

Appendix B New Urban Area Site Profiles

The following pages contain new urban area site profiles Including:

- **Appendix B.1**
 - Investigation Areas; and
 - Sites B1 & B2 – Northern Rivers Resilient Lands Strategy

- **Appendix B.2**
 - Potential R5 Urban Conversion Area

The profiles provide:


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

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

Appendix B.1

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

Area 1 - Mullumbimby – 71 Main Arm Rd

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

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

Description: Part of Lot 1 DP 1222185

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

Infrastructure Planning**Movement and access**

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

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

Water and sewer

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

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

Possible area for improved water security by water recycling. ¹.

Description: Part of Lot 1 DP 1222185

Staging and Delivery

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.


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

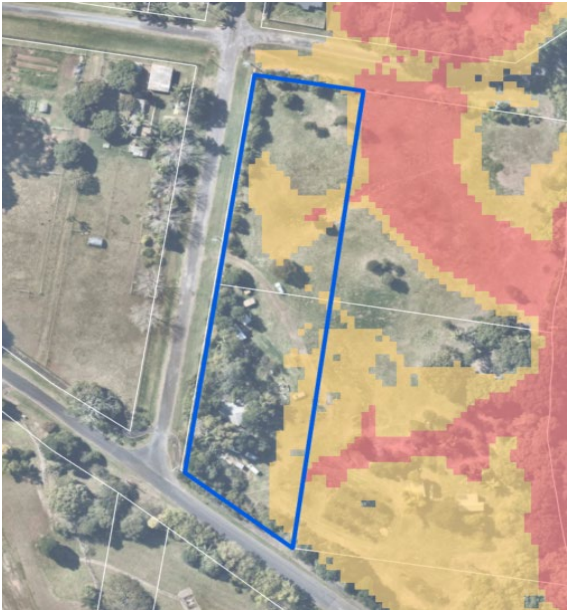
Notes:

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

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

Area 2 - Mullumbimby – 3 Poplar Street

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

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

Description: Part of Lots 76 & 77 DP 755722	
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> • land to be excluded from residential development: <ul style="list-style-type: none"> – contains HEV vegetation – if developed would adversely impact on areas of high environmental value – mapped as bushfire vegetation category 1 – mapped as high flood hazard • Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> – the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment – coastal environmental values and natural coastal processes – the water quality of the marine estate – marine vegetation, native vegetation and fauna and their habitats • Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable) • address Aboriginal cultural heritage sensitivities • Acid sulphate soils 	
Infrastructure Planning	
Movement and access	<p>Study required to assess and manage traffic flow impacts onto Azalea Avenue and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
Water and sewer	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. ¹.</p>

Description: Part of Lots 76 & 77 DP 755722

Staging and Delivery

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.

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

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

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

Investigation area shown in blue border.



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

Strengths/advantages

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

North Coast Regional Plan

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

Housing diversity, character and affordability

Preferred zone

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

R1 General Residential Zone

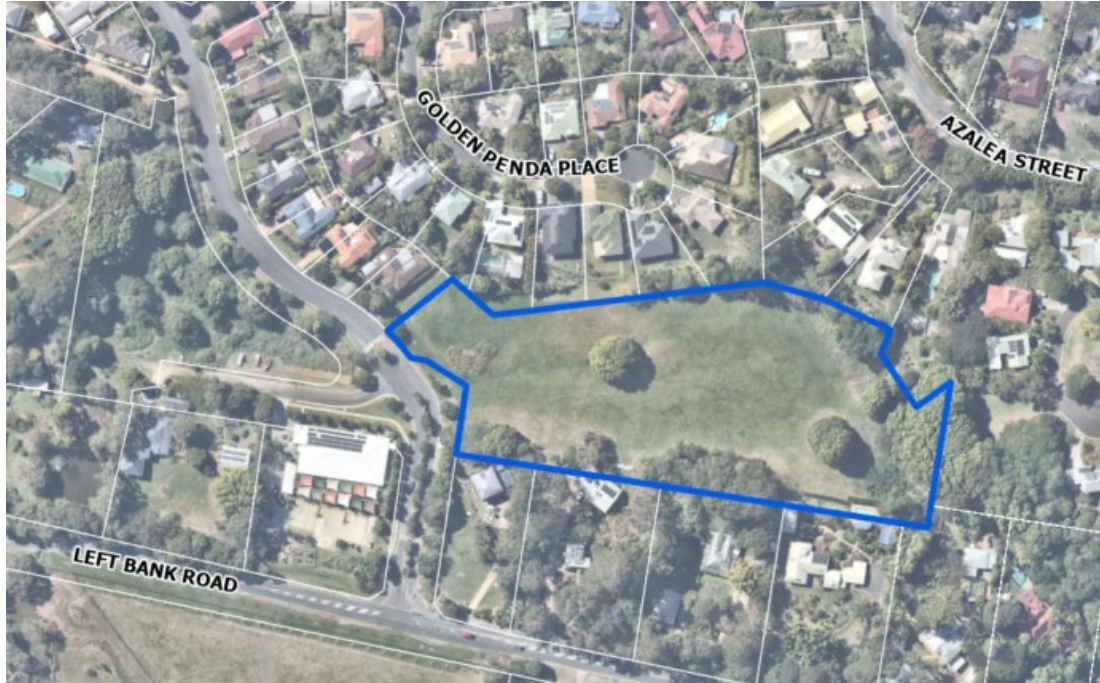
Description: Part of Lot 188 DP 728535, Lot 1 DP 1159861 & Lot 138 DP 755722	
Housing mix and theoretical dwelling yield	130 Dwellings Based on preliminary planning to inform planning proposal.
NOTE: Yields account for an allocation of land towards open space and roads.	Caters for a range of single,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

