



BYRON SHIRE COUNCIL

# AFFORDABLE HOUSING CONTRIBUTION SCHEME 02

**FINAL DRAFT**

July 2024



*Urbanista*

# PRELIMINARY

## Acknowledgement of Country

Byron Shire Council recognises the traditional owners of this land, the Bundjalung of Byron Bay, Arakwal people, the Widjabal people, the Minjungbul people and the wider Bundjalung Nation.

We recognise that the most enduring and relevant legacy Indigenous people offer is their understanding of the significance of land and their local, deep commitment to place.

The Byron Shire Affordable Housing Contribution Scheme respects and embraces this approach by engaging with the community in its preparation and by acknowledging that resources are precious and must be looked after for future generations.

## Publication and authorship details

This Scheme has been prepared by Urbanista Australia Pty Ltd on behalf of and under the guidance of Byron Shire Council.



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## Document History

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# 1. BACKGROUND AND STRATEGIC CONTEXT

This Scheme was adopted by Byron Shire Council on [insert date] to come into effect on [insert date].

## 1.1 OBJECTIVES OF THE SCHEME

In furtherance of section 1.3(d) and Division 7.2 of the *Environmental Planning and Assessment Act 1979 (NSW)* ('the Act'), and the *Byron Shire Affordable Housing Contribution Policy*, the objectives of the Byron Shire Council Affordable Housing Contribution Scheme 02 are to:

- I. Facilitate the provision of affordable housing options within the Byron Shire Council area to meet the needs of very low, low and moderate income households so as to promote diversity, equity, liveability and sustainability;
- II. Recognise affordable housing as critical infrastructure to support sustainable and diverse communities and economic growth in the Byron Shire;
- III. Contribute to meeting the housing needs of very low to moderate income households who live and work in the LGA;
- IV. Set out how, where and at what rate development contributions will be collected by Byron Shire Council to provide fairness, certainty and transparency for the local community, developers and other stakeholders.

## 1.2 WHERE DOES THE SCHEME APPLY?

This Scheme augments Byron Affordable Housing Contribution Scheme 01 to provide the background, requirements and operational detail for development in the contribution areas identified in this section.

Byron Affordable Housing Contribution Scheme 01 continues to apply to land within the contribution areas identified in that Scheme, as indicated in the Scheme's accompanying maps.

This Scheme applies to land within the AHCS 02 Contribution Areas as identified in the accompanying maps at **Schedule 1**.

### 1.3 WHAT TYPES OF DEVELOPMENT DOES THE SCHEME APPLY TO?

The Scheme applies to all residential development within the AHCS 02 Contribution Areas, including:

- Development of residential accommodation as defined in Byron LEP 2014;
- Subdivision of land for residential purposes;
- Creation of Torrens Title lots, community title and strata schemes, cooperative and company title of residential property and the like.

The Scheme does not apply where an Affordable Housing Contribution has previously been applied unless the proposal involves an intensification of the development.

The Scheme excludes the types of development listed in Section 2.5 below, such as development by a social housing provider.

### 1.4 OVERVIEW – AFFORDABLE HOUSING NEED

Housing is critical to basic human needs for shelter, security and connection within communities. The availability of a suitable range of housing, including housing that is affordable for low and moderate income households, is vital to Byron Shire's ability to function in an efficient, equitable, prosperous and sustainable way.

Shortages of housing, a lack of diverse housing and predominance of housing that is unaffordable increase the risk of discrimination against certain groups and can reinforce patterns of exclusion and segregation and undermine the broader social and economic goals for liveable and prosperous communities.

Meeting people's housing needs has wider economic, social and environmental impacts. Insufficient housing and a lack of appropriate and affordable housing put economic growth and global competitiveness at risk. At regional and local levels offering more housing choices helps labour markets function, for example by improving labour mobility and ensuring sufficient workers are available to support local businesses.

An assessment of housing need has been undertaken in the preparation of this Scheme (please refer to document titled *Byron Shire Housing Needs Assessment (March 24)*). It highlights the extent of housing need in the Shire. All indicators and measures of housing affordability and need show the housing market is highly constrained and inaccessible for the majority of low- and moderate-income households. New housing opportunities for sale and rental are out of reach of these income groups.

The responses to three key questions demonstrate these conclusions:

### 1.) Is the housing market constrained in Byron Shire?

The housing market in Byron Shire is characterised by a limited diversity of housing with Separate houses are the predominant form, combined with very high housing costs.

Median house prices are well above other regional centres and many parts of the Greater Metropolitan Region and are comparable to the high prices in inner Sydney suburbs. House prices have continued to grow over time. The high first quartile house prices mean there are very few pockets of affordable housing.

The cost of private rental is similarly very high. Median rents are the highest in the region, and again comparable to high-cost areas in inner Sydney. The private rental market is concentrated in coastal towns with very modest growth over recent years. Very low vacancy rates indicate there is strong competition for properties and upward pressure on rents. High and increasing rents in adjoining areas of Ballina and Tweed provide little opportunity for households who work in Byron to find affordable accommodation in nearby areas.

High rents and shortages of private rental accommodation have been exacerbated by the very high proportion of dwellings utilised for short-term rental accommodation. Byron Shire has the highest proportion of dwelling stock utilised for short-term rental accommodation in NSW.

With only 1.8% of dwellings as social housing at 2022, compared to an average of 4.6% across the state, Byron has one of the lowest levels of social housing in NSW.<sup>1</sup> This provides limited opportunity for people who are unable to afford private rental to find suitable accommodation.

### 2.) Is there a current need for affordable housing?

Home purchase in Byron Shire is entirely out of reach for very low and low- and moderate-income earners. This requires many to rely on the private rental market of social housing and much of this is out of reach as rents have increased at a higher rate than incomes.

When measured against established benchmark of 30% of income, very low- and low-income households are unable to afford any form of private rental accommodation at or below median rents in Byron Shire. Only moderate-income households can afford to pay first quartile and median rents, but only for 1- or 2-bedroom accommodation.

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<sup>1</sup> Homelessness NSW - Housing and Homelessness Dashboard, [Housing and Homelessness Dashboard – Homelessness NSW](#).

Analysis of typical key workers further highlights the inaccessibility of the housing market. At current rents, cleaners, waiters and aged care workers cannot afford any 2- or 3-bedroom accommodation while higher paid key workers such as nurses, childcare workers and police constables could only afford 2-bedroom units.

### 3.) What are the gaps in meeting housing need?

There are significant gaps in meeting housing needs. Limited diversity and supply combined with high housing costs, limited availability of private rental and social housing is impacting almost the entire cohort of very low income households and a significant proportion of low- and moderate-income households.

Almost all types of households are in housing need. This includes lone person households and couples who typically have smaller household income and find it difficult to find accommodation suited to their needs when there is a lack of housing diversity. However in the Northern Rivers Region, families with children are one of the highest needs groups.

#### The need for planning intervention

It is clear that the private market in Byron Shire is unable to supply affordable accommodation for sale or rent to the vast majority of very low-, low- and moderate-income households who need it. To satisfy unmet needs, a variety of dwelling types, including housing suitable for families with children as well as smaller dwellings, is required.

A suite of policy mechanisms including additional affordable housing dwellings will be needed to address this chronic shortfall in affordable housing. This indicates stronger intervention through the planning system in the form of mechanisms to capture an equitable share of land value uplift, as well as the direct creation of affordable housing on public land through development partnerships, will be required to achieve affordability for the vast majority of relevant target groups, in particular all very low- and low-income households, and moderate-income family households including key worker households.

Although a significant problem for affordability, high land values and significant land value uplift provide a real opportunity in the Shire to engage the planning system in the creation of affordable housing contributions that are not available in many other regional areas of NSW.

The evidence base prepared to support this scheme is available on [council's website (insert link)].



## 1.5 LEGISLATIVE BASIS FOR AFFORDABLE HOUSING CONTRIBUTIONS

This Scheme applies in accordance with the requirements in the Environmental Planning and Assessment Act 1979 (the Act).

The State Environmental Planning Policy (Housing) 2021 recognises that all local government areas within NSW are areas where there is a need for affordable housing.

The objects of the Environmental Planning and Assessment Act 1979 (the Act) set out in section 1.3 include:

- to promote the social and economic welfare of the community and a better environment via the proper management, development and conservation of the State's natural and other resources;
- to promote the delivery and maintenance of affordable housing.

Division 7.2 of the Act allows for the collection of contributions for affordable housing where a need for affordable housing is identified in a planning instrument.

