

COMMUNITY ENGAGEMENT OUTCOMES REPORT
BYRON WORKER HOUSING DEVELOPMENT, LOT 14 & 58 & 60 BANGALOW
ROAD, BYRON BAY

November 2023

Prepared for:
Propel Investment Management Pty Ltd

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Executive Summary

Propel Investment Management Pty Ltd (Propel) has been working on plans to redevelop the sites at Lot 14, 58 and 60 Bangalow Road, Byron Bay as 24 one and two bedroom dwellings, including affordable housing, with the aim of providing a differentiated housing supply in the Byron Bay area to work towards addressing the housing crisis and the identified challenges for local in workers to find suitable accommodation.

The subject site has a total area of 36,000m² which includes a large swath of conservation forest and Coastal Wetlands. The proposed development comprises an area of 4,066m² and is confined to the eastern portion of the site zoned *R2-Low Density Residential*, outside of any conservation area and Coastal Wetlands.

As required by Byron Shire Council, a comprehensive engagement process between 21 September 2023 – 21 October, 2023, which included a letterbox drop to properties within 500m of the subject site, letters sent to key stakeholders and Government bodies, and community information days.

The majority of interest and feedback was largely from immediate neighbours, and residents of Cooper and Paterson Streets.

Numerous positive comments about the proposal were received including endorsement of the provision of a different type of housing, and acknowledgement of the need for this type of housing; appreciation of consideration of traffic impacts and proposed changes to Bangalow Road; the well thought out fire buffer and fire protection measures; and habitat preservation and landscaping proposals.

A number of service providers and business also highlighted the need for diverse and more affordable dwellings to provide housing for local workers.

The most commonly raised concerns related to increased traffic congestion on Bangalow Road; potential increased demand for on-street parking; tree removal; privacy and overlooking; and safety issues.

In response to community feedback, a number of amendments to the proposal were made, including:

- Installation of CCTV monitoring on side path and car parking areas.
- Additional lighting at front gages and building entrances fronting Bangalow Road.
- Additional lighting at the rear of the site to illuminate car parking area and entrance.
- Commitment to negotiation on fence style and type along southern boundary, with neighbours.

- One additional internal car park, increases the car parking provision from 29 to 30.
- Commitment to high windows to the south-eastern corner of the site, where windows face towards the back yard of 1 and 1A Cumbebin Park.

1.0 BACKGROUND

Propel Investment Management Pty Ltd (Propel) has via a development SPV, Propel Byron Villa Development Pty Ltd, fully acquired or entered contracts to acquire the properties located at Lot 14, 58 and 60 Bangalow Road, Byron Bay and has been working on plans to redevelop the sites as 24 one and two bedroom dwellings, including affordable housing, with the aim of providing a differentiated housing supply in the Byron Bay area to work towards addressing the housing crisis and the identified challenges for local in workers to find suitable accommodation.

The subject site has a total area of 36,000m² which includes a large swath of conservation forest and Coastal Wetlands. The proposed development comprises an area of 4,066m² and is confined to the eastern portion of the site zoned R2-Low Density Residential, outside of any conservation area and Coastal Wetlands

Sarah George Consulting undertook community engagement and consultation on behalf of Propel to gather community feedback and input on a proposed resident worker housing development at Lot 14 & 58-60 Bangalow Road, Byron Bay.

Byron Shire Council's website notes that for a development relating to 10 or more dwellings, the proposal is considered to be a *Community Significant Development*.

Details of what is to be undertaken in terms of community engagement is detailed in the Byron Shire Council *Community Participation Plan 2019*.

The *Community Participation Plan* notes that for *Community Significant Developments* pre-lodgement community consultation is required which **must**:

- carry out a facilitated community meeting or workshop;

- notify adjoining and surrounding landowners and known community groups (surrounding landowner means a landowner up to 500m from the application site); and
- ensure the community has adequate time to consider and comment on the proposal.

The *Participation Plan* further notes that the applicant must, as a minimum give at least 10 days' notice of the above community consultation meeting or workshop, for community significant development, as follows:

- letter to adjoining owners
- letter to surrounding landowners
- letter to known community groups
- newspaper notice
- site notice
- social media.

Council notes that a report is to be submitted to Council, outlining the consultation undertaken and response from the community as part of the DA package. That report is to include:

- a statutory declaration that consultation was undertaken in accordance with the *Plan*;
- accurate details of the nature and extent of the consultation process;
- copies of what the community was shown during the consultation process;
- copies of all submissions and/or written feedback received
- a summary of how the community responded to the proposal and the main comments received
- an outline on how the submitted application responded to the community's concerns with meaningful changes highlighted
- if the application being submitted is substantially different to what the community was shown during the consultation period, detailed reasons are to

be given for how and why the proposal is different. Where there are significant changes that do not respond to community feedback, further pre-consultation may be required.

This report outlines the community engagement strategies used, includes feedback provided by the community via email, phone or during the community meetings held. Information provided to the community, including an information package, the notice inviting comment and advertising the information sessions, a copy of the advertisement placed in local newspaper *The Echo*, written feedback received, and a summary of verbal feedback provided, is included in Appendix A to this report.

2.0 PROPOSED DEVELOPMENT

The subject application seeks consent for the demolition of the existing structures on the site, and the construction of an attached multi-dwelling development, comprising:

- 3 buildings (Building A, B & C) each with two storeys of living area, partly over some ground level parking;
- A total of 24 dwellings, 2 x 1 bedroom & 22 x 2 bedroom including 3 adaptable dwellings and 5 dedicated affordable housing dwellings each with private open space;
- car parking for 30 cars including 2 accessible spaces and 6 visitor spaces;
- 6 bicycle spaces in the external common area;
- each dwelling will have its own ground level storage area capable of bicycle storage;
- new site ingress/egress driveway from the new Council road which is currently under construction off Bangalow Road, to the north of 58 Bangalow Road;
- communal open space including a pool and common food garden areas; and
- site landscaping.

The proposed mix of dwellings comprises:

- 2 x 1-bedroom, one storey adaptable dwellings
- 1 x two-bedroom 1 storey adaptable dwelling
- 5 x 2 bedroom, two-storey Affordable Housing dwellings
- 16 x 2 bedroom, two -storey dwellings

In addition, significant site improvements are proposed, including:

- Removal of the existing driveways directly on to Bangalow Road at their current problematic location adjacent to the Paterson Street intersection;

- The addition of a dedicated right turn lane from Bangalow Road into the new Council road which is currently under construction to the north of the site to avoid disruption of south southbound traffic on Bangalow Rd;
- Removal of 4 public car parks from Bangalow Rd (western side) and replacing within new Council Road in an attempt to improve safety conditions on Bangalow Road;
- Site landscaping including the removal of up to 35 native trees (none of which are primary koala habitat trees), and replacement with over 200 native trees, including a dedicated koala habitat forest;
- Restoration of the biodiverse forest edge by removing the substantial weed, exotic and noxious species which dominate the edge and introducing natives;
- Inclusion of bio retention areas to filter current runoff from surrounding properties and future run off from the development before it can enter the Coastal Wetlands area.
- Building of a dedicated fire truck access and improved manoeuvrability, fire hydrants and adequate asset protection zones separating the forested area from the development and enabling firefighting, creating a net gain for fire fighting to the surrounding precinct.

3.0 ENGAGEMENT OBJECTIVES AND METHODS


3.1 Consultation and Engagement Objectives



The purpose of the consultation and engagement activities undertaken was to consult with the local community to:

- Provide an opportunity, early in the planning process, for interested stakeholders and the community to hear more about the plans and ask questions.
- Undertake engagement with key interest groups.
- Showcase the plans of the proposed development for the site.
- Provide opportunities for the proposal to be amended, where reasonable, based on community feedback.

3.2 Consultation and Engagement Snapshot

As required under the Byron Shire Council *Community Participation Plan 2019*, a range of community engagement tools are required to be utilised. The engagement tools utilised are included in the following:

Tool/Technique	Description
Information for the broader community 	<p>To provide an opportunity to hear more about the project, a public notice was placed in local newspaper, <i>The Echo</i>, published on the 4 October 2023, with an overview of the proposal, and inviting the community to attend a community information session on either the 13th or 14th of October, 2023.</p> <p>Details of who to contact for additional information was also included in the notice.</p> <p>A copy of the notice is included in Chapter 4.2 to this report.</p>
Letter box drop to neighbouring premises	A notice including key information about the project, and including a link to book in to discuss the proposal at one of the community information

	<p>days, was developed and distributed to residents within 500m of the subject site on 23 September, 2023.</p> <p>In total, 480 notices were distributed.</p> <p>The notice included contact details of where to seek further information.</p> <p>A map illustrating the extent of the consultation is included in Chapter 4.1.</p>
<p>Letters/emails to Community Groups and Government Bodies</p> 	<p>Letters and emails were sent to a range of local community groups and government departments, including:</p> <ul style="list-style-type: none"> • NSW Police - Tweed Byron Local Area Command • Transport for NSW • Housing NSW • Byron Bay Chamber of Commerce • Byron Local Aboriginal Land Council • Community Alliance Byron • Byron Community Centre • State Emergency Services • Rural Fire Service

Separate to the engagement activities undertaken by the report author, separate, targeted consultation with local businesses was undertaken by High Impact Property Investment (HIPI). That targeted engagement resulted in a number of letters of support for the proposal, detailed in Chapter 5.4 below.

