

Byron Bay Housing Density Study

Providing secure and affordable housing is a significant challenge facing the nation. Major cities, regional towns and the hinterland areas have serious shortages in supply as well as housing diversity and affordability. Within Byron Shire, this is not a new issue and the Council continues to address pressures on the housing market by utilising the planning levers at our disposal.

Byron Shire continues to advocate for housing supply that is affordable and look for ways to increase the supply of well-located housing within the municipality which aligns with the Byron Shire Residential Strategy 2041 and the Byron Shire Affordable Housing Contribution Policy. Council have recently been successful in securing a grant under State Government's Regional Housing Strategic Planning Fund to prepare a Housing Density Study for the land adjoining the town centre to understand the capacity of this area for infill housing.

Council have engaged Echelon Planning and UrbanFold to prepare the Density Study, which will examine the existing residential precinct adjacent to the central business district of Byron Bay (as shown below). The Study aims to establish a robust framework that will guide future planning proposals and effectively facilitate infill development opportunities through the implementation of site-specific controls which consider the existing valued character of the area.

The Study will:

- Identify character elements within the study area which ought to be enhanced or protected.
- Identify potential changes to current land use planning to optimize delivery of diverse and affordable housing whilst considering the existing conditions and constraints of the Study Area.
- Support access to safe and secure living environments while balancing the need for sustainable growth and development.
- Provide a framework to inform the preparation of future planning proposals to facilitate development opportunities.
- Support delivery of Council's housing targets over the next 20 years, under the North Coast Regional Plan 2041, Byron Shire Local Strategic Planning Statement and Residential Strategy.

Council has also engaged consultants Urbanista to undertake a Viability Assessment under Byron Shire Affordable Housing Contribution Policy to consider any uplift in land values subject to changes to planning controls which will be tandem with the Density Study.