



Bangalow Settlement Strategy 2003



BANGALOW SETTLEMENT STRATEGY 2003

Adopted by Byron Shire Council on 2 December 2003



Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482
Email: council@byron.nsw.gov.au
Phone: (02) 6626 7000
Fax: (02) 6684 3018
#428550 & #442881

Disclaimer: This Strategy and its outcomes for village settlement areas should not be used by anyone as a basis for investment or other private decision making purposes in relation to land purchases or land uses. This is because the Strategy is a broad strategic and policy document. It is the base information for more detailed assessment and implementation through the preparation of Local Environmental Plans and Development Control Plans. Changes can occur through these more detailed and often site specific, processes. Local Environmental Plans and Development Control Plans are the planning instruments upon which investment and other private decisions may, with a higher and more reasonable level of confidence, be based.

BANGALOW VILLAGE

VISION STATEMENT

Bangalow Village:

a healthy environment to live, work and raise a family;

a village rich in history and heritage, a socially resilient community and economically viable centre, providing a range of services to the people of the community and the surrounding area;

nestled in the hills, surrounded by natural beauty and rich in ecological bio-diversity.

EXECUTIVE SUMMARY

Bangalow, nestled amongst picturesque rolling hills, has a size and historic character that is unique in the Byron Shire. The Bangalow Settlement Strategy provides a plan to conserve the identity and heritage of Bangalow.

The Strategy outlines the constraints to development of the village. It proposes strategies to manage the village's growth over the next ten to twenty years so as to maintain the character, image, built form, heritage values, and to maximise the use of available land, infrastructure and natural resources to achieve the community's vision. The Strategy translates community values gathered through a series of public meetings into policies and actions, and develops frameworks for future actions, short and long term, for the future of Bangalow.

The Strategy addresses issues and outcomes developed in consultation with the community. It is also designed to meet the Council's obligations under the North Coast Regional Environmental Plan for a residential development strategy.

In developing this Settlement Strategy, several guiding principles were identified as being essential to planning and management of future settlement. These are:

- the Community Vision;
- acknowledgment that land is a finite resource;
- development decisions must consider potential and cumulative impacts and be based on the precautionary principle;
- decision making must ensure community consultation and participation; and
- use of the environment must be based on the principles of Ecologically Sustainable Development.

The Strategy has been prepared with reference to the following documents:

- Northern Rivers Regional Strategy;
- North Coast Urban Planning Strategy;
- PlanningNSW Urban Settlement Strategies guidelines for the North Coast; and
- Byron Council's "Greenprint for a Sustainable Future" as expressed in Clause 2 of Byron Local Environmental Plan 1988.

The Strategy does not endorse ongoing growth beyond that which is ecologically, physically, economically and socially sustainable.

Current community values are not in favour of significant additional population. The Strategy plans for limited growth and takes into account the population yet to occur on areas currently zoned for residential purposes. These areas have current development consents for subdivision, and housing will naturally follow.

The outcomes of the Strategy cannot be guaranteed for a number of reasons. For example, landowners may not wish to take up development options available on their land, and investment-funded development may fluctuate with movements in financial markets. However, in order to plan infrastructure requirements, particularly relating to sewage, it is necessary to assume a maximum potential level of development that could eventually be achieved given the maintenance of specific assumptions and values.

The demand for land in Bangalow has been steady up until 1996, but in recent years the rate of growth has increased markedly. In part this upturn in growth is a response to the limited availability of land in Byron Bay. It is equally a response to the strategic position of Bangalow in relation to Lismore, Ballina and Byron Bay. It also reflects the attraction that the strong sense of community evident in a village lifestyle has to many people.

Development of existing zoned residential land will almost double the village's 1996 population. That growth will occur in less than ten years. The impact of such rapid growth on the life, image and atmosphere of the village is of great concern to the residents of Bangalow. This additional population has yet to be fully integrated, particularly in social terms, into the existing community.

The analysis of ecological and physical constraints has determined areas of land that are suitable for possible future development for a range of residential uses. This analysis has shown that the expansion of Bangalow is limited. The major natural and built constraints to the growth of Bangalow are:

- the Pacific Highway to the east;
- Byron Creek and agricultural land to the south;
- the unnamed creek and agricultural land to the west and north; and
- the environmental capacity of the receiving environment for treated sewage.

The Strategy proposes:

1. The Pacific Highway to the east and north-east, Byron Creek to the south, the unnamed creek to the west and 1(b1) (Agricultural Protection Zone) land to the north as long term fixed constraints for defining and containing the outward extent of the built village area.
2. Agricultural land to be protected as a valuable resource;
3. No residential development to occur on flood prone land;
4. No development to occur on land with slope greater than 20%;
5. A staged release of identified development areas through the LEP and DCP process in consultation with the community;
6. Subdivision design, lot sizes, density, height, setbacks and built design to reflect a country village;
7. The environmental repair and enhancement of the creeks around Bangalow to provide a buffer and edge between the village and surrounding agricultural lands;
8. Walkways and trails around the perimeter and through the village to increase accessibility to services and facilities on foot and by bike;
9. Additional open space areas and green linkages be linked to any future residential development or created in other ways where possible throughout the village;
10. Limiting the growth of the village and allowing garden flats and dual occupancy development within the village boundary to strengthen the viability of the village;
11. Permitting higher density development in the 3(a)(Business Zone) area and as designated in new development areas;
12. Permitting garden flats and dual occupancy development on suitably sized allotments to provide a variety of housing, affordable accommodation and a manageable increase in density;
13. Enhancing the historic character of the 3(a)(Business Zone) area through the preparation of built form design guidelines or controls to guide sympathetic development;
14. Allowing uses in the 3(a)(Business Zone) that reflect the character of Bangalow and expanding the range of uses in this zone;
15. The incorporation of the recommendations of the Main Street Study in the revised DCP for Bangalow to help maintain the streetscape and character of the commercial area;
16. Design guidelines for development in the older section of Bangalow and in yet-to-be-commenced subdivision areas;
17. Permitting a range of uses in conjunction with residential development to occur along Byron Street;
18. Identifying Byron Street as essential to the atmosphere of the village and protecting it from any upgrading of the Lismore-Byron Road;
19. Facilitation of affordable housing and aged housing;
20. Strategies to manage the village/agricultural edge.

All possible areas for village expansion have been investigated. A staged release program, illustrated in Map 4, is proposed to manage future, limited residential area expansion.

All potential development areas have issues to address. The right to rezone and subdivide land cannot be assumed.

The first stage of the land release program is infill and further development of existing 2(a)(Residential Zone) land. It also includes the rezoning and subsequent development for residential purposes of the flood free parts of the 1(d)(Investigation Zone) land south of Thomas Street (Area 6). Any future residential development of the flood-free land at Thomas Street will be required to provide a community benefit from the development process. The flood liable, open space lands along Byron Creek could be suitable for community gardens, playing fields, and/or the environmental repair and enhancement of Byron Creek. The exact community use of these flood liable lands is to be determined through a separate and more site-specific community consultation process. A combined rezoning and development application is recommended to assist with this process.

Included in the first stage will be an amendment to the planning scheme to permit the development of land at the south east of the village (Area 4), but not for residential subdivision. This land is suitable for alternative forms of development such as a caravan park, aged care facilities, motel, manufactured homes or eco-village development.

First stage land release will also permit minor subdivisions of land off Corlis Close and Parrot Tree Place, subject to the relevant issues being addressed.

The second stage of the land release program will occur after stage one lands have been substantially developed. A five-year lead-time is advisable. This allows time for rezoning and other necessary amendments to planning controls, approval and construction of subdivisions and provision of services, without unduly restricting the supply of land. The take-up and development rate of residential land will inform decisions about further land release.

The current population of Bangalow (2001 census) is approximately 1,200. Community values are not in favour of significant additional population due to adverse impacts on the character of the village. Based on the availability of residential land outlined in this Strategy, the population capacity of the village in stage one of the land release program is approximately 1,800. The long-term population capacity, including development of Areas 8 and 9, is approximately 2,100. Urban consolidation through medium density developments and mixed residential/commercial developments will add to that figure.

Retaining the atmosphere of the village will require careful integration of additional population and built form. This can be achieved through appropriate land release, design and siting controls, and retaining a small geographical area with the ability to walk or cycle to the commercial centre from all parts of the village.

Council's planning controls need to be amended to more accurately reflect the desired outcomes of the Strategy. Community consultation will occur during the amendment process.

The Strategy will be monitored in terms of the 'take up rate' of available development opportunities. A full structural review of the Strategy should occur every five years or so. That review may identify the need to amend the land release program.

The outcomes of this Strategy meet the vision of Council for the Shire and the Council's aims, objectives and guidelines for *A Greenprint for a Sustainable Future* as contained in the *Greenprint for a Sustainable Future 1998* amendment to the Byron Local Environmental Plan 1988. The Strategy also fulfils the requirements of the North Coast Regional Environmental Plan, PlanningNSW's Urban Settlement Strategies (guidelines for the North Coast) and the Northern Rivers Regional Strategy.

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ACKNOWLEDGEMENTS

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The assistance of Government agencies in preparing the Strategy particularly through their submissions is appreciated.

1 PATHWAY TO A SUSTAINABLE FUTURE

Steps along the way

The past decade has seen an evolution in the political status of the environment, both globally and locally.

In the context of environmental planning, this evolution is marked by a number of key steps:

In 1992, a conference of world governments was held in Rio de Janeiro. That conference led to the adoption of a United Nations charter commonly referred to as Agenda 21, which acknowledges the need to develop strategic environmentally sustainable processes at the local level.

In 1993, the New South Wales *Local Government Act* was amended to include objectives relating to environmental sustainability. Various other legislation has also been amended. It has become quite clear that the NSW State government is providing local government with the power and responsibility to manage environmental issues in a more sustainable way.

In 1995, Byron Shire residents elected a Council with a strong environmental platform. That Council formalised its position with the introduction of its "Greenprint For A Sustainable Future" in 1998. The Byron Local Environmental Plan 1988 was amended to incorporate principles and objectives with a view to guiding development down the path of environmental sustainability.

In 1997, a conference of NSW councils was held in Newcastle with the theme "Pathway to Sustainability". This conference resulted in the "Newcastle Declaration", which was a commitment by local government to sustainability principles. Byron Council was one of the first NSW councils to ratify the Newcastle Declaration.

Byron Shire Council has maintained its commitment to environmental sustainability by developing first a Rural Settlement Strategy in 1998, followed by the Shire-wide Flora and Fauna Study in 1999.

The current Small Towns and Villages Settlement Strategies are another step along the way to infusing environmental sustainability into planning and land use.

Environmental sustainability has also been incorporated into Council's works program, particularly the sewage treatment plant upgrading and Council's annual report on the State of the Environment.

The local approach to environmental sustainability is therefore in response to diverse forces, the "top down" force of international, national and State government policy, and the "bottom up" force of local politics, which have coincided.

The principles of sustainability

The principles of sustainability adopted by Council in its *Greenprint For A Sustainable Future* are:

- a) The precautionary principle. The precautionary principle means that where there are threats of serious or irreversible damage to the community's ecological, social or economic systems, a lack of complete scientific evidence should not be used as a reason for postponing measures to prevent environmental degradation. In some circumstances this will mean actions will need to be taken to prevent damage even when it is not certain that damage will occur.
- b) The principle of intergenerational equity. This principle means that the present generation must ensure that the health, integrity, ecological diversity, and productivity of the environment is at least maintained or preferably enhanced for the benefit of future generations.
- c) The principle of conserving biological diversity and ecological integrity. This principle aims to protect, restore and conserve the native biological diversity and enhance or repair ecological processes and systems.
- d) The principle of improving the valuation and pricing of social and ecological resources. This principle means that the users of goods and services should pay prices based on the full life cycle costs (including the use of natural resources at their replacement value, the ultimate disposal of any wastes and the repair of any consequent damage).
- e) The principle of eliminating or reducing to harmless levels any discharge into the air, water or land of substances or other effects arising from human activities that are likely to cause harm to the environment.
- f) The principle of encouraging a strong, growing and diversified economy that promotes local self reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.
- g) The principle of providing credible information in open and accountable processes to encourage and assist the effective participation of local communities in decision-making.