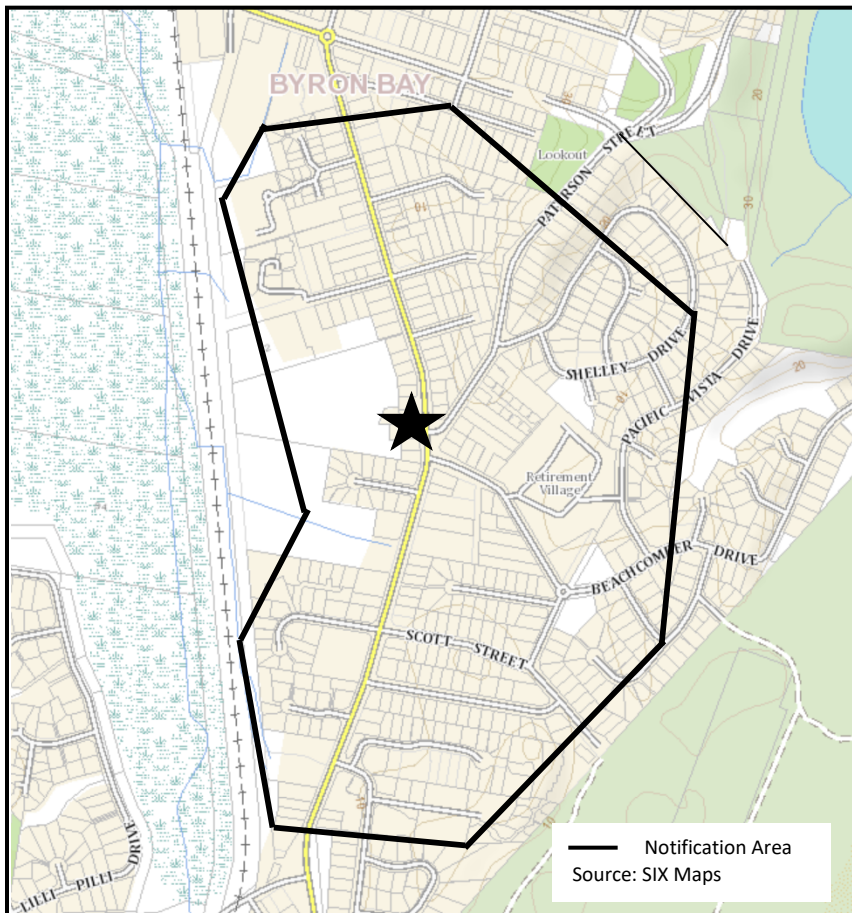
4.0 CONSULTATION OUTCOMES

The detail of each of the consultation strategies outlined above, is included in the following:

4.1 Letterbox Drop

480 notices were distributed to properties within 500m of the subject site on 23 September, 2023. The notice invited community members to book in to attend one of two community information days to be held on the 13th & 14th of October, 2023 at the Cavanbah Centre in Byron Bay and/or seek further information about the proposal from the report author. The extent of the letter box drop is illustrated on Figure 1.

Figure 1 – Notification area



In response to the letterbox drop, a total of 15 emails, and 8 phone calls seeking additional information were received. Those seeking additional information were emailed the community information pack (Appendix C).

Two people advised they did not receive the notice, including the Cape Byron Estate Aged Care Community at 11-19 Cooper Street. In both instances, a copy of the notice was provided by email, and additional information in the form of the Community Information Package was provided.

4.2 Broader Community Information

To advertise the community information sessions and to invite residents from the broader community to seek out additional information, a notice was placed in the Public Notices section of *The Echo* newspaper on 4 October, 2023. A copy of that notice is included below.

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AT THE ECHO HEAD OFFICE
 Ads can be lodged in person at the Mullumbimby Echo office:
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classifieds@echo.net.au
 Ad bookings only taken during business hours: Monday to Friday, 9am-5pm. Ads can't be taken on the weekend.
 Account enquiries phone 6684 1777.

DEADLINE TUES 12PM
 Publication day is Wednesday, booking deadlines are the day before publication.

RATES & PAYMENT
LINE ADS:
 \$17⁰⁰ for the first two lines
 \$5⁰⁰ for each extra line
 \$17 for two lines is the minimum charge.

DISPLAY ADS (with a border): \$14
 per column centimetre
 These prices include GST
 Cash, cheque, Mastercard or Visa
 Prepayment is required for all ads.

CLASSIFIED WORK AD
 Echo Classifieds
 www.echo.net.au

Propel Investment Management, with assistance from Raunik Design Group and Zone Planning Group
 Is planning a new housing development at Lot 14, 58 & 60 Bangalow Road, Byron Bay, designed to bring a more affordable housing option to the local market in close proximity to the Byron Bay town centre.

The development plan proposes attached multi-dwelling housing comprising 24 one- and two-bedroom houses across three buildings, with a common food garden, pool and recreation area. The development will include dedicated affordable housing (as per the State Environmental Planning Policy), and three adaptable dwellings specifically designed to cater for wheelchair accessibility. 29 off-street car parking spaces are planned, including private garages, undercroft parking and open visitor parks.

As we refine our designs in the lead up to a Development Application lodgement, we are inviting the community to provide feedback on the proposed development. We are looking forward to feedback and collaborating with the local community. If you would like additional information including a copy of the draft plans, or the opportunity to comment on the proposal please email sggeorgeconsulting@gmail.com by 20th October, 2023.

The project team are holding information days on the 13th and 14th of October at The Byron Bay Cavanbah Centre. To find out more or to have your questions answered personally, we welcome you to book a meeting with the project team using the following link: www.bit.ly/workerhousing

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PUBLIC NOTICES

NSW

South Ballina Beach: fox and wild dog control to protect priority threatened species

The Department of Planning and Environment - Crown Lands is running a targeted Fox-baiting program at South Ballina beach using sodium Fluorocinate products, also known as '1080' baiting. Baiting will be done from Monday 25 September 2023 until Monday 18 December 2023 on Crown land (Lot 7303 DP 1162711 - including the beach and some dunes) between Boundary Creek Road in the south and Richmond River Nature Reserve in the north. Departmental contractors will place 1080 baiting signs at all beach entrances along the beach where baits have been laid.

The program aims to protect the breeding of threatened shorebirds by strategically managing Fox pests - which is a priority action of the NSW Fox Threat Abatement Plan.

Keep dogs and pets safe
 During and after 1080 baiting, visitors to Crown land between Boundary Creek Road in the south and Richmond River Nature Reserve in the north should keep domestic dogs on a leash and prevent them from eating any unknown items on the ground. Muzzling your dog while in the area can help prevent accidental poisoning. If you suspect your dog has taken a 1080 bait, contact your vet immediately.

For more information, call DPE - Crown Lands on 1300 886 235.

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www.echo.net.au

October 4, 2023 The Byron Shire Echo 53

One email was generated as a result of the newspaper advertisement, requesting to be kept updated on the proposal.

4.3 Community Information Days

Two community information days were held, as advertised, with interested parties able to book in a time to discuss the proposal and provide any feedback, on:

- Friday 13th October between 9.00am – 4.30pm

- Saturday 14th October between 9.00am and 3.30pm.

The sessions were in Meeting Room 1 at the Cavanbah Centre, Byron Bay. In attendance were the report author, and the applicant. Information was available for participants including up to date plans, renders, sections and images.

In total, 7 appointments were booked by community members, with one booking one accidental double booking on the Friday. In total 6 meetings were held.

Participants were invited to discuss issues and concerns. They were also invited to follow up with any additional comments or concerns by email.

A total of 6 adults attended/participated in the information session on Friday the 13th of October, comprising residents with properties adjoining the subject site, residents from a nearby Street, and a representative of NSW Police.

4 people attended the session on Saturday 14th October.

Notes of what was discussed at each meeting are included in Appendix B.

4.4 Newspaper article

The Echo newspaper ran an article about the proposal, in its issue dated 25 October, 2023. The article includes comment from an anonymous neighbour, and the applicant was also quoted in the article.

