

Structure Plan Example

Saltwater Creek Precinct

Lot 22 DP 1073165, Stuart Street, Mullumbimby

Version 2, October 2020



Traditional home of
the Bundjalung people



Document Details

- Version 1 prepared for Byron Shire Council Strategic Planning Workshop – 3 September 2020
- Version 2 prepared for Public Exhibition

Document Structure

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2. Storm Water Management
3. Developable Areas
4. Vision for Lot 22
5. Housing and Lot Size Mix
6. Structure Plan Example
7. Development Summary for Lot 22

1 Purpose of Report

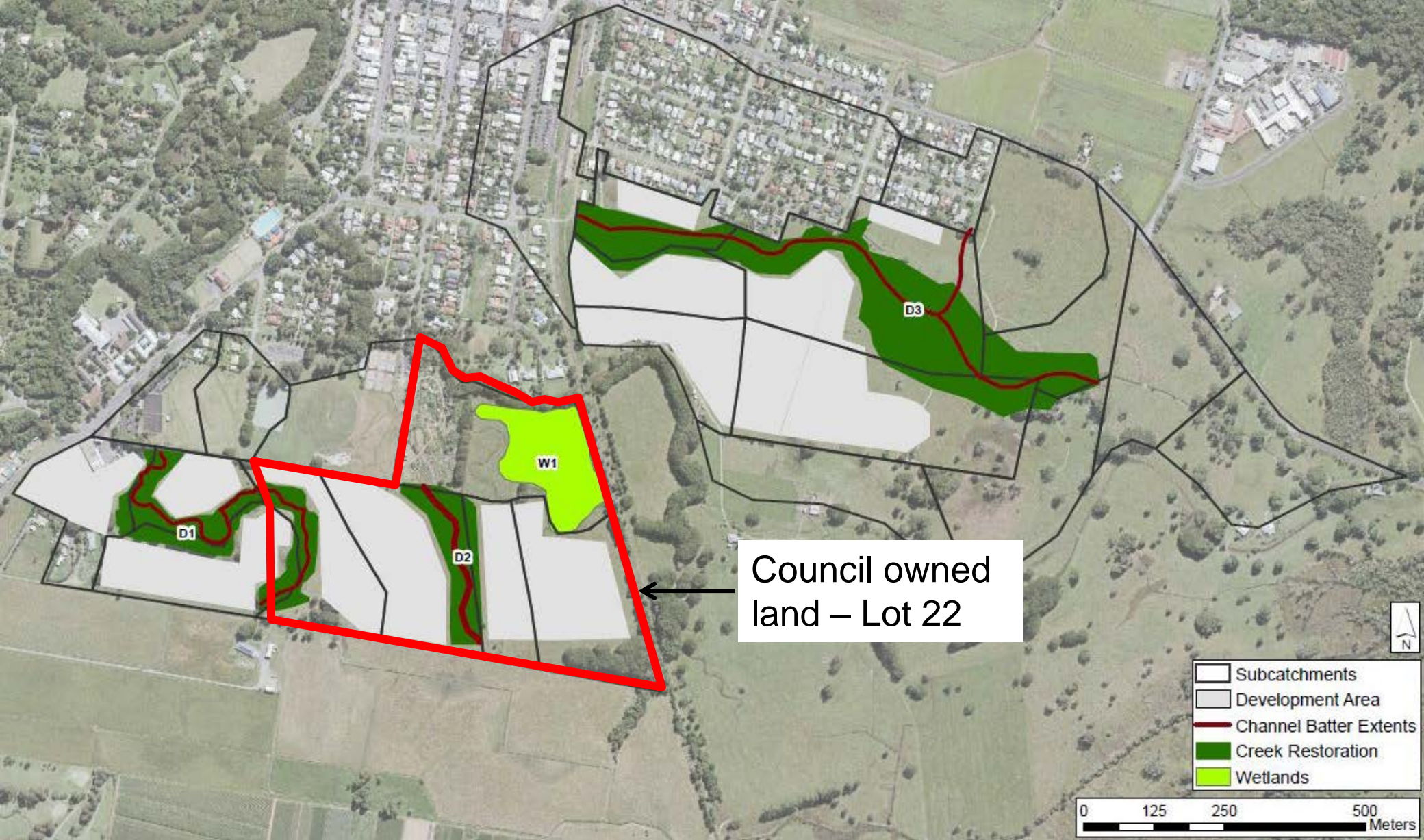
- This Structure Plan example informs the current Planning Proposal over Lot 22 DP 1073165, Stuart Street, Mullumbimby.
- The Planning Proposal seeks to rezone part of this lot for residential purpose.
- Council resolved to prepare a structure plan at the Council (Planning) meeting on 11 April 2019 (refer to resolution 19-147).