1.1 THE NEED FOR THE STRATEGY

The need for this Strategy arises from the following matters.

1.1.1 Statutory requirements

The North Coast Regional Environmental Plan (the REP) requires Council to adopt an urban land release strategy prior to permitting significant urban growth. This Strategy plans for limited and sustainable population growth.

1.1.2 Review of local policy and practice

The current planning controls have been in operation for nearly 15 years. They are derived from the 1993 Byron Residential Development Strategy, the Byron Local Environmental Plan 1988 ("LEP") and Development Control Plans ("DCP's"). It is time to review the local planning framework to address current community issues, expectations and desired outcomes.

Byron Residential Development Strategy December 1993

The current Byron Residential Development Strategy was adopted in December 1993 and applies to Bangalow. The 1993 Strategy stated that 'Bangalow has sufficient existing zoned land for urban residential purposes beyond 1997.' This is an accurate statement as all zoned residential land now has approval for subdivision.

The following points can be made about the 1993 Strategy:

- Settlement densities were based on 8 lots per hectare;
- It did not address higher densities in existing residential areas. No projections were made for medium density development, although it does assume that new areas will be developed at an average density of 1.5 dwellings per allotment;
- It identified large areas of land (approximately 100 hectares) for short, medium and long-term urban residential development southwest of Rifle Range Road, north of Colin Street and southeast of the village. Current community views and planning guidelines indicate that the population resulting from such large development areas is undesirable for Bangalow;
- It focussed on physical capability and environmental constraints. It did not focus on social, economic and infrastructure constraints or impacts. Current thinking, demonstrated through Council's adoption of the principles of Ecologically Sustainable Development, requires us to look at other constraints and consequences;
- It estimated a constant growth rate of 4.69% (compound); and
- It has become outdated in view of contemporary issues and planning matters such as:
 - ❖ The North Coast Urban Planning Strategy 1995;
 - ❖ Council's vision in its 2000-2003 Management Plan;
 - ❖ Council's aim, objectives and guidelines in its Greenprint for a Sustainable Future 1998;
 - ❖ The challenges and objectives of Local Agenda 21;
 - ❖ "Urban Settlement Strategies guidelines for the North Coast" issued by the Department of Urban Affairs and Planning (now PlanningNSW);
 - ❖ The policies outlined in the Northern Rivers Regional Strategy 1998; and
 - ❖ The objectives of the NSW Coastal Policy 1997 - A Sustainable Future for the New South Wales Coast.

Byron Local Environmental Plan 1988 (LEP)

The LEP has one all-inclusive 2(a)(Residential Zone) which for 14 years has permitted most forms of residential development throughout the residential area. Dwelling houses, dual occupancy, residential flat buildings, motels, and hostels are permissible subject only to generic development controls such as minimum lot size and setbacks.

This broad-based permissibility system has not had a major impact on Bangalow to date. However, the permissibility of such a broad range of uses is not in keeping with the community's values and vision.

Since the LEP was adopted in 1988 new issues have arisen such as managing the agricultural/town fringe and protection of character and amenity of the village. Incompatible land uses could become more commonplace unless the LEP is reviewed to better reflect community values and to achieve the community vision.

Certain kinds of shops are permitted in the 2(a)(Residential Zone):

- General stores
- Chemist shops
- Fish and chip shops
- Fruit shops

- Video shops
- Newsagencies
- Smallgoods and sandwich shops
- Hairdressers shops

This list needs to be reviewed to ensure it reflects current requirements and types of use.

This Strategy will also resolve the future of lands zoned 1(d)(Investigation Zone). This Zone was created on the basis that additional study of their development potential was required. Resolution of the future use of such land is long overdue.

Development Control Plans (DCP)

Byron Development Control Plan 2002 applies to the whole Shire. DCP No. 12 applies specifically to Bangalow. The relevant controls under DCP 2002, for strategic purposes, are:

- Subdivision minimum lot size:
 - ❖ 600 m² for a general lot (note: this precludes further subdivision of the ¼ acre (1012 m²) lots often found in older subdivisions because 1200 m² is required before subdivision can occur);
 - ❖ 650 m² for corner blocks;
 - ❖ 800 m² for battleaxe blocks;
- Minimum lot size for dual occupancy (attached or detached) is 800 m².
- Minimum lot size for medium density (3 or more units) is 1200 m² and 250 m² per dwelling.

Higher density development is proposed to be restricted to the village centre and designated sites in new development areas. Garden flats are proposed to fulfil requirements for alternative and smaller forms of housing which may be the preferred choice of increasingly common low occupancy households. The Department of Housing has advised that it is experiencing an increasing demand for 1 and 2 bedroom dwellings.

1.2 REGIONAL CONTEXT

The following documents inform the development of urban settlement strategies in this region:

- North Coast Urban Planning Strategy (NCUPS);
- North Coast Regional Environmental Plan (NCREP);
- Northern Rivers Regional Strategy (NRRS);
- Urban Settlement Strategies Guidelines for the North Coast.

The region suffers a high unemployment rate and significant health, housing, education and social issues for young people, the aged and low-income households. Bangalow has a higher than average income in comparison to other areas of the Shire but still has a significant proportion of single person households, single parent families and aged persons. This reflects the national trend of an aging population, smaller households and a broad-based rental market that is growing and diversifying.

Byron Shire is connected to southeast Queensland in more ways than the regional planning framework – the NCUPS and the NRRS – would suggest. This economic and social reality can be looked at in terms of:

Opportunities

- Employment
- Economics
- Services
- Entertainment
- Flow on improvements to local amenities such as supply and diversity in entertainment and restaurants

Problems

- Uncontrolled tourism
- Strains and additional costs on infrastructure (roads, sewer)
- Environmental impact
- Diminished amenity through overcrowding
- Social displacement due to increased rent returns during holiday season

The average development density of the village is quite low, at about 10 dwellings per hectare. The Strategy does not propose residential densities of the order suggested in the North Coast Urban Planning Strategy of 15 dwellings per hectare. This is principally due to a desire to maintain the character of the village. Historically Bangalow has not provided a high proportion of medium density development.

As population projections are below average, it is assumed that demand will flow on to other towns and villages within Byron Shire and, more likely, adjoining local government areas.

Other issues of regional interest include:

Affordable housing

Real estate prices and rents are comparatively greater than many other Shires in the region, and continue to increase. Affordable housing providers such as the Department of Housing are not intending to increase their stocks.

Affordable housing is, and will continue to be, sought outside the Shire and even outside the region. In the long term this may have major implications for the demographic and social mix that this region, and this Shire in particular, has come to value.

Affordable housing should also be looked at in relative terms to the cost of housing in the Shire. What is considered to be 'affordable' in Bangalow may be considerably more expensive than what may be obtained in some neighbouring local government areas, but still cheaper than what is obtainable in Byron Bay.

Tourism

The increasing popularity of this region, and Byron Bay in particular, can be expected to have some flow-on effects to other towns and villages in the Shire and the region including Bangalow. This Strategy recommends the consolidation and enhancement of the heritage character of the village and provides for uses that reflect the uniqueness of Bangalow. A balance is required between the impacts of tourism and providing for the needs of the community.

Tertiary education opportunities

Byron Shire does not contain higher education institutions. It is appropriate that larger population centres should be located close to sub-regional centres such as Lismore and Tweed Heads that have, or are in close proximity to, those regional-level services. Bangalow is centrally located for people working in tertiary employment in other areas.

Increased employment opportunities are required in Bangalow to prevent it becoming a dormitory suburb of Lismore, Byron Bay and Ballina.

Pacific Highway upgrading

The Pacific Highway bypass of Bangalow has created new business opportunities for the village, enhanced its sense of place, community and historical values. Upgrading of the Byron Bay to Lismore Road and increases in traffic on that road may threaten these opportunities by again increasing traffic passing through Bangalow, unless there is another bypass around the village. The Roads and Traffic Authority has no current plans for such a bypass.

Regional environmental issues

This Strategy protects rare or significant vegetation and endangered flora and fauna from urban development. Opportunities have been identified to maintain, re-establish or enhance wildlife corridors and links between environmentally significant areas.

The Byron Flora and Fauna Study 1999 identifies vegetation and rare and threatened species which are significant on a local, regional and national basis. This Strategy advocates environmental repair to improve vegetation and fauna habitat values, and links environmental repair to development opportunities.

1.3 STRATEGIC LINKS

This Settlement Strategy is linked to a number of other strategic processes and Council projects including:

Wastewater Management Strategy

There is one Shire wide Wastewater Management Strategy and one Wastewater Management Strategy for each sewage treatment plant. Council has resolved to construct a new sewage treatment plant on the existing Bangalow Sewage Treatment plant site. The population capacity yielded by this Settlement Strategy and the Bangalow Wastewater Management Strategy has been used in planning the new plant, which is due to be commissioned in 2006.

Biodiversity Conservation Strategy

This Strategy will identify opportunities for enhancing the natural environment of Byron Shire. It may identify vegetation management strategies for land within Bangalow village, and those strategies may flow on to development controls.

Other Small Towns and Villages Settlement Strategies

Bangalow has experienced steady population growth due to its village character and relative affordability compared to Byron Bay. It also may have experienced growth because of the increasing shortages of residential land elsewhere in the shire, particularly the Byron Bay/Suffolk Park area. Now, however, available land in the village is limited. Other areas of the Shire or outside the Shire will need to take up the demand for population growth once the developable land in Bangalow is exhausted.

Byron Rural Settlement Strategy 1998

The Byron Rural Settlement Strategy facilitates rural residential (Community Title) development within the social and economic catchment of Bangalow. The long-term yield of rural residential development is subject to site-specific assessment processes.

Stormwater Management Plans

Stormwater quality may have an adverse impact on receiving waters. Erosion and sedimentation controls on subdivision works and building sites are particularly important. Future development and improvement of stormwater and erosion controls will flow through to planning controls.

1.4 AIMS, OBJECTIVES AND GUIDING PRINCIPLES OF THE SETTLEMENT STRATEGY

The aims of the Strategy are:

- provision of a key component of the Byron Shire's Greenprint for a Sustainable Future as required in the Council's Management Plan and identified in the 1998 Greenprint for a Sustainable Future Amendment to the Byron Local Environmental Plan 1988;
- provision for the long term, sustainable development of Bangalow;

- the better planning, management and community ownership of the future character, design, and strategic directions for the area, including housing density, housing location and infrastructure works required;
- satisfaction of the Council's obligations under the North Coast Regional Environmental Plan for a Residential Development Strategy, including a land release program, and PlanningNSW' Urban Settlement Strategies Guidelines for the North Coast;
- an agreed framework between the State, Council and the local community for the orderly and timely rezoning of land for residential and other urban purposes and for the provision of services and infrastructure;
- retain the individual heritage and unique characteristics of Bangalow;
- provide facilities linked to residential development for the community unique to Bangalow.

The objectives of the Strategy are:

- to enhance individual and community (social and economic) well-being by following a path of economic development that safeguards the welfare of future generations;
- to provide for equity within and between generations;
- to protect biodiversity, and re-establish and enhance essential ecological processes and life support systems;
- to plan and provide for adequate infrastructure;
- to provide for planned growth;
- to retain and enhance the character of Bangalow;
- to provide for facilities that contribute to the creation of a stronger community; and
- to protect Aboriginal sites and places of significance.