A copy of the article drawn from the online version of the paper, is included below:



Byron Echo Recent Stories

[news category=byron-echo posts=25]

nue Bangalow Road proposal for 24 units promises five as 'affordable'



Hans Lovejoy

Consultation letters have been sent to neighbours of 58 and 60 Bangalow Road, Byron Bay regarding a proposal by Propel Investment Management for 24, one and two bedroom dwellings across three buildings.

The consultation is required prior to lodging the DA, according to the letter by Sarah George Consulting.

'Up to 35 native trees' are slated for removal, which the proponent says represents 'less than one per cent of the current native trees across the site'. Restoration landscaping is proposed, with a planting of 'over 200 native trees'.

A common food garden, pool and recreation area is proposed.

Dedicated affordable housing is also included in the plan, 'as per the state environmental planning policy' (SEPP).

The neighbour, who was not identified, alerted *The Echo* of the proposal and said the 35 natives trees were 30-metre gum trees.

They questioned whether

'cramming 60 plus people' into three two-storey 'worker housing at an already busy intersection was the right solution to Byron housing'.

'What about the social and safety impact?' they asked.

'Affordable' metrics

The Echo asked the proponent to elaborate on what the affordability aspect would be, 'if the 24 dwellings were approved by Council?'

Propel Invest founder and MD, Mark Howard, said, 'Increased number of one bedroom (two) and two bedroom (22) houses in a precinct of Byron Bay which has a relatively small percentage of this housing type. One and two bedroom houses are by nature smaller and more affordable'.

'The majority of one and two bedroom housing options in Byron Bay are situated in the precincts dominated by short-term letting and are therefore mostly used for this purpose'.

As for how the 'affordable' metrics will be applied, he replied, 'A minimum of five houses will be dedicated

affordable houses as per the *State Environmental Planning Policy (Housing) 2021 (SEPP)*'.

'The SEPP requires the affordable housing portion of the development to remain affordable and be managed by a registered community housing provider for a minimum of 15 years.'

'The affordable housing must be provided to eligible households by a registered community housing provider. Eligible households must be very low to moderate income earners, and rent is set as a proportion of the household's income (up to 30 per cent of their before tax income for rent)'.

Howard added, 'Given the shape of the site, most of the land is situated to the rear, away from the streetscape, allowing the buildings to be designed in a way to create a visual appearance of just six townhouses from Bangalow Road.'

'We are very keen to understand more about how the community would like to best use this location to respond to the current housing crises', Howard said.

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Byron Shire Echo issue 38.20 – October 25,

5.0 FEEDBACK AND OTHER MATTERS RAISED

5.1 Direct feedback

There were a number of matters raised in the written submissions and through the community information days, with a mix of both positive comments, and concerns.



The positive benefits of the proposal noted by a number of respondents and participants focussed on:





- The need for housing developments such as the proposed to work towards addressing the housing crisis in the area.
- Interest in purchasing one of the proposed dwellings.
- The need for smaller accommodation types close to town to provide more affordable dwellings for purchase and housing for key workers, including Police who advised that the lack of suitable and affordable housing options presented issues for Police when seeking to recruit staff to the area.
- The provision of dedicated affordable housing for those on low to moderate incomes.
- The provision of housing for the local market as opposed to the tourist market.
- Proposed road works and consideration put into road safety with the proposed right hand turn off Bangalow Road, replacing 4 Bangalow Road on-street parking spaces into the new side street, and widening of the Paterson Road intersection.
- Benefits to properties in close proximity including improved sunlight to garden and living area.
- Fire access and fire buffer arrangements a positive.
- Potential for reduced mosquitos with landscaping and drainage works.




The written correspondence received by email included a mix of support for the proposal, identifying the need for smaller housing options and more housing to


address the housing shortage in the area, and seeking information on the sale of the dwellings, and comments raising issues with the proposal.

The issues noted included:

Issue raised	Comments from the community	Response from developer
 Traffic issues	<ul style="list-style-type: none"> Existing issues and delays exiting Cooper and Paterson Streets and turning onto Bangalow Road at peak times. Concerns of increased traffic congestion. Concerns regarding road safety and potential for more accidents. Traffic impacts during construction 	<ul style="list-style-type: none"> Traffic on Bangalow Road has been considered as part of the development, with approval being sought for a dedicated right turn bay to the new road. This will assist in reducing queuing on this part of Bangalow Road. The subject site is in close proximity to Byron Town Centre and as such, it is anticipated that residents may walk or ride to the town centre. It is considered that the removal of two driveways and 4 on-street car parking spaces on the western side of Bangalow Road will improve safety. The site is able to accommodate many of the vehicles of workers during construction, minimising impacts on Bangalow Road. A comprehensive <i>Traffic Impact Assessment</i> has been prepared to accompany application.
 Parking issues	<ul style="list-style-type: none"> Existing issues with on-street parking on nearby streets, particularly Cumbebin Park, which suffers from surplus day parking from nearby commercial activity (Health Hub and Bamboo Yoga) may be exacerbated. Insufficient parking provided on site. 	<ul style="list-style-type: none"> Parking provided on the site at the level required by Council. An additional parking space is now proposed, bringing the total off-street parking to 30 from 29. On-street parking on the Western side of Bangalow Road has been relocated to the new Council Road off Bangalow Road resulting in no material loss of on-street parking.

	<ul style="list-style-type: none"> • Removal of on street parking. 	
 Safety issues	<ul style="list-style-type: none"> • Safety on roads as a result of increased traffic • Safety of users of the bike lane • Type of resident in affordable housing dwellings. 	<ul style="list-style-type: none"> • It is believed that the proposed right turn lane from Bangalow Road, the removal of two driveways, and relocation of on-street parking improves road safety on this stretch of Bangalow Road, and improves bicycle path safety. • The proposed affordable accommodation dwellings will be managed by a local Community Housing Provider and will be dedicated affordable housing for those on very low, low and moderate incomes. Tenants will be subject to usual tenancy agreements with the Community Housing provider.
 Loss of trees/habitat impacts	<ul style="list-style-type: none"> • Concerns regarding loss of habitat with tree removal. 	<ul style="list-style-type: none"> • 35 trees proposed to be removed, replaced by over 200 native trees known to be preferred Koala habitat trees. Environmental assessment identified that existing trees that are proposed to be removed are not primary Koala habitat. • An <i>Ecological Assessment Report</i> has been prepared to accompany the application.
 Visual impact	<ul style="list-style-type: none"> • Proposed character not in keeping with streetscape • Loss of trees changes outlook 	<ul style="list-style-type: none"> • Proposal has been designed in line with newer developments in the Byron area, with a strong coastal theme and appearance. Existing streetscape includes a mix of dwelling style, age and size and there is currently no consistent streetscape.
 Overdevelopment of site	<ul style="list-style-type: none"> • Proposal represents an overdevelopment of the site. 	<ul style="list-style-type: none"> • The proposal has a proposed gross floor area that is below what is allowable in a low density residential zone with dedicated Affordable Housing

		<ul style="list-style-type: none"> Proposal has been designed specifically to attempt to redress the identified housing crisis in the area and meet the need in the area for smaller forms of dwellings available for local rentals (as opposed to holiday rental).
 Overlooking/loss of privacy/overshadowing	<ul style="list-style-type: none"> Concerns regarding overlooking to neighbouring properties from proposed development. Concerns regarding proposed tree planting on common boundary and potential overshadowing of backyards. 	<ul style="list-style-type: none"> Windows on the southern façade, particularly House Type F (refer to plans accompanying application) have been designed as high, narrow windows to allow light into the dwellings, but that prevent overlooking to direct southern neighbours. Two storey elements have been similarly designed with high windows for light but that prevent overlooking. Planting on common boundary will be chosen specifically to not grow too tall to prevent overshadowing to properties to the south.
 Noise	<ul style="list-style-type: none"> Noise from proposed pool. Noise from residents 	<ul style="list-style-type: none"> It is not anticipated that there will be any unreasonable levels of noise from the pool when in use. Similarly, noise from the proposed residences is unlikely to be discernible from any other residential uses.
 Water runoff	<ul style="list-style-type: none"> Concerns that runoff has not been addressed adequately and impacts on wetlands 	<ul style="list-style-type: none"> Drainage and runoff has been considered in the design of the site the inclusion of a dedicated bio-retention area to filter stormwater runoff from the new development and existing surrounding development. Currently there is no runoff protection and the edge of the forest is inundated with weeds and rubbish.

