

# Appendix 1

## Planning for the future

### Purpose of this appendix

The Residential Strategy (the strategy) is about urban residential change and growth. This strategy fits within a planning framework for the NSW and the North Coast region. As a local growth management strategy it is conditional on being approved by the NSW state government. Appendix 1 provides background to the planning framework on:

- A1.1 Why does Byron Shire need a Residential Strategy?
- A1.2 The planning framework
- A1.3 State government input and policy compliance check
- A1.4 Commonwealth housing policy

### A1.1 Why does Byron Shire need a Residential Strategy?

- **to comply with legislation**

A variety of Commonwealth, state and council policy and legislative frameworks exist that have implications on residential development policy in Byron Shire. In particular, land for housing should have minimal exposure to risks, good access to infrastructure and services, avoid and mitigate environmental impacts and minimise any negative impact of housing development on the use of natural resources. (the focus of strategy Policy 1)

Council has an obligation under the *Environmental Planning and Assessment Act 1997* (the *Act*) 'to promote the delivery and maintenance of affordable housing.' The NSW government North Coast Regional Plan requires local councils to prepare a local growth management strategy (LGM) that translates the vision, goals and strategic directions at the local level. Directions under NCRP Goal '4' 'great housing choice and lifestyle options' prioritise future housing supply to increase diversity and choice and more opportunities for affordable housing (the focus of strategy Policy 2).

Recent changes to the *Act* reinforce the message that the consideration of local character is also a key part of planning at all levels. The *Act* supports defining the special character and values that are to be preserved, and how change will be managed into the future to align with the regional plan, and the Council's own priorities in the Community Strategic Plan (the focus of strategy Policy 3).

The strategy is consistent with commonwealth, state and regional policy frameworks and provides an understanding and perspective from a local level. Further details on state and commonwealth policy can be found in Section A1.2 - A1.4.

- **to achieve strategic objectives of the Community Strategic Plan**

The Community Strategic Plan *Our Byron Our Future 2028* sets out a whole of community approach to the strategic direction and aspirational goals for the Byron Shire community up to the year 2028. *Our Byron Our future* – objective – 'we manage growth and change responsibly' informs on community desires:

- *increases in population to be managed in a way which fits in with the current lifestyle and culture of the shire*
- *controlled development which is congruent with the existing local aesthetics of our towns and villages*
- *the cost of living in Byron Shire is affordable*
- *tourism to be managed in a way that has positive impacts for locals.*

The strategy is consistent with the objectives of *Our Byron Our Future*.

- **to respond to pressure emerging from South East Qld**

The South East Queensland (SEQ) region is expected to grow from 3.5 million people to 5.3 million over the next 25 years. Our shire's proximity to this region with Brisbane (less than a two-hour drive) and the Gold Coast (a half-hour drive) means our residents and businesses enjoy many of the economic and social benefits people in a city have. It also means we face many of the same growth management issues as SEQ, including population growth, rising land costs, high tourist numbers, development pressures on natural assets and farmland, and the need to invest in extra infrastructure and community services. These pressures are comparable to those in Sydney's outer suburbs.

- **to respond to global megatrends influencing local housing demand and supply**

Council's current response on housing has been guided by settlement strategies for towns adopted in the early 2000's. Since the 2000s, a number of global megatrends have emerged with significant local implications for how we live, work and connect in Byron Shire including:

- global connectedness and the sharing economy contributing the shire's ever increasing popularity as a tourist destination and a situation where for residents, the cost of housing is out of reach of the average buyer or renter
- extraordinary technological changes transforming how people live, work, communicate and innovate with demand for mixed-use precincts, reduced separation between employment and residential uses and places where people can live, work and play without having to commute or travel as far to access services and amenities
- population becoming more urbanised, creating greater demand for diversity in housing, infrastructure and services
- shifting towards an aged demographic with people not only living longer, but are enjoying good health for an increasing number of these additional years
- more avenues to finance and deliver housing projects with models such as housing cooperatives and share equity
- near unanimous agreement among climate scientists that human induced climate change is real and poses a risk for human activity and natural systems leading to a need to better understanding climate change impacts such as changes in temperature, rainfall, sea-level and extreme weather events and requiring disaster resilience planning
- changes to car technology with the emergence of alternative vehicles such as electric vehicles and self-driving cars, influencing car use with potential to transform our transport networks, parking requirements and road surface and geometry in residential areas.