The guiding principles of the Strategy are:

- the Community Vision;
- land is a finite resource;
- development decisions must consider potential and cumulative impacts and be based on the precautionary principle;
- decision making must ensure community consultation and participation; and
- use of the environment must be based on principles of Ecologically Sustainable Development.

1.5 STRATEGY TIMEFRAME

The Bangalow Settlement Strategy addresses the residential development needs of Bangalow over a ten to twenty year timeframe. It is expected that the upper limit of growth, if sustainable criteria are to be observed, will be reached within perhaps 10 years. This expectation is based on:

- an assessment of land capability;
- current community views on population density and village character; and
- current political climate.

Not all of the limits identified in this Strategy are absolute. The capacity of infrastructure such as traffic management, parking and pedestrian and cycle access must be improved to complement settlement.

In accordance with the principle of inter-generational equity, this Strategy will not limit the ability of future generations to be able to have their say in the development of the village.

2 EXISTING CONDITIONS AND FUTURE TRENDS

2.1 DEMOGRAPHICS

The following figures are based on the 1996 and 2001 census figures.

The average number of persons per dwelling in Bangalow is 2.75. This is one of the higher averages in the Shire, reflecting the tendency of Bangalow to attract families.

In terms of land use planning this information has implications for the type of housing that a planning scheme should encourage. For example, older people should have the option of smaller dwellings, with lower maintenance and costs involved.

2.2 PHYSICAL CATCHMENT ASSESSMENT

The following physical constraints have been assessed to establish limits to Bangalow's growth. A composite map of physically unconstrained land is contained in Appendix 3. In some instances the development of constrained land can be justified. For example, a land parcel may be too small for effective agricultural production despite having a "prime agricultural land" classification.

Prime Agricultural land

The North Coast Regional Environmental Plan identifies prime agricultural land as a resource that should be protected. Prime agricultural land is land identified as Class 1, 2, 3 or 6 by NSW Agriculture.

A recent review of agricultural classification data significantly altered the classification of land around Bangalow, and much of it is no longer technically "prime agricultural land". However, this does not automatically mean that more land becomes available for development, as land classification can change according to land management practices.

The rural landscape surrounding Bangalow is highly valued by the community. The village provides a service centre function for the surrounding farms. Further encroachment into this valuable natural and economic resource should be avoided.

Expansion of the village into large rural land parcels is not necessary and is not supported. The community does not desire perpetual growth, and the character of the village will be threatened by uncontrolled expansion. Development areas identified in this Strategy are on relatively small land units, which consolidate and help to define the village edge, rather than expanding into agricultural lands.

The potential exists under the Byron Local Environmental Plan 1988 for the use of rural land for horticulture, rural industry and home occupations to increase employment opportunities.

Rural activities need protection from urban encroachment to avoid conflicts over agricultural practices. The village can expand into areas that are separated from agricultural lands by physical features, such as Byron Creek and the highway. These features provide a physical separation of the village from agricultural uses. The village should not expand into 'greenfield' areas adjacent to agricultural land.

Outcome: limit development on prime agricultural land, and protect agricultural lands from encroachment that may impact on agricultural activities. Do not expand the village into large rural land parcels without natural boundaries. Maintain a clearly delineated edge to the village. Investigate management strategies for minimising land use conflict between urban and rural land uses.

Flooding

Council has adopted the 1 in 100 Annual Exceedence Probability (AEP) level for flood planning purposes. Bangalow has not experienced a 1 in 100 AEP flood event in recent history. The height of flooding varies from one part of the village to the other due to local drainage characteristics and changes in the gradient of the creek itself.

Floor levels of new residential buildings must be 500mm above the level of the 1 in 100 AEP flood level.

Engineering practices are available to manage floodwaters, but inadequate flooding and drainage management practices in the past have led to some concerns in the community about management of flooding.

Outcome: No residential development on flood prone land. No fill is to be placed on land subject to the 1 in 100 flood level unless it can be demonstrated that benefits to the existing flood situation will result. Non-residential uses, such as open space, could be managed on flood prone land.

Slope greater than 20%

Residential development has occurred on land with slope greater than 20% resulting in visual intrusion, difficult pedestrian access, poor drainage and excess run-off. Where approvals are sought on 2(a)(Residential Zone) lands with a greater than 20% slope, development should occur in a manner that requires no cut and fill, such as pole construction.

Outcome: Land with slopes greater than 20% should not be rezoned for residential development.

Significant Vegetation

Council has undertaken vegetation mapping as part of the Byron Flora and Fauna Study 1999. Areas of significant vegetation exist to the north of the village. This vegetation is comprised of remnant rainforests and rainforest mixed with Camphor Laurel. Significant vegetation should be protected and enhanced.

Development proposals on land containing significant vegetation must address the need to protect this vegetation. Local native plant species should be used for revegetation.

Certain trees are protected in Bangalow through the Byron Shire Tree Preservation Order.

Outcome: Development on land containing significant vegetation must design for protection of this vegetation. Local native plant species are to be used for revegetation or enhancement planting. These requirements are to be included in the Development Control Plan for Bangalow.

Sewage treatment works

At the current Bangalow Sewage Treatment Plant implementation of an effluent reuse scheme involving a bamboo plantation is underway. This enterprise is expected to significantly reduce the current volume of effluent being discharged to receiving inland waters.

A new sewage treatment plant will be built on the existing Bangalow Sewage Treatment plant site with commissioning of the new plant expected in 2006. Central to this upgrade is the maintenance and expansion of effluent reuse projects associated with the plant. As a result most of the treated effluent would be reused and the impacts on the receiving environment substantially minimised.

Outcome: Maintain 400 metre buffer to Bangalow Sewage Treatment plant.

Dip sites

Cattle tick dips used environmentally persistent hazardous chemicals. Dip sites have been identified and are required to be rehabilitated in accordance with State Environmental Planning Policy No. 55 Contaminated Land, prior to any development occurring on the land.

Outcome: Former dip sites are to be rehabilitated prior to consideration for development.

Old Tip sites

Bangalow has three decommissioned rubbish tip sites. These areas require rehabilitation and soil stability testing prior to any development occurring on these lands.

Outcome: Former tip sites are to be assessed and rehabilitated prior to consideration for development.

Village/agricultural edge

Agricultural land has been identified as a valuable resource and a constraint to development. Adequate planning is the most successful way to ensure that village and agricultural uses can co-exist. Properly managed agricultural practices need to be coupled with a residential community aware of the surrounding agricultural environment and its impacts. The conflicts between rural landowners and village residents can include noise, odour, health concerns, water, smoke, dust and ash, visual intrusion and nuisance. Planted buffers can reduce these conflicts but will not solve all of them.

The intention of this Strategy is to reduce the conflicts between agriculture and adjoining landowners through planning for adequate buffers between conflicting uses.

Agricultural practices are constantly changing as are community values every time new residents move into the area. Where separation cannot be achieved, management of the edge is required. Buffers can help to achieve this. Buffers need to be required as part of any zoning of rural land to a residential or industrial zone. Property Management Plans and Landcare activities may also be useful tools, where zoned separation buffers cannot or have not been provided to achieve buffers between agriculture and the adjoining residential and industrial lands.

Roads, creeks and ridgelines can be used to mark separation barriers.

Rural landowners and Landcare groups may participate in buffer planting of the agriculture/urban edge.

The piggery north west of the village warrants a substantial buffer. It is an impediment to expansion of residential development at that edge of the village.

Outcome: Retain agricultural land in large parcels at the village edge. Create buffer areas as opportunities arise. Use topographic and other features to delineate the edge of the village.

Stormwater

Council has developed a stormwater management plan that addresses the quality of stormwater in the Shire. Additional stormwater from new development is managed through subdivision design and engineering requirements.

2.3 SERVICES

2.3.1 Roads

The Pacific Highway

The Pacific Highway is a major barrier to the eastward expansion of Bangalow. It provides a distinct and 'natural' eastern boundary to the village.

Byron Bay – Lismore Road.

Any upgrade of this road to accommodate additional traffic will impact on the atmosphere of the village centre. No research by the Roads and Traffic Authority into the upgrade of this road is expected within the next few years.

A bypass of the village is the only outcome that would retain the historic centre as it is now. The location of a bypass could impact on the adjoining agricultural land.

Outcome: Monitor and provide input into RTA plans for Byron Bay to Lismore road.

Parking

A need has been identified for additional parking for the village centre. Council's Section 94 (Developer Contributions) Plan has collected money towards the provision of additional parking. There are opportunities to provide additional parking. Guidelines are required for the development of parking areas so that they reflect the historical character of Bangalow.

Outcome: Additional car parking to be provided through Section 94 Plan.

2.3.2 Access

A high level of pedestrian access is a valuable asset to a village such as Bangalow. To keep the village compact, new development areas should be within easy walking distance of the business centre and/or a town bus route. The generally accepted standard is about 400 metres, above which people will tend to use cars rather than walk. There are currently 1.46km of pedestrian and cycleways in Bangalow. The construction of an additional 0.17km of pedestrian/cycleways is proposed in the next ten years. Community consultation carried out in 2002 has enabled identification of priorities for walkways and cycleways that can be integrated into plans for existing and future settlements.

The provision of well-placed infrastructure would make travel to the town centre by foot or bike easier and quicker than car travel. An appropriate town bus service could provide an alternative for those in the community unable to utilise pedestrian paths and cycleways.

Accessibility within the village is affected by the location of the North Coast Rail Line. It impedes movement between residential areas of the village and the village centre and recreation areas. Prohibition of access across the railway line will increase walking distances and lead to reliance on cars.

Outcome: Ensure that pedestrian/bike paths are effectively located to provide maximum accessibility for the community throughout the village and especially to open space. Consider public transport options as solutions to access problems in the village.

Resolve issues regarding pedestrian access from Rankin Street area over the railway line to the village centre before releasing more land for development in that area. Improve pedestrian access from Rifle Range Road area prior to further subdivision.

2.3.3 Water Supply

All of the village area and some adjoining properties have access to a reticulated water supply. Bulk water is supplied by Council, which is purchased from Rous Water. Supplies are adequate for envisaged population growth.

2.3.4 Sewer

The current sewage treatment plant uses old technology and is operating at its design capacity. This has limited higher density developments in Bangalow since 1998, although existing development consents for subdivision are still valid.

These impacts are likely to be significantly reduced through implementation of an effluent reuse project at the current plant, which involves supplying reclaimed water to a bamboo plantation. In addition Council has resolved to construct a new sewage treatment plant on the existing Bangalow sewerage treatment plant site. The Concept Design report is likely to be adopted early in 2004 and the early stages of the environmental impact assessment process have begun.

As part of the development of the concept design the content of the Bangalow Settlement Strategy has been considered in terms of capacity of the new plant. The current program is for commissioning

of the new plant in early 2006. The provision of additional sewage treatment capacity will facilitate development under the Strategy utilising a conventional gravity sewerage system.

2.3.5 Flood prone Land

This Strategy recommends against expansion of urban development on flood prone land. However, it is possible that a floodplain management plan conducted at some time in the future will identify additional urban land capacity on flood prone land, once unconstrained land is exhausted. This contingency has been allowed for in planning the capacity of the new Bangalow Sewage Treatment plant.

2.3.6 Stormwater drainage

Stormwater management is an issue closely related to flooding and could account for some of the perceived flooding problems at Bangalow. The management of stormwater is largely controlled by engineering requirements that ensure all run off generated by new development is managed by the development. Council has developed a stormwater management plan that addresses the quality of stormwater in the Shire.