 Fire buffer zone	<ul style="list-style-type: none">• Concerns that no adequate fire buffer has been proposed.	<ul style="list-style-type: none">• The proposal represents an improvement on the existing situation in respect of a buffer against fire with the proposed clearing of intrusive plant species and planting of natives and habitat trees on western part of development site. Rear of the premises and parking arrangements have been designed in such a way as to allow a fire truck access to the rear of the site, and sufficient space to turn around. Two fire hydrant points have been included in the design to provide easy access to water to protect subject site and adjoining properties.
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5.2 Other issues

Traffic management on Bangalow Road:

Numerous comments were made regarding the existing traffic on Bangalow Road. There was a very strongly stressed need for better management of traffic on Bangalow Road on the whole, to address the existing and potentially exacerbated traffic issues in the future. The suggestion for a roundabout possibly down near the Roadhouse, or at the Paterson and Cooper Street intersection was raised. Specifically with regard to the proposed development, the proposed right hand turn and the thought that had gone into traffic management was appreciated by a number of respondents.

There was a strongly expressed desire for the need for additional traffic management on Bangalow Road to be implemented.

Fencing on common boundaries:

Discussion was had with property owners fronting Cumbebin Park regarding proposed fencing and appearance/materials of proposed fencing on common boundaries. It was noted by the property owner that a process of negotiation around style and fencing appearance would be undertaken.

Crime Prevention Through Environmental Design:

NSW Police noted general support for the proposal due to knowledge of the need for diversity in terms of rental accommodation in the area. Suggestions were put forward in respect of Crime Prevention Through Environmental Design (CPTED) considerations including a recommendation for some CCTV monitoring, particularly to the rear of the site; lighting along the street frontage, particularly at front gates and dwelling entrances; and lighting of car parking areas. CPTED Issues are addressed in more detail, in the Social Impact Assessment accompanying the application.

A table including the detailed notes from each meeting is included at Appendix B.

5.3 Statutory bodies and other Community groups

Feedback was received from the following statutory bodies and community organisations:

- NSW Police who attended the community information day.
- Tweed Byron Local Aboriginal Land Council who advised that there are no registered sites on or near the subject site and therefore there are no concerns regarding the proposal.
- Rural Fire Services who advised their Policies prevent them from commenting.
- Transport for NSW who noted they had no comments to make on the proposal.

Detective Chief Inspector, Matt Kehoe, of Byron Bay Police Station attended one of the information days. Recommendations were made around the application of CPTED principles to increase safety on the site, including lighting and CCTV monitoring.

DCI Kehoe also articulated that there are challenges in securing staff for the Station due to the lack of available housing for staff locally, and as such, the proposal represented an opportunity to in part address this issue. DCI Kehoe made specific mention of the crises that the station faced in the floods because very few staff lived locally, very few could get access to the station and work during the flood crisis.

5.4 Local Business Engagement

Local business engagement undertaken by HIPI generated 8 letters of support for the proposal, with the key feedback from local businesses being the contribution to dedicated affordable housing stock in the Byron Shire with the aim of addressing the housing crisis.

Feedback from local businesses is summarised in the following table:

Business Name & address	Comments
Women's Village Collective	Supportive of the development due to the affordable housing component that may provide housing for women and families facing insecure housing.
Tombo Mullem	Identified need for affordable housing for the local workforce.
State of Play Store	Benefits for employees who traditionally have found it difficult to secure appropriate and affordable housing.
Santos Organics Mullum	Observed challenges for employees in respect of available, appropriate and affordable housing for workers. Would be supportive of the proposal if the affordable housing was perpetual rather than just for 15 years.
Namatjira Haven	Supportive of affordable housing options for clients of the service once they've completed their program.
HIPI (High Impact Property Investment)	Aware of the need for affordable and diverse housing options.
Beach Byron Bay	Addresses the critical need for affordable housing in the area.
Bay Grocer	Difficulties in securing staff due to the lack of affordable and appropriate housing. Project works to address this issue.

Copies of the letters of support are included at Appendix A.

6.0 OUTCOMES

As discussed in Chapter 5.0, there was a clear body of support for the proposed development, from both local residents, businesses and service providers.

The concerns raised by the community largely related to exacerbation of existing traffic and parking on Bangalow Road.

As a result of feedback from the community engagement activities, the following changes/additions to the proposal were made:

- Installation of CCTV monitoring on side path and car parking areas.
- Additional lighting at front gages and building entrances fronting Bangalow Road.
- Additional lighting at the rear of the site to illuminate car parking area and entrance.
- Commitment to negotiation on fence style and type along southern boundary, with neighbours.
- Addition of one more car parking space, increasing the parking provision from 29 to 30.
- Commitment to high windows to the south-eastern corner of the site, where windows face towards the backyard of 1 and 1A Cumbebin Park.

APPENDIX A

COMMUNITY NOTICE & WRITTEN RESPONSES

Sarah George Consulting
Social Planning Consultants

21 September, 2023

Dear Byron Bay Resident,

Proposed Worker Housing, Lot 14, 58 & 60 Bangalow Road, Byron Bay

Sarah George Consulting has been engaged by Regenerative Housing Solutions Ltd and Propel Capital to undertake community consultation and engagement activities to accompany a Development Application to be submitted to Byron Shire Council. As required by Byron Shire Council's *Community Participation Plan October 2019* as part of the preparation of the SIA, consultation with the local community and relevant Government and non-Government organisations is required.

We are writing to advise you of the proposed development and to seek any comment or feedback you may have on the development in terms.

The proposed development seeks consent for:

- Demolition of the existing dwellings and buildings on 58 and 60 Bangalow Rd;
- Construction of attached multi-dwelling housing comprising 24 one and two bedroom houses across single or dual level living areas, across three buildings;
- Inclusion of dedicated affordable housing as per the State Environmental Planning Policy;
- Inclusion of 3 adaptable houses specifically designed to cater for people of all ages and abilities;
- 29 off-street car parks;
- Common food garden and pool and recreation area;
- Vehicle access to the development off the unnamed council road off Bangalow Rd to the north of the site which is currently under construction, and removal of the existing driveways for 58 and 60 Bangalow Rd at their current locations on Bangalow Rd;
- Addition of a dedicated right turn lane on Bangalow Rd into the new unnamed council road, minimising disruption to southbound traffic on Bangalow Rd;
- Removal of 4 public car parks from Bangalow Rd and replacement of these within the new Council road, enhancing intersection and cycle way safety in proximity to the Paterson Street intersection;
- Site landscaping including the removal of up to 35 native trees (representing less than 1% of the current native trees across the site), and replanting of over 200 native trees. None of the trees proposed to be removed are primary koala habitat trees, and the trees that will be planted will include dedicated primary koala habitat trees along the current forest edge;
- Restoration of the once biodiverse area by removing the substantial weed, exotic and noxious species which now dominate the forest edge and introduce native shrubs and trees;
- Inclusion of bio retention areas to filter stormwater runoff from surrounding properties and the proposed development before it can enter the Coastal Wetlands area.
- Fire truck access to the forest edge with manoeuvrability, fire hydrants and adequate asset protection zones separating the forested area from the development enabling greater ability to fight a bushfire that originates from the forested area to the west. The increased fire fighting provisions aim to enable a better bushfire outcome to the surrounding precinct than if the development did not proceed.

The intent of the community consultation is to provide the local community with the opportunity to comment on the proposal and, based on community feedback, amend the proposal where practicable. We would like to invite your comment on the proposal.

Sarah George Consulting
Social Planning Consultants

We would also like to invite you to book in a meeting with the project team at our upcoming information days on the 13th and 14th of October to be held at The Byron Bay Cavanbah Centre. To book in a time, please use the following link: <https://calendly.com/propelcommunityprojects/byron-worker-housing-community-consultation>

If you wish to comment on the proposal or would like additional information and you can not attend the information days, please respond within 21 days of the date of this letter via email (sgeorgeconsulting@gmail.com) or by phone (0418 439 813 - between 9.00am and 5.00pm Monday - Friday).

Regards,

Sarah George
Social Planning Consultant

Email dated 25 September 2023

"... I love on Paterson street (renter). We just received your letter - it sounds fantastic and very innovative. I've lived here for 15 years and a mother of a teenager so am very excited by this proposal.

Quick question - are they for sale? And if so what are the guidelines."

Email dated 26 September 2023

Please put a map and design of your planned development on your website and advise all people in this locality.

I'm surprised in this digital age this apparently has not been done.

Personally I think it will be a traffic nightmare.

Email dated 29 September 2023

As discussed on the phone today, I am interested in getting some more information about the proposed development at 58-60 Bangalow Rd in Byron bay. In particular information about planned road changes on Bangalow Rd such as suggestions on a right hand turning bay and removal of on street parking.

Email dated 30 September 2023

Hi I received a letter about a proposal for the above address . Can you please send me a copy of available plans ? . I live in the area and am interested to see the proposal.