- **to better manage and deliver community infrastructure and services**

Changes in population can influence the viability, accessibility and provision of community, emergency and commercial services. The community benefits from such services are best achieved by directing future housing to locations with existing or planned infrastructure and services. For communities, being able to provide homes for people at all stages of their life means not only maintaining population numbers, but also the diversity of services and infrastructure that they draw on, such as schools, post offices, sporting and social groups, libraries, community centres, public and community transport services and retail facilities.

- **to better recognise Indigenous rights and interests**

Indigenous people are seeking better recognition and involvement in planning. Land use planning in the Shire can play an important role in integrating Indigenous rights, interests and aspirations by providing opportunities for Traditional Owners to be recognised and meaningfully involved.

Byron Shire Council responded quickly to formally recognise Native Title within its boundaries. This included a Memorandum of Understanding 2013 that was based around the key priorities of culture and heritage, caring for country, social justice and community development. The strategy is one means of ensuring a successful strategic partnership between Byron Shire Council and the Bundjalung of Byron Bay (Arakwal) people that will bring mutual benefit for the whole community.

## **A1.2 The planning framework**

The strategy fits within a planning framework for the NSW North Coast region that includes a hierarchy of state and regional planning legislation, plans and policy. It is one of Council's key local growth management strategies. Local growth management strategies are interconnected with other key documents in determining actions, priorities, resources and reporting including:

**State Environmental Planning Policy (SEPP)** - A legal instrument made by the Governor for planning matters that are of State or regional significance. Prepared by state government and sets state-wide or specific locality planning rules and considerations. Of particular relevance:

- State Environmental Planning Policy No 70 Affordable Housing (Revised Schemes)
- Low Rise Medium Density Housing Code.

**Regional Plan** - Prepared by state government - The *North Coast Regional Plan 2036* is a 20-year blueprint for the future of the North Coast. The NSW government's vision for the North Coast is to create the best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities. To achieve this vision the government has set four goals for the region:

- The most stunning environment in NSW
- A thriving, interconnected economy
- Vibrant and engaged communities
- Great housing choice and lifestyle options.

**Community Strategic Plan** – Mandatory - prepared by Council with community engagement - represents the highest level of **strategic planning** undertaken by a local

council. The **Community Strategic Plan** should identify the main priorities and aspirations of the **community**, providing a clear set of **strategies** to achieve the future vision in a 10-year timeframe.

**Local Strategic Planning Statement** – Mandatory – yet to be prepared by Council with community engagement- set out the 20-year vision for land-use in the Shire, the special character and values that are to be preserved and how change will be managed into the future. The statements will implement actions in the regional and district plans, and the council's own priorities in the community strategic plan it prepares under local government legislation. The statements will shape how the development controls in the local environmental plan (LEP) evolve over time to meet the community's needs, with the LEP the main tool to deliver the council and community's plan.

### How are the local strategic planning statements different to community strategic plans?

Local strategic planning statements focus on the vision and priorities for land use in the local area whereas community strategic plans (prepared under the *Local Government Act 1993*) have a broader focus on achieving the long term social, environmental and economic aspirations of the community.

**Local Growth Management Strategies (LGMS)** – Mandatory - prepared by Council with community engagement- Local growth management strategy is particularly important from a land use planning perspective in that it helps to establish a basis for the rules in local planning documents, like the Byron Shire Local Environmental Plan and Development Control Plan.

- Rural Land Use Strategy- Adopted
- Employment Land Strategy – guiding business and industrial zoned land - exhibition complete being finalised
- Residential Strategy – guiding urban residential land and housing - pending exhibition

**Local Environmental Plan** – Mandatory legal document - prepared by Council with community engagement. Prepared in accordance with state guidelines, it provides a framework for how land can be used.

**Development Control Plan** – Optional - Prepared by Council – Contains detailed guidance on how to achieve the objectives and standards of the local environmental plan.

**Place Plans** - Not required under any legislative framework - prepared by Council with community engagement. Sets out residents and businesses aspirations for their village and is intended to guide its improvements and development over the next 15 years.

**Community Participation Plan** – Mandatory – being prepared by Council to set out how planning authorities will engage with their communities across their statutory planning functions.

**Delivery Program** sets out activities that Council will complete in a four year period which is aligned to a Council term, along with measures to track progress in achieving the activities.