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

Area 4 - Mullumbimby – Tuckeroo Avenue

Description: Part of Lot PT32 DP1169053

Investigation area shown in blue border.



Approximate developable land: 0.84ha

Strengths/ advantages

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

North Coast Regional Plan

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

Housing diversity, character and affordability

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

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

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

Area 5 - Mullumbimby – 1660-1634 Coolamon Scenic Drive

Description: Lot 1 & 2 DP748729 & Lot 31 DP1266932

Investigation area shown in blue border.



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

Strengths/ advantages

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

North Coast Regional Plan

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

Housing diversity, character and affordability

Preferred zone

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

R1 General Residential Zone

Description: Lot 1 & 2 DP748729 & Lot 31 DP1266932		
Housing mix and theoretical dwelling yield	Low Yield (16 Dwellings / ha)	58 Dwellings
	Med Yield (21 Dwelling / ha)	75 Dwellings
	High Yield (26 Dwellings / ha)	94 Dwellings
	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
NOTE: Yields account for an allocation of land towards open space and roads.		
Lot size typology, mix and layout	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
Affordable provision	The land is identified in BLEP 2014 as being subject to an affordable housing contribution under the Byron Shire Council Affordable Housing Contributions Scheme.	
Integration with local character	<p>Respectful of the heritage item listed house.</p> <p>Edge and gateway to Mullumbimby town – western and southern perimeter landscaping to enhance visual amenity.</p> <p>Development design respects and reflects Mullumbimby's low scale 'country town' feel and landscape character.</p>	
Flood Planning (see below)		

Description: Lot 1 & 2 DP748729 & Lot 31 DP1266932



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

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

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

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

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

Description: Lot 1 & 2 DP748729 & Lot 31 DP1266932	
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> • land to be excluded from residential development: <ul style="list-style-type: none"> – mapped as intermediate / high flood hazard • Coastal Management SEPP - this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> – the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment – coastal environmental values and natural coastal processes – the water quality of the marine estate – marine vegetation, native vegetation and fauna and their habitats • Koala Habitat Protection SEPP - biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable) • Farmland of regional significance - a planning proposal is to: <ul style="list-style-type: none"> – be consistent with: (a) the North Coast Regional Plan 2041, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005. – incorporate a Land Use Conflict Risk Assessment (LUCRA) – consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland. • address Aboriginal cultural heritage sensitivities • Acid sulphate soils 	
Infrastructure Planning	
Movement and access	<p>Study required to assess and management of traffic flow impacts onto surrounding streets and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
Water and sewer	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Mullumbimby are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling.¹</p>

Description: Lot 1 & 2 DP748729 & Lot 31 DP1266932


Staging and Delivery

Long Term (10+ years)

Staging of land release to coordinate with infrastructure delivery.

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


Area 6 - Mullumbimby – 1982 Coolamon Scenic Dr


Description: Part of Lot 10 DP1132925		
Investigation area shown in blue border.		
		