2.3.7 Social infrastructure

Community Facilities

The provision of adequate community facilities is regarded as a constraint to the growth of Bangalow. These facilities need to service the village and surrounding rural population that uses Bangalow before consideration can be given to the requirements of additional population. Restricting the population growth of the village, as proposed in this Strategy, will limit the funds collected and the level of facilities that can be provided.

Rural residents around the village need to be regarded as part of the village population when considering the provision of community facilities. The requirements and impact of these rural users needs to factored into planning for provision of community facilities.

A nexus needs to be established between new rural settlement and its impact on the village and also between new village residential development and its impact on the village centre.

Bangalow has a range of community facilities of varying historic significance. Few of these facilities have been purpose built or meet all the needs of the Bangalow community. In addition, facilities are required to cater for the growing number of youth living in Bangalow.

Halls/Meeting Places

The existing halls include the A & I Hall, Showground, Catholic Hall, RSL Hall, CWA Hall, Anglican Church Hall, and the Community Hall on Granuaille Street.

Sporting/Recreation Facilities

Existing facilities include the Recreation and Sports Club, sports ovals and Byron Creek Swimming Pool. A new swimming pool and skate park are proposed.

Open Space

The considerable amount of open space identified in Bangalow includes the Bangalow Showground, which is not available for general community use. Open Space around the Recreation Club provides active open space.

Passive open space exists along Byron Creek and has the potential to be extended to create a southern edge to the village. Potential walk ways and bikeways along the Creek and throughout the village can be identified as part of Council's bike plan for Bangalow. Proposed pedestrian paths can be created by landowners, local community groups or required as part of any development proposal that includes or adjoins land identified for these paths.

The provision of open space areas in new subdivisions needs to be reviewed to ensure that adequate amounts of useable land are being provided in locations that relate to the neighbourhood.

Outcome: Revise the Bangalow DCP to include pedestrian pathways and open spaces.

Education

Bangalow Primary School currently has 215 pupils housed in five permanent classrooms and three demountables. The school is operating at near its design capacity and may not be suitable for further extension. The infant classes are larger than higher grade classes so the school will continue to grow. The Department of Education and Training is monitoring the needs of the school.

Outcome: The Department of Education and Training and the school principal to be informed of the projected growth for Bangalow.

2.4 DESIGN

Public domain

Uniquely in Byron Shire, the main street of Bangalow is a heritage precinct that contains many intact buildings. The two-storey height limit of the main street provides a sense of enclosure that lends the street to closure for community activities. Byron Creek runs behind the main street with parkland located along the banks. This area provides a green edge and allows an attractive integration of the village with the surrounding agricultural fringe.

Outcome: Retain the two-storey streetscape, the sense of enclosure in Byron Street and the green edge to the village at Byron Creek. Enhance the park areas and views to these areas. Provide additional green space in new subdivisions. Use single sided roads at the edge of new subdivision areas to improve public access to views and maintenance of public land.

Heritage value

Three buildings and a precinct in Bangalow have been formally recognised in the Byron LEP 1988 as items of heritage. The buildings include:

- Catholic Church, Deacon Street;
- Residence-Jelbon Leigh, Pacific Highway; and
- a Residence on the Byron Bay Road.

A heritage precinct encompasses the general area of Byron and Station Streets. Further to this the North Coast Regional Environmental Plan has listed the Former Bangalow Court House, Byron Street as a heritage item of regional significance.

'Bangalow – Small Town Image Building' (September 1990) and 'Bangalow Main Street Plan' (October 1994) are two documents that detail the heritage qualities of the village and make recommendations for enhancing existing development and integrating new development.

Housing design and density

Urban design has a central role in making Bangalow more:

- *environmentally responsible*, by fitting new urban development and infrastructure into the built and natural environment; and
- *equitable*, by improving the distribution and accessibility of services and facilities within the community.

Change and development should be managed so that:

- consistent elements which reinforce the village's fundamental character can be maintained;
- inconsistencies which detract from village's character can be remedied, and
- guidelines for future development can be established.

A range of housing options is required to reflect the needs of the community. These shall be provided in a manner that retains the character of the village. Areas have been identified where higher density housing will not adversely impact on the character of the village. These include the village centre and adjoining open space on the Thomas Street land. Garden flats and dual occupancy are proposed to be permitted on suitably sized lots designed in accordance with the revised DCP.

Outcome: Locate increased density in the village centre and allow garden flats consistent with established character elements. Allow mixed use (commercial/residential) developments in the village centre.

Ecological interaction

Retaining and improving the condition of the Byron Creek and the parks around it is vitally important to Bangalow: if the village character is to be maintained; quality of life in the village is to be improved; and the better functioning of the ecological system is to be achieved. Opportunities for environmental repair and enhancement can be explored as part of the subdivision process, through Landcare and other community projects. The environmental health of Byron Creek is an important issue in considering the future of development in Bangalow.

Outcome: Develop planning provisions to promote the environmental repair and enhancement of waterways.

3 SUPPLY AND DEMAND

3.1 THE CONCEPT OF SUPPLY AND DEMAND

A range of factors that include, but are not necessarily limited to, the following will influence the future demand-supply dynamics of housing in the Shire:

Demand factors

- rate of population growth within the Shire;
- interest rates;
- taxation/investment incentives (negative gearing);
- the availability of superannuation funds to retirees;
- accessibility of shops, schools and other services;
- the limited availability of residential housing in other towns and villages, particularly if availability is linked to the provision of adequate sewage treatment capacity;
- the relative cost and availability of housing in the adjoining coastal Shires of Ballina, Tweed and the City of Lismore; and,
- lifestyle perceptions.

Supply factors

- the "finite" amount of land in the Shire available for urban development by current and future generations;
- willingness and ability of landowners to release land onto the market;
- willingness and ability of landowners to redevelop existing urban sites to higher densities; and
- the cost and availability of housing in other areas.

Supply is essentially a function of the willingness of developers to apply to Council to zone land in accordance with a land release program and their ability to finance the costs of development. It is not necessary to provide for speculative demand by zoning land beyond reasonable requirements, say five years.

3.2 SUPPLY ANALYSIS

There is a considerable timeframe involved in residential land development. The following factors are a simplified version of development processes:

- identifying land with residential capacity;
- zoning;
- subdivision design;
- processing of development application;
- preparation of detailed engineering plans; and
- subdivision works.

Altogether this process can take up to five years. There are therefore different stages in the “availability” of land zoned 2(a) (Residential Zone): application for zoning; approval of zoning of the land; design of the subdivision; development and servicing of the subdivision; sale of the land; and construction of dwellings.

There is a negligible supply of vacant lots within existing residential areas.

In February 2005:

- Land zoned, subdivided and serviced off Rifle Range Road has been substantially developed, few vacant lots remain.
- Land on the east side of the village is fully zoned, serviced and subdivided. Four lots have been developed and construction has commenced on another. There are 54 vacant lots remaining.

These subdivisions will fully utilise the current supply of zoned land in Bangalow.

New release areas are identified at:

- | | |
|------------------------------|-------|
| • Thomas Street | 4.5ha |
| • South of Parrot Tree Place | 3.0ha |
| • Corlis Close | 1.5ha |

There is also the potential to develop another 6 or so hectares of land in Investigation Areas 8 and 9 however development of this land is of a low priority.

3.3 DEMAND ANALYSIS

Prior to 1970 Byron Shire had experienced a trend towards a decline in population in the rural areas and a relative increase in town areas. This has turned around and in the last 20 years the rural population has grown and stabilised. Such growth can be attributed to a renewed interest in rural lifestyles and the development of a number of horticultural industries rather than to an upturn in traditional rural economies.

Future projections are influenced by the long-term availability of adequate land supplies around growth centres. The small towns and villages of the Byron Shire are interconnected because of the different uses and functions of each and through the need to share services and facilities. Collectively, the population of the Shire can support a wide range of services and facilities but none of the towns or villages are individually large enough to do so independently.

The current sewage treatment plant is not expected to be commissioned until approximately 2006. Until that time, growth will be limited to already approved subdivisions in the Rifle Range Road area and the new release area east of the village.

Based on postal statistics the surrounding rural population of areas of St Helena, Coolamon Scenic Drive, Coorabell, Tintenbar, Possum Creek, Nashua, Fernleigh, Coopers Shoot, Newrybar and Knockrow use Bangalow as a postal address. This constitutes almost 1,000 additional households or approximately 2,500 additional people who use the services provided in Bangalow.

Summarised Census Data – Comparative Population Growth 1976 – 2001:

1976	564
1981	617
1986	656
1991	815
1996	896
2001	1200

These rates of population growth indicate a steady demand for residential land, with a more noticeable increase in recent years.

Residential land has been developed at the rate of approximately 20 to 30 lots, or 2 to 3 hectares of land per year.

It is likely that Bangalow will continue to experience high levels of demand for residential land due its strategic location with respect to Byron Bay, Lismore and Ballina, and to limited land supply in other parts of Byron Shire, particularly Byron Bay.

3.4 BALANCING SUPPLY AND DEMAND

Bangalow has grown rapidly in the last five years. It is likely that all currently approved subdivisions will be fully developed within five years or less.

The characteristics that define Bangalow as a village, and community input to this Strategy, indicate that Bangalow should remain a village. This Strategy identifies limits to growth based on environmental and social factors. It does not propose perpetual growth for Bangalow. The village will grow to limits defined by physical features and a maximum desirable village population.

Bangalow's historical emphasis on detached housing has resulted in a low density and corresponding high consumption of land for urban purposes. This is an unsustainable land use pattern if the village is to maintain its inherent and community-endorsed characteristics of a small footprint, defined village boundaries, and keeping new development within walking distance of the village business centre.

The Strategy proposes to stage the release of lands for subdivision. The stages are quite small, reflecting the focus of this Strategy on maintaining Bangalow's village characteristics.

Stage 1:

- development of all areas currently zoned 2(a)(Residential Zone) including consolidation and infill development;
- development of the 1(d) Investigation Zone south of Thomas Street;
- minor subdivision adjacent to Parrot Tree Place;
- minor subdivision off Corlis Close.

Stage 2: Reconsideration of Area 8 to the north west of the village and Area 9 north of Colin Street.

The review should involve the community, and consider the projected population of the village after all areas identified in the Strategy have been developed. It is anticipated that Bangalow will be approaching its maximum population capacity if it is to maintain its village characteristics and its social sustainability. If that is the case there may not be any advantage in developing Areas 8 and 9. The figures for each stage will be less if the land is used for purposes other than residential and more if land is used for higher density residential.

In total, this Strategy identifies approximately ten years supply of land. It also represents the ultimate sustainable population capacity of Bangalow for as long as current assumptions, community values and aspirations are upheld. Demand for subdivided land and detached housing beyond this ten-year time horizon will no longer be able to be met in Bangalow.

Outcome: Physical and social constraints to development combine to limit the long-term size and population of Bangalow. The village will not continue to cater for demand for residential land in perpetuity.

4 OUTCOMES - GENERAL

4.1 ACKNOWLEDGEMENT OF LIMITED LAND SUPPLY

The Bangalow Settlement Strategy acknowledges that there are physical, ecological, social and infrastructure constraints to development. Once existing residential land is developed, limited land is available for subdivision. The release of any additional land is recommended to occur as part of an LEP amendment process in consultation with the community to assess the impact of growth on the valued qualities of the village. In addition to developing land for subdivision and detached housing, additional population will be accommodated in higher density developments within the village.

4.2 IDENTIFICATION OF HERITAGE VALUES

Bangalow has an existing Heritage Precinct under Byron LEP 1988. The village centre possesses a uniformity of height, bulk and density that should be reflected in new development.