**Operational Plan** shows the actions, projects and capital works that Council will deliver in the year and also includes:

- the budget and capital program
- information on rates and the revenue policy, and
- the annual fees and charges

### **A1.3 State government input and policy compliance check**

During the process of preparing the strategy, the various state government agencies were consulted. For more information on the strategy preparation process please refer to Appendix 2. The following provides a summary of agency input:

#### Former Department of Planning and Environment (DPE)

Initial comments by the DPE on the Preliminary Draft Residential Strategy exhibited in August 2016 identified a need to: detail consistency or any potential inconsistencies with state policy positions, provide further details on mechanisms for supporting housing diversity and clarify the Residential Strategy's relationship to the Rural Land Use Strategy's housing component to ensure a more holistic and integrated growth management framework for the Shire.

In addition, the DPE suggested that consideration be given to:

- specific strategies to address housing issues faced by particular age cohorts and household groups, housing diversity and tourist accommodation demands; detailing how the settlement patterns proposed relate to residents journey to work, employment projections and infrastructure provision (including social infrastructure)
- assessing the availability of infrastructure and providing clear sequencing of potential release areas (i.e. short, medium or long term)
- clearly identifying how the recommendations of the Byron Shire Housing Needs Report have been considered and addressed.

The above matters have been addressed by the Strategy.

As well as the above, a number of Council resolutions on state government policy changes related to residential development have helped to secure:

**SEPP 70 – Affordable housing** – the state government has signalled its intent to include all councils in SEPP 70. This should make it easier for council to prepare an affordable housing contribution scheme and increase delivery of affordable housing outcomes in the Shire.

**Low Rise Medium Density Code** - Recent amendment to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* – granting of a temporary deferral on application to Byron Shire until 31 October 2019 to allow for an independent review.

For more information on these and other Council resolutions please refer to Appendix 2.

#### Former NSW Department of Transport - Roads and Maritime Services

An investigation letter was sent to the NSW Department of Transport, Roads and Maritime Services (RMS) regarding local growth management strategies and potential upgrades/ access changes to the Pacific Highway in December 2017. This is consistent with the North Coast Regional Plan (NCRP) Direction 9 '*to strengthen regionally significant transport corridors*' requirement for an aligned and collaborative approach on infrastructure.

RMS responded in February 2018 in relation to residential lands (as identified in the Strategy) with the following comments:

- Bangalow Residential Precinct (in proximity to Ballina Road): the proposed Bangalow Precinct has access to the old Pacific Highway south of town. This road is now a service road with local road classification. Any lot having a shared boundary with the upgraded Pacific Highway alignment must access a local road. No direct access will be permitted to the Pacific Highway. Due to low potential lot yield in this area, RMS considers impact on the Bangalow interchange is likely to be low. RMS recommends any planning proposal to be informed by a traffic impact assessment (TIA) to determine additional demand on the road network and to ensure appropriate infrastructure planning.
- Ewingsdale Road / Myocum Road Precinct - Residential Infill: Any additional residential infill in the existing residential areas south-east of the interchange are considered likely to increase demand for access to Ewingsdale Road and the interchange during peak periods. RMS recommends any investigation be informed by a TIA to determine impacts on the interchange and inform any land use to be adopted under the Strategy. Consideration will need to be given to existing and future conditions, including other approved and proposed developments accessing the interchange and Ewingsdale Road.
- General: RMS support for any release area likely to impact on the Pacific Highway interchanges will be contingent upon Council identifying the scope of infrastructure works and proposed funding sources required to support any proposed release area. All future works on the classified (State) road will need to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and Roads and Maritime Supplements. It is noted that Council and RMS are working toward medium to longer term infrastructure improvements for Ewingsdale Road and the interchange with the Pacific Highway due to current traffic and safety issues being experienced during peak times. It is reasonable to assume that additional land releases that directly impact this interchange are unlikely to be supported until these medium to longer term improvements are realised.

#### Former NSW Department of Primary Industries ( DPI)

Discussions with DPI have confirmed that potential residential lands (as identified in the Strategy) currently mapped as important farmland in the NCRP will need to consider the state's Important Farmland Interim Variation Criteria'. Table A1.1 provides a strategic level appraisal of the proposed new release sites in Mullumbimby and Bangalow.