Approximate developable land: 5.4ha		
Strengths/ advantages		
<ul style="list-style-type: none"> • proximity to existing residential area • good proximity to employment areas • mostly cleared site 		
North Coast Regional Plan		
<ul style="list-style-type: none"> • The investigation area is outside the NCRP urban growth area. • The land is not mapped as important farmland 		
Housing diversity, character and affordability		
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential; or R1 General Residential Zone	
Housing mix and theoretical dwelling yield	Low Yield (16 Dwellings / ha)	60 Dwellings
	Med Yield (21 Dwelling / ha)	79 Dwellings

Description: Part of Lot 10 DP1132925		
NOTE: Yields account for an allocation of land towards open space and roads.	High Yield (26 Dwellings / ha)	98 Dwellings
	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
Lot size typology, mix and layout	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.	
Affordable provision	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.	
Integration with local character	<p>Structure plan to accompany a planning proposal.</p> <p>Western perimeter landscaping to enhance visual amenity.</p> <p>Development design respects surrounding landscape character.</p>	
Flood Planning		
<p>Part of the site may be affected by medium/high flood hazard risk.</p> <p>An updated flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>		
Key issues and further investigations required as part of a planning proposal to change zoning of the land		
<ul style="list-style-type: none"> • Assessment and management of traffic flow impacts onto Byron Bay Road and active transport linkages to CBD and residential areas. • land to be excluded from residential development: <ul style="list-style-type: none"> – mapped as bushfire vegetation category 1 – mapped as intermediate / high flood hazard – if developed would adversely impact on areas of high environmental value • SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following: <ul style="list-style-type: none"> – the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, – coastal environmental values and natural coastal processes, – the water quality of the marine estate – marine vegetation, native vegetation and fauna and their habitats • land identified in the contaminated land register as having contaminants 		

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

Area 7 - Mullumbimby – 1862 Coolamon Scenic Drive

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

Description: Lot 12 DP578826	
NOTE: Yields account for an allocation of land towards open space and roads.	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.
Lot size typology, mix and layout	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
Affordable provision	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme upon lodgement of planning proposal.
Integration with local character	Structure plan to accompany a planning proposal. Development design respects and reflects Mullumbimby’s low scale ‘country town’ feel and landscape character.
Flood Planning	
 <p>Flood Hazard Risk - 1:100 year 2100 Climate Change Scenario</p> <ul style="list-style-type: none"> Med (H3) High (H4-H6)) 	<p>With exception of the far northeast corner of this Investigation Area (ie. adjoining Brunswick River), the remainder of the land is not affected by medium/high flood hazard risk.</p> <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> • land to be excluded from residential development: 	

Description: Lot 12 DP578826

- contains HEV vegetation
- Acid Sulphate Soils
- SEPP (Resilience and Hazards) 2021 - Coastal Management: this applies to that part of the land within the coastal management area - the potential impact to following:
 - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,
 - coastal environmental values and natural coastal processes,
 - the water quality of the marine estate
 - marine vegetation, native vegetation and fauna and their habitats
- waterway variable riparian buffer
- management of steepness of slopes
- address Aboriginal cultural heritage sensitivities

Infrastructure Planning**Movement and access**

Study required to assess and manage traffic flow impacts onto Coolamon Scenic Drive and active transport linkages to adjacent residential areas.

