-2021

Actions for a Liveable Shire	Related Plans	Key Performance Indicators	Timing
LA1. Prepare a new Arts, Culture and Heritage Policy to provide a strategic framework for arts and culture in Byron Shire.	DP/OP	Policy prepared	2021
LA2. Prepare Cultural Heritage predictive mapping for integration into business activities.	DP/OP	Predictive mapping prepared	2021
LA3. Update Council's Community Participation Plan ('Strategic Planning' section) to include specific engagement strategies with local Aboriginal communities.	Further strategic work required	CPP updated	2021
LA4. Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.	Further strategic work required	Consultation Protocol developed and consistently applied	Ongoing
LA5. Deliver Open Space and Recreational services in line with Community Solutions Panel values.	DP/OP	Timely delivery of services	Ongoing
LA6. Investigate opportunities in the local planning framework (LEP and DCP provisions) to support liveable neighbourhood principles when assessing new subdivision and infill development proposals.	BSRS	LEP / DCP provisions reviewed and updated (as applicable)	Ongoing
LA7. (i) Finalise draft Byron Shire Residential Strategy and (ii) implement relevant priority actions.	BSRS	Updated LSPS to reflect priority actions	(i) Immediate / (ii) Ongoing
LA8. Prepare and implement planning controls to define and regulate Short Term Rental Accommodation in the Byron Shire.	LSPS	One or more priority actions delivered	Immediate / Ongoing
LA9. Investigate and implement planning controls to encourage an increase in the supply of affordable and inclusive housing stock.	BSRS	Planning controls identified and implemented	Short term

LEGEND FOR RELATED PLANS (*Liveable Shire*)

BLEP 2014 – Byron Local Environmental Plan 2014
BDCP 2014 – Byron Development Control Plan 2014
DP/OP – *Our Byron – Our Future*: Delivery-Program 2017-2021 and Operational Plan 2019-2021
LSPS – Local Strategic Planning Statement
BSRS – Byron Shire Residential Strategy

Actions for a Thriving Shire	Related Plans	Key Performance Indicators	Timing
TA1. Facilitate and support sustainable development of our business community.	BILS EB 2025	Positive feedback reflected in future business surveys Updated LEP / DCP provisions (as required)	Ongoing
TA2. Finalise and Implement Sustainable Visitation Strategy to guide how tourism is managed over the next 10 years.	DP/OP	Updated LSPS to reflect priority actions	2025
TA3. Finalise and Implement Agriculture and Agribusiness Action Plan.	DP/OP	Updated LSPS to reflect priority actions	2025
TA4. Develop principles/criteria for assessing appropriate locations for knowledge and creative industries.	Further strategic work required	Principles/ criteria developed	2021
TA5. Develop principles/criteria for assessing appropriate locations for industry anchors, such as health and education	Further strategic work required	Principles/ criteria developed	2021
TA6. Finalise Business & Industrial Lands Strategy and implement priority actions.	BILS DP/OP	BILS implementation commence	2021 / Ongoing

LEGEND FOR RELATED PLANS (*Thriving Shire*)

BILS – Byron Shire Business & Industrial Lands Strategy

EB 2025 – Enterprising Byron 2025

DP/OP – *Our Byron – Our Future*: Delivery-Program 2017-2021 and Operational Plan 2019-2021

Actions for a Connected Shire	Related Plans	Key Performance Indicators	Timing
CA1. Prepare infrastructure new works program in line with Community Solutions Panel values.	BSRS BILS OS&RNS	Updated LSPS to reflect infrastructure priorities	2021
CA2. Finalise Towards Zero Byron Shire Integrated Waste Management and Resource Recovery Strategy and implement priority actions.	NZES DP/OP	Updated LSPS to reflect priority actions	2021
CA3. FInalise North Byron Catchment Flood Risk Management Strategy and implement priority actions	Further strategic work required	Updated LSPS to reflect priority actions	2021
CA4. Prepare an Integrated Transport and Movement Plan for the Shire.	DP/OP	Updated LSPS to reflect priority actions	2025
CA5. Investigate, in association with key stakeholders, opportunities to activate a Multi-use Rail Corridor, including potential funding sources and other activation mechanisms.	Further strategic work required	Investigations complete or substantially progressed	2025
CA6. Ensure ongoing maintenance and upgrade of inclusive community infrastructure in line with Community Solutions Panel values.	BAMP DP/OP	Updated LSPS to reflect infrastructure priorities	Ongoing
CA7. Review and update Section 7.11 Contributions Plan for our Shire's towns, villages and rural localities	Further strategic work required	Principles/ criteria developed	2021

LEGEND FOR RELATED PLANS (*Connected Shire*)

BSRS – Byron Shire Residential Strategy

BILS – Byron Shire Business & Industrial Lands Strategy

NZES - Net Zero Emissions Strategy for Council Operations 2025

OS&RNS – Open Space and Recreation Needs Study and Action Plan

BAMP – Buildings Asset Management Plan

DP/OP – *Our Byron – Our Future*: Delivery-Program 2017-2021 and Operational Plan 2019-2021