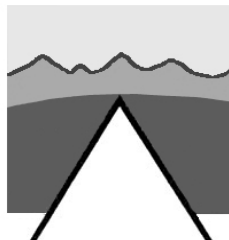


SUBMISSION TO DRAFT NORTH COAST REGIONAL PLAN



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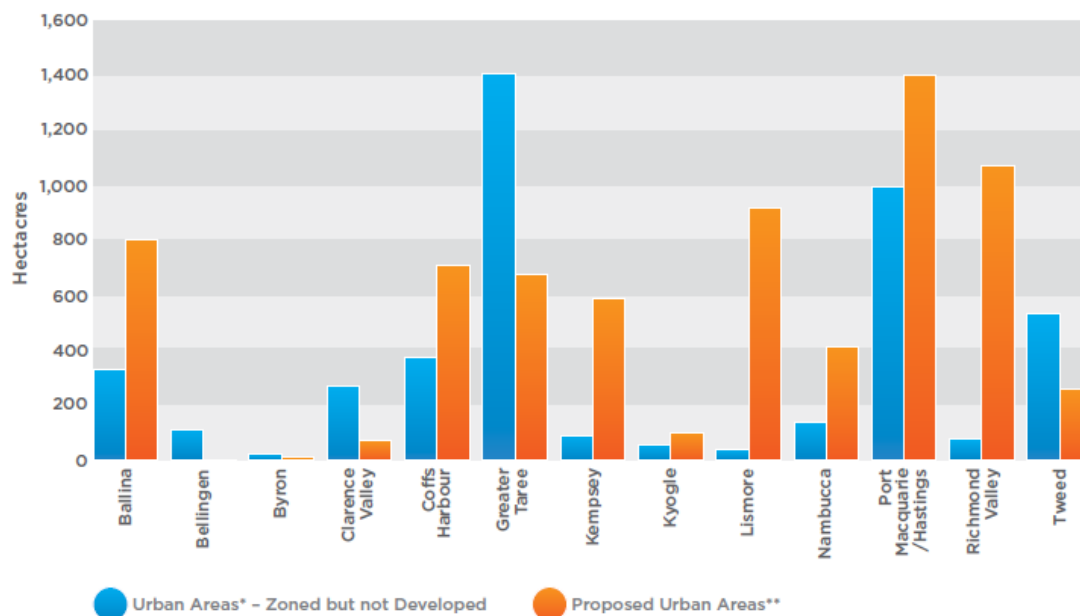
SUBMISSION TO DRAFT NORTH COAST REGIONAL PLAN

This submission, prepared by Planners North and Balanced Systems Planning Consultants, specifically focuses on the supply of residential land within Byron Shire.

The submission endorses the draft strategy objective of catering for future population in a sustainable manner while retaining the region's natural assets and character. In particular, the objectives relating to catering for changing household types, environmental performance of living areas and matching infrastructure and services with living areas is supported.

Within Byron Shire, which is predicted to accommodate some additional 4000 dwellings by 2036, the draft strategy identifies the severe lack of zoned residential land to cater for the existing and future housing demands as illustrated within Figure 17 of the draft strategy.

FIGURE 17: URBAN LAND SUPPLY WITHIN THE URBAN GROWTH AREAS IN EACH LOCAL GOVERNMENT AREA, DECEMBER 2015



Notes:

* Excludes environmental, recreational, special purpose and waterways, as well as employment lands.

** Includes new land release areas only, not infill or brownfield areas.

The draft plan acknowledges Byron Council is now preparing both residential and rural settlement strategies. This submission supports the timely completion and adoption of these essential strategies. Given that both historical and recent strategic planning for Byron Shire has identified appropriate locations for future residential areas, these strategies should be adopted and implementation commenced in the short term. The least sensitive and unconstrained locations have been identified in previous strategies.

This submission supports various initiatives within the draft strategy aimed at delivering housing required such as:

- Precinct planning ensuring healthy lifestyle aspects being built into the design of neighbourhoods
- Delivering more cost effective housing both for home ownership and rental

With many aspects of the region undergoing change, it is recommended that the implementation of the regional plan be monitored in the short term and adapted to respond to identified changes impacting on catering for increased population such as

- Availability of communications such as NBN
- Innovations to household energy generation and storage
- Other building and servicing innovations with building materials and servicing systems