Email dated 1st October 2023

I received your letter, dated 21 September 2023, concerning this matter, which offers to provide further information about this proposal and invites feedback. The letter also advises that a meeting with the project team is planned at the Cavanbah Centre on 13 and 14 October 2023 where the plan can be viewed and provides a link for booking an attendance - confined to either of those two dates.

Unfortunately however, I will be away during that 2-day period and until the end of October. However, as an owner/resident in a nearby cross street, I wish to see the plans of the proposal in order to be able to provide feedback and to follow the DA's progress.

Could you therefore please email me a copy of the plans and any associated and relevant details?

Email dated 4th October 2023

We have received the information flyer regarding Proposed Residential Worker Housing Lot 14, 58 & 60 Bangalow Road, Byron Bay ("Locale"). Our property shares a boundary. Unfortunately we can't be at the information day but we would have our neighbours represent us. Would you kindly email a plan indicating where the proposed buildings and other structures (common food garden, pool, recreation & car parking area) might be located on the area to be developed.

Email dated 4th October 2023

Hello Sarah,

Provided addresses were entered into our cultural heritage database to identify if 58 or 60 Bangalow Road did in fact warrant any concerns from a Land Council perspective. Our database confirms there are no registered sites on or near Lot 14. To conclude if there are no registered AHIMS sites we have no concerns.

Thank you for your inquiry Sarah.

Regards
Warren
Senior Cultural Heritage Sites Officer
Cultural Heritage Unit
Tweed Byron Local Aboriginal Land Council
PO Box 6967, Tweed Heads South NSW 2486
Ph: 07 5536 1763 Email: culturalheritage@tblalc.com

Tweed Byron Local Aboriginal Land Council Acknowledges the Ngandowal and Minyungbal People of the Bundjalung Nation and in particular the Goodjunburra, Tulgin and Moorung-moobah Clans.

Email dated 5th October 2023

Please keep me informed

Email dated 6 October 2023

I have been alerted by neighbours that a letter has been sent out regarding this proposed development. I am the owner of 56a Bangalow Road and did not receive one of these letters. I have been told that I am not the only house in the area to miss out on this.

I need to be included in this and any other forms of communication from you, as I am deeply impacted by this proposed development.

Email dated 6 October 2023

*Hi Sarah, Hans here from the Echo newspaper.
I received your consultation letter sent to a neighbour regarding the proposal at 58 and 60 Bangalow Rd, Byron Bay NSW 2481.
I was wondering if there are any concept plans available?*

*Also, one area of great interest is the affordability aspect to this proposal. You say in the letter it will include dedicated affordable housing, as per the state environmental planning policy (SEPP).
Can you please elaborate on what the affordability aspect would be, if the 24 dwellings were approved by Council?*

*ie how many dwellings, how long would it be affordable for (is it in perpetuity?), is there an affordable housing provider in mind for this, and what would the approximate rental cost be for someone who is considered as eligible for the dwelling?
I was also hoping for a link to the SEPP that will apply to this proposal, as I have seen a few.*

*Thanks, hope to hear from you soon
regards
Hans*

Email dated 6 October 2023

*We write in response to a letter which was left at our address whilst we were away but unfortunately we will not be able to attend the information days as we have other commitments .
We feel that your request to make an appointment for us as individuals to meet with your team is a form of bullying and as such is not acceptable.
Some factors of major concern to us regarding the proposed development of lot 14 , 58 & 60 Bangalow Road , Byron Bay are as follows but in no way limited to only these items.*

*1 You state that only 4 road side parking spaces will be lost but a closer look at your proposed traffic changes to Bangalow Road would see somewhere between 12 – 14 parking spaces lost with access to adjacent properties almost impossible at any time of the day.
South bound traffic would then have to navigate a series of line changes at an already dangerous stretch of road and contend with traffic turning north out of Paterson and Cooper streets*

2 You state that only 35 native trees will be removed representing less than 1% on the site but unless I am mistaken most of lot 14 is habitat listed therefore you would be removing close to 100% of the existing trees on the area allowed to be built on .

3 Any filling or landscaping of the site will have a major impact on all adjoining properties as the natural fall of the land allows water runoff into the wetland thus avoiding water inundation of our properties .

4 A review of your proposed layout of the site does not show any fire buffer zones .

5 We note that you propose to have a swimming pool and pump house almost on our boundary and are concerned about the noise generated by approximately 50 people using the pool and surrounding areas.

6 You state that you will create 29 off street car parks but we consider with the number of dwellings and the lack of public transport in Byron Bay most units will have at least 2 cars therefore you will need more car spaces on site as the surrounding area and side streets are already fully utilised for parking after the introduction of the cycle tracks on both sides Bangalow Road.

7 We consider this proposed development to be totally out of place in a quiet residential area which is already suffering major traffic problems .

8 This is a total over development of a sensitive wet land area and will result in a low quality over crowded subdivision if the 5 units already built are any indication of what is to come.

9 We reserve the right to take any concerns we may have regarding this proposed development to any authority we feel fit and may engage professional assistance if it becomes necessary .

Email dated 7 October 2023

Thank you for your letter that I recently received in my mailbox with regards to your anticipated development application.

As a resident and home-owner at the southern end of Paterson Street, I have some serious concerns about the safety implications of this proposal and beg you to please consider the consequences of this prior to progressing to the next stage of your application.

In short, the proposal requests to demolish two (2) single level residential dwellings and replace with TWENTY-FOUR (24) one and two bedroom houses. My main concerns are regarding significant over-development of this site with issues primarily around car-

parking control and safety implications and chaos that this will cause at the Paterson street intersection.

I am concerned that although your proposal allows 29 off-street parking spaces, this is unlikely to be enough to cater for many of the dwellings that are likely to have 2 or more vehicles per household. The implications of this will be that this will push the limitations of surrounding street parking (which is already stretched) and result in loss of amenity for neighbouring properties.

More importantly however is the effect that this will cause at the already dangerous Paterson street intersection. This is a particularly busy road, especially at peak hours as this is the only southern entrance road into Byron Bay. Vehicular traffic aside, this is also a busy intersection with pedestrians and bicycles crossing. I am concerned that placing another road with a relatively high number of cars accessing it (as proposed) so close to this existing intersection will push it past breaking point and result in more hazardous driving which WILL result in accidents and probable death.

Unfortunately the proposed changes (with a right turn lane on Bangalow road for south bound traffic) do NOT address the disruptions that the proposal will cause when vehicles exit the proposed new council road on this existing intersection. I suggest that you visit this intersection during any peak time to see for yourself how impossible and disruptive this will be under your current plan.

In summary I request that your client carefully considers the number of oversights contained in this proposal before proceeding to a development application stage with the council including gross over development of the site ? 12 times its current volume, shortage of car parking requiring the use of nearby street parking but most importantly the significant safety concerns for all road users at this already chaotic, congested and dangerous intersection at Paterson street.

A reduction in the overall scale would address the majority of these issues.

Unfortunately I am unable to attend the upcoming information days, however I would be interested to see a copy of the proposed development plans and would be happy to provide further feedback from these.



12/10/23

To whom it may concern,

Re: Proposed development of worker housing on Bangalow Road, Byron Bay.

The committee of Cape Byron Estate wishes to advise you that we have not received the community consultation document which has been received by our neighbours.

We understand that it is your responsibility to get in touch with the residents on the estate and would appreciate being involved in this community consultation.

We understand that the information days are being held over the next couple of days but now hope we are able to meet with the project team at another time.

With kind regards

Cape Byron Estate Strata Committee

Capebyronestate@gmail.com

6685 7855



The CEO
Propel Investment Management
20 Shirley Street
Byron Bay
NSW 2481

26/10/2023

Dear Ma'am / Sir,

RE: Letter of Support for Bangalow Road Development

WVC understands that the proposal for the development of 24 townhomes in Bangalow Road includes at least five that will be set aside for low/median income families at below market rentals.

WVC has been deeply attuned to the critical issue of housing insecurity and the displacement faced by women and their families. This is exacerbated in Byron Shire, where land values have increased so dramatically.

If the intent for this project is to include housing that is affordable for women facing insecure housing, then we are happy to support it.

Yours Sincerely,

Ann Uldridge,
Director, Women's Village Collective
admin@womensvillagecollective.org.au



The CEO
Propel Investment Management
20 Shirley Street
Byron Bay
NSW 2481

26/10/2023

Dear Ma'am / Sir,

RE: Letter of Support for Bangalow Road Development

WVC understands that the proposal for the development of 24 townhomes in Bangalow Road includes at least five that will be set aside for low/median income families at below market rentals.

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If the intent for this project is to include housing that is affordable for women facing insecure housing, then we are happy to support it.