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

Water and sewer

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

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

Possible area for improved water security by water recycling. ¹

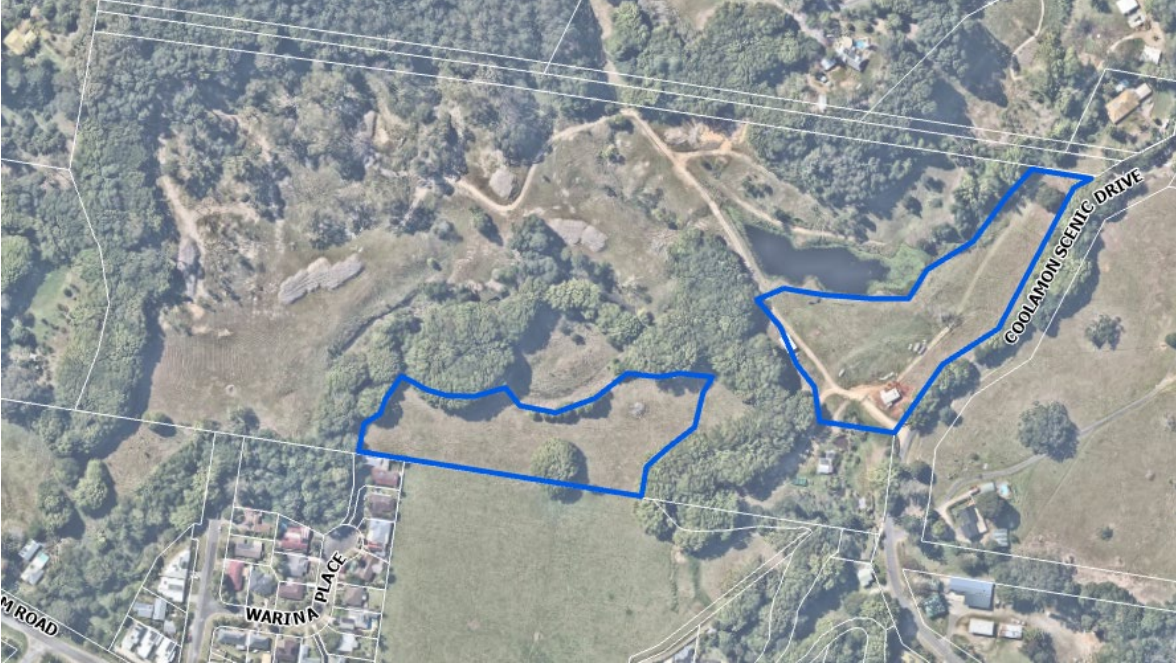
Staging and Delivery

Long Term (10+ years)

Staging of land release to coordinate with infrastructure delivery.

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

Area 8 - Mullumbimby – 1897 Coolamon Scenic Dr

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

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

Flood Planning

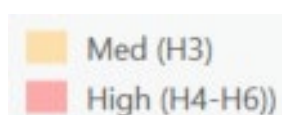


The investigation areas on the lot are mapped as not affected by intermediate/high flood hazard risk.

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

North Byron Flood Risk Management Study and Plan:

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



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


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

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

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

Area 9 - Mullumbimby – 50 Prince Street

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

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

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

Description: Part of Lot 2 DP1121508


Staging and Delivery

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.

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

Area 10 - Mullumbimby – Azalea St

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

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

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

Area 11 - Bangalow – Rankin Drive and Satinash Crescent

Description: Parts of Lots 261 & 262 DP 1262316, Lot 11 DP807867, Lot 182 DP1000507 and Lot 348 DP755695

Investigation area shown in blue border.



Approximate developable land: 2ha

Strengths/ advantages

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

North Coast Regional Plan

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

Housing diversity, character and affordability

Preferred zone

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

R1 General Residential Zone

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

Description: Parts of Lots 261 & 262 DP 1262316, Lot 11 DP807867, Lot 182 DP1000507 and Lot 348 DP755695	
<ul style="list-style-type: none"> • Koala Habitat Protection SEPP- biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable) 	
Infrastructure Planning	
Movement and access	<p>Study required to assess and manage traffic flow impacts onto Main Arm Road and active transport linkages to adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
Water and sewer	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Bangalow are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. ¹</p>
Staging and Delivery	
<p>Short Term (3 - 5 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

Area 12 - Bangalow – Ballina Road

Description: Multiple lots Ballina Road

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

Investigation area shown in blue border.



Approximate developable land: 5ha

Strengths / advantages

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

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

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

Description: Multiple lots Ballina Road

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

Staging and Delivery

Medium Term (5-10 years)

Staging of land release to coordinate with infrastructure delivery.

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

Area 13 - Bangalow - 31 Ballina Road

Description: Lot 2 DP 1260751

Investigation area shown in blue border.



Approximate developable land: 1ha

Strengths / advantages

- Already contained in the NCRP urban growth area

North Coast Regional Plan

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

Housing diversity, character and affordability

Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential; or	
	R1 General Residential Zone	
	Low Yield (16 Dwellings / ha)	11 Dwellings