Together with the State Environmental Planning Policy (SEPP) Housing 2021 (the Housing SEPP), Division 7.2 provides the statutory basis for levying contributions under Affordable Housing Contribution Schemes (AHCSs) as follows:

- State Environmental Planning Policy (SEPP) Housing 2021 recognises that there is a need for affordable housing within all local government areas in the State.
- Section 7.32 of the Act allows for the collection of contributions for affordable housing where such a need has been identified in a planning instrument and where one of the requirements of that section is satisfied.

In respect to Byron Shire, development in accordance with the Local Environmental Plan will satisfy the requirement for the collection of affordable housing contributions under section 7.32 of the Act on the bases that:

- (a) the proposed development will or is likely to reduce the availability of affordable housing within the area.
- (b) the proposed development will create a need for affordable housing within the area.
- (c) the proposed development is allowed only because of the initial zoning of a site, or the rezoning of a site.

## 1.6 RELATIONSHIP TO OTHER AFFORDABLE HOUSING PROVISIONS IN THE LGA

### 1.6.1 Regional and Local Planning Context

Planning for the Byron Shire is guided by the North Coast Regional Plan 2041. The plan covers two distinct sub-regions, the Northern Rivers and Mid-North Coast. Byron Shire is within the Northern Rivers sub-region together with the local government areas of Tweed, Ballina, Lismore, Richmond Valley and Kyogle. A key objective of the plan (Objective 2) is to provide for more affordable and low cost housing.

Since that time there have been many significant events including significant floods on the North Coast in February and March 2022, as well as changes to State and local planning policies and critical decisions that inform and affect housing options in the Byron Shire. These include:

- North Coast Regional Plan 2041
- NSW Independent Flood Inquiry Report
- Parliamentary Flood Inquiry Report
- NSW Government response to Flood Reports
- Draft Northern Rivers Resilient Lands Strategy
- Our Byron, Our Future 2032
- NSW Independent Planning Commission Report on Short Term Rental Accommodation

### 1.6.2 Local affordable housing provisions

In 2020 Byron Shire finalised its Residential Strategy to guide planning for population growth and housing. Other related strategies are the Business and Industrial Lands Strategy and Rural Land Use Strategy. In 2022, Council introduced its first Affordable Housing Contribution Scheme which applies to identified land in Byron Bay, in and around Mullumbimby and in Bangalow. Clause 6.18 of Byron Local Environmental Plan (LEP) 2014. Clause 6.18 supports the implementation of that and other Affordable Housing Contribution Schemes.

More recently, in view of the significant changes in the planning and policy context, including the ongoing impacts of COVID-19 and the floods. Council has reviewed its strategic planning framework for affordable housing, developing a Housing Options Paper to document what has changed since 2020 and to guide community engagement about the ways to deliver housing to meet the needs of the community.

Key issues highlighted in the Options Paper are:

- Housing stress is growing
- Housing affordability and availability is worsening
- Housing for key workers has become a more pressing issue
- Homelessness is growing.

As noted in the Housing Options Paper, Council has been pro-active in addressing the significant housing pressures in Byron Shire through strong policy, advocacy and planning intervention, including:

- Alternative Housing Report 2019
- Declaring a housing crisis in March 2021
- Development of Byron Shire Affordable Housing Contribution Scheme 1 2022
- Development of a planning proposal to create localised caps for non-hosted STRA.

In March 2024, Council approved Byron Shire Residential Strategy 2041 with amendments for submission to the Department of Planning, Housing and Infrastructure for endorsement. The Strategy provides the long-term approach to guide the delivery of housing in the Shire.

Most relevant to the current study is Action 10 of the Implementation Plan accompanying the Strategy commits to investigating “expanding or applying new affordable housing contribution mechanisms over all new rezoned areas, and other planning control uplift opportunities, to maximise the capture of affordable housing opportunities over time”. To this end, the Plan commits to having Affordable Housing Contribution Scheme (AHCS) No. 2 in place “prior to the Strategy endorsement becoming effective to enable planning proposals for new investigation and or infill areas.”

### 1.6.2 Affordable Housing Contribution Policy

Byron Shire’s *Affordable Housing Contribution Policy* and the accompanying *Affordable Housing Contribution Procedure* adopted by Council on 13 August 2020, as amended from time to time, set out Council’s affordable housing contributions framework, including a framework by which Council will enter into Planning Agreements where affordable housing contributions form part of the agreement.

The policy considers three mechanisms for affordable housing contributions. These are:

- Clause 6.17 Affordable housing in employment, mixed use and residential zones of Byron Local Environmental Plan 2014 requires Council to consider the need for conditions relating to providing, maintaining or retaining affordable housing before granting consent for residential accommodation in the zones prescribed.
- Planning Agreements with negotiated terms for affordable housing contributions in accordance with Council’s Affordable Housing Contribution Procedure; and
- State Environmental Planning Policy (Housing) 2021 [NSW] Affordable Housing Contribution Schemes for lands that undergo an upzoning, as set out in this and other Affordable Housing Contribution Schemes in operation in Byron Shire.

Although this Scheme provides that a specified contribution rate will be levied in a designated area, there may be cases where a Planning Agreement prescribes a further and

additional contribution towards affordable housing, for example, where a variation to controls is proposed in relation to a specific site or development.

In all cases, contributions required under this Scheme will be levied as a base contribution, and any additional contribution offered under a Planning Agreement will be considered at Council's discretion. In cases where a Planning Agreement involving an affordable housing contribution is offered in addition to the mandatory affordable housing contribution, Council will consider the cumulative impact of the mandatory contribution and the proposed Planning Agreement.

### 1.6.3 Relationship to Planning Agreements

As *the Act* does not prescribe any particular means by which the developer's performance of a planning agreement may be enforced, the Scheme applies should a party fail to meet its planning obligation under a planning agreement to contribute for the purpose of providing affordable housing.

## 1.7 AFFORDABLE HOUSING PRINCIPLES

This Scheme is guided by the following principles which are required under clause 15 of the Housing SEPP to be considered by a consent authority before imposing a condition under the Act, section 7.32:

- Affordable rental housing will be provided and managed in Byron Shire so that a socially diverse residential population representative of all income groups is maintained.
- Affordable rental housing that is provided is to be made available to a mix of households on very low to moderate incomes.
- Affordable rental housing that is provided is to be rented to eligible households at an appropriate rate of gross household income.
- Land or units dedicated for the purpose of providing affordable housing, or the full proceeds from the sale of land or units dedicated to affordable housing, is to be used for the purpose of the provision of affordable housing.
- Dwellings provided for affordable housing are to be managed so as to maintain their continued use for affordable housing.
- Monetary contributions provided as an affordable housing contribution are to be used for the provision of affordable housing.

- Surpluses from the management of affordable housing are to be used for the purpose of delivering, improving or replacing affordable housing or for providing additional affordable housing.
- Affordable rental housing is to consist of dwellings constructed to a standard which, in the opinion of the Council, is consistent with other dwellings in Byron Shire.

In addition:

- Affordable housing delivered under this Scheme must be within Byron Shire.
- The needs of different target groups or sub-markets will be explored and provided for in the planning and provision of affordable housing in terms of appropriateness of housing type, tenure, design, location, accessibility and price point.
- The evaluation of sites and precincts for affordable housing and the planning for housing type, design and location will promote sustainability through appropriate attention to whole of life costs, accessibility to transport, services and facilities, reduction of car dependency and relevant environmental, heritage or other constraints.
- Disposal of and reinvestment in affordable housing assets may occur over time to enable cost effective responses to changing housing needs or other circumstances provided that any proceeds from the sale of affordable housing delivered under the scheme be used for the provision of affordable housing within Byron Shire.

## 1.8 DEFINITIONS

Terms used in this scheme are defined below:

Act	Environmental Planning and Assessment Act 1979 (NSW).
Affordable housing	<p>As defined in section 1.4 of the Environmental Planning and Assessment Act (the Act), affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.</p> <p>Clause 13(1)(a)(ii) specifies that for the purposes of section 1.4 of the Act, a very low, low or moderate income household pays no more than 30% of the gross income in rent.</p> <p>NSW Affordable Housing Ministerial Guidelines provide the details of these income thresholds.</p>
Affordable housing contribution area	Means land identified as “Affordable housing contribution area” on the <a href="#">Affordable Housing Contribution Scheme Map</a> in Byron LEP 2014.
Affordable rental housing	Is affordable housing that is owned and managed by government, a registered community housing provider or an eligible community housing provider and rented to very low, low or moderate income households or a combination of households for a rent that is affordable to them in accordance with statutory benchmarks.
Affordable housing contribution	Means a contribution under Division 7.2 of the Act, being a monetary contribution, the dedication of land free of cost or a combination of land and dwellings under the Affordable Housing Contribution Scheme.
Approved Affordable Housing Contribution Scheme Maps	Means the Affordable Housing Contribution Scheme Maps included in <b>Schedule 1</b> .