Yours Sincerely,

Ann Uldridge,
Director, Women's Village Collective
admin@womensvillagecollective.org.au

Bangalow Road development

1 message

State Of Play <info@stateofplaystore.com.au>
To: "dionepayn@gmail.com" <dionepayn@gmail.com>

Sun, Oct 29, 2023 at 4:55 PM

Re. Bangalow Road development

I'm writing to express my support for the Bangalow Road townhouse project in Byron Bay. This project addresses the critical issue of affordable housing in our community, which is crucial for our local workforce.

I understand the challenges our employees face in finding affordable housing locally. This affects their well-being and work-life balance. Access to affordable housing provides financial stability and contributes to a happier, more engaged workforce.

Affordable housing is essential for creating a sense of community and a stable, diverse population. This benefits local businesses by providing a dedicated customer base and employees who are invested in our city's growth.

I endorse the Bangalow Road townhouse project and its mission to make affordable housing more accessible. I believe it will have a positive impact on our employees and the community as a whole.

If you need further information, please contact me.

Sincerely,
Nicola Emanuel-Nicail
0422087108



Jolene Ryan (CEO)
Santos Organics
51-53 Burringbar St
Mullumbimby, NSW, 2482
jolene@santosorganics.com.au
0423 304 921

Dionne Payn
c/o Propel Invest

Re. Bangalow Road development

I'm writing to express my support for the Bangalow Road townhouse project in Byron Bay **only if the planned dwellings are perpetually affordable, not for the 15 year maximum as proposed.** This project helps to address the critical issue of affordable housing in our community, which is crucial for our local workforce.

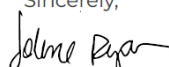
I understand the challenges our employees face in finding affordable housing locally. This affects their well-being and work-life balance. Access to affordable housing provides financial stability and contributes to a happier, more engaged workforce. It also enables employees in the service industry, including hospitality and retail, the ability to live and work in our region, regardless of a typically low income.

Affordable housing is essential for creating a sense of community and a stable, diverse population. This benefits local businesses by providing a dedicated customer base. Diversity helps the community to flourish by fostering inclusiveness, creativity, and innovation.

I endorse the Bangalow Road townhouse project and its mission to make affordable housing more accessible **only if the planned dwellings are perpetually affordable, not for the 15 year maximum as proposed.**

If you need further information, please contact me.

Sincerely,


Jolene Ryan

51-53 Burringbar Street, Mullumbimby, NSW 2482

NAMATJIRA



HAVEN LTD

ABN: 28 126 018 497

108 Whites Lane Alstonville NSW 2477 Ph: 02 6628 1098 Fax: 02 6628 0520 www.namatjirahaven.com

26th October 2023

To whom it may concern,

Supporting Affordable Housing in the Northern Rivers

We have been aware of the housing crisis and its impact on the local community for many years now. The NSW Northern Rivers Region is one of the worst affected areas, and the problem has been exacerbated by the recent floods.

Namatjira Haven is an Aboriginal Community Controlled Organisation that has been supporting Aboriginal men to heal from substance use disorders for more than 40 years. We know firsthand the negative effects on wellbeing that stem from homelessness, overcrowding and expensive housing. Better lasting outcomes relating to health, employment and education are achieved when there is good quality and affordable accommodation available once they leave our program. We also know that many men are more likely to seek our help if there is a light at the end of tunnel in the form of safe, secure accommodation at the end of a stay with us.

In our early discussions with Dionne Payn, as Impact Consultant for Propel Invest, we understand there is the potential for housing for our clients once they have completed the programs we run. The reintegration of our residents into safe and supportive environments has been a challenge for us and them over many years.

We support any private housing development that includes an affordable accommodation component, including the Bangalow Road townhouse development.

Yours sincerely,

Dez Hoy
Project Officer



Drug and Alcohol Healing Centre

PO Box 14 Alstonville NSW 2477 www.namatjirahaven.com

We acknowledge our funders: NIAA, DoH, CS NSW, NSW Health, NCPHN





% Mark Howard
Propel Invest

30th October 2023

Re: Bangalow Road Townhouse Development

To whom it may concern

I write to express my support for the 24 townhouse development at 58 - 60 Bangalow Road, Byron Bay.

In full disclosure, I have been working with Propel Invest to obtain letters of support from the local business community, having seen and heard first hand the challenges that business owners are having finding and retaining skilled staff due to the lack of affordable housing.

I was part of the team that developed the affordable housing complex at 51 Rajah Road, Ocean Shores back in 2017 - 2018. Seeing the subsequent increase in housing un-affordability since then, I believe that this development is an important step towards creating more affordable homes within the Shire.

As part of my work in raising capital for developers creating affordable and sustainable housing, I understand the risk profile that comes in doing any development - particularly in this economic climate with builders going broke, high interest rates and the general high cost of living.

As a local, I see friends who are struggling to find affordable rental housing and often the solutions open to them are to couch-surf, pay exorbitant rents for unsatisfactory properties or camp / sleep in their cars.

On the flip side to this I have seen the transformative effect that having a secure place to live has on people; a stable shelter has positive impacts on their sense of well-being and how they can move forwards in life. Furthermore, I am motivated to do what I do to preserve the socio-economic diversity of the community that we have in the Byron Shire, which is why so many people are attracted to the region.

I believe that this development is worthwhile, and that the team at Propel Invest are genuinely motivated to create affordable housing in the Shire.

Warmly

A handwritten signature in black ink, appearing to read "Dionne Payn", written over a horizontal line.

Dionne Payn CEO

High Impact Property Investments Pty Ltd
172 Left Bank Road, Mullumbimby NSW 2482

+61 (0) 401 440 083
ABN 20 648 020 937
www.hipi.global



20th October, 2023

Ben Kirkwood
Beach Byron Bay
2 Massinger Street
ben@beachbyronbay.com.au
0419 409979

Dionne Payn
c/o Propel Invest

Re. Bangalow Road development

I'm writing to express my support for the Bangalow Road townhouse project in Byron Bay. This project addresses the critical issue of affordable housing in our community, which is crucial for our local workforce.

I understand the challenges our employees face in finding affordable housing locally. This affects their well-being and work-life balance. Access to affordable housing provides financial stability and contributes to a happier, more engaged workforce.

Affordable housing is essential for creating a sense of community and a stable, diverse population. This benefits local businesses by providing a dedicated customer base and employees who are invested in our city's growth.

I endorse the Bangalow Road townhouse project and its mission to make affordable housing more accessible. I believe it will have a positive impact on our employees and the community.

If you need further information, please contact me.

Sincerely,

A handwritten signature in dark ink, appearing to be "BK", is written over a horizontal line.

BAY GROCER

Sarah Swan

Bay Grocer, 63 Tennyson St, Byron Bay, NSW 2481

Re. Bangalow Road development

To whom it may concern,

I'm writing this letter to express my support for the Bangalow Road Townhouse project in Byron Bay.

As a small business owner in the Northern Rivers who employs staff in both the hospitality and retail sectors, we have experienced first hand over recent years the hardships involved in our staff finding affordable housing that is of a good quality and enables them to safely and easily get to and from work in this age of increased cost of living. This particular project addresses this issue which is crucial for the local workforce of this area.

Our employees face daily challenges in finding local affordable housing. Affordable housing provides our staff with stability, confidence and a sense of belonging within the community. This in turn provides the chance for them to have a good work/life balance and the work force of this great area becomes more engaged, more professional and the entire community thrives due to continuing diversity and stability within it's population.

I endorse the Bangalow Road Townhouse project fully and it's mission to make affordable housing more accessible.

Yours sincerely,

Sarah Swan

Director

Bay Grocer and 100 Mile Table

01910071 - Reply from Transport for NSW (TfNSW) [ref:!00D280HSVA!500RE01aPkA:ref]

Inbox x



TfNSW Customer Relations <customer@transport.nsw.gov.au>
to me

6 Nov 2023, 09:37 (7 days ago)



Dear Sarah,

Thank you for your enquiry about Proposed Worker Housing, Lot 14, 58 & 60 Bangalow Road Byron Bay.

Confirming that Transport for NSW has no comments for this proposal.

If you have any further queries please reply to this email.

Regards,
Sabrina

Transport for NSW

ref:!00D280HSVA!500RE01aPkA:ref

...