This image shows the Council owned land – Lot 22 (with orange outline) and nearby properties that may be included in the urban footprint for Mullumbimby in the future (with blue outline).

2 Storm Water Management

- The Storm Water Management Plan recommends a non-traditional approach to storm water management.
- This would improve amenity and water quality for areas upstream.
- It would involve creek restoration and improvements to the three primary drainage systems and wetland.

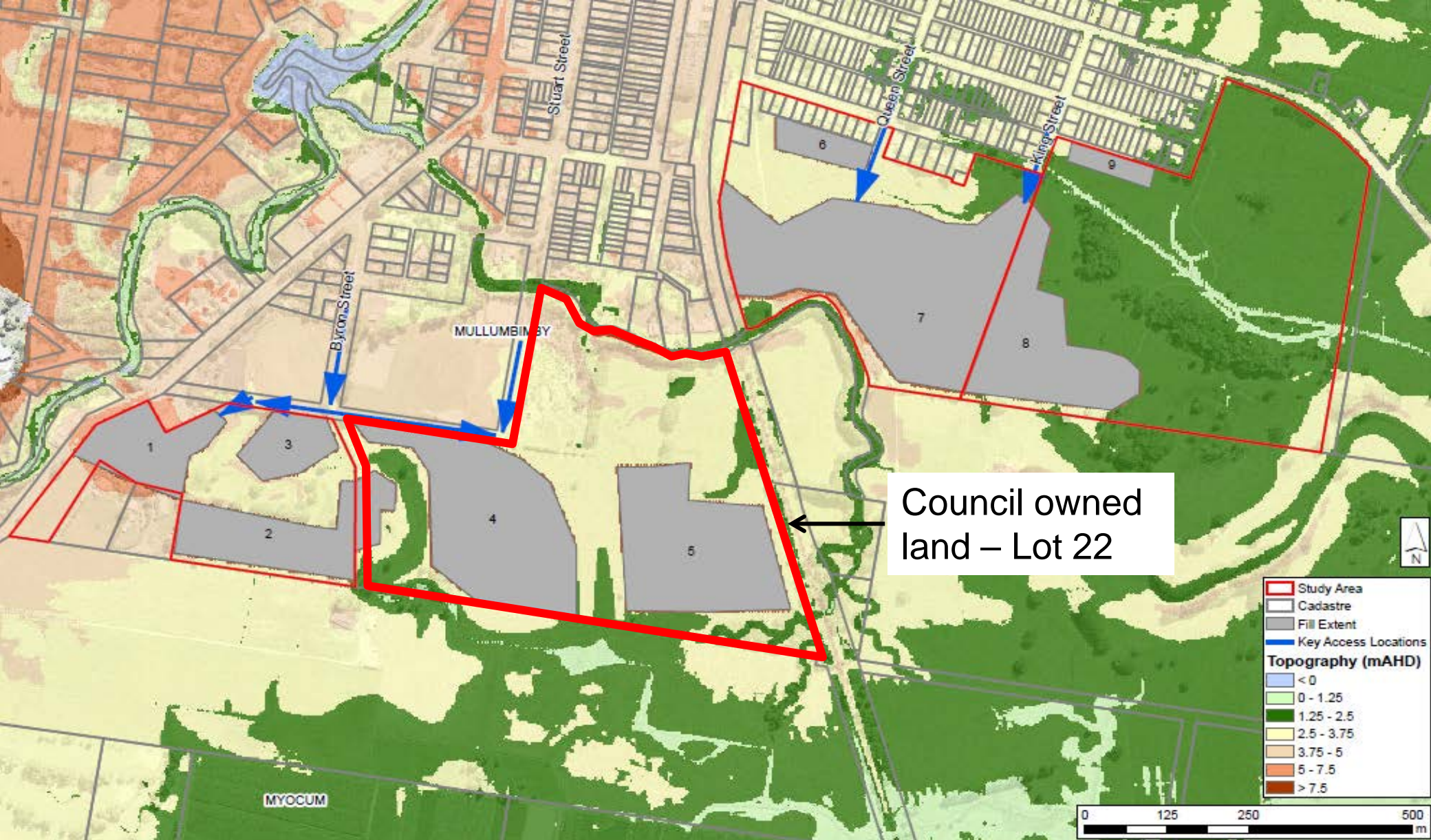


This image is from the Storm Water Management Report produced by WMA Water, May 2020 (refer to Figure 25). It shows the recommended approach to storm water management using creek and drain restoration as well as wetland rehabilitation.