The older parts of Bangalow have a degree of uniformity of character that is reflected in building design and streetscape. Council's heritage adviser has proposed that the heritage precinct be extended and managed as a character area.

Council's heritage adviser has inspected Bangalow and provided the following advice:

"The proposed extension of the character area of Bangalow is supported. In precinct building groups such as the main street and the cross street leading up to the A&I Hall, the shopfront parapet style should be adopted to ensure consistency of design and street presentation. The proposed acceptance of shop tops would be appropriate also in this area."

It is proposed that this precinct be extended to include most of the village, except for new subdivision estates on Rifle Range Road, which exhibit a mixture of design elements and style. Development controls are to be incorporated for the heritage precinct as well as the character area in revised planning controls.

Outcome: Allow higher density development within the Heritage Precinct in accordance with requirements established in the revised DCP. Development within the village centre is to incorporate height, bulk and design elements identified from and compatible with existing buildings.

4.3 AFFORDABLE HOUSING

Real estate prices have boomed in recent years and rents are expected to rise. Housing stress can be expected to increase. Some of the growth of Bangalow can be attributed to the affordability of land in relation to Byron Bay.

Supply and demand economics indicate that there must be intervention in the free market process if affordable housing is to be provided. This intervention already occurs through Department of Housing lease arrangements. Council can play a role through the implementation of development controls such as prohibiting subdivision of certain forms of development such as garden flats. Local groups such as Co-Housing can be assisted to provide community housing with an affordable component. Eco-villages can increase efficiencies in housing through providing shared facilities.

The Department of Housing is not expected to increase its stocks in Byron Shire in the foreseeable future. Incentives and development options are needed to maintain a supply of rental accommodation in response to the demographics of the village.

Based on information from the Byron Community Profile and census data, caravan parks (through their respective Management Plans) are a significant provider of affordable housing within the Shire, whether intentional or otherwise. There are no caravan parks in Bangalow. This Strategy identifies the need to provide for a caravan park or mobile home park in Bangalow. This may be partially

addressed through release of land along the Old Pacific Highway, south of existing residential zoned land, for a mobile home park or caravan park.

Without the provision of government funds, affordable housing is likely to be increasingly found in areas outside the Shire.

Outcome: provide for increases in rental housing stock through garden flats and dual occupancy. Encourage alternative forms of housing including eco-village developments with shared facilities.

4.4 DESIGN GUIDELINES

The Development Control Plan for Bangalow (DCP No. 12) will be revised to provide specific design guidelines for Bangalow, particularly addressing:

- main street development;
- “heritage” or “character” buildings and areas;
- shop-top housing, garden flats and home occupation development; and
- provision, or reinstatement, of verandahs and awnings in the commercial area and general residential development controls.

4.5 MINIMISE DEVELOPMENT ON FLOOD PRONE LAND

Parts of Bangalow are subject to flooding at the 1 in 100 year level. Council does not yet have a floodplain management plan for Bangalow. In the absence of a floodplain management plan:

- flood prone land should not be rezoned to permit residential development;
- no further development involving filling or intensification of runoff (such as through increased hard surface area) should be permitted on flood prone land unless adverse impacts on flooding can be averted;
- consideration may be given to non-structural development, such as open space, camping and caravan parks in accordance with regulations and best practice for such development.

4.6 ENVIRONMENTAL REPAIR AND ENHANCEMENT

Byron Creek is an important waterway for the village. The improved health of the creek is of great community concern. Cleaning up the waterway and enhancing the creek banks is to be facilitated at every opportunity.

Buffers are to be retained to the sewage treatment plant, the piggery and dip sites, and are to be created wherever possible between existing residential areas and agricultural uses.

A buffer to the Pacific Highway is required for any development that adjoins the highway. Buffers should be provided on the developer's land. Landholders and the community may be able to work together to develop buffers where this is not possible.

4.7 TOURISM

The impact of tourism on Bangalow is most noticeable through the number of galleries, antique and special interest shops that are locating in Byron Street. While specialty shops draw tourists to the villages, services for the local community need to be retained and enhanced.

Limited tourist accommodation is available. The village would be well suited to the provision of bed & breakfast accommodation or a small motel. A well-developed caravan park or camping facility suitably located would provide an alternative style of accommodation. Land near the Old Pacific Highway (Area 4) could be suited to this type of development.

Motels and hostels should be concentrated in the village centre 3(a)(Business Zone) and within walking distance (400 metres) of the village centre on the approach roads. This will limit the impact of these developments on residential areas and will encourage visitors to appreciate the village atmosphere of Bangalow on foot.

4.8 MINIMISATION OF CAR DEPENDENCE

The ability to walk throughout the village is important to the community and is a defining characteristic of village life. All developments, subdivisions, open spaces and pathways can be designed to enhance this outcome.

The maximum walking distance for residents to neighbourhood facilities is generally accepted to be about 400 metres. More than that and people will tend to drive. Access to the village and surrounding areas could be improved by the provision of well-planned public transport services. The provision of town service routes within walking distance (400m) of settlements will reduce the need for cars and allow access for those in the community who are unable to utilise pedestrian and cycleways.

Higher density developments should be concentrated within walking distance of commercial, retail, and recreational facilities thereby fostering a pedestrian-oriented environment that is consistent with the vision for the village.

The development of home-based employment opportunities will also minimise car dependence.

Outcome: Council should consult with the Ministry of Transport (or equivalent state government transport authority) and local bus company operators in order to facilitate the best public transport outcomes for the community throughout the various stages of implementation of the Strategy.

Ensure the provision of accessible bus stops, footpaths and kerbside infrastructure in Bangalow to facilitate improvements to public transport.

Provide links throughout existing and proposed settlements through a network of pedestrian pathways and cycleways.

4.9 ON-SITE PARKING

Car parking requirements are calculated in accordance with Council's Development Control Plan schedules. All parking required for residential development should be provided on-site.

Commercial development may have the option of providing parking on-site or paying Section 94 contributions towards a Council car park. The treatment of car parking areas needs to consider the heritage significance of the village. Expansive areas of hard standing surface are to be avoided.

4.10 HEIGHT LIMITS

Development in Bangalow generally is not higher than two storeys. New development in the main street – a heritage precinct – must respect existing building heights. A two-storey height limit is appropriate for the entire village.

4.11 NEW TYPES OF DEVELOPMENT

The Bangalow Settlement Strategy has identified the need for a Council to recognise and facilitate new forms of development in Bangalow.

4.11.1 Garden flats

This is not, strictly speaking, a new form of development. Otherwise known as a granny flat or studio flat, the garden flat is proposed as a small dwelling with the following attributes:

- they are ancillary to another (usually larger) dwelling;
- they are about double garage size;
- they may be attached (e.g. an 'undercroft' or 'downstairs' unit) to the "main" dwelling, or detached (e.g. a converted garage); and,
- pedestrian (but not always vehicle) access and private open space may be separate from that of the other (or "main") dwelling.

The following points are indicative of possible development controls for garden flats:

- either attached to, or detached from, an approved dwelling house (whether existing or proposed-and-not-yet-constructed);
- only where there are no more than 2 dwellings on an allotment;
- minimum lot size 800 m²;
- maximum gross floor area of 60 m² with up to 15 m² deck/balcony;
- must have direct access to a minimum of 30 m² of useable open space, including any deck/balcony;
- car parking:
 - 1 space for the main dwelling, except where primary access is off a lane in which case 2 spaces are to be provided;
 - 1 space for the garden flat;
 - A third space which MUST BE accessible to either;
 - Stack parking and parking in front yards is not acceptable.

These small dwellings will be permissible throughout the residential areas.

Development controls are required to mitigate against impacts on privacy.

Garden flats accommodate additional population and should be levied from section 94 contributions accordingly.

4.11.2 Bed and breakfast establishments

The current definition of a bed and breakfast establishment allows up to 5 guest rooms. It is acknowledged that B & B's can provide additional income to householders and they are an increasingly popular form of tourist accommodation. However the commercial nature of large scale B & B's and the impacts such developments can have on local residential amenity, such as additional traffic and noise, suggest that there needs to be greater control over the scale of B & B operations.

This Strategy proposes that B and B's be permissible with consent subject to a limit of 3 guest rooms in Bangalow. At present there is no reason to limit B & B's to any particular part of the village.

4.11.3 Medium density

Existing definitions do not provide the flexibility required to address all possible forms of multi-unit development. A new umbrella definition is required which covers residential flat buildings, villas, townhouses, combinations of attached dual occupancy buildings and the like.

This Strategy proposes that medium density be permissible with consent in the 3(a)(Business Zone) and within 400 metres (by foot, not straight line) of that zone in existing residential zoned areas.

4.11.4 Co-housing development

Co-housing is a style of co-operative living providing the autonomy of private with many of the resource advantages of community living. It is usually based on each household having freehold title of their own site and a share in the community land and facilities, which include a common house with kitchen and dining room. There are some rental or part rental co-housing communities.

This form of development requires land where medium density development is permissible. When identifying where to permit medium density development in Mullumbimby, consideration needs to be given to allowing for this type of development.

4.11.5 Eco-hamlet (Community Title) development

An eco-hamlet is a sustainable community, which cares for its people and the earth in either a rural or an urban area. It is based on the provisions of the *Community Land Development Act 1989*, the *Community Land Management Act 1989* and the *Miscellaneous Acts (Community Land) Amendment Act 1989*. It provides shared facilities and amenities, with associated efficiencies in living costs.

This form of development has a specific purpose and requires a joint rezoning and development application to Council.

4.11.6 Mixed development

This refers to two or more forms of development in one building. Residential development associated with commercial development has in the past been dealt with under the different requirements of each defined use. The relationship of residential developments with adjoining land requires focussed consideration. For example, developments in commercial areas can be built to the boundary, without setbacks. This has the potential to adversely impact on the amenity of residential dwellings. Integrated development controls for mixed uses are required.

4.12 POPULATION CAPACITY

It is difficult to predict the long-term residential development pattern of the business centre. Future limits on land supply and other factors may make town centre living attractive, resulting in increased residential development in the village.

It is necessary for infrastructure planning purposes to estimate the probable maximum population of the village in the long term (which for infrastructure planning purposes this is taken to be about 20 years). An allowance has been made for a 50 percent take up of residential development opportunities in the village centre. Based on the area and number of allotments in the 3(a) Business Zone this translates to approximately 50 dwellings, or 140 people.

There is also the potential for additional population to be housed in garden flats, dual occupancy and medium density developments in residential areas.

The population capacity of Bangalow is estimated as follows:

• Existing population (2001 census)	1,200
• Development of existing zoned land	280
• New release areas	300
• Town centre redevelopment – 50% take up	140
• Infill development (5% of long term population)	100

Population capacity (rounded)	2,100
-------------------------------	-------

- | | |
|---|-----|
| • Long term (infrastructure contingency only) for Areas 8 & 9 | 200 |
|---|-----|

Long term population capacity (contingency)	2,300
---	-------

5 OUTCOMES FOR SPECIFIC AREAS

Undeveloped areas around the edge of the village have been investigated to assess their potential future use (see Map 2). The constraints, issues and outcomes of those lands are listed in the following table.