**Table A1.1: Appraisal of Important Farmland Variation Criteria**

Criteria	Mullumbimby and Bangalow land
<b>Agricultural capability</b>	<p><u>Mullumbimby:</u> The land is currently being grazed with cattle. Its use for residential development will take most of the land out of production, which would have a minor impact on the beef cattle industry on a local or regional basis. The watercourses form a natural edge that would prevent further outward creep into other regionally significant farmland.</p> <p><u>Bangalow:</u> The Granuaille Road land is vacant and severed from productive farmland by the Hinterland Way, rail corridor and Granuaille Road. The Ballina Road land is currently being used as large lot residential.</p>
<b>Land use conflict and possible measures to mitigate the effects / minimise future land use conflict</b>	<p>A land use conflict risk assessment (LUCRA) has not been undertaken. The key potential conflict areas are the adjoining beef cattle grazing land. A 50 metre buffer* to grazing land could be applied as part of any future development on these sites. (*<i>Living and Working in Rural Areas</i>).</p>
<b>Infrastructure</b>	<p>Details on infrastructure and servicing are contained contained in Appendix 4.</p>
<b>Environmental and farmland protection</b>	
<ul style="list-style-type: none"> <li>Aboriginal or high heritage significance</li> </ul>	<p>Past Aboriginal Heritage Information Management Systems (AHIMS) searches indicated that there were registered Aboriginal sites in both the Mullumbimby and Bangalow locality. A cultural heritage assessment report would be required as part of any proposed zoning to provide advice and to discuss and consider both the tangible and intangible Aboriginal Cultural Heritage of the sites.</p>
<ul style="list-style-type: none"> <li>of high environmental value</li> </ul>	<p>The Mullumbimby sites containing any areas of high environmental vegetation that could be accommodated in an Environmental Zone as part of any future development.</p>
<b>Avoiding risks</b> that would need to be accommodated as part of any future development	
<ul style="list-style-type: none"> <li>flood prone</li> </ul>	<p>The Mullumbimby and Ballina Road Bangalow lands are flood prone in major events – further investigation would be required as part of any proposed rezoning.</p>
<ul style="list-style-type: none"> <li>bushfire-prone</li> </ul>	<p>The Mullumbimby sites are partly mapped as bushfire prone.</p>
<ul style="list-style-type: none"> <li>highly erodible</li> </ul>	<p>The sites are not known to be highly erodible.</p>
<ul style="list-style-type: none"> <li>having a severe slope</li> </ul>	<p>The Granuaille Road site includes some areas where slopes are 20% or greater.</p>
<ul style="list-style-type: none"> <li>having acid sulfate soils (ASS)</li> </ul>	<p>The Mullumbimby ‘Ann Street’ sites are mapped as ASS Class 3 &amp; 4. This is where such material is likely to be encountered at 1 - 2 metres below the natural ground surface.</p>

## Policy compliance check

Land identified in the Residential Strategy has been cross checked for consistency with the following state/regional policy framework:

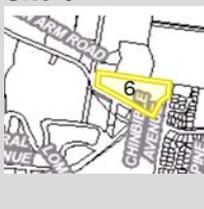
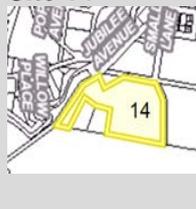
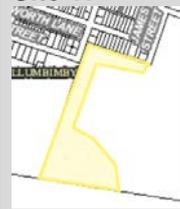
Policy area	Consistency	Table Reference
S117 Directions (as applicable):	Consistent	Table A1.2 & A1.3: Directions Policy Checklist
State Environmental Planning Policies		Table A1.4
North Coast Regional Plan 2036:	Consistent	Table A1.1 Appraisal of important farmland variation criteria  Table A1.5: North Coast Regional Plan Checklist
Settlement Planning Guidelines Mid and Far North Coast:	Consistent	Table A1.6: Settlement Planning Guidelines Checklist

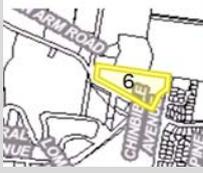
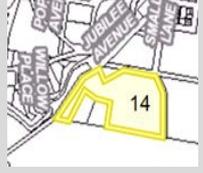
### In reading the following tables:

- Map references and further details are contained in the Site Suitability Analysis Background Report available on Council's website.
- a 'tick' ✓ indicates consistency with the policy.