Contribution rate	Is the rate that is used in the calculation of the monetary contribution for a relevant development and is adjusted to take into account indexation.
Council	Means Byron Shire Council.
Development application	Has the same meaning as in the Act.
Development contribution	A provision made by a developer under a planning agreement under Division 1 Subdivision 2, or an affordable housing contribution under Division 7.2 of the Act, being a monetary contribution, the dedication of land free of cost or the provision of any other material public benefit.
Development site	The land parcel or parcels to which a development application subject to this Scheme relates.
Distribution Plan	A plan supplementing this AHCS providing details about the process for allocation or transfer of contributions, including criteria for selection of one or more community housing providers to receive funding or property.
Eligible Community Housing Provider	<p>An Eligible Community Housing Provider (CHP) is a community housing provider that is:</p> <ul style="list-style-type: none"> <li>• listed on the Register of Community Housing Providers which is managed and maintained by the NSW Registrar of Community Housing; and/or</li> <li>• registered under the National Regulatory Code.</li> </ul>
Evidence Base	An analysis of housing in the [region or LGA] which establishes the need for affordable housing and satisfies the requirements under section 7.32 of the EP&A Act for the collection of contributions for affordable housing.
Fit for purpose	In reference to land means that the land that has been improved from a natural state and provided with urban servicing including as water, sewerage, stormwater drainage and a sealed road access to a standard appropriate for residential building construction.

In-kind contribution	Contribution of land for use for the provision of affordable housing.
In-lieu contribution	<p>A contribution in place of the provision of an in-kind contribution of land which may be in the form of:</p> <ul style="list-style-type: none"> <li>• a contribution of buildings for use as affordable housing; and/or</li> <li>• a monetary contribution towards the provision of affordable housing.</li> </ul>
Planning Agreement	<p>Is a voluntary agreement between the Council and a landowner or developer who seeks an amendment to the planning controls for land or approval for a proposed development, which requires:</p> <ul style="list-style-type: none"> <li>• dedication of land free of cost;</li> <li>• payment of a monetary contribution;</li> <li>• provision of any other material benefit;</li> <li>• any combination of the above,</li> </ul> <p>to be used for or applied towards a public purpose.</p>
Nominated Community Housing Provider	Is an eligible Community Housing Provider selected by Council to receive contributions under this Scheme.
Regulation	Environmental Planning and Assessment Regulation 2000, as updated from time to time.
Residential Lot	Means a parcel of land on which additional residential development can occur.
Scheme	Refers to an Affordable Housing Contribution Scheme.
Very low to moderate households	Households whose gross incomes fall within the income ranges specified in the NSW Affordable Housing Ministerial Guidelines.



## 2. AFFORDABLE HOUSING CONTRIBUTIONS

This Part describes how affordable housing contributions are determined and satisfied through monetary contributions and dedication of dwellings and land.

### 2.1 CONTRIBUTION RATES

Under this Scheme, an affordable housing contribution is required pursuant to Division 7.2 of the Act for all development identified in Section 1.3 above. The contribution is satisfied by the dedication of land within the development site determined in accordance with Section 2.2. A request for any variation in the contribution rates specified in Section 2.2 can only be made and considered in limited circumstances as set out in the Byron Affordable Housing Contribution Policy and Procedure.

Council may agree to accept a contribution in lieu of land that would otherwise be required in the following forms:

- Affordable housing dwellings and associated land within the development site;
- Affordable housing dwellings and associated land in another location within Byron Shire;
- A monetary contribution towards the provision of affordable housing dwellings in the Byron Shire area.

Council prefers that contributions are provided in the form of land within the development and the form of contribution (in-lieu or in-kind) is entirely at the discretion of Council. Section 2.2 sets out where a monetary contribution will be accepted if the application of the rates in Table 1 results in a required contribution of part of a residential lot.

Where Council agrees to accept a monetary contribution or other form of affordable housing contribution in lieu of the provision of land determined (including the dedication of dwellings and associated land or a combination of forms of contribution), the value of that contribution must be equivalent to or greater than the market value of lots that would have been required to be provided with reference to Table 1 below.

The market value of lots will be calculated based on recent sales of equivalent land in the locality in which the development is located, carried out by a registered valuer and agreed to by Council. Council may engage a valuer at the developer's expense to confirm the value of the land.

Determining which option is most appropriate in the context of the development will be determined by Council at development application stage and will form a condition of development consent.

For staged development, an affordable housing contribution is to be provided in each development stage or in agreed consolidated form.

## 2.2 DEDICATION OF LAND

For the identified affordable housing contribution areas subject to this Scheme set out in Schedule 1, the contribution rates in Table 1 refer to the minimum percentage of the area of residential lots in the development to be provided as affordable housing in accordance with this Scheme.

In accordance with Section 2.1 above, a request for a variation in the applicable contribution rates specified below can only be made by the proponent and assessed by Council in limited circumstances as set out in the Byron Affordable Housing Contribution Policy and Procedure.

**Table 1: Affordable Housing Contribution Rates**

<b>AFFORDABLE HOUSING CONTRIBUTION AREA</b>	<b>MINIMUM CONTRIBUTION RATE</b>
<b>BANGALOW</b>	
<b>B2</b>	20%
<b>BRUNSWICK HEADS</b>	
<b>14</b>	20%
<b>15</b>	20%
<b>B1 AND 16</b>	10%
<b>MULLUMBIMBY</b>	
<b>LEFT BANK RD PRECINCT</b>	20%
<b>6</b>	10%
<b>7</b>	10%
<b>8</b>	10%
<b>10</b>	10%
<b>SUFFOLK PARK</b>	
<b>19</b>	20%

Where an affordable housing contribution is made in the form of land, the following applies:

- a) The area to be provided as land is the sum of the area of lots to be provided as an affordable housing contribution;
- b) A land contribution for the purpose of affordable housing is to be provided in the form of serviced residential lots zoned, suitable for residential use;
- c) The average market value per lot of a land contribution must be in keeping with the general value of land within the overall development to which the contribution arises;
- d) A land contribution for the purpose of affordable housing must be fit for purpose and satisfy relevant requirements of Council's Affordable Housing Contribution Policy and Procedure;
- e) Where there is a shortfall in the area of lots to be dedicated equivalent to less than 75% of the minimum lot size, the applicant may elect to meet the shortfall through a monetary contribution determined in accordance with Section 2.4 or through the dedication of an additional lot. Where the shortfall is 75% or more of the area of the minimum lot, then a further residential lot is required to be dedicated;
- f) For staged development, land is to be provided in each development stage or in consolidated form in accordance with the conditions of development consent.
- g) Ownership of land will be transferred to Council or a nominated community housing provider identified by Council under a condition of consent;
- h) Land will be developed for affordable housing, or where the land is subsequently sold, the net proceeds of the sale will be used exclusively for the purpose of affordable housing;
- i) Affordable housing dwellings created will:
  - be retained as affordable housing in perpetuity, except where sold and replaced by other affordable housing in strict accordance with relevant requirements of Council's Affordable Housing Contribution Policy and Procedure;
  - align with the affordable housing principles in Section 1.7 of this Scheme;
  - meet relevant requirements of Council's Affordable Housing Contribution Policy and Procedure.

The following examples illustrate how the contribution rates under this Scheme will be applied to contributions of land.

#### **Worked Example 1 Torren Title**

##### **Example 1a**

Sum of the area of residential lots within the development = 10,000 m<sup>2</sup>

Contribution Rate = 20%

Lots size within the development 450-550 m<sup>2</sup>

Affordable Housing Contribution = 10,000 m<sup>2</sup> X 20%

= 2,000 m<sup>2</sup>

In kind affordable Housing Contribution = Four lots at 450 m<sup>2</sup>=1,800 m<sup>2</sup>

Shortfall = 2,000-1,800 = 200 m<sup>2</sup>.

44.5% of minimum lot of 450 m<sup>2</sup>, so monetary contribution accepted.