IDENTIFIED AREAS	CONSTRAINTS	MEASURE AGAINST ISSUES AND OUTCOMES	RECOMMENDATIONS
<u>AREA 1</u> Top of Rankin Drive, near the water reservoir.	Slope, Visibility, Ridgeline, Runoff.	No development on slope greater than 20%, Retain village appearance and atmosphere. Prevent continuation of inadequate subdivision practices on adjoining land.	Area 1 is not suitable for residential development due to its high visibility (it is located on a ridgeline) and steep slopes. The prospect of an elevated lookout and park to create a community focus is to be explored, such as through a Section 94 Plan. Council may have to negotiate an outcome with the landowner to secure a public benefit. Alternatively the land may be left vacant. At present estimated residential lot yield is nil.
<u>AREA 2</u> Between Rankin Drive and Pacific Highway.	Steep slope, Erosion, Visibility, Proximity to highway.	No development on slope greater than 20%, Limit fill, gully not suitable for development.	Area 2 is not suitable for residential development due to its proximity to the highway, steep slopes and topography. There is no opportunity for subdivision in this Area. The area would be best used to provide a vegetation buffer of native trees to screen the village from the highway. Estimated residential lot yield nil.
<u>AREA 3</u> Corlis Close Off Rankin Drive.	Satisfactory finalisation of adjoining subdivision; Drainage; Buffer to highway; Provide walkway under railway.	Ensure infrastructure in adjoining subdivision is adequate and all outstanding matters completed prior to investigation of possible rezoning.	Area 3 has very limited opportunities for residential development. The northeastern part of Area 3 should be used for a buffer to screen the village from the highway, linking in with revegetation of Area 2 immediately to the north. Any residential development should be contingent upon resolving the drainage issues along the railway, providing useable open space, and the establishment of a pedestrian crossing over the railway line connecting this area with the village. If there is no pedestrian access across the railway line this Area will be about 1000 metres walking distance via Rankin Drive and Granuaille Street to the village centre. This distance will induce car dependence that is counter to the community's vision for the village.

IDENTIFIED AREAS	CONSTRAINTS	MEASURE AGAINST ISSUES AND OUTCOMES	RECOMMENDATIONS
			Estimated residential lot yield is a maximum of 16 lots, but may be less with detailed site design and revegetation.
AREA 4 Land on Old Pacific Highway, south of 2(a) Residential land.	- Flood prone land; - Highway.	- No development on flood prone land; - Develop land uses other than residential.	Area 4 has potential for a mobile home park or caravan park where the land is not constrained by flooding. Alternatives to standard residential subdivision are preferred and are lacking in Bangalow at present. A substantial vegetated buffer to the Pacific Highway is required for amenity and noise reduction. Estimated residential mobile home yield over flood free land is 40 sites, but this may be modified with detailed site design, buffers and revegetation.
AREA 5 Land west of Old Pacific Highway.	- Prime agricultural land; - Buffers agricultural land; - Provides an edge to residential development.	- No development on prime agricultural land; - Retain physical and natural edges to the village.	Area 5 contains some dwellings that had frontage to the Pacific Highway pre-bypass. Residential development in this Area would not be constrained by any natural feature and would be exposed to agricultural uses on the expanse of rural land adjoining. Residential development would also be separated from the village by the creek. This Area is not suitable for further residential subdivision. The existing lots and dwellings should be accepted as part of the history of Bangalow, rather than a precedent to further development, and considered as a development edge to the village in this locality. Estimated residential lot yield is nil.
AREA 6 1(d) land off Thomas Street	- Flooding; - Access to Lismore Road; - Agricultural land; - Visibility.	- Walkable distance to the village centre, - Opportunities to enhance Byron Creek, - Opportunities to provide additional open space.	Area 6 is suitable for residential development on flood free land, subject to resolution of access and use of neighbouring rural land currently in the same ownership. A new road access to Lismore Road would protect the amenity of existing residents in the Thomas Street area. It would also facilitate traffic flow for trips to the western parts of Bangalow, to Lismore or to the Bangalow industrial area.

IDENTIFIED AREAS	CONSTRAINTS	MEASURE AGAINST ISSUES AND OUTCOMES	RECOMMENDATIONS
			Development of Area 6 should be the catalyst for the provision of open space, such as community gardens and playing fields, walkways and environmental repair along Byron Creek. NSW Agriculture's land classification system indicates that the land is prime agricultural land. However due to the small land area involved and its proximity to the village centre, and the physical limit to expansion of the village at Byron Creek, development of this land to define the village would be an appropriate use of potential agricultural land. This issue needs to be resolved with NSW Agriculture and DIPNR. Estimated residential lot yield of 1(d) (Investigation Zone) land is approximately 45 lots. This may be reduced following detailed site analysis and assessment of visual impact and access.
<u>AREA 7</u> Land off Parrot Tree Place	• Railway line • Sewage Treatment plant buffer		Residential development is supported in that part of Area 7, which is contiguous with existing residential subdivision, subject to the expansion of the railway underpass to provide safe passage of traffic and access to the Lismore to Bangalow Road, and improvement of pedestrian and cycle access to the village centre. Any residential development of Area 7 should provide for planting and walkway/bicycle way along railway line. Although this area is more than 1000 metres from the village centre, it would be efficient to utilise existing infrastructure and complete the subdivision pattern. This Area may be developed in two stages, the first utilising existing road and service infrastructure. The estimated yield from this stage is approximately 10 to 15 lots.

IDENTIFIED AREAS	CONSTRAINTS	MEASURE AGAINST ISSUES AND OUTCOMES	RECOMMENDATIONS
			A later stage further to the south west may yield additional residential lots, but this is subject to: maintaining the 400 metre buffer to the sewage treatment plant; vegetation buffers to Lismore Road and the railway line; planting the riparian zone of the drainage line to the west; improvement of the railway underpass on Rifle Range Road; and pedestrian and cycle access to the village centre.
<u>AREA 8</u> Land off Raftons Road	Old tip site	- Creek repair - Walkways	Area 8 is at the northwestern edge of the village. It is about eight hundred metres from the village business centre, beyond typical resident walking distance. There are no shops or other services nearby so subdivision of this land is likely to induce car dependence. Rural residential development is not supported, as this would erode the compact nature of the village. This Area should continue its current zone and land uses. Residential subdivision is not supported at this point in time. Area 8 may be a potential long-term land release area. It is a low priority area and should be reassessed when other areas are exhausted. Reassessment should be in the context of a structural review of the settlement strategy (not an annual review) including community consultation. Estimated residential lot yield is nil.
<u>AREA 9</u> 1(d) land off Colin Street	Prime agricultural land	Walkable distance to the village centre	Area 9 has recently been planted with a commercial tree crop. It is a low priority area and should continue with its current zone and agricultural land uses. Residential subdivision is not supported at this point in time. Estimated residential lot yield is nil.

The following comments apply to existing developed areas:

Village Centre

Several issues affect the village centre:

- Parking
- Stormwater management
- Community services

Undeveloped commercial zoned land exists in Byron Street and in Station Street. This represents a doubling of the current space available. All commercial development is to be confined to the 3(a) (Business Zone) to consolidate and strengthen the village centre.

The existing height and heritage character of the centre are to be enhanced and respected in new development. Housing of various densities could be provided on commercial zoned land if designed as a mixed-use development. The potential for part of the building to be used for commercial purposes is important so that valuable commercial land is not sterilised and flexibility of use is retained. This will increase the vibrancy of the centre and provide an alternative lifestyle opportunity.

Cottage industries that preserve artisan skills could be nurtured through shop top housing that creates a living/work space. This would provide another creative dimension to Bangalow in keeping with the heritage character, attract skilled artisans and nurture and preserve these skills. Station Street is ideally suited for this as it is quiet and has development potential.

Outcome: Consolidate the village centre through ensuring commercial activity is restricted to 3(a) (Business Zone) land. Two-storey height limit. Shop top housing in conjunction with commercial activity. Extend the Heritage precinct and revise guidelines for developments within this area. Incorporate the Bangalow Main Street Plan October 1994 in planning controls.

Industrial Area

The 4(a)(Industrial Zone) area is located to the west of Bangalow. A number of local trades have located in this area. The nature of the uses attracted to this area could benefit from a revision of the uses permitted within this zone.

Outcome: Review permissible uses in the Bangalow industrial area.

6 IMPLEMENTATION

6.1 NEW PLANNING CONTROLS

The Bangalow Settlement Strategy will be implemented through new planning controls. Council has resolved to prepare a new shire-wide place-based instrument that will address the outcomes of a number of Settlement Strategies and other matters. It will contain a specific section for the village of Bangalow.

The outcomes envisioned in this Strategy require immediate implementation through amendments to planning controls such as the Local Environmental Plan and Development Control Plans.

Immediate amendments are recommended due to apparent differences between the community's perceptions and concerns about growth and development, and the relatively liberal provisions of the current planning controls.

A related date in this process is the commissioning of a new sewage treatment plant in Bangalow, without which there can be no further development. It is anticipated that this will occur in 2006.

6.2 LAND RELEASE PROGRAM

In view of rapidly changing environmental attributes, future subdivisions should be limited to a 5-year supply of allotments. New areas will be considered through a new LEP and community consultation when the majority of the approved lots have been purchased and developed. This will limit speculative demand and should ensure an orderly staged release of land in sequence with the most economic provision of community services and infrastructure and reasonable consistency with contemporary planning controls.

The following table indicates priorities and other issues relating to the development of lands identified in Section 5.

The timeframes “immediate”, “medium term/2 to 5 years” and “low priority medium/long term” will apply after the current sewerage constraint is eased.

Immediate:	Prerequisites/issues to be resolved
1(d)(Investigation Zone) land south of Thomas Street (Area 6)	Access; impact on amenity and safety of Thomas Street and other local streets. Direct access to Lismore Road to be investigated.
Permit mobile home/caravan park development or other alternatives to residential subdivision south east of the village, between the old Pacific Highway and the bypass (south of the "Clover Hill" subdivision) (Area 4).	Extent of flood hazard. Noise from Pacific Highway – buffer distance required, revegetation of the buffer would be appropriate.
South of Parrot Tree Place – adjacent to the existing street network only (part of Area 7).	Railway underpass – safety, traffic capacity, standard of intersection of Rifle Range Road and Lismore Road. Pedestrian/cycle access to village centre. Landscaped buffer to railway line and Lismore Road.
Corlis Close (Area 3).	Adequacy of stormwater drainage in the Rankin Street area and downstream. Pedestrian access across the railway line. If access is not available, this land will be beyond convenient walking distance to the village centre. Resident's access to public open space. Revegetation of land between Rankin Street and the Pacific Highway, especially in drainage lines uphill of developable land.
Medium term/2 to 5 years:	
Second stage subdivision of remaining land south of Parrot Tree Place (Area 7).	Railway underpass – safety, traffic capacity, standard of intersection of Rifle Range Road and Lismore Road. Pedestrian/cycle access to village centre. Landscaped buffer to railway line and Lismore Road. 400 metre buffer to sewage treatment plant.
Low priority medium/long term:	
Release of land north west of Rifle Range Road (Area 8) and land north of Colin Street (Area 9) is not proposed under this Strategy and has been	If the need arises release of these areas may be considered pending resolution of the issues outlined below:

deemed a low priority.	Impact of additional population on the character of the village. Distance of further land release areas from the village centre and related issues such as car dependence. Village boundary delineation. Land use conflicts – management of the urban/rural interface.
------------------------	--

6.3 DEVELOPMENT CONTROL PLAN

The planning controls in Development Control Plan No 12 (Bangalow) need to be revised to reflect the outcomes of this Strategy. Revised planning controls need to contain clear objectives and design criteria to ensure that development addresses the vision and outcomes of the Strategy.

Design guidelines are required for:

- Development in heritage areas;
- Mixed commercial/residential development;
- Commercial development, including shop-top housing and the provision or reinstatement of verandahs and awnings over footpaths;
- The incorporation of the recommendations of the 1994 Bangalow Main Street Study;
- Dwellings and areas which contribute to the character of the village; and
- The provision of additional parking areas particularly within the heritage precinct.