**Table A1.2: S117 Directions – Northern sites**

Relevant S117 Direction		Localities for new release land outside the existing urban growth boundary – Mullumbimby – areas shown in yellow			
		Site 6	Site 14	Site 16	Site 17
1	<b>Employment and Resources</b>	✓	✓	✓	✓
1.2	Rural Zones	Ref to Table A1.1	✓	Ref to Table A1.1	Ref to Table 1.1
1.3	Mining, Petroleum Production and Extractive Industries	✓	✓	✓	✓
1.5	Rural Lands	Ref to Table A1.1	✓	Ref to Table A1.1	Ref to Table A1.1
2	<b>Environment and Heritage</b>				
2.1	Environment Protection Zones	See comment in			See comment in 2.5 below

Relevant S117 Direction		Localities for new release land outside the existing urban growth boundary – Mullumbimby – areas shown in yellow			
		Site 6 	Site 14 	Site 16 	Site 17 
		2.5 below			
2.5	Application E Zones	Comment: Not applicable until E Zones are determined for the Shire in accordance with the <i>Northern Council's E Zone Review Final Recommendations Report</i> for affected areas.			
2.2	Coastal Protection	✓	✓	✓	✓
2.3	Heritage Conservation	✓	Heritage item to be retained	✓	✓
3	<b>Housing, Infrastructure and Urban Development</b>				
3.1	Residential Zones	Well connected – adjacent to existing residential areas & within 1km of a town with a high school – further details in Appendix 4			
4	<b>Hazard and Risk</b>				
4.1	Acid Sulfate Soils	✓	ASS 4 (See hazard comments below)	ASS 3 & 4 (See hazard comments below)	ASS 3 (See hazard comments below)
4.2	Mine Subsidence and Unstable Land	✓	✓	✓	✓
4.3	Flood Prone Land (using LEP 2014 100yr flood controls)	Partially affected (See hazard comments below)	Partially affected (See hazard comments below)	Partially affected (See hazard comments below)	Fully affected (See hazard comments below)
4.4	Planning for Bushfire Protection	Affected by buffer & vegetation category 1 (See hazard comments below)	✓	✓	Affected by buffer & vegetation category 1 (See hazard comments below)
Hazard comments		<p>Sites 14 -17– Acid sulphate soils &amp; Bushfire Planning: Future development applications will need to address areas containing the acid sulphate soil categories that are Risk Classes 1 and 2 and planning for bushfire protection.</p> <p>Sites 14 -17 – Flood Prone Land: more detailed analysis being undertaken as part of an integrated planning proposal.</p>			
5	<b>Regional Planning</b>				

Relevant S117 Direction		Localities for new release land outside the existing urban growth boundary – Mullumbimby – areas shown in yellow			
		Site 6 	Site 14 	Site 16 	Site 17 
5.3	Farmland of State and Regional Significance (RS) on the NSW Far North Coast	RS see assessment in section Table A1.1	Partially RS see assessment in Table A1.1	RS see assessment in Table A1.1	RS see assessment in Table A1.1
5.10	Implementation of Regional Plans	See Table 2 below.			

**Table A1.3: S117 Directions - Southern sites**

Relevant S117 Direction		Localities For New Release Land outside the existing urban growth boundary – as shown in yellow below		
		Site 27 Byron Bay 	Site 30 Bangalow 	Site 31 Bangalow 
1	<b>Employment and Resources</b>	✓	✓	✓
1.2	Rural Zones	✓	Ref to Table A1.1	Ref to Table A1.1
1.3	Mining, Petroleum Production and Extractive Industries	✓	✓	✓
1.5	Rural Lands	✓	Ref to Table A1.1	Ref to Table A1.1
2	<b>Environment and Heritage</b>			
2.1	Environment Protection Zones	✓	✓	✓
2.5	Application E Zones	N/A		
2.2	Coastal Protection	Has capacity to address the coastal hazards	✓	✓
2.3	Heritage Conservation	✓	✓	✓

Relevant S117 Direction		Localities For New Release Land outside the existing urban growth boundary – as shown in yellow below		
		Site 27 Byron Bay	Site 30 Bangalow	Site 31 Bangalow
				
