

APPENDIX C

BYRON SHIRE – RESIDENTIAL STRATEGY 2024 - INTENDED DEVELOPMENT SEQUENCING PLAN

PART 1 – INFILL DEVELOPMENT

Immediate to short-term	Key Considerations	Timing - Plan	Timing - Implement
<p>Byron Bay – Urban Design Based Density Study</p> <p>Undertake initial investigations and consultation regarding potential amendment of planning controls in Byron Bay, including height, floor space ratio and lot sizes, with the aim of encouraging greater housing diversity and density to reinforce the CBD role of the area.</p> <p>Note:</p> <p>Planning and implementation is subject to the approval and availability of grant funding.</p>	<ul style="list-style-type: none"> • STRA implications (being in part, a 365 day STRA precinct) • Stormwater Management Strategy • Traffic & Transport Management Strategy <p>The timing of implementation will be aligned with Council's Capital Works Program. Detailed infrastructure needs will be determined at the planning stage.</p>	<p>Short-term (1 - 2 years)</p>	<p>Short-term (3 - 20 years)</p> <p>Infill uptake is market dependent</p>
Short to medium term	Key Considerations	Timing - Plan	Timing - Implement
<p>Brunswick Heads – Infill</p> <p>Progress a planning proposal to enable new infill development through reduced lot sizes as described in Policy 2.</p>	<ul style="list-style-type: none"> • Application of Affordable Housing Scheme for Identified Lands • Byron Shire DCP 2014 design guidance (in conjunction with Action 13) • integrated infrastructure servicing strategies/plans (including stormwater and traffic) and associated funding mechanisms. 	<p>Short-term (3 - 5 years)</p>	<p>Short to long-term (3 - 20 years)</p>

	<ul style="list-style-type: none"> • Integration of infrastructure considerations with planning for the Saddle Rd Precinct (Site B1 & Investigation Area 18) • The timing of implementation will be aligned with Council's Capital Works Program. Detailed infrastructure needs will be determined at the planning stage. • Planning proposals for infill are to be supported by town or village character statement reviews and community engagement. 		
<p>Progress planning proposals to enable new infill development in other towns and villages through reduced lot sizes as described in Policy 2.</p>	<ul style="list-style-type: none"> • Application of Affordable Housing Scheme for Identified Lands. • Byron Shire DCP 2014 design guidance (in conjunction with Action 13) • integrated infrastructure servicing strategies/plans (including stormwater and traffic) and associated funding mechanisms. • Integration of infrastructure considerations with planning for new land release • Implementation will be aligned with Council's Capital Works Program. Detailed infrastructure needs will be determined at the planning stage. • Housing monitoring and review will inform the staging of planning proposals for each urban catchment. 	<p>Short-term (3 - 5 years)</p>	<p>Short to long-term (3 - 20 years)</p>

- Planning proposals for infill are to be supported by town or village character statement reviews and community engagement.

PART 2 – POTENTIAL URBAN RELEASE, WORK/LIVE & MIXED USE DEVELOPMENT

NOTE:

Staging of development is 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.

Immediate to short-term	Key Considerations	Timing - Plan	Timing - Implement
Enable and progress planning proposals for the following new release investigation areas and live/work areas:			
Work/Live & Mixed Use Area (66 The Saddle Rd. also part of BILS Area 5)	Planning Proposal currently under assessment	Immediate (1-2 years)	Short-term (3 - 5 years)
Work/Live & Mixed Use Area (57 Station St, Mullumbimby)	Subject to tender process and heads of agreement with Landcom and Community Housing Provider.	Immediate (1-2 years)	Short-term (3 - 5 years)
Area 11 (Rankin Drive & Granuaille Crescent, Bangalow)	Planning Proposal currently under assessment	Immediate (1-2 years)	Short-term (3 - 5 years)
Resilient Lands Strategy Site B1	Refer to New Release Area Profiles in Residential Strategy – Appendix B	Immediate (1-2 years)	Short-term (3-5 years)

Area 3 (former Mullumbimby Hospital site)	Planning Proposal currently under assessment	Immediate (1-2 years)	Short to Medium-term (3-10 years) Subject to Council development strategy
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Short to medium term	Key Considerations	Timing - Plan	Timing - Implement
Enable and progress planning proposals for the following new release investigation areas, live/work areas and potential urban conversion areas:			
Area 1 (71 Main Arm Road, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Area 2 (3 Poplar Street, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Area 4 (Tuckeroo Avenue, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Area 9 (50 Prince Street, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Area 10 (Azalea Street, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Area 12 (Ballina Road various, Bangalow)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Area 13 (31 Ballina Road, Bangalow)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)

Short to medium term	Key Considerations	Timing - Plan	Timing - Implement
Area 15 (125 Tweed Street, Brunswick Heads)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
REMOVED Area 17 (Ewingsdale Road, Byron Bay)	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 (Bangalow Road, Byron Bay)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Area 19 (64 Corkwood Crescent, Suffolk Park)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Short-term (3 - 5 years)	Medium-term (5-10 years)
Urban conversion of rural residential areas in Mullumbimby (Left Bank Rd R5 zoned area)	Refer to Potential R5 Urban Conversion Area profile in Residential Strategy - Appendix B.2	Short-term (3 - 5 years)	Medium-term (5-10 years)
Work/Live & Mixed Use area at 23 Bayshore Drive, Byron Bay	Subject to site strategy, urban design protocol and masterplan considerations.	Short-term (3 - 5 years)	Medium-term (5-10 years)
Work/Live & Mixed Use area at 94 Kingsford Drive, Brunswick Heads	Subject to existing approval	Short-term (3 - 5 years)	Medium-term (5-10 years)
Medium to Long term	Key Considerations	Timing - Plan	Timing - Implement
Enable and progress planning proposals for the following new release investigation areas:			

Medium to Long term	Key Considerations	Timing - Plan	Timing - Implement
Area 5 (1660-1634 Coolamon Scenic Drive, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Medium-term (5-10 years)	Long-term (10+ years)
Area 6 (1982 Coolamon Scenic Drive, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Medium-term (5-10 years)	Long-term (10+ years)
Area 7 (1862 Coolamon Scenic Drive, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Medium-term (5-10 years)	Long-term (10+ years)
Area 8 (1897 Coolamon Scenic Drive, Mullumbimby)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Medium-term (5-10 years)	Long-term (10+ years)
Area 14 (172 & 166 Tweed Street & 66 The Saddle Road, Brunswick Heads)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Medium-term (5-10 years)	Long-term (10+ years)
Area 16 (The Saddle Road Precinct – various lots excluding Site B1)	Refer to New Release Area Profiles in Residential Strategy - Appendix B.1	Medium-term (5-10 years)	Long-term (10+ years)
Resilient Lands Strategy Site B2	Refer to New Release Area Profiles in Residential Strategy – Appendix B Currently approved only for preliminary strategic investigations. Any future development of the site is subject to further consideration as part of the Residential Strategy mid-point review.	Medium-term (5-10 years)	Long-term (10+ years)