3 Developable Areas

- The Storm Water Management Plan report identifies the following potential development areas.
- This has been used as the basis for the Structure Plan.

Label	Area (ha)	Ownership
1	1.9	Private
2	3.0	Private/Council
3	1.1	Private
4	5.5	Council
5	4.8	Council
6	0.7	Private
7	8.9	Private
8	3.8	Private
9	0.4	Private



This image is from the Storm Water Management Report produced by WMA Water, May 2020 (refer to Figure 19). It shows the potential development areas that could be created with appropriate storm water management.

4 Vision for Lot 22

The Vision for Lot 22 is for:

- A diverse and affordable housing precinct.
- Neighbourhood's set within the green landscape of the recreation grounds, creek corridors and the community gardens.
- A highly connected place with walk and cycle links to the nearby schools, town centre, parks and services.


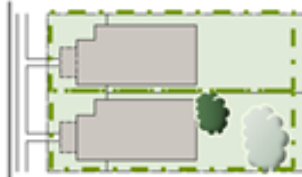
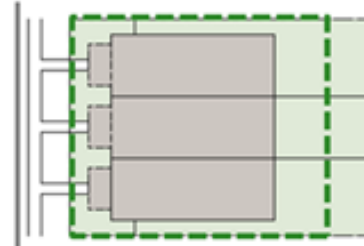


4 Vision for Lot 22

Lot 22 creates opportunities for a mix of people to join (or re-join) the creative and diverse community of Mullumbimby. This would include:

- Singles and young people; key workers; low income workers and students; lone parents; first-home buyers; the elderly; welfare recipients; and people transitioning out of homelessness.
- Local Aboriginal people seeking affordable opportunities to live on Country.

5 Housing and Lot Size Mix

- The draft Byron Shire Residential Strategy provides the mix of lot sizes for subdivision of Council owned, R1 General Residential zoned land (Lot 22). This mix has been developed in accordance with the North Coast Regional Plan and draws on extensive community engagement in preparing the draft Residential Strategy.

Column 1 – Lot type	Column 2 – Zone R1 mix of lots (per net developable area)	Column 3 - Lot size range	Column 4 - Examples of houses on lots
Type A Traditional lots	10%	450 – 799m ²	
Type B compact lots	51%	201 – 449m ²	
Type C medium density lots	12%	800m ² - 1,400m ²	
Type D micro lots	27%	50 - 200m ²	
Byron bespoke intentional communities	As appropriate	As appropriate	

The table above is from the most recent updates to the draft Residential Strategy - Policy 2, Table 5. It shows the mix of lot sizes with % targets for subdivision of land zoned R1 (Lot 22).

5 Housing and Lot Size Mix

- This mix of lot sizes would support a range of housing outcomes such as those shown over the following pages.

Micro Lot Housing



Attached or detached housing on lots 50 to 200m² and providing 1, 2 or 3 bedrooms.

Small Lot Housing



Housing on lots 200 to 450m² and providing 1, 2 or 3 bedrooms.

Co-Living



Short or long term housing with communal kitchens, bathrooms and recreation spaces.

Transition Housing



Temporary affordable housing for people transitioning out of homelessness.

Eco-Village



Communal living with areas for shared food garden production.

