




Property Council of Australia
ABN 13 00847 4422

Level 1, 11 Barrack Street
Sydney NSW 2000

T. +61 2 9033 1900
E. nsw@propertycouncil.com.au

propertycouncil.com.au
 [@propertycouncil](https://twitter.com/propertycouncil)

Australia's property industry

Creating for Generations

11 May 2020

Mr Mark Arnold
General Manager
PO Box 219
MULLUMBINBY NSW 2482

Email submissions@byron.nsw.gov.au

Dear Mr Arnold

Draft Byron Local Strategic Planning Statement

The Property Council of Australia welcomes the opportunity to provide comments on Byron Shire Council's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes.

The Property Council supports the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land use-based strategies contained within the *North Coast Regional Plan 2036* and *Our Byron Our Future: Community Strategic Plan 2028*. The LSPS should identify a range of actions Council must take in planning for the Shire's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission.

Should you have any questions, please do not hesitate to contact Troy Loveday, Senior Policy Advisor, on 0414 265 152 or tloveday@propertycouncil.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Jane Fitzgerald", with a large, stylized flourish at the end.

Jane Fitzgerald
NSW Executive Director
Property Council of Australia

Themes	Property Council Response
<p><u>A Sustainable Shire</u></p> <p>SP1- Protect and Enhance our biodiversity, ecosystems and ecology.</p> <p>SP2- Strive to become a sustainable community</p> <p>SP3- Adapt to climate change and build resilience</p>	<p>The Property Council generally supports the 8 actions that have been proposed to support this theme.</p> <p>In this regard, where the implementation of these actions will have direct impacts on private land we encourage Council to work closely with the local community (including business owners) on the detail of any regulatory changes.</p> <p>Where, through the course of giving effect to these actions, there will be implications on the development of private property (such as amendments to the planning controls in Council's LEP and DCP) Council should ensure that those implications are very clear and well understood with minimal ambiguity.</p> <p>Council should carry out extensive community engagement and consultation regarding the development of its <i>Climate Emergency Plan</i> and <i>Biodiversity Conservation Strategy</i>.</p>
<p><u>A Liveable Shire</u></p> <p>LP1- Support and celebrate our heritage</p> <p>LP2- Create great places that support and encourage an active, connected community</p> <p>LP3- Support housing diversity and affordability with housing growth in the right locations</p>	<p>The Property Council generally supports the 9 actions that have been proposed to support this theme.</p> <p>Where the implementation of these actions will have direct impacts on private land, we encourage Council to work closely with the local community (including business owners) on the detail of any regulatory changes.</p> <p>Where, through the course of giving effect to these actions, there will be implications on the development of private property (such as amendments to the planning controls in Council's LEP and DCP) Council should ensure that those implications are very clear and well understood with minimal ambiguity.</p> <p>We welcome Council finalising its Residential Strategy (action LA7) and commitment to the implementation of relevant priority actions. Council should determine the future housing needs of Byron Shire and respond by updating its policy settings to deliver the types of housing required to meet the changing demographics of the area, including an ageing population and smaller household size.</p>

	<p>In respect to action LA9, we support Council’s intention to encourage an increase in the supply of affordable and inclusive housing stock. It is important that Council understand the need for affordable housing in its community and the use of incentives to encourage the provision of appropriate housing types in the right locations for this segment of the housing market.</p> <p>Housing supply should meet the needs of seniors downsizing from their own homes into more specialised housing such as retirement accommodation and then into aged care facilities.</p>
<p><u>A Thriving Shire</u></p> <p>TP1- Support a strong diversified and sustainable economy based on Byron Shire’s unique character, landscapes and important farmland.</p> <p>TP2- Develop and implement strategies to support agriculture, agri-business and farmers.</p> <p>TP3- Promote and support local business development, education and employment opportunities</p> <p>TP4- Deliver an adequate supply of employment.</p>	<p>The Property Council generally supports the 6 actions that have been proposed to support this theme.</p> <p>Council’s intention to support appropriate business activities for the local community is welcome. Implementation of actions TA1 and TA6 by Council is supported., We welcome Council providing support for local businesses and facilitating the growth of appropriate business through the Business and Industrial Lands Strategy.</p> <p>Where the implementation of these actions will have direct impacts on private land we encourage Council to work closely with the local community (including business owners) on the detail of any regulatory changes.</p> <p>Where, through the course of giving effect to these actions, there will be implications on the development of private property (such as amendments to the planning controls in Council’s LEP and DCP) Council should ensure that those implications are very clear and well understood with minimal ambiguity.</p>
<p><u>A Connected Shire</u></p> <p>CP1- Ensure infrastructure delivery is aligned with planned growth.</p>	<p>The Property Council generally supports the 7 actions that have been proposed to support this theme.</p> <p>Where the implementation of these actions will have direct impacts on private land we encourage Council to work closely with the local community (including business owners) on the detail of any regulatory changes.</p>

<p>CP2- Support through partnership, a network of sustainable transport options.</p> <p>CP3- Support community wellbeing with appropriate community infrastructure.</p> <p>CP4- Provide essential services and reliable infrastructure which meet an acceptable community standard.</p>	<p>Where, through the course of giving effect to these actions, there will be implications on the development of private property (such as amendments to the planning controls in Council’s LEP and DCP) Council should ensure that those implications are very clear and well understood with minimal ambiguity.</p> <p>In regards to Action CA7, Council’s review of its Section 7.11 Contribution Plan should ensure that contribution rates are equitable and reasonable. Whilst it is important for new development to contribute towards the cost of new infrastructure, it is also important to keep contribution rates at a level where they do not make development and associated employment opportunities economically unviable.</p>
--	---