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

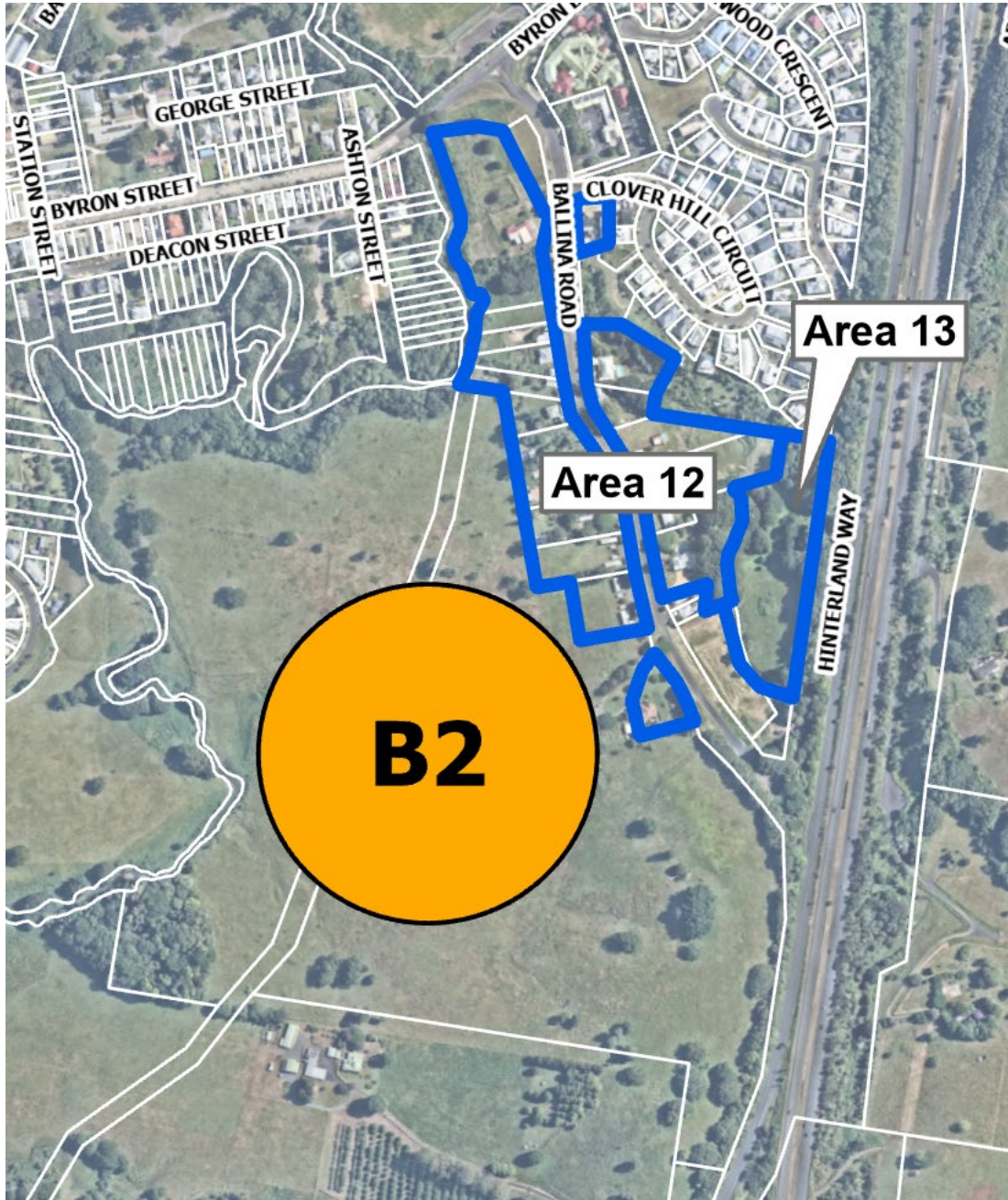
Description: Lot 2 DP 1260751	
	Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.
Water and sewer	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected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

Site B2 (Draft Northern Rivers Resilient Lands Strategy)

– Bangalow – Ballina Rd

Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy

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



Approximate developable land: 33ha

Strengths/ advantages

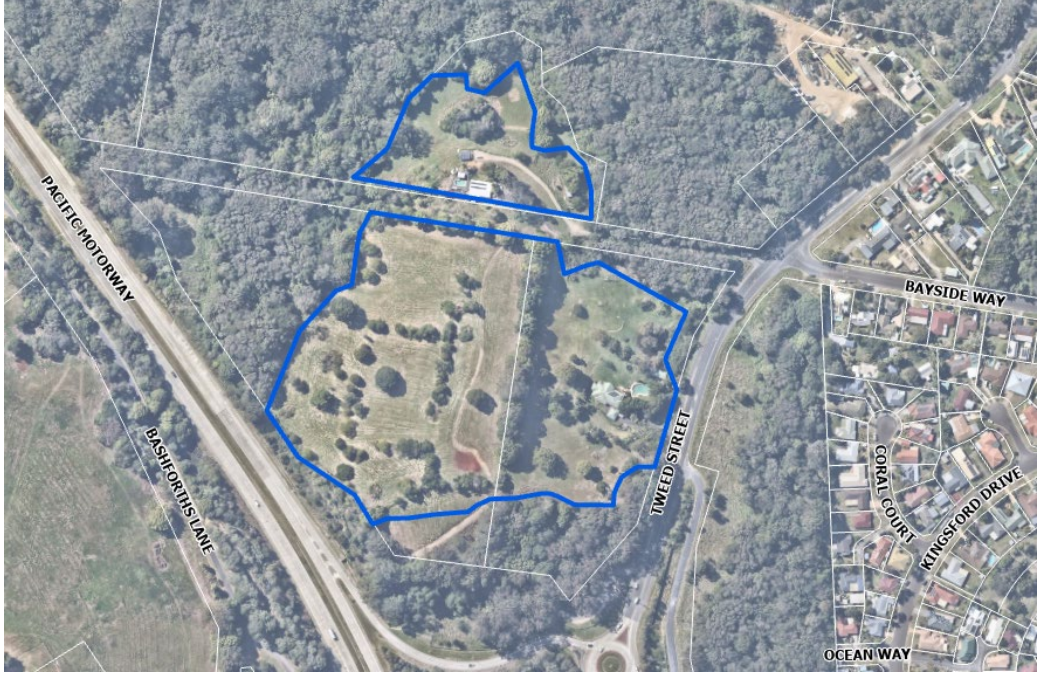
- proximity to existing residential area

Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy	
<ul style="list-style-type: none"> • good proximity to employment areas • proximity to existing public transport route • largely flat and cleared site 	
North Coast Regional Plan	
<ul style="list-style-type: none"> • The investigation area is not within the NCRP urban growth area. • The land is mapped as important farmland 	
Housing diversity, character and affordability	
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential; or R1 General Residential Zone
Housing mix and theoretical dwelling yield NOTE: Yields account for an allocation of land towards open space and roads.	Site B2 (Draft Northern Rivers Resilient Lands Strategy)
	Low Yield (Per Draft Strategy) 340 Dwellings
	Med Yield (Per Draft Strategy) 420 Dwellings
	High Yield (Per Draft Strategy) 500 Dwellings
	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.
Lot size typology, mix and layout	Generally consistent with Strategy Part 3 – Policy 2: Figure 9.
Affordable housing provision	Affordable housing contribution rate to be applied in accordance with the applicable Affordable Housing Contribution Scheme and or endorsed Planning Agreement, upon lodgement of planning proposal.
Integration with local character	Development design respects and reflects the low scale 'country town' feel of Bangalow and landscape character. Structure plan to accompany a planning proposal. Edge and gateway to Bangalow township – eastern and southern perimeter landscaping to enhance visual amenity.

Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy	
Flood Planning	
<ul style="list-style-type: none"> • The majority of the site is mapped outside the 1:100 year floodplain (2100 Climate Change Scenario) <p>A flood and stormwater management study is required to inform a planning proposal.</p> <p>Where flood mitigation work is required to enable the development to be compatible with the flood hazard of land, that work should form part of the development application and should be carried out, prior to the carrying out of balance of the development.</p>	
Key issues and further investigations required as part of a planning proposal to change zoning of the land	
<ul style="list-style-type: none"> • flood and stormwater management • assessment and management of traffic flow impacts onto Byron Bay Road • SEPP (Biodiversity and Conservation) 2021 - Koala habitat protection: Development control of koala habitats biodiversity and ecological sensitivities including land shown on the koala 'Site Investigation Area' map (where applicable) • land to be excluded from residential development: <ul style="list-style-type: none"> – if developed would adversely impact on areas of high environmental value – mapped as bushfire vegetation category 1 • Farmland of regional significance – a planning proposal is to: <ul style="list-style-type: none"> – be consistent with: (a) the North Coast Regional Plan 2041, or (b) Section 4 of the report titled Northern Rivers Farmland Protection Project - Final Recommendations, February 2005 – incorporate a Land Use Conflict Risk Assessment (LUCRA) – consider provision of a rural zoned buffer on the land being developed may assist with future land use conflict considerations and the risk of further encroachment into important farmland. • address Aboriginal cultural sensitivities • land identified in the contaminated land register as having contaminants • availability and capacity of social services (including schools) 	
Infrastructure Planning	
Movement and access	<p>A traffic assessment and management plan will be undertaken prior to finalising the high-level concept structure plan. This assessment is to include traffic flow impacts, capacity for active transport linkages with the Bangalow CBD and adjacent residential areas.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>

Description: Site B2 per Draft Northern Rivers Resilient Lands Strategy	
Water and sewer	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Bangalow are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. ¹.</p>
Staging and Delivery	
<p>Long Term (10-20 years)</p> <p>Currently approved only for preliminary strategic investigations to allow further justification regarding the settlement planning principles of the North Coast Regional Plan 2041 in relation to Important Farmland. This should be addressed as part of the Residential Strategy 2041 mid-point 2026/27 review.</p> <p>Staging of land release to be given further consideration as part of the Residential Strategy 2041 mid-point 2026/27 review.</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	


Area 14 - Brunswick Heads – 172 & 166 Tweed Street & 66 – The Saddle Road

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

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

Description: Lot 264 DP755692 and Parts of Lot 2 DP1159910 and Lot 1 DP388031	
	Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.
Water and sewer	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Brunswick Heads are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. ¹.</p>
Staging and Delivery	
<p>Long Term (10+ years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