3	<b>Housing, Infrastructure and Urban Development</b>			
3.1	Residential Zones (b) does the location make efficient use of existing infrastructure and services	✓ Well connected – adjacent to Residential & within 1km of a town with a high school	✓ Well connected- within 1km of a town with a high school	✓ Well connected – adjacent to Residential & within 1km of a town with a high school
4	<b>Hazard and Risk</b>			
4.1	Acid Sulfate Soils	✓ (See hazard comments below)	✓	✓
4.2	Mine Subsidence and Unstable Land	✓	✓	✓
4.3	Flood Prone Land (using LEP 2014 100yr flood controls)	Partially affected (See hazard comments below)	✓	Partially affected (See hazard comments below)
4.4	Planning for Bushfire Protection	Partially affected by buffer (See hazard comments below)	✓	✓
Hazard comments		<p>Site 27 – Acid sulphate soils &amp; Bushfire Planning: Future development applications will need to address areas containing 'Class 3' acid sulphate soils and bushfire prone vegetation.</p> <p>Site 27 &amp; 31 – Flood Prone Land: more detailed analysis at the planning proposal stage will provide capacity to exclude areas where there is a predicted extreme flood hazard risk.</p>		
5	<b>Regional Planning</b>			
5.3	Farmland of State and Regional Significance (RS) on the NSW Far North Coast	✓	RS see assessment Table A1.1	RS see assessment Table A1.1
5.10	Implementation of Regional Plans	See Table 1.3 below.		

**Table A1.4: State Environmental Planning Policies (SEPP) and Draft State Environmental Planning Policies applicable to new release land**

SEPP NO.	TITLE	6	14	16	17	27	30	31
44	Koala Habitat Protection		Proximity to Koala preferred habitat		Contains coastal swamp forest	Contains coastal swamp forest	N/A	N/A
55	Remediation of Land	N/A	N/A	N/A	N/A	N/A	N/A	Northern section affected by dip buffer
70	Affordable Housing (Revised Schemes)	Council in process of preparing a planning proposal to apply SEPP 70						
	State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	Location suits providing housing for seniors and people with a disability.						
	State Environmental Planning Policy (Infrastructure) 2007	Consistent with the SEPP aims						
	State Environmental Planning Policy (Coastal Management) 2018	N/A	N/A	N/A	N/A	N/A	N/A	affected

**Table A1.5: North Coast Regional Plan 2036 (Checklist)**

[https://www.planning.nsw.gov.au/~/\\_media/Files/DPE/Plans-and-policies/north-coast-2036-regional-plan-2017.ashx](https://www.planning.nsw.gov.au/~/_media/Files/DPE/Plans-and-policies/north-coast-2036-regional-plan-2017.ashx)

Regional Plan Reference		Document
Goal	Direction	
1	1	✓
	2	✓
	3	✓
	4	✓
2	9	New release areas are consistent with RMS advice – please refer to the preceding section on state government input on the strategy.
	5,6,7,8,10,12,13	Not directly applicable
	11	See assessment in Table A1.1 for new release areas
3	14	The planning for the large new release area to the south of Mullumbimby entails the preparation of a structure plan to facilitate and integrated development areas.  The strategy supports place planning projects that deliver outcomes consistent with this direction.

Regional Plan Reference		Document
Goal	Direction	
3 cont.		The strategy promotes the development of live/work spaces as part of urban village precincts to facilitate both local housing, job and business establishment.
	15	The strategy establishes 'liveable neighbourhood principles' to be support by development. Policy 2 and associated directions support facilitate and encourage opportunities for a diversity of housing including seniors' housing. Policy 3 and associated directions focus on local character and sense of community to assist in developing well connected communities.
	16, 17 & 18	Consistent: Includes actions to work with traditional owners improve Aboriginal cultural outcomes. This included actions to support housing within the Shire to enable Bundjalung people to live on and connect to country.
	18 & 19	Not directly applicable
	20	The strategy provides local residential character narratives for each of the towns and villages to articulate those elements important to both local built character and streetscape.
	21 (infrastructure)	The strategy has an action to link existing infrastructure capacity with both areas of new release and infill development. New release areas adjoin the existing urban areas.
4	22	Consistent – proposes an approach of housing by both infill and new release. The areas identified and as explained in strategy Policy 1 hold the potential to meet the minimum supply identified in the NCRP for Byron Shire.
	23 & 25	Consistent - includes policy, directions and actions to support housing diversity, choice and equity. This includes specific measures to improve the supply of affordable housing for low – moderate income households and to better manage the short term rental housing market to deliver improve rental housing options for permanent residents.
	24	Pockets of rural residential in Mullumbimby are retained to help address flood management and assist in natural areas/green corridors through the urban areas.