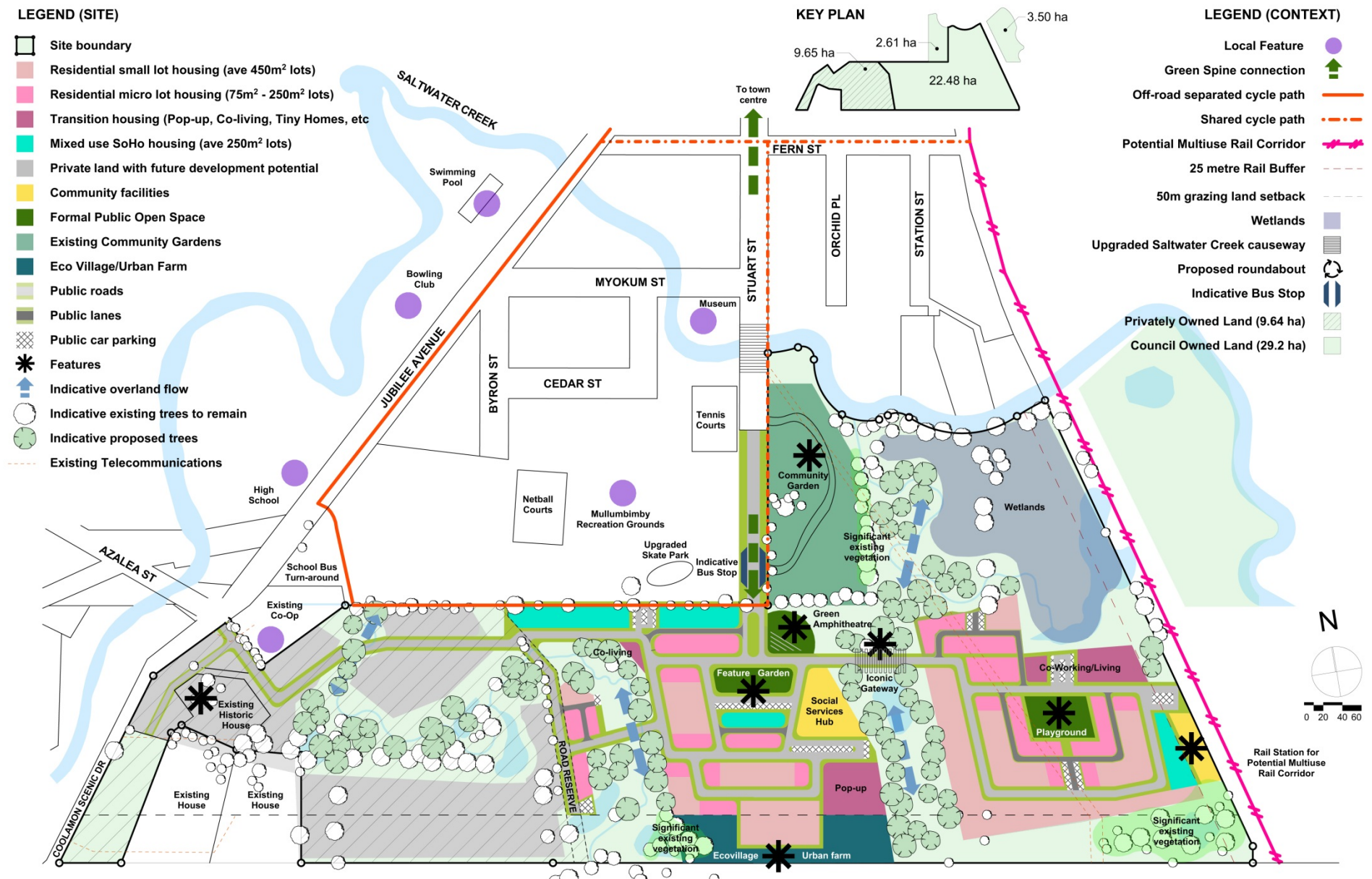
Working Homes (SOHO)



Dual frontage housing purpose built to support home business and work from home lifestyles.

6 Structure Plan Example

- This Structure Plan provides an example of how the vision for Lot 22 could potentially be achieved.
- **It is illustrative only** – providing an example of how diverse housing could be delivered on the flood free development areas.
- Future structure planning would need to be carried out in close consultation with the community if the rezoning is approved.



This image is a Structure Plan Example for the Council owned land, Lot 22 Mullumbimby within the Saltwater Creek Precinct. It shows how the vision for the area could be achieved – but is an illustrative example only.

7 Development Summary – Lot 12

- At least 250 dwellings with a range of lot sizes, dwelling sizes and delivery/governance options
- 30% of dwellings to be managed by an affordable housing provider
- Approximately 11.5 hectares of rehabilitated creek corridors, drainage corridors and wetlands
- Upgraded connections into the site
- Community facilities and parklands

Figure References

- Page 5: from Storm Water Management Report (refer front cover) produced by WMA Water for Byron Shire Council, May 2020
- Page 7: from Storm Water Management Report (refer Figure 25) produced by WMA Water for Byron Shire Council, May 2020
- Page 9: from Storm Water Management Report (refer Figure 19) produced by WMA Water for Byron Shire Council, May 2020
- Page 13: from Byron Shire Council draft Residential Strategy (refer Policy 2, page 43)
- Page 15: Micro Lot Housing photo by Tom Anthony (architect degenhartSHEDD)
- Page 15: Small Lot Housing photo provided by degenhartSHEDD (architect degenhartSHEDD)
- Page 16: Co-Living photo sourced from Mokin House website (<http://www.mokrinhouse.com/>)
- Page 16: Transition Housing source
- Page 17: Eco-Village photo source
- Page 17: Working Homes (SOHO) photo sourced from LendLease
- Page 19: Structure Plan Example produced by degenhartSHEDD for Byron Shire Council (16 August 2020)