APPENDIX B

SUMMARY OF FEEDBACK FROM INFORMATION DAYS

Date/Time	Comments
13/10/23 @ 11.00am 2 participants	<ul style="list-style-type: none"> • Supportive of additional accommodation options in the area due to knowledge of the need for accommodation. • Advised that their neighbours, Cape Byron Estate, did not receive the notice and presented a letter from the Estate Committee advising of the same. • Predominant concern raised was the existing traffic volumes and issues on Bangalow Road and the potential for these to be exacerbated. • Noted times of particular concern were school drop off and pick up times. • Noted issues for emergency vehicle access, and those needing to seek urgent medical attention not utilising an ambulance. • Concerns that with the proposed increase in population and vehicles, traffic impacts may be exacerbated. • Council needs to consider road upgrades for Bangalow Road. Noted possible roundabout at the Roadhouse. • Noted concerns regarding impacts on traffic during construction with more vehicles on the road around the site. • Cumulative impacts of development on traffic. • Appreciation of the thought that had gone into trying to address the traffic and safety on Bangalow Road.
13/10/23 @ 11.30am One participant	<ul style="list-style-type: none"> • Parking a big issue on Cumbebin Park due to health centre & yoga centre, difficult to park outside of own dwelling as a result. Parking issues may be exacerbated with proposed development. • Increased traffic a concern. • Safety concerns for bicycle riders on the bike path. • 2 parked vehicles have been hit on Bangalow Road • Concern regarding the volume of cars with the proposed development – where will they park? • Concerns for properties that share a common boundary with the proposal, including: <ul style="list-style-type: none"> ○ Privacy and overlooking to living spaces & rear bedroom ○ Building height ○ Proposed fencing. • Tree removal and habitat loss. • Scale 'pushing it' • Noise from the pool • Increased population on the site and loss of privacy. • Concerns re type of trees to be planted on common boundary – too tall would result in overshadowing. • Noise from residents • Visual impact • Wildlife impacts •
13/10/23 @ 2.30pm One participant	<ul style="list-style-type: none"> • Traffic implications. • Suggested lighting at street frontage to illuminate front gate entrances. • Pathway off Bangalow Road should include a secure access and lighting at night. • Sensor lighting for rear parking & recommendation for CCTV monitoring of parking area. • Noted challenges with recruiting staff for local Police station due to difficulties in securing suitable rental accommodation. Noted

	that all but 3 of the existing staff at the Police Station currently resided outside of the Byron Shire due to difficulties in securing suitable accommodation.
13/10/23 @ 3.00pm 2 participants	<ul style="list-style-type: none"> • Privacy and overlooking concerns to property • Who what and how much for the affordable housing component • What type of resident? • Price point of other dwellings. • Loss of trees within view of property – change in outlook from property. • Questions about timelines • Car parking – existing issues on street and concerns this will be exacerbated. • Insufficient car parking provided.
14/10/23 @ 10.00 2 participants	<ul style="list-style-type: none"> • Concerns re site ingress/egress with loss of parking on Eastern side of Bangalow Road (advised the removal of the on-street parking on the eastern side of Bangalow Road was related to a separate development. • Impact on access to dwelling for carers and visitors. • Insufficient parking proposed if each resident owns a vehicle. • Type of resident to move into the proposal and potential impact on crime rates as not all dwellings can be seen from the street. • Not in keeping with the character of the street. • Density is out of character with the area. • Noise impacts from increased population. • Preference for a smaller development. • Questions regarding flooding and fire prevention (these were addressed during the meeting). • Keen to see if/how feedback is incorporated. • Noise and trucks associated with construction will impact life. • Understand housing crisis and that change needs to happen.
14/10/23 @ 11.00am 2 participants	<ul style="list-style-type: none"> • Questions re timeline for development and length of building • Impacts on Koala habitat • Impact on property in terms of privacy. • Questions re landscaping and types of trees proposed • Questions relating to fencing and the height and type of materials proposed. • Questions re setbacks. • Questions regarding traffic management. • Request for Council to consider moving pedestrian island to previous location. • Need for a pedestrian Island closer to Paterson Road / Cumbebin Park • Nice to see property developers who are interested in the community and the community needs. • Increased light to back yard with tree removal. • Happy that it's not just luxury townhouses being built for holiday rentals. • Fire access and fire buffer arrangements a positive. • Potential for reduced mosquitos with landscaping and drainage works.

APPENDIX C

COMMUNITY INFORMATION PACKAGE

COMMUNITY NOTIFICATION

LOCALE

LOT 14 & 58-60 BANGALOW ROAD BYRON BAY NSW 2481
FOR
PROPEL INVESTMENT MANAGEMENT



RAUNIK
design group
ARCHITECTS

architects | master planners | interior designers
617 5531 6430 P
617 5531 6424 P
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RPD

60 Bangalow Road
Byron Bay, 24811. NSW.

Proposal

HOUSES 24

Development Summary

Site Area m² 4,066
Site Cover (Roof) 1,423

RESIDENTIAL YIELD

LEVEL	1 BED	2 BED	TOTAL
Level 1 Ground	2	22	24
Level 2	0	0	0
Level 3	0	0	0
Roof	2	22	24
Totals	2	22	24
Cars Required	1	22	23
Visitors Required			6

CAR PARKING

LEVEL	PROVIDED
Level 1 Ground	30
Cars Provided	30
Cars Required	29

UNIT m ²	BALCONY m ²	OTHER m ²	TOTAL AREA m ²	SITE COVER
850	489	85	1,424	35.0%
754	193		947	23.3%
490			490	12.1%
2,094	682	1,423	4,284	35.0%

FSR 0.51:1
L'SCAPE 1224m² | 30.1% COS 823m² | 20.2%

BIKE PARKING

LEVEL	PROVIDED
Level 1 (G)	6
Totals	6



<p>NOTES</p> <ol style="list-style-type: none"> 1. The site is located within the Byron Shire Local Government Area (LGA) and is subject to the Byron Shire Local Government Development Control Plan (DCP) and the Byron Shire Local Government Planning Scheme (PLS). 2. The site is located within the Byron Shire Local Government Area (LGA) and is subject to the Byron Shire Local Government Development Control Plan (DCP) and the Byron Shire Local Government Planning Scheme (PLS). 3. The site is located within the Byron Shire Local Government Area (LGA) and is subject to the Byron Shire Local Government Development Control Plan (DCP) and the Byron Shire Local Government Planning Scheme (PLS). 4. The site is located within the Byron Shire Local Government Area (LGA) and is subject to the Byron Shire Local Government Development Control Plan (DCP) and the Byron Shire Local Government Planning Scheme (PLS). 5. The site is located within the Byron Shire Local Government Area (LGA) and is subject to the Byron Shire Local Government Development Control Plan (DCP) and the Byron Shire Local Government Planning Scheme (PLS). 6. The site is located within the Byron Shire Local Government Area (LGA) and is subject to the Byron Shire Local Government Development Control Plan (DCP) and the Byron Shire Local Government Planning Scheme (PLS). 	
<p>LEGEND</p> <p>Red line: Boundary of the site</p> <p>Green line: Boundary of the easement</p> <p>Blue line: Boundary of the road</p> <p>Yellow line: Boundary of the easement</p> <p>Black line: Boundary of the easement</p>	
<p>Scale</p> <p>1:1000</p>	
<p>BYRON BAY SURVEYING PTY LTD</p> <p>REGISTERED LAND SURVEYING</p> <p>BYRON BAY SURVEYING PTY LTD</p> <p>BYRON BAY SURVEYING PTY LTD</p>	



BRICK, DARK CLADDING, WHITE AND TIMBER FENCING WITH MINIMAL LANDSCAPING ON SITE



DARK BROWN TONES, HIGH PITCHED ROOF, BRICK AND BRICK BLOCK WITH A FAIR AMOUNT OF LANDSCAPING



DARK BROWN TONES WITH A FAIR AMOUNT OF LANDSCAPING



WHITE ON WHITE + GLAZING COLOURS WITH FENCING AND CASUAL LANDSCAPING



STONWORK, BLUE, GREY AND TIMBER, CASUAL LANDSCAPING



STONWORK, COLORBOND BLUE FENCING, LIGHT TONES AND CASUAL LANDSCAPING



STONWORK, HORIZONTAL BATTENED WHITE FENCING, LIGHT TONES AND CASUAL LANDSCAPING



TIMBER FENCING, LIGHT TONES CLADDING, LITTLE TO NONE LANDSCAPING ON SITE AND INTERIOR LANDSCAPING ON SITE

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@A3

LOCAL CHARACTER

23923 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-04 | REV



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MATERIALITY / INSPIRATION

23923 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-05 | REV



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23923 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-06 | REV
PERSPECTIVE 1 @A3