**Table A.1.6: Settlement planning guidelines: Mid and north coast regional strategies (checklist)**

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
<b>Location</b>			
1	Future urban settlement should be located predominantly within the agreed growth areas.	Y	Some 82 % of new housing is expected to be delivered within the existing urban growth boundary with the balance (18%) as new release, requiring an adjustment of the boundary.
2	Future settlement, where permitted by the regional strategies and outside the agreed growth areas, must be located to minimize environmental impacts and be sustainable. Such settlement must satisfy the sustainability criteria contained in Appendix 1 of the Regional Strategies.	Y	Regional strategy superceded by the NCRP – areas proposed for new urban growth areas are consistent with the criteria under the NCRP.
<b>Land suitability (environment, natural resources, hazard)</b>			
3	Future development should be located on land that is suitable for the development and capable of supporting the proposed uses.	Y	Details contained in the supporting 'Site Suitability Analysis Background Report.
4	Planning for future development on land already zoned for settlement but not yet developed should identify the constraints and opportunities of the land. Development should achieve a carefully planned community, respecting environmental, resource and hazard issues.	Y	The analysis of potential 'infill' dwelling yields applied an approach consistent with this requirement.
5	Future development should avoid areas of environmental significance, significant natural and/or economic resource, potential hazard, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change.	Y	Details contained in the supporting 'Site Suitability Analysis' document contained on Council's website.
6	Future development of adjoining land with the above values should incorporate buffers as necessary to help protect those values and to	Y	Details contained in the supporting 'Site Suitability Analysis' document.

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
	avoid future land use conflict.		
7	Future development should be strategically planned by providing a timely release of adequate and appropriately located land to address the specific dwelling targets and housing mix identified in the regional strategies. Future rural residential development should be planned for as part of council's total dwelling targets.	Y	The Strategy proposes a mix of new release and infill land. The delivery of infill housing will be influenced by landowner interest and market forces. The capacity to manage supply and mix of housing for <u>permanent</u> residents is significantly influenced by the State policy on short term rental accommodation.  Future rural settlement is captured in the Shire wide dwelling targets.
8	Future development, particularly in the major centres, should be planned to affect a shift in the new dwelling mix to achieve 60% single dwellings and 40% multi-unit housing across the region to meet the future demographic needs of smaller households and an ageing population.	Y	The Strategy proposes a mix of new release and infill land. The new release land will be required to provide for a mix of lot types to improve housing diversity, as part of the Strategy actions. Council's capacity to apply minimum density targets and mixed minimum lot sizes to new release areas will require State government support.
<b>Settlement form and hierarchy</b>			
9	Future development should:	Y	The Strategy builds on existing urban service catchments in the Shire.
	<p>a) strengthen the hierarchy of settlement identified in the regional strategies, support and maintain strong multi-functional business centres, minimize urban sprawl, and maximize infrastructure and service efficiencies</p> <p>b) be planned to create communities within the hierarchy of settlement. Consideration should be given to the ultimate geographical extent and population target for each community that is to be formed or built upon, and the staging/timing by which it is proposed to reach that position</p> <p>c) provide for a mix of houses, jobs and open space</p> <p>d) be appropriately located in relation to its scale, nature or</p>	Y	The Strategy incorporates: <ul style="list-style-type: none"> <li>liveable neighbourhood principles</li> <li>measures to encourage new residential forms and models appropriate to changing living patterns</li> <li>residential character narratives to assist in guiding the settlement pattern and roles as well as the built form and sense of community.</li> </ul>

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
	<p>type of development; the ability to provide the necessary infrastructure and services; the need for access and to ensure effective traffic management</p> <p>e) in the case of residential development, provide for a variety of dwelling types and a choice in location, form and affordability and</p> <p>f) enable mixed uses and home-based employment in residential or village zonings where appropriate.</p>		
10	Should be planned so any new opportunities strengthen the settlement hierarchy identified in the regional strategies. It should be located close to existing centres and away from areas that may in the future have values for urban expansion.	Y	<p>The Strategy incorporates:</p> <ul style="list-style-type: none"> <li>• liveable neighbourhood principles</li> <li>• measures to encourage new residential forms and models appropriate to changing living patterns.</li> </ul>
<b>Future rural residential development - not applicable outside the scope of this strategy</b>			
<b>Urban design and heritage</b>			
13	Future development should recognize, protect and be compatible with any unique topographic, natural or built cultural features essential to the visual setting, character, identity, or heritage significance of the area or settlement that it is to be located in.	Y	<p>The Strategy incorporates:</p> <ul style="list-style-type: none"> <li>• liveable neighbourhood principles</li> <li>• measures to encourage new residential forms and models appropriate to changing living patterns</li> <li>• residential character narratives and linkages to place planning to assist in guiding the settlement pattern and roles as well as the built form and sense of community.</li> </ul>
14	Future development should reflect high quality design that is compatible with the local and regional attributes which make up the region's character, such as climate, landscape, history, topography, and existing built	N/A	