Area 15 – Brunswick Heads – 125 Tweed St

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

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

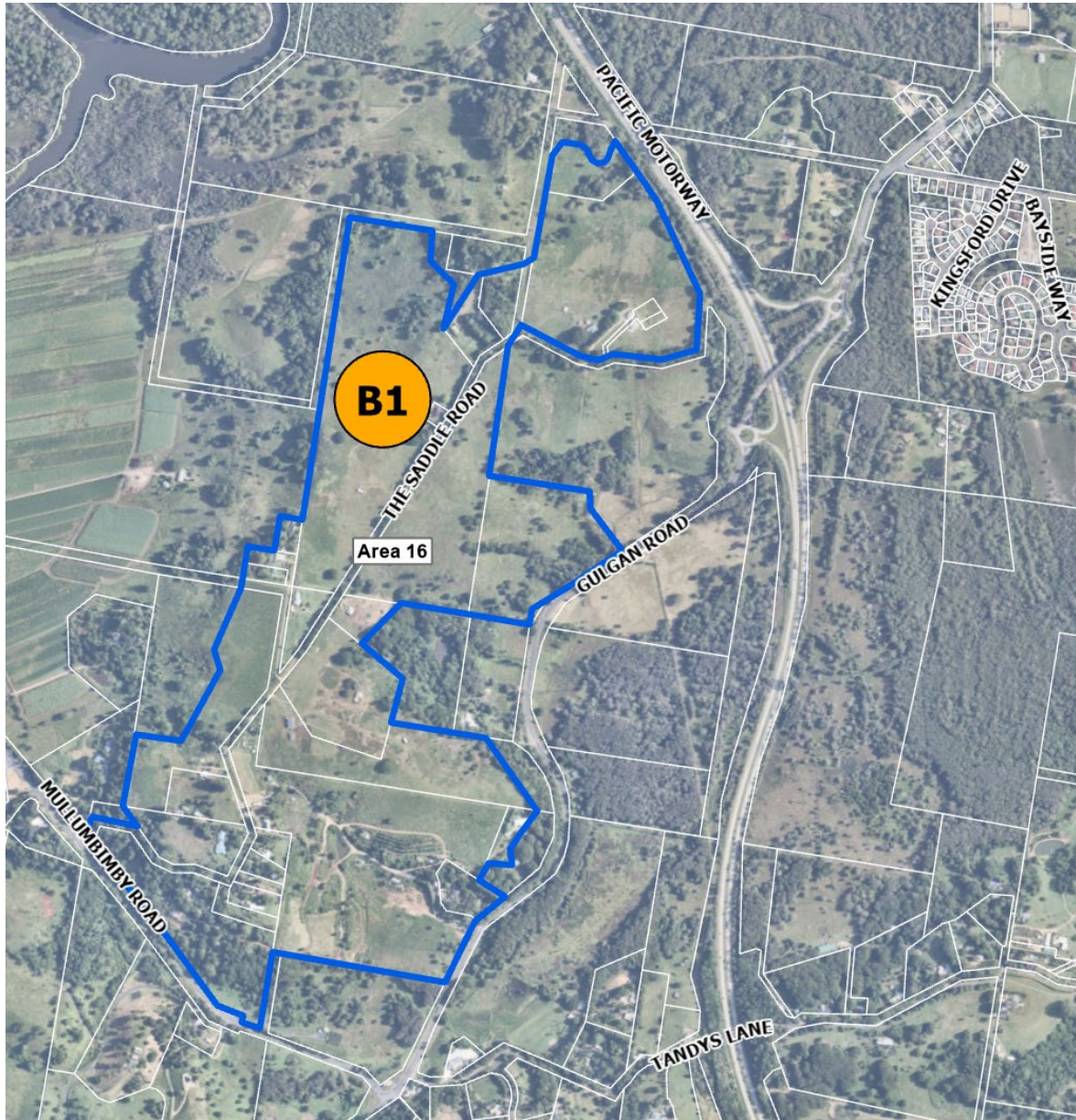
Description: Lot 1 DP560486	
<ul style="list-style-type: none"> - the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment, - coastal environmental values and natural coastal processes, - the water quality of the marine estate - marine vegetation,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

Area 16 & Site B1 (Draft Northern Rivers Resilient Lands Strategy)

– Brunswick Heads – The Saddle Rd

Description: Multiple Lots

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



Approximate developable land: 100ha

Strengths/ advantages

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

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

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

Description: Multiple Lots	
	<p>acoustic) onto surrounding streets, capacity for active transport linkages with adjacent residential areas. Consultation with TfNSW regarding integration with Mullumbimby Rd, Gulgan Rd, M1 Hwy interchange.</p> <p>Cumulative impacts on the wider transport network resulting from traffic flows generated by the site are also to be considered.</p>
Water and sewer	<p>Water and sewerage infrastructure capacity and ability to Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Brunswick Heads are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. ¹.</p>
Staging and Delivery	
<p>Site B1: Short Term (3 – 5 years) Area 16: Long Term (10 - 20 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

Area 17 – Byron Bay - Ewingsdale Road - REMOVED


Description: Part of Lot 350 DP755695

Area shown in blue border.