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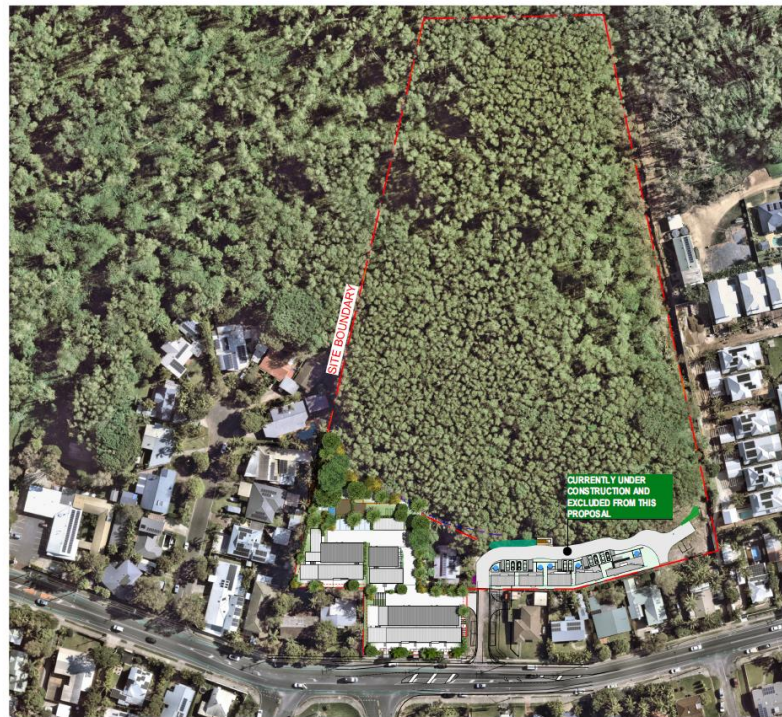
23923 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-07 | REV
PERSPECTIVE 2 @A3



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©A3
PERSPECTIVE 3

239 23 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-08 | REV



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OVERALL SITE PLAN

239 23 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-09 | REV



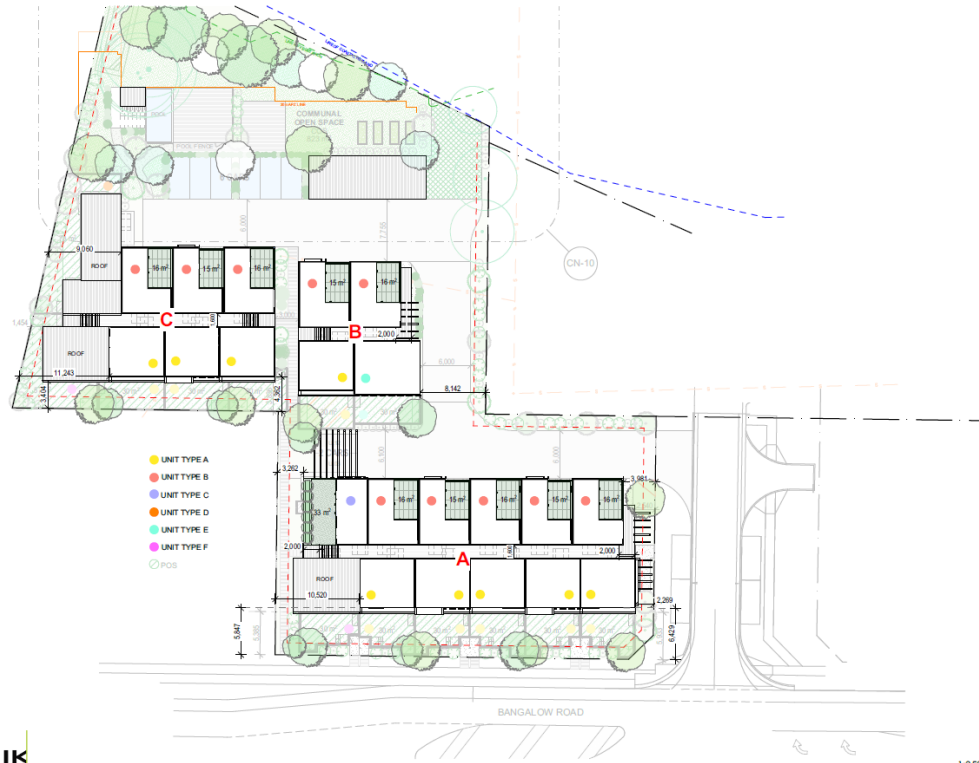
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COMMUNAL OPEN SPACE
239/23 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-10 | REV



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1:3506A3
LEVEL 1 GROUND
239/23 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-11 | REV



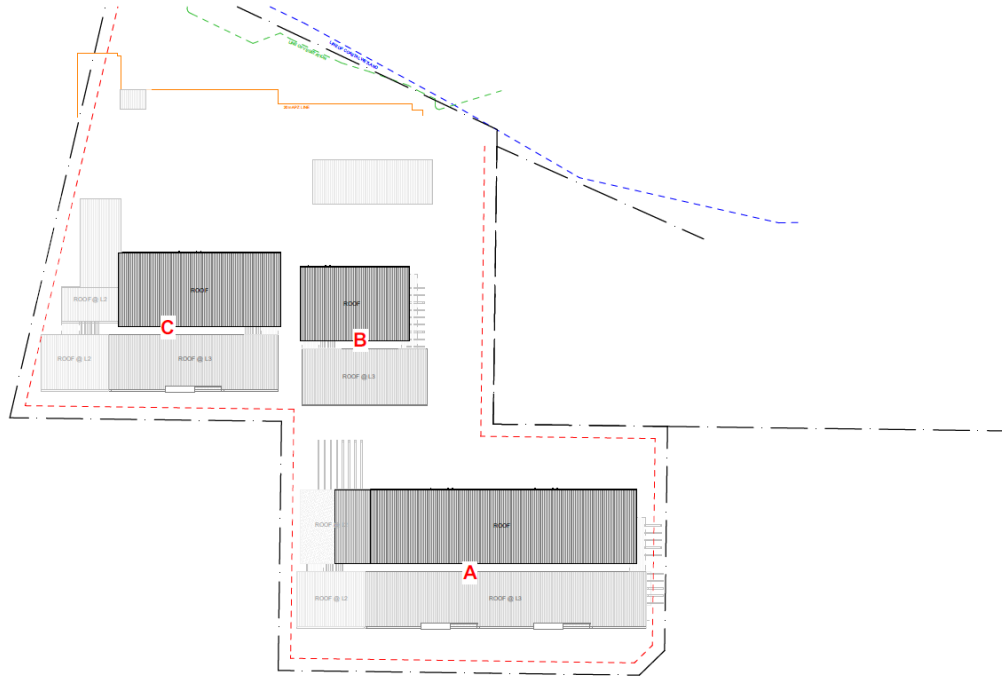
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1:350@A3
LEVEL 2
23923 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-12 | REV



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1:350@A3
LEVEL 3
23923 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-13 | REV



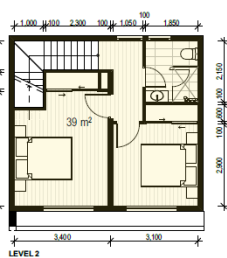
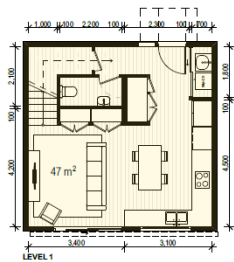
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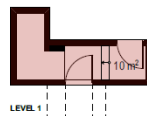
OVERALL ROOF

239/23 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-14 | REV

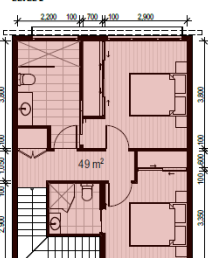
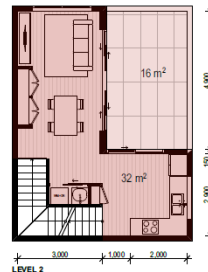


UNIT TYPE A

AREA
INTERNAL 86m²
EXTERNAL 30m²
TOTAL 116m²

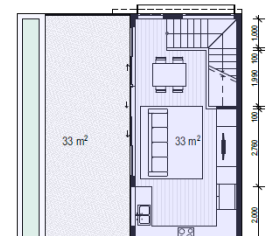
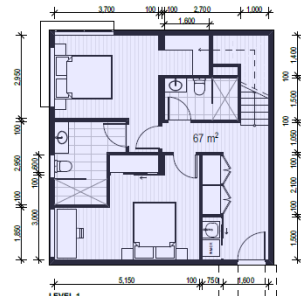


LEVEL 1



UNIT TYPE B

AREA
INTERNAL 91m²
EXTERNAL 16m²
TOTAL 107m²



UNIT TYPE C

AREA
INTERNAL 100m²
EXTERNAL 33m²
TOTAL 133m²

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1:100@A3

UNIT TYPES A, B & C

239/23 | LOCALE | COMMUNITY NOTIFICATION | 27/09/2023 | CN-15 | REV