<b>PLANNING PRINCIPLES</b>		<b>CONSISTENT Yes/No</b>	<b>COMMENT</b>
	environment.		
15	Future development should be designed to ensure there is public access to an adequate supply of appropriately located public open space and recreation areas, to provide for a range of recreational uses and visual amenity.	Y	As above for '13'
16	Future development should contribute to an open space network across the local government area that is designed to: <ul style="list-style-type: none"> <li>a) encourage and maintain pedestrian movement and public access to community resources or public places (such as watercourses, beaches etc); and</li> <li>b) to reflect each site's natural features and requirements for drainage and water quality maintenance, and nature conservation and biodiversity protection.</li> </ul>	Y	As above
17	Future development should encourage walkability and allow for easy access to public places, local shops, services and transport and lead residents to the service centre.	Y	As above
18	Aboriginal cultural and community values should be considered in the planning for future development.	Y	The strategy recognises the need for improved access to community housing that will enable Bundjalung people to live on country and connect to country.  Environmental and cultural sensitivity are among the strategy's principles to be considered when evaluating new release areas, infill areas and planning proposals.
<b>Infrastructure provision</b>			
19	Future development should only be permitted where it can be provided with adequate, cost	Y	Refer to 'Policy 1: Providing land for future housing' for details.

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
	effective physical and social infrastructure to match the expected population for each settlement. In rural areas this may require the development being able to provide stand alone services.		
20	Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere.	Y	
21	Future development should be designed and located to minimize the need to travel; to maximize opportunity for efficient public transport and pedestrian access options; and to encourage energy and resource efficiency.	Y	
22	Future development should be designed and located to have well connected and accessible urban areas increasing the opportunity for public transport, cycling and walking for residents and visitors.	Y	
23	Future development should be designed and located to avoid placing further local traffic demand on the Pacific Highway.	Y	The strategy identifies future housing land in localities well serviced and with existing and potential employment opportunities to help reduce the need for residents to travel for services and employment.
24	Future development should not contribute to ribbon/strip development nor impact on the safety and efficiency of major or arterial roads.	Y	The strategy identifies future housing land in localities well serviced and with existing and potential employment opportunities to help reduce the need for residents to travel for services and employment.
25	Future development should provide sufficient buffering distances and/or technological solutions between proposed development and existing or proposed major infrastructure, including rail corridors and airports.	N/A	

PLANNING PRINCIPLES		CONSISTENT Yes/No	COMMENT
26	Future development should be designed and located to maximize total water cycle management and minimize impacts on the environment.	N/A	
<b>Employment lands - not applicable outside the scope of this strategy</b>			
<b>Tourism opportunities - not applicable outside the scope of this strategy</b>			

## A1.4 Commonwealth Housing Policy

There is no coordinated planning or policy directions regarding housing provision at the national level. Until recently, Australian housing policy was largely left to lower levels of government resulting in reduced coordination, accountability and certainty. The Commonwealth Government's main contribution to housing in Australia has been financial assistance and programs. At the federal level, housing is addressed through the following programs:

- National Affordable Housing Agreement (NAHA), 2009: Established by the Council of Australian Government (COAG), the NAHA presented a first step in a national approach to address and resolve housing affordability issues. The NAHA took a whole-of-housing-system approach that integrated homelessness services and created a growth fund for social housing.
- Our Cities, Our Future, 2011: This first national urban policy sets the policy framework to guide the development of Australian cities. Key goals include improved efficiency of urban infrastructure, labour and capital productivity, air quality, reduced motor vehicle dependency, sustainable resource management, climate change resilience, affordability and community wellbeing.
- Monetary and taxation programs: These various programs provide demand incentives and impact on affordability, including the First Home Owners Scheme and the National Rental Affordability Scheme (NRAS).