Balance to be provided as a monetary contribution to be calculated in accordance with Section 2.4 below:

2,000 m<sup>2</sup> - (4 X 450 m<sup>2</sup>)

=200 m<sup>2</sup>.

##### **Example 1b Torren Title**

Sum of the area of residential lots within the development = 10,000 m<sup>2</sup>

Contribution Rate = 20%

Lots size within the development 400-550 m<sup>2</sup>

Affordable Housing Contribution = 10,000 m<sup>2</sup> X 20%

= 2,000 m<sup>2</sup>

In kind affordable Housing Contribution = Four lots at 420 m<sup>2</sup>=1,680 m<sup>2</sup>

Shortfall = 2,000-1,680 = 320 m<sup>2</sup>.

Shortfall as a percentage of minimum lot size = 320/400 = 80% of a minimum lot

Affordable Housing Contribution = Five lots.

## **Worked Example 2 – Community Title**

### **Example 2a**

Area of lot = 10,000 m<sup>2</sup>

Affordable Housing Contribution = 10,000 m<sup>2</sup> X 20%

= 2,000 m<sup>2</sup>

Common property area within the development = 3,700 m<sup>2</sup>

Sum of house lot area within the development = 6,300 m<sup>2</sup> (63% of area of lot)

Number of residential lots within the development = 14

Average size of 'house' (H) lot = 450 m<sup>2</sup>

Apportionment of 'common property' (CP)/lot = 3,700 m<sup>2</sup> / 14 = 264 m<sup>2</sup>/lot

Average apportionment of land contribution /H lot = H lot (450 m<sup>2</sup>) + CP lot (264 m<sup>2</sup>)  
/lot = 714 m<sup>2</sup>

Affordable Housing Contribution of 2000 m<sup>2</sup> / 714 m<sup>2</sup> = 2.8 lots.

In accordance with Section 2.2(b), contribution is rounded up from 2.8 to 3 lots.

If a monetary contribution is accepted by Council in lieu of land:

Value = average market value per square metre of residential land in the  
development x 2000 m<sup>2</sup>.

### **Example 2b**

Area of lot = 10,000 m<sup>2</sup>

Affordable Housing Contribution = 10,000 m<sup>2</sup> X 20%

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= 2,000 m<sup>2</sup>

Common property area within the development = 1000 m<sup>2</sup>

Sum of house lot area within the development = 9000 m<sup>2</sup> (90% of area of lot)

Number of residential lots within the development = 20

Average size of 'house' (H) lot = 450 m<sup>2</sup>

Apportionment of 'common property' (CP) /lot = 1000 m<sup>2</sup> / 20 = 50 m<sup>2</sup>/lot

Average apportionment of land contribution /H lot = H lot (450 m<sup>2</sup>) + CP lot (50 m<sup>2</sup>)  
/lot = 500 m<sup>2</sup>

In kind affordable Housing Contribution = Four lots at 500 m<sup>2</sup> = 2,000 m<sup>2</sup>

No balance to be provided as a monetary contribution:

2,000 m<sup>2</sup> - (4 X 500 m<sup>2</sup>)

= 0 m<sup>2</sup>.

## 2.3 DEDICATION OF DWELLINGS AND ASSOCIATED LAND

Where an affordable housing contribution is made in the form of dwellings, the following applies:

- Dwellings will be owned by Council or a nominated community housing provider identified by Council under a condition of consent;
- Dwellings will be provided and retained as affordable rental housing in perpetuity, except where sold and replaced by other affordable housing in strict accordance with relevant requirements of Council's Affordable Housing Contribution Policy and Procedure;
- The market value of the dwellings and associated land that is provided as affordable housing is equal to or greater than the market value of land required as an affordable housing contribution;
- The market value of any dwellings and associated land contributed will be calculated based on recent sales of equivalent dwellings in the town in which the Precinct is located, carried out by an independent valuer nominated by Council.
- Where the market value of land calculated in accordance with Section 2.2 does not translate to a whole number of dwellings:
  - o if the shortfall is less than 75% of the calculated dwelling value, the applicant may elect to meet the shortfall through a monetary contribution determined in accordance with Section 2.4 or through dedication of an additional dwelling; or
  - o if the shortfall is 75% or more of the calculated dwelling value, then an additional dwelling is required to be dedicated.
- Dwellings will align with the affordable housing principles in Section 1.7 of this Scheme;
- Affordable dwellings within the development provided as a contribution under this Scheme must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with dwellings within the development relates in terms of size, building standard, internal fittings and finishes, solar access and privacy and meets relevant requirements of Council's Affordable Housing Contribution Policy and Procedure;
- Affordable dwellings provided outside the development as a contribution under this Scheme must be constructed to a standard that is acceptable to Council and meet relevant requirements of Council's Affordable Housing Contribution Policy and Procedure;

- The transfer of title must occur prior to the issuing of an occupation or subdivision certificate (whichever comes first) for the development;
- All dwellings will meet the requirements for residential dwellings of relevant Development Control Plans, as applicable;
- For staged development, affordable housing is to be provided in each development stage or in an agreed consolidated form.

The following examples illustrate how the contribution rates under this Scheme will be applied to contributions of dwelling and land.

#### **Worked Example**

Sum of the area of residential lots within the development = 10,000 m<sup>2</sup>

Contribution Rate = 20%

Affordable Housing Contribution = 10,000 m<sup>2</sup> x 20% = 2,000 m<sup>2</sup>

Independent Valuation: 450 m<sup>2</sup> lot valued at \$1,000,000

= \$2,222 per m<sup>2</sup>

Monetary contribution = \$2,222 x 2,000

= \$4,444,444.

Independent Valuation: 2 bedroom apartment valued at \$750,000 (including land)

Equivalent contribution = \$4,444,444 / \$750,000

= 5.9 apartments

Contribution is 6 apartments at \$750,000

Where dwellings are to be provided off site, the value of the dwellings is to be the same as the Equivalent Monetary Contribution as set out in 2.4 below.

#### **Worked Example**

Sum of the area of residential lots within the development = 10,000 m<sup>2</sup>

Contribution Rate = 20%

Affordable Housing Contribution = 10,000 m<sup>2</sup> x 20%

= 2,000 m<sup>2</sup>

Independent Valuation: 450 m<sup>2</sup> lot valued at \$1,000,000

= \$2,222 per m<sup>2</sup>

Monetary contribution = \$2,222 x 2,000

= \$4,444,444.

## 2.4 EQUIVALENT MONETARY CONTRIBUTIONS

In certain circumstances, alternative arrangements may be made such that an in lieu monetary payment may be provided so that affordable housing can be provided elsewhere within the Byron LGA or used for the construction of affordable housing on site.

In addition, a monetary contribution will be accepted where provision of part of a parcel of land of less than 75% of the minimum lot size would be required to achieve the area required to be provided as an affordable housing contribution. Section 2.3 sets out where a monetary contribution may be accepted to cover a shortfall in a contribution of dwellings in part satisfaction of the required land contribution.

Council will determine the preferred option at development application stage and this will form a condition of development consent.

The monetary contribution required will be based on the market value of the land that would be required to be transferred in accordance with 2.1 and 2.2 above. The amount payable will be calculated based on recent sales of equivalent land in the town in which the Area is located, carried out by a registered valuer and agreed to by Council. Council may engage a valuer at the developer's expense to confirm the value of the land.

Where a combined in kind and monetary contribution is accepted by Council, the payment due is calculated by deducting the market value of the in kind contribution from the full amount due. The market value of any dwellings contributed will be calculated based on recent sales of equivalent dwellings in the town in which the Precinct is located, carried out by an independent valuer nominated by Council.

The following examples illustrate how the contribution rates under this Scheme will be applied where a monetary contribution is permitted in lieu of an in kind contribution.

### **Worked Example**

Sum of the area of residential lots within the development = 10,000 m<sup>2</sup>

Contribution Rate = 20%

Affordable Housing Contribution = 10,000 m<sup>2</sup> X 20%

= 2,000 m<sup>2</sup>

Independent Valuation: 450 m<sup>2</sup> lot valued at \$1,000,000

= \$2,222 per m<sup>2</sup>

Monetary contribution = \$2,222 X 2,000 m<sup>2</sup>

= \$4,444,444.



## 2.5 DEVELOPMENT THAT IS EXEMPT FROM THE AHCS

Development that will be exempt from contributions, development for the purposes of providing:

- Public housing as defined in section 3 of the *Housing Act 2001*; and
- Community housing as defined in section 3 of the *Housing Act 2001*.
- Other housing provided on a not-for-profit basis and targeted to very low, low and moderate income households that Council considers meets priority housing needs within the community, for example accommodation for First Nations people, special needs groups or other disadvantaged households.