6.4 LOCAL ENVIRONMENTAL PLAN

The Bangalow Settlement Strategy establishes a broad framework for Bangalow. The zones of the Byron LEP 1988 need to be reviewed to reflect the outcomes identified in the Strategy. It is most likely that the review will occur as part of a new LEP for the Shire, which will incorporate changes flowing from other Settlement Strategies for the other towns, villages and rural areas in the Shire.

The existing zoning system may not be capable of delivering the detailed outcomes of this Strategy.

Home occupations and home industries should be encouraged, with an avenue of specialist trades being created as a focus for the village. Residential development would be permitted in conjunction with a commercial use or home employment. Shop-top housing could provide higher density development for the village.

The current 3(a)(Business Zone) allows retail, commercial, tourist and professional services. Development is currently allowed up to 9.5m or approximately three stories. Most of this development was established prior to the introduction of Byron LEP 1988. Sympathetic infill has occurred on one corner site. Height limits need to reflect existing building heights.

The Bangalow Settlement Strategy will resolve the future of lands zoned 1(d)(Investigation Zone). This zone was introduced into the Byron 1988 LEP for lands requiring additional study. Recommendations for the future use of these lands have been included in the table in Section 5.

In relation to the 3(a)(Business Zone) a new LEP should consider the amount of land zoned for commercial purposes. Investigate the introduction of a mixed-use zone that would facilitate commercial uses attached to residential uses. Encourage mixed commercial/residential use of the existing houses along Byron Street to add interest to the entrance to the village and retain the character of this area. This is permissible at present, however the creation of a specific zone will draw attention to this possibility and increase the likelihood of it occurring.

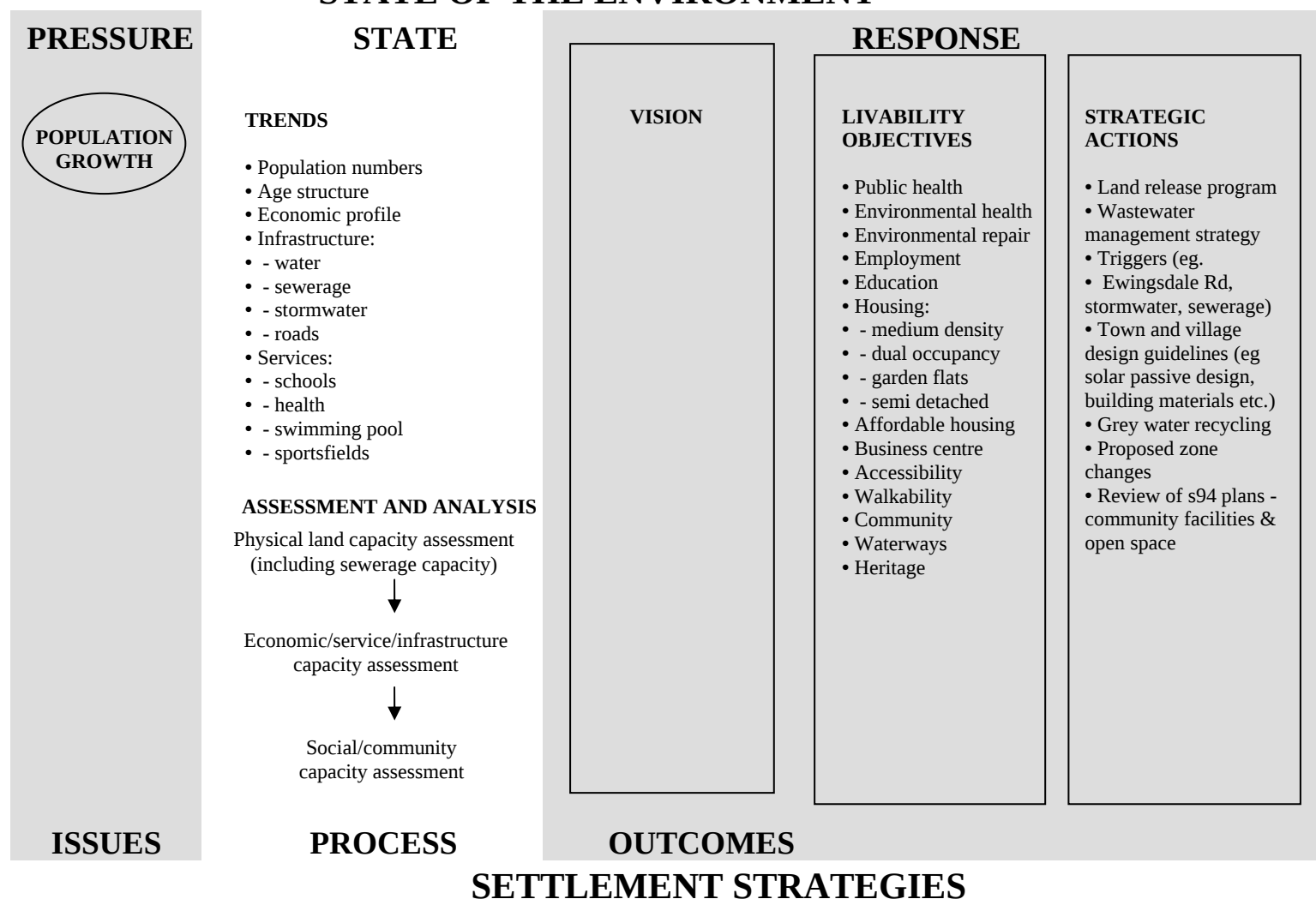
7 MONITORING AND REVIEW

The availability of residential land, the rate and form of village centre redevelopments, the impact of growth on the village image and atmosphere and other valued qualities, need to be monitored and assessed regularly. An annual review will indicate whether the outcomes are being delivered and will monitor the rate of growth and availability of land. The review process will be limited in its scope to monitoring uptake rates; it will not identify new land release areas.

The Bangalow Settlement Strategy should be reviewed more comprehensively after approximately five years, if necessary. This review will involve consultation with the community.

APPENDIX 'A'

STATE OF THE ENVIRONMENT



APPENDIX 1

Glossary of terms

"bed and breakfast establishment" means a dwelling house, which provides temporary home-style or farm-stay accommodation for the short-term traveller and contains no more than 5 bedrooms for accommodation. Such that, dwelling houses will have a total floor area not exceeding 300m² (excluding separate garages, sheds or the like) in which not more than 12 persons would be accommodated. *This is the existing definition adopted under Byron Local Environmental Plan 1988. An amendment currently being processed seeks to reduce the number of guest rooms to 3.*

"caravan park" means land on which caravans, other moveable dwellings, tents or camper vehicles are or are to be installed or placed. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"co-housing" means a style of co-operative living providing the autonomy of private with many of the resource advantages of community living. It is usually based on each household having freehold title of their own site and a share in the community land and facilities, which include a common house with kitchen and dining room. There are some rental or part rental co-housing communities.

"dwelling" means a room or suite or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"dwelling house" means a building or buildings containing one but not more than one dwelling. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"dual occupancy" means a building containing 2 dwellings or the erection of 2 dwelling houses on an allotment of land. *This is a new definition. It is based on the development control provisions of Byron Local Environmental Plan 1988.*

"dual purpose dwelling" means a residential dwelling, whether used for permanent or temporary residential accommodation. *This is a new definition. It is proposed to not differentiate between tourist and permanent residential uses of dwellings in some areas.*

"eco-village" means a sustainable community which cares for its people and the earth in either a rural or an urban area. See paper *"Eco-villages - A Sustainable Lifestyle"* by David Kanaley, for further information.

"floodplain management plan" means a plan prepared under the NSW Floodplain Management Manual.

"flood prone land" means land identified by Council as being flood prone at the 1 in 100 year level.

"garden flat" means a dwelling having a gross floor area no greater than 60 square metres, not including any balcony or balconies which may have a maximum combined area of 15 square metres, located on the same allotment of land as an existing dwelling house, whether physically attached to or detached from such dwelling house. *This is a new definition. It will be subject to development controls which will prohibit subdivision of garden flats and will require car parking, open space etc. to be provided for garden flats.*

"holiday cabin" means a building containing a room or suite of rooms used, or intended to be used, for the provision of holiday accommodation only. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"hostel" means a building or buildings incorporating bedrooms or dormitory accommodation containing beds available for separate rental and where cooking, dining, laundry, cleaning, toilet, bathrooms and other facilities are all provided on a shared basis, and primarily used or intended for use for the overnight accommodation of travellers and their vehicles. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"Local Agenda 21" The United Nations charter, and an international outcome of the 1992 Rio Earth Summit, which formally acknowledges the need for the world's Councils to develop a shire-wide strategic approach to address economic, ecological and social issues to create a pathway to local sustainability.

"mixed development" means development, which is comprised of residential and commercial development on the same allotment, regardless of the purpose of such residential development. *This is a new definition. It will be subject to development controls, which combine the requirements of commercial development and residential development.*

"motel" means a building or buildings containing not less than 6 motel units, substantially used or intended to be used for the overnight accommodation of travellers and their vehicles, whether or not the building or buildings are also used in the provision of meals to those travellers or the general public. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"multi-dwelling development" means a residential development of 3 or more dwellings, whether physically attached or otherwise. *This definition captures residential flat buildings, villas, townhouses, combinations of attached dual occupancy buildings and the like.*

"Newcastle Declaration" A follow-up from the Earth Summit held in Rio de Janeiro, Brazil in 1992 and an outcome of the Pathways to Sustainability Conference held in June of 1997 in the city of Newcastle. This declaration called upon all local governments in the world "To embrace the goal of global sustainability by implementing Local Agenda 21 action plans by the Year 2000, which fulfil the goals of Agenda 21 and the 'Habitat Agenda'."

"primitive camping ground" means land authorised to be used as a primitive camping ground by a licence issued under clause 101 of the Caravan and Movable Dwellings Ordinance. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"residential flat building" means a building, which contains 3 or more dwellings. *This is the existing definition adopted under Byron Local Environmental Plan 1988. Refer also to "multi-dwelling development."*