Investigation Area removed from the Byron Residential Strategy 2041 in accordance with the Strategy Endorsement Letter issued by the NSW Department of Planning, Housing and Infrastructure dated 17 June 2024.




Area 18 – Byron Bay – Bangalow Rd

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

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

Description: Lot 2 DP1275809 and Lot 438 DP729107	
Water and sewer	<p>Any required upgrades to water and sewerage infrastructure are to be considered at the planning proposal stage.</p> <p>Expected upgrades to water and sewer infrastructure for Byron Bay are detailed in the <i>2041 Byron Shire Residential Strategy Background Report</i> and have informed Appendix C – Development Sequencing Plan.</p> <p>Possible area for improved water security by water recycling. ¹.</p>
Staging and Delivery	
<p>Medium Term (5-10 years)</p> <p>Staging of land release to coordinate with infrastructure delivery.</p> <p>Where key infrastructure cannot be adequately serviced by existing or committed infrastructure plans, proponents will be required to enter a planning agreement to fund such infrastructure.</p>	

Area 19 – Suffolk Park – 64 Corkwood Crescent

Description: Part of Lot 85 DP 1198641		
Investigation area shown in blue border.		
		
Approximate developable land: 3500 m² (Infill Lot)		
Strengths/ advantages		
<ul style="list-style-type: none"> • adjacent existing residential area • good proximity to employment area • determined to be a viable affordable housing contribution area 		
North Coast Regional Plan		
<ul style="list-style-type: none"> • The investigation area adjoins the NCRP urban growth area. • The land is not mapped as important farmland 		
Housing diversity, character and affordability		
Preferred zone	R2 Low Density Residential	
Housing mix and theoretical dwelling yield	Low Yield (16 Dwellings / ha)	1 Dwellings
	Med Yield (21 Dwelling / ha)	2 Dwellings
	High Yield (26 Dwellings / ha)	3 Dwellings


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

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

Appendix B.2

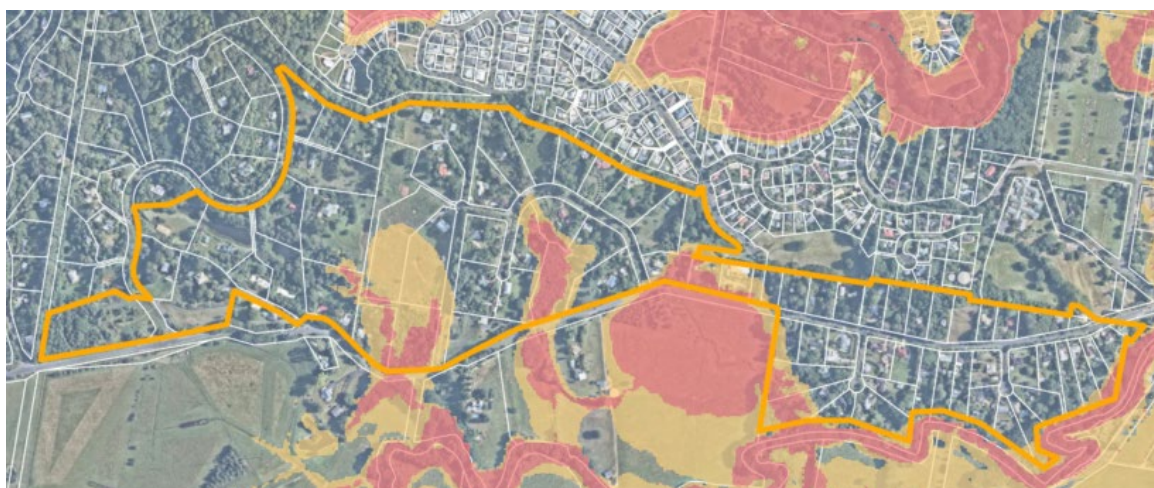
- Potential Urban Conversion Area

Mullumbimby – Potential Urban Conversion Area (Left Bank Rd)

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

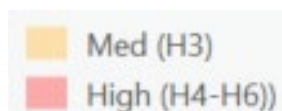
Description: Multiple Lots	
NOTE: Estimated yield assumes 50% of total lots are developed.	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.
Lot size typology, mix and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

Flood Planning



North Byron Flood Risk Management Study and Plan:

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



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

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

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

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