Actively facilitating the above types of development will make a contribution to affordable rental housing, including for very low income households and those with special needs. There should be no impediments to these types of development.

## 2.6 CONDITIONS OF CONSENT FOR AFFORDABLE HOUSING

Where an **in-kind contribution (land)** is being made, the condition of consent is to contain the following information:

- the area of the land to be dedicated;
- the number of lots to be dedicated;
- the lots must be shown on the approved plans and referenced in the affordable housing condition;
- the developed area that was used to calculate the contribution; and
- a requirement that prior to the granting of an occupation or subdivision certificate (whichever comes first), evidence be provided of a legally binding agreement to transfer title of the land to Council or a nominated community housing provider.

Where an **in lieu (monetary) contribution** is being made, the condition of consent will contain the following information:

- the monetary contribution required;
- the developed area that was used to calculate the contribution;
- the date the contribution rate was determined;
- the amount of the affordable housing contribution; and
- a requirement that the condition be fulfilled to Council's satisfaction prior to the issue an occupation or subdivision certificate (whichever comes first).

Where an **in lieu (housing) contribution** is being made, the condition of consent will contain the following information:

- the equivalent contribution required;
- the developed area that was used to calculate the contribution;
- the date the contribution rate was determined;
- the specifications and delivery program for the affordable housing dwellings to be provided;
- the lots where the affordable housing dwellings will be provided must be shown on the approved plans and referenced in the affordable housing condition; and
- a requirement that the condition be satisfied to Council's satisfaction prior to the issue of an occupation or subdivision certificate (whichever comes first).

### 3. ADMINISTRATION AND IMPLEMENTATION

#### 3.1 HOW TO MAKE A CONTRIBUTION

All development to which this Scheme applies is required to contribute toward affordable housing. This requirement will be implemented by way of a condition of development consent. In accordance with Part 2, the contribution may be provided in the form of one or more of the following:

- Dedication of land;
- Dedication of affordable housing dwellings to Council or a nominated community housing provider identified by Council;
- Combined dedication of land and constructed affordable housing dwellings;
- A monetary contribution.

A contribution requirement forms part of a development consent. Council will require evidence that the affordable housing contribution requirement is satisfied prior to the granting of any construction certificate or complying development certificate.

#### **Land for affordable housing**

Where an affordable housing contribution is made in the form of land, the contribution will be calculated in accordance with Section 2.2 above.

Completed lots are to be dedicated free of cost to Council or a nominated community housing provider selected by Council.

The development application to Council must identify the lots proposed to be dedicated.

Council will:

- Assess the suitability of the proposed lots with reference to the Affordable Housing Principles set out at Section 1.7 and the requirements set out in Section 2.2 above and to relevant provisions of Council's Affordable Housing Contribution Policy and Procedure; and
- Determine the entity (Council or a nominated community housing provider) to receive the lot(s).

Where the proposed lot(s) are not considered appropriate for the purpose of affordable housing, Council may identify other land to be dedicated or require a contribution in lieu or both. If suitable lots or an alternative contribution acceptable to both the development applicant and council cannot be identified, Council must refuse the application for failure to meet the requirements of this Scheme.

Where the proposed lots are acceptable to Council, a condition of consent requiring dedication of the lot(s), together with any additional monetary contribution payable, will be imposed by the consent authority.

Transfer of title to Council or the nominated community housing provider selected by Council will be required prior to issue of an occupation or subdivision certificate (whichever comes first). If a development requires multiple certificates, transfer of title will be required prior to the issue of the certificate pertaining to the land upon which dwellings are located.

Land transferred to Council will be classified as Operational land.

### **Affordable housing dwellings**

In the case of a dwelling contribution partly in-lieu of providing land, the contribution will be calculated in accordance with Section 2.3 above, including determining if any shortfall can be met through a monetary contribution. The development application to Council must identify the land and associated land proposed to be dedicated.

The proposal will be referred to Council to:

- Assess the suitability of the proposed in-kind contribution with reference to the Affordable Housing Principles set out at Section 1.7 and the requirements set out in Section 2.3 above and to relevant provisions of Council's Affordable Housing Contribution Policy and Procedure; and
- Determine the entity (Council or a nominated community housing provider) to receive the lot(s).

Council may only accept a contribution of dwellings in lieu of a land contribution where the proposed dwellings are considered suitable for the purpose of affordable housing.

Council may identify other dwellings to be dedicated or require an alternative contribution or both. If suitable lots or a contribution acceptable to both the applicant and council cannot be identified, the consent authority must refuse the application for failure to meet the requirements of this Scheme.

Where the proposed dwellings are acceptable to Council, a condition of consent requiring dedication of the dwellings and associated land, together with any additional monetary contribution payable, will be imposed by the consent authority.

Transfer of title to Council or the nominated community housing provider selected by Council will be required prior to issue of an occupation or subdivision certificate (whichever comes first). If a development requires multiple certificates, transfer of title will be required prior to the issue of the certificate pertaining to the land upon which dwellings are located.

Land and dwellings transferred to Council, will be classified as Operational land.

## Monetary contributions

In the case of monetary contribution rates in lieu of providing land in part or in full, the contribution will be calculated in accordance with Section 2.4 above.

Where the payment of a monetary contribution in lieu of providing land in part or in full is acceptable to Council, a condition of consent specifying the contribution payable, will be imposed by the consent authority.

Payment will be by unendorsed bank cheque to Council prior to issue of an occupation or subdivision certificate (whichever comes first) in accordance with the relevant condition.

If a development requires multiple certificates, Council will require payment prior to the release of the first certificate relating to the development consent on which the contributions were levied.

## 3.2 INDEXING OF PAYMENTS

Where a condition requiring a monetary contribution has been imposed, the contribution amount will be adjusted over time. For example, if the date the contribution rate was determined was in June of a given year and the not wish to pay the contribution and develop the site until August of the following year, the contribution amount will be adjusted to the period in which it is paid.

Monetary contributions are adjusted by Byron Shire Council and confirmed with the applicant prior to payment being made. The formula for adjusting a contribution amount in a condition if consent is:

Monetary Contribution = Base Contribution Amount x (MDP2/MDP1), where:

- The Base Contribution Amount is the amount obtained from the Notice of Determination and based on the contribution rate specified in the development consent.
- MDP1 is the median dwelling price as published in the NSW Government's Rent and Sales Report for Byron LGA that applied at the date the contribution rate was determined.
- MDP2 is the median dwelling price as published in the most recent NSW Government's Rent and Sales Report for Byron LGA available at the time of payment.

### 3.3 PROCESS FOR THE DISTRIBUTION AND MANAGEMENT OF CONTRIBUTIONS

Funds collected in lieu of affordable housing lots or from the sale of affordable housing lots will be deposited in Council's fund set up to manage and administer Council's Affordable Housing Program or transferred to a nominated community housing provider.

### 3.4 DELIVERY PROGRAM

Affordable housing created through this Scheme will be managed by one or more community housing providers nominated by Council. Council may also select one or more community housing providers to receive land and/or monetary contributions provided under this Scheme.

Providers will be required to be registered by the [NSW Registrar of Community Housing](#).  
registered by the NSW Registrar of Community Housing.

Nominated provider(s) will be selected through a competitive process. The selection process will require prospective providers to demonstrate their entity's suitability to deliver affordable housing and will include criteria relating to:

- Governance, financial, tenancy and property management capacity and experience;
- Financial viability and capacity;
- Understanding of and commitment to local communities in Byron Shire.

Affordable housing created under this Scheme will be required to be held and managed in accordance with the NSW Affordable Housing Ministerial Guidelines, as updated from time to time.

Where more than one provider is selected, contributions will be distributed amongst providers in accordance with the housing program determined by Council in response to local housing needs, opportunities and priorities. Details will be published in a Distribution Plan to be provided on Council's website. The Distribution Plan will also set out:

- performance expectations for community housing providers receiving and using the contributions;
- any specific requirements relating to the eligibility criteria to apply to the allocation of affordable housing;
- any rent setting requirements for provision of affordable housing;
- monitoring and reporting on affordable housing outcomes to Council;
- regular review of arrangements and process for Council changes to the Distribution Plan.

### 3.5 MONITORING AND REVIEW OF SCHEME

The Scheme will be monitored and an annual report prepared for Council that presents key performance indicators including:

- land holdings and status of development;
- amount of funds received and in waiting;
- allocation of funding in that year; and
- number of delivered affordable housing dwellings acquired by through the Scheme.