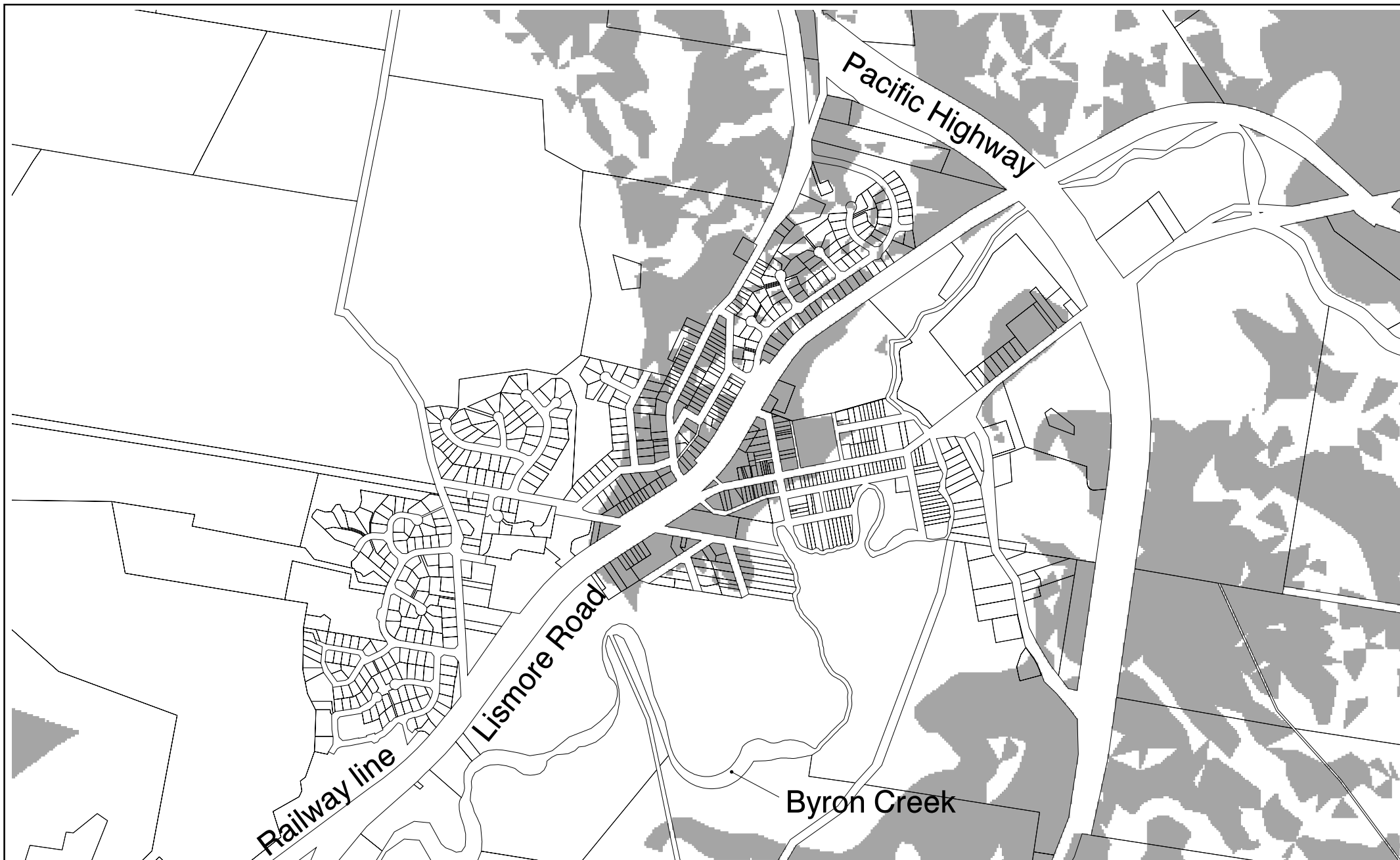
"rural tourist facility" means an establishment providing for low-scale holiday accommodation, or used for recreational or educational purposes and may consist of a bed and breakfast establishment, boat landing facilities, environmental facilities, holiday cabins, horse riding facilities, a picnic ground, a primitive camping ground or a refreshment room or the like. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"significant vegetation" means native vegetation identified under Byron Council Shire-wide Flora and Fauna Study 1999.

"tourist facilities" means an establishment providing holiday accommodation or recreation and may include a boat shed, boat landing facility, holiday cabin, hotel, house-boat, marina, motel, playground, primitive camping ground, refreshment room, water sport facility or a club used in conjunction with any such facility. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"units for aged persons" means a residential flat building used to house aged persons as defined in the Aged or Disabled Persons Homes Act 1954, as amended, of the Parliament of the Commonwealth, erected or to be erected by an eligible organisation as defined in that Act, the Housing Commission of New South Wales or any other Department or instrumentality of the Crown. *This is the existing definition adopted under Byron Local Environmental Plan 1988.*

"vision statement" is a statement of the desired end outcomes – the 'big picture'.



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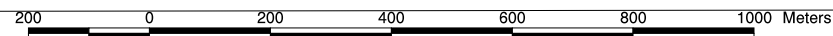
LEGEND



Property Boundaries
 unconstrained land

BANGALOW SETTLEMENT STRATEGY

Physically unconstrained land

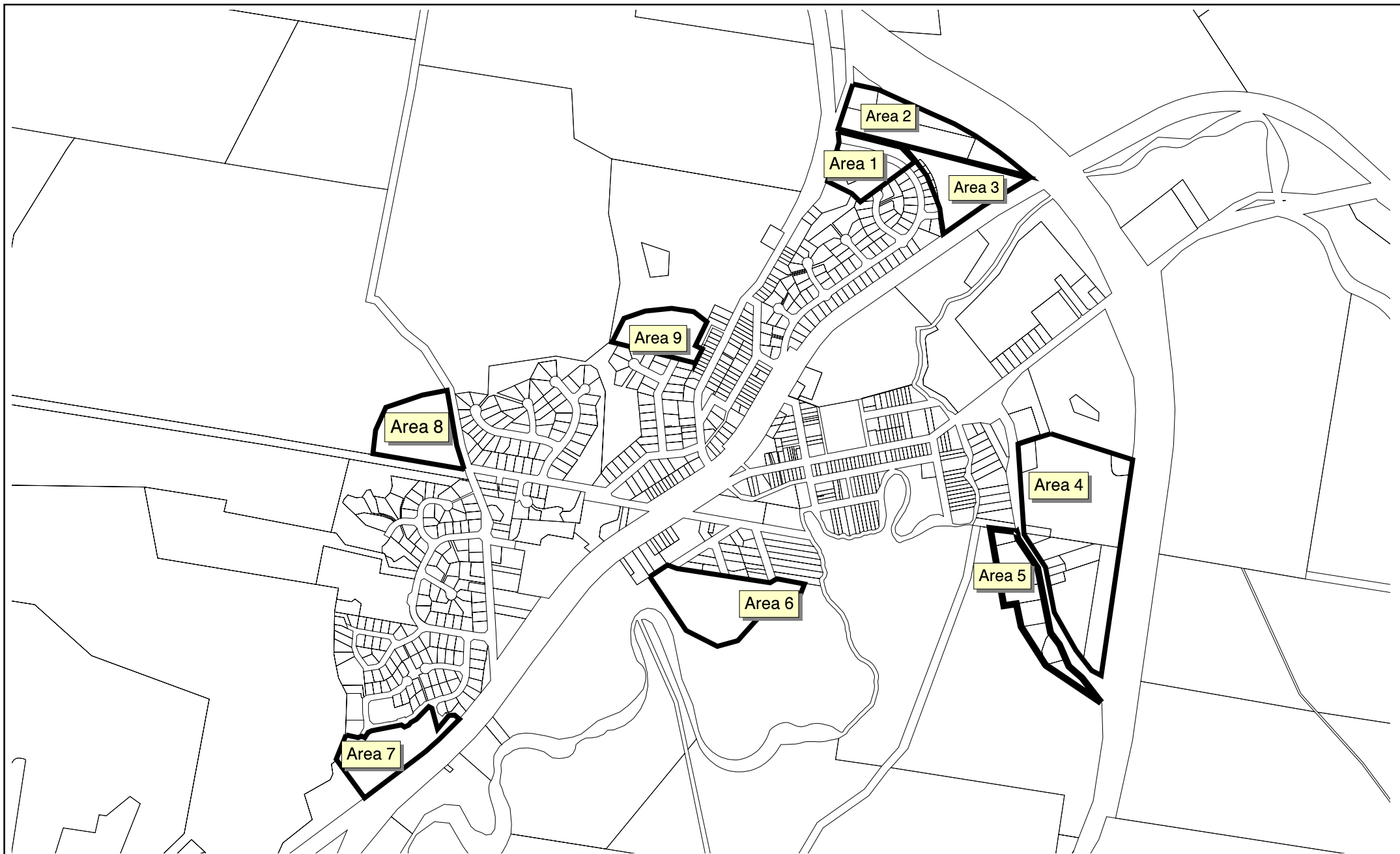


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Map 1



July 2002



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LEGEND

 Property Boundaries

BANGALOW VILLAGE SETTLEMENT STRATEGY

Investigation areas

200 0 200 400 600 800 1000 Meters

1:12500

Map 2



July 2002



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LEGEND

-  Existing Heritage Precinct
-  Design Character Area
-  Property Boundaries

BANGALOW VILLAGE SETTLEMENT STRATEGY

Heritage precinct and design character area

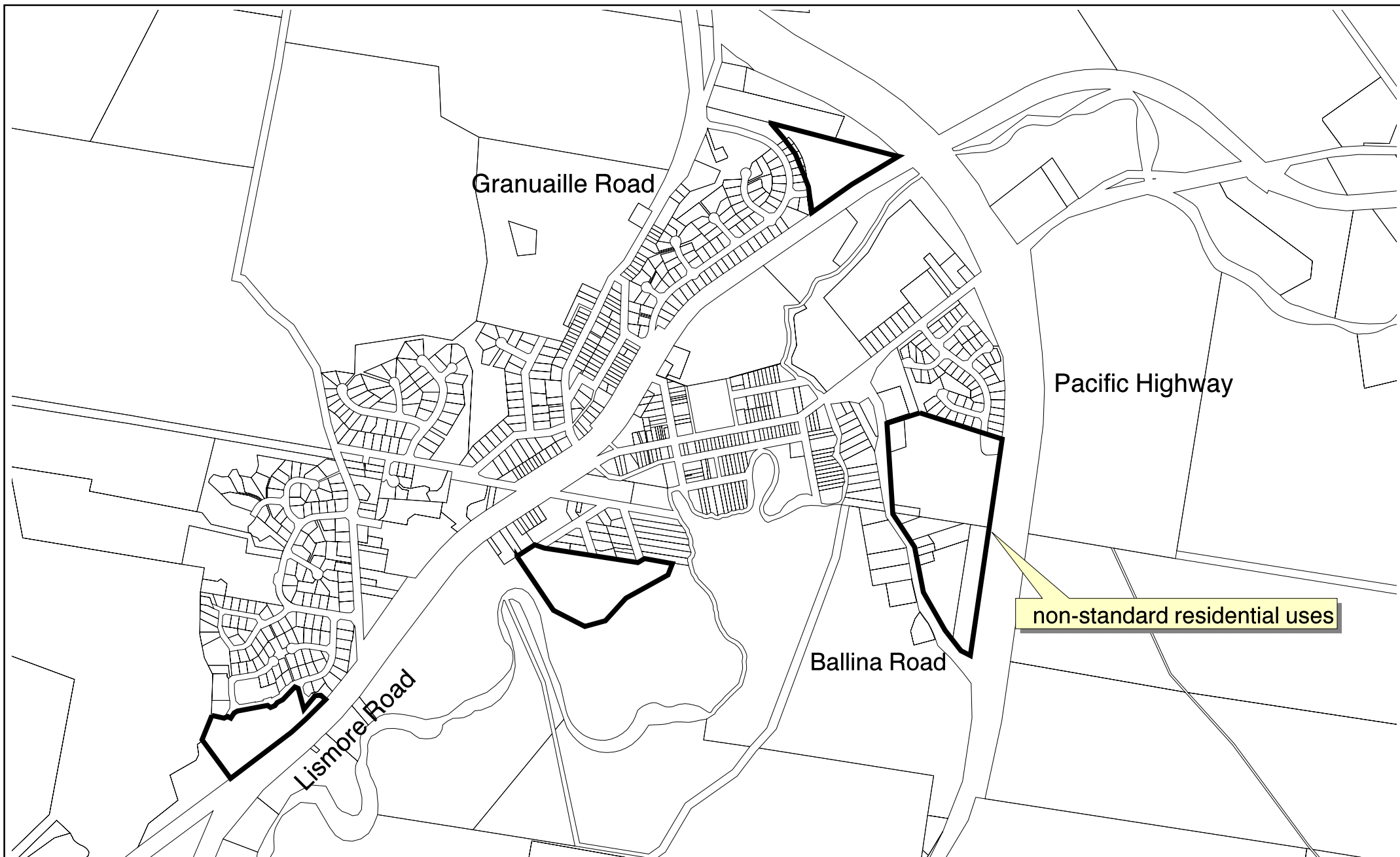
200 0 200 400 600 800 Meters

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Map 3



July 2002



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LEGEND

Property Boundaries

BANGALOW VILLAGE SETTLEMENT STRATEGY

Land Release Areas

0 200 400 600 800 1000 1200 Meters

1:12500

Map 4



November 2003