This report will be made available on Byron Shire Council's website.

In addition to the annual monitoring and reporting, a review of the Scheme should be undertaken every five years, with updates undertaken if necessary over the intervening period.

The aim of the five year review is to ensure that the Scheme is effective and that any impacts on housing supply, delivery and affordability can be addressed as soon as possible.

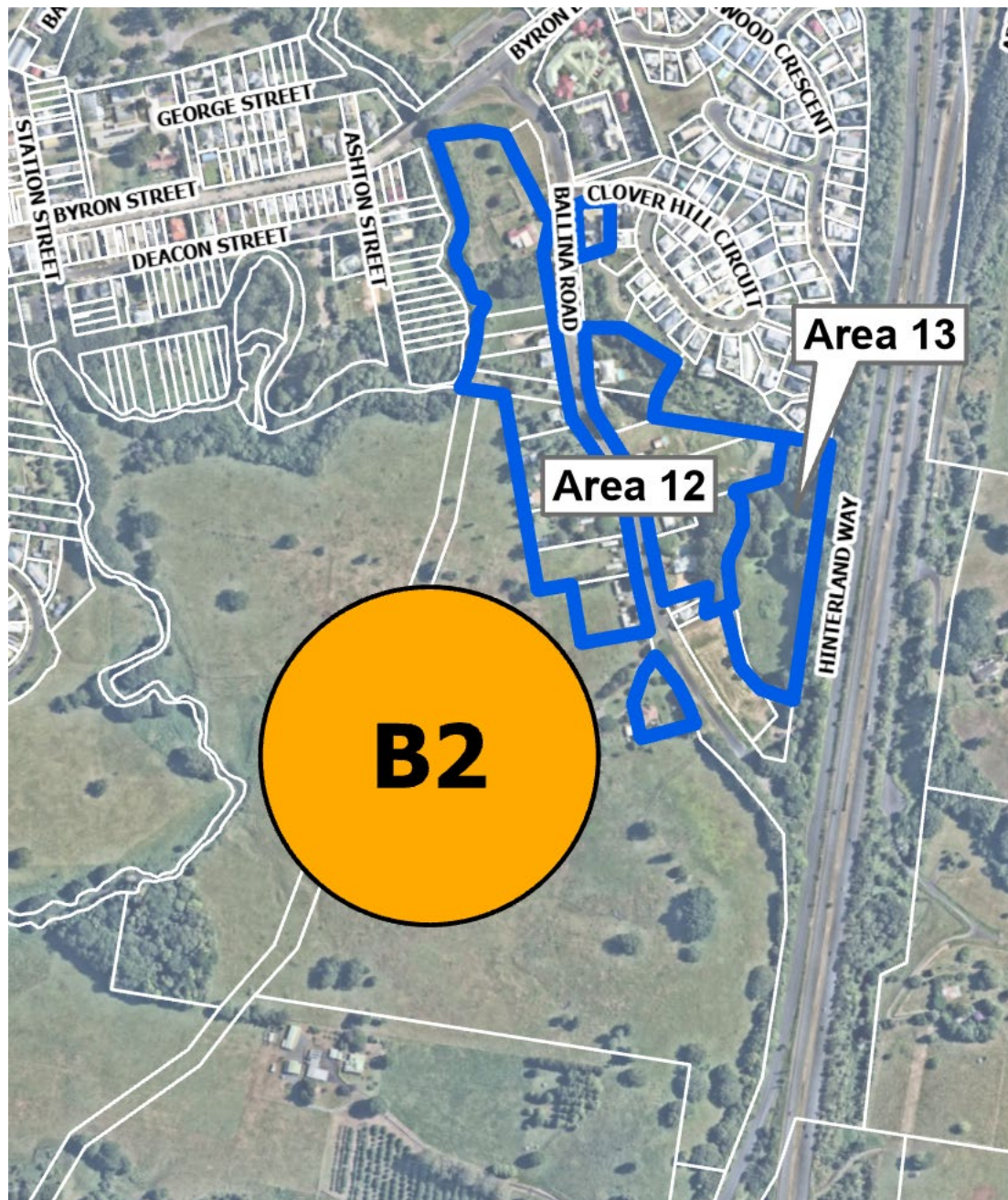
Amending the Scheme will generally require amendment to the LEP that directly refers to the document as dated.



## SCHEDULE 1: DETAILS OF CONTRIBUTION AREAS

### Description: Bangalow B2

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



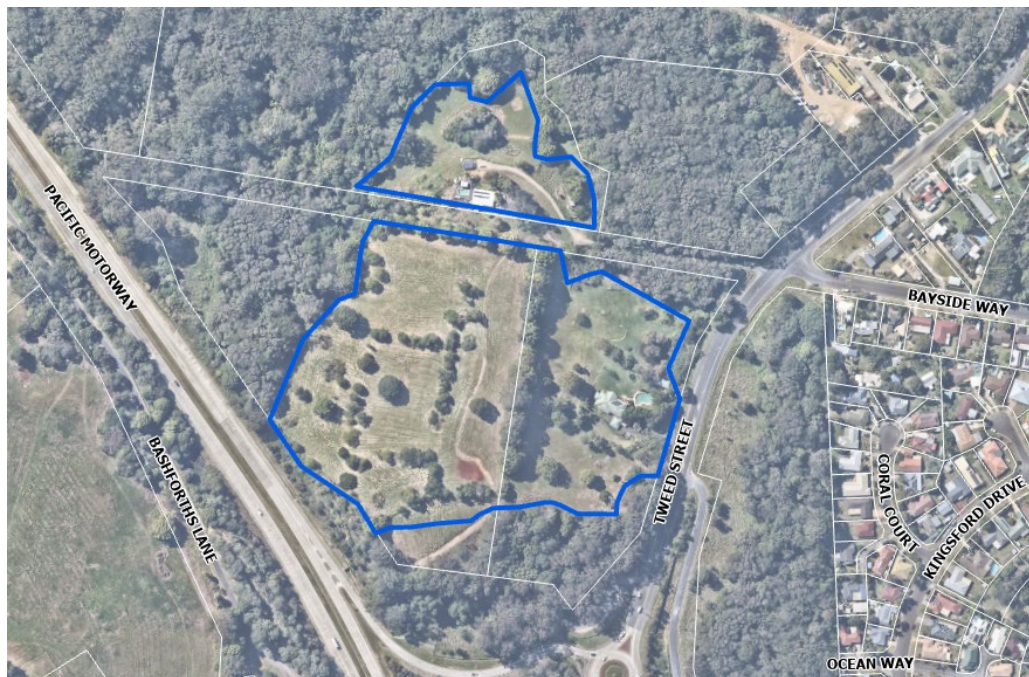


<b>Description: Bangalow B2</b>		
<b>Approximate developable land: 33 hectares</b>		
<b>Strengths/ advantages</b> <ul style="list-style-type: none"> <li>• proximity to existing residential area</li> <li>• good proximity to employment areas</li> <li>• proximity to existing public transport route</li> <li>• largely flat and cleared site</li> </ul>		
<b>North Coast Regional Plan</b>		
<ul style="list-style-type: none"> <li>• The investigation area is not within the NCRP urban growth area.</li> <li>• The land is mapped as important farmland</li> </ul>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b>  <b>Yields account for an allocation of land towards open space and roads.</b>	Site B2 (Draft Northern Rivers Resilient Lands Strategy)	
	Low Yield (Per Draft Strategy)	340 Dwellings
	Med Yield (Per Draft Strategy)	420 Dwellings
	High Yield (Per Draft Strategy)	500 Dwellings
	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.	

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

**Lot 264 DP755692 and Parts of Lot 2 DP1159910 and Lot 1 DP388031**

Investigation area shown in blue border.



**Approximate developable land: 6.9 hectares**

**Strengths / advantages**

- proximity to existing residential area
- good proximity to employment areas of Brunswick Heads and proposed Saddle Rd Precinct
- proximity to Hwy interchange and major transport linkages to Mullumbimby.

**North Coast Regional Plan**

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

**Preferred zone**

R2 Low Density Residential and/or R3 Medium Density Residential; or  
R1 General Residential Zone

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

**Lot 264 DP755692 and Parts of Lot 2 DP1159910 and Lot 1 DP388031**

<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	77 Dwellings
	Med Yield (21 Dwelling / ha)	101 Dwellings
	High Yield (26 Dwellings / ha)	126 Dwellings
	<p><b>NOTE: Yields account for an allocation of land towards open space and roads.</b></p> <p>Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.</p>	
<b>Lot size typology, mix and layout</b>	<p>Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.</p>	

**Area 15 – Brunswick Heads – 125 Tweed St (Lot 1 DP560486)**

Investigation area shown in blue border.



**Approximate developable land: 2.13 hectares (Existing Pods)**

**Strengths / advantages**

- proximity to existing residential area
- good proximity to employment areas
- proximity to existing public transport route
- largely flat and cleared sites with established residential use
- outside the 1:100 year floodplain

**North Coast Regional Plan**

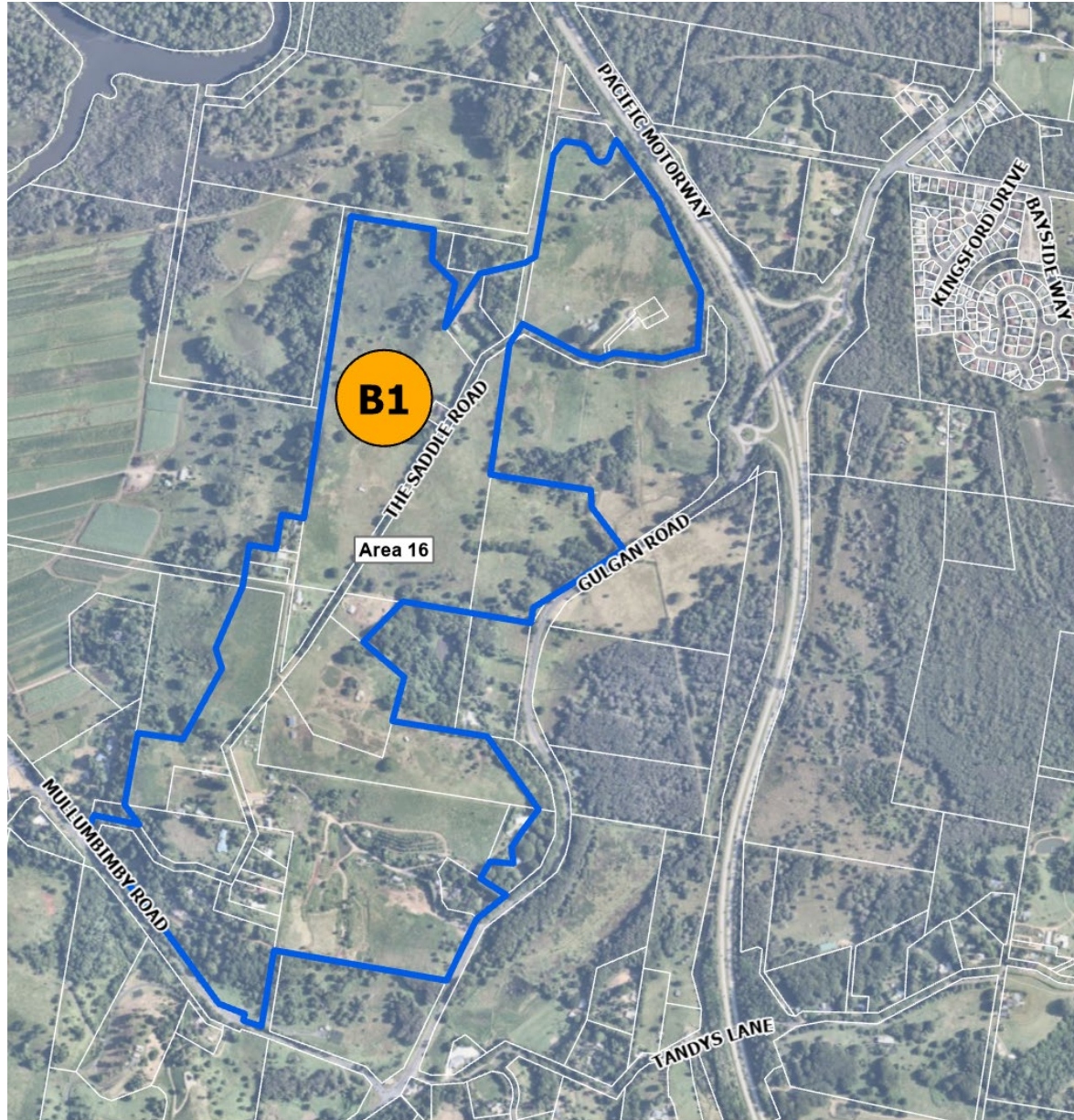
- The investigation area adjoins the NCRP urban growth area.
- The land is not mapped as important farmland

Area 15 – Brunswick Heads – 125 Tweed St (Lot 1 DP560486)	
Housing diversity, character and affordability	
Preferred zone	R3 Medium Density Residential; or  R1 General Residential Zone
Housing mix and theoretical dwelling yield	Existing Reconstruction Authority Pods Yield: 61 Dwellings
NOTE:  Dwelling estimates reflect existing RA Pods yield.	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.
Lot size typology, mix and layout	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.



**Description: Brunswick Heads B1 and Area 16 – The Saddle Road**

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



**Approximate developable land: 100 hectares**

**Strengths/ advantages**

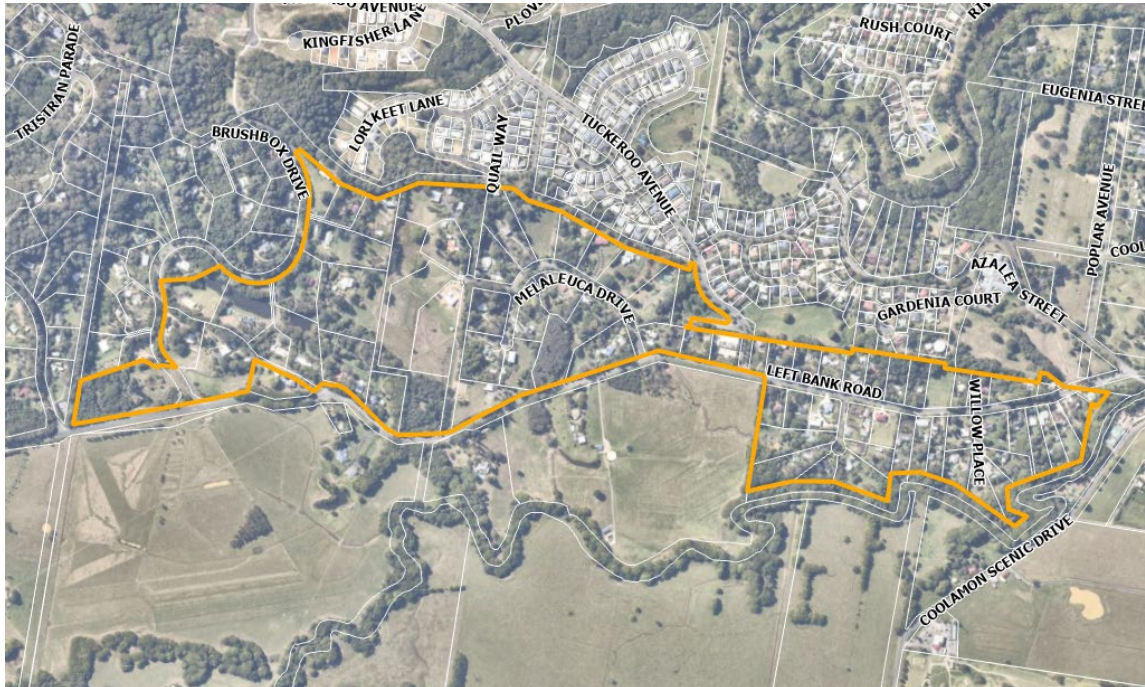
- Proximity to existing public transport route
- Proximity to M1 Hwy and major transport linkages to townships of Mullumbimby and Brunswick Heads

Description: Brunswick Heads B1 and Area 16 – The Saddle Road		
<ul style="list-style-type: none"> <li>Integration of the wider investigation area with land identified in the Draft Northern Rivers Resilient Lands Strategy</li> <li>Proximity and potential to integrate with the proposed Gulgan Rd (North) BILS employment area.</li> </ul>		
North Coast Regional Plan		
<ul style="list-style-type: none"> <li>The investigation area is not within the NCRP urban growth area.</li> <li>The land is mapped as important farmland</li> </ul>		
Housing diversity, character and affordability		
Preferred zone	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b>  <b>Yields account for an allocation of land towards open space and roads.</b>	Site B1 (Draft Northern Rivers Resilient Lands Strategy)	
	Low Yield (Per Draft Strategy)	530 Dwellings
	Med Yield (Per Draft Strategy)	665 Dwellings
	High Yield (Per Draft Strategy)	800 Dwellings
	Area 16 (Residual Land)	
	Low Yield (16 Dwellings / ha)	396 Dwellings
	Med Yield (21 Dwelling / ha)	520 Dwellings
	High Yield (26 Dwellings / ha)	644 Dwellings
	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
Lot size typology, mix and layout	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.	



## Description: Mullumbimby –Urban Conversion Area (Left Bank Rd)

Investigation area shown in blue border.



Approximate developable land: 23.35 hectares (76 Infill Lots)

### Strengths / advantages

- Adjoining existing residential urban area
- Connected to water supply
- Good proximity to employment areas
- Proximity to existing public transport route

### North Coast Regional Plan

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

### Housing diversity, character and affordability

Preferred zone	R2 Low Density Residential	
	Low Yield (@ 2 Dwelling / Lot)	76 Dwellings
	Med Yield (@ 4 Dwelling / Lot)	152 Dwellings



Description: Mullumbimby –Urban Conversion Area (Left Bank Rd)		
<b>Housing mix and theoretical dwelling yield</b>  <b>NOTE:</b>  <b>Estimated yield assumes 50% of total lots are developed.</b>	High Yield (@ 6 Dwellings / Lot)	228 Dwellings
	Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.	

**Description: Area 6 - Mullumbimby – 1982 Coolamon Scenic Dr (Part of Lot 10 DP1132925)**

**Investigation area shown in blue border.**



**Approximate developable land: 5.4 hectares**

**Strengths/ advantages**

- proximity to existing residential area
- good proximity to employment areas
- mostly cleared site

**North Coast Regional Plan**

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

<b>Description: Area 6 - Mullumbimby – 1982 Coolamon Scenic Dr (Part of Lot 10 DP1132925)</b>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or  R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	60 Dwellings
	Med Yield (21 Dwelling / ha)	79 Dwellings
	High Yield (26 Dwellings / ha)	98 Dwellings
	<b>NOTE: Yields account for an allocation of land towards open space and roads.</b>  Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.	

**Description: Area 7 - Mullumbimby – 1862 Coolamon Scenic Drive (Lot 12 DP578826)**

**Investigation area shown in blue border.**



**Approximate developable land: 6 hectares**

**Strengths/ advantages**

- proximity to existing residential area
- good proximity to employment areas
- mostly cleared land

**North Coast Regional Plan**

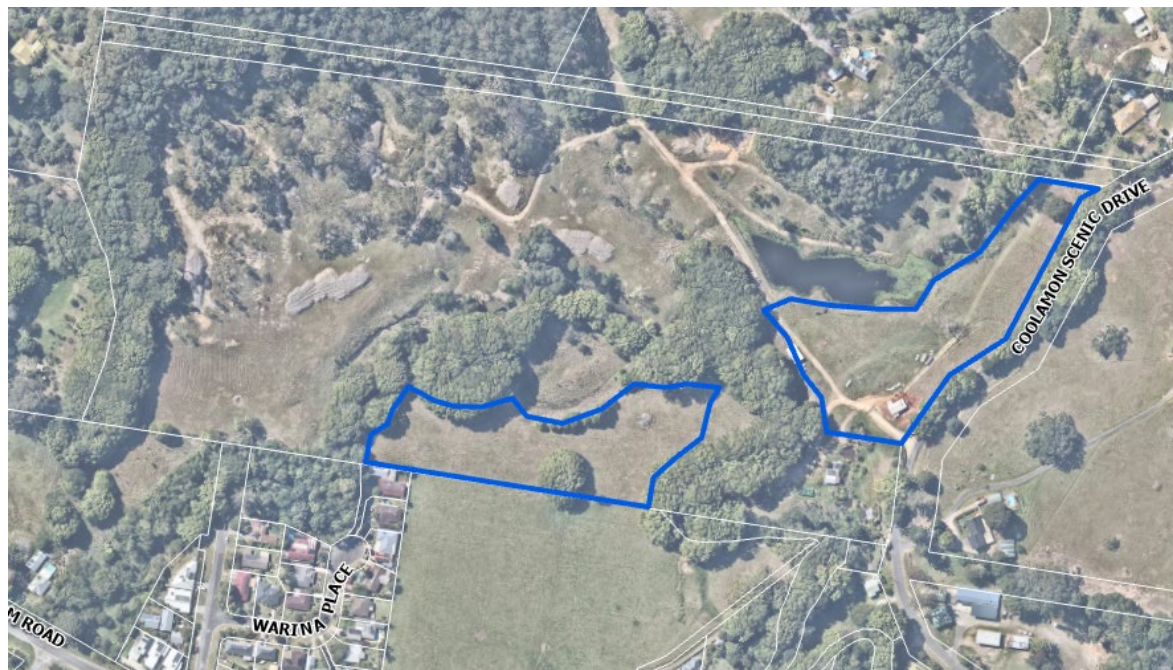
- The investigation area is outside the NCRP urban growth area.
- The land is not mapped as important farmland



<b>Description: Area 7 - Mullumbimby – 1862 Coolamon Scenic Drive (Lot 12 DP578826)</b>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	67 Dwellings
	Med Yield (21 Dwelling / ha)	88 Dwellings
	High Yield (26 Dwellings / ha)	109 Dwellings
	<b>NOTE: Yields account for an allocation of land towards open space and roads.</b> Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.	

**Description: Area 8 - Mullumbimby – 1897 Coolamon Scenic Dr (Part of Lot 4 DP874348)**

Investigation area shown in blue border.



**Approximate developable land: 2.2 hectares**

#### **Strengths/ advantages**

- adjacent existing residential area and potential to integrate with zoned vacant land
- good proximity to existing employment areas

#### **North Coast Regional Plan**

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

#### **Housing diversity, character and affordability**

<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	25 Dwellings
	Med Yield (21 Dwelling / ha)	32 Dwellings
	High Yield (26 Dwellings / ha)	40 Dwellings

**Description: Area 8 - Mullumbimby – 1897 Coolamon Scenic Dr (Part of Lot 4 DP874348)**

**NOTE:**

**Yields account for an allocation of land towards open space and roads.**

Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.

**Lot size typology, mix and layout**

Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.

**Description: Area 10 - Mullumbimby – Azalea St (Lot 1 DP209440 & Lot 1 DP209440)**

**Investigation area shown in blue border.**



**Approximate developable land: 1.57 hectares**

**Strengths/ advantages**

- already contained in the NCRP urban growth area
- within an existing residential area
- good proximity to employment areas
- proximity to existing public transport route

**North Coast Regional Plan**

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



<b>Description: Area 10 - Mullumbimby – Azalea St (Lot 1 DP209440 &amp; Lot 1 DP209440)</b>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential and/or R3 Medium Density Residential; or R1 General Residential Zone	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	18 Dwellings
	Med Yield (21 Dwelling / ha)	23 Dwellings
	High Yield (26 Dwellings / ha)	29 Dwellings
	<b>NOTE: Yields account for an allocation of land towards open space and roads.</b> Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.	
<b>Lot size typology, mix and layout</b>	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.	

**Description: Area 19 – Suffolk Park – 64 Corkwood Crescent (Part of Lot 85 DP 1198641)**

**Investigation area shown in blue border.**



**Approximate developable land: 3500 m<sup>2</sup> (Infill Lot)**

**Strengths/ advantages**

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

**North Coast Regional Plan**

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

<b>Description: Area 19 – Suffolk Park – 64 Corkwood Crescent (Part of Lot 85 DP 1198641)</b>		
<b>Housing diversity, character and affordability</b>		
<b>Preferred zone</b>	R2 Low Density Residential	
<b>Housing mix and theoretical dwelling yield</b>	Low Yield (16 Dwellings / ha)	1 Dwellings
	Med Yield (21 Dwelling / ha)	2 Dwellings
	High Yield (26 Dwellings / ha)	3 Dwellings
	<p><b>NOTE:</b></p> <p>Yields account for an allocation of land towards open space and roads.</p> <p>Caters for a range of single, two and three storey residential types including dwelling houses, dual occupancies and multi dwelling housing reflecting local housing needs and character.</p>	
<b>Lot size typology, mix and layout</b>	Generally consistent with Residential Strategy Part 3 – Policy 2: Figure 9.	