

## ***Appendix A***

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### ***Summary of Settlement Strategies***

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# APPENDIX A

## POPULATION ANALYSIS AND SETTLEMENT STRATEGY SUMMARY

### 1. LOCAL AREA ANALYSIS – BANGALOW

#### 1.1 *Population Trends*

The population in Bangalow has slowly increased between the periods of 1976 – 1996, reaching a total of 896 people in the 1996 Census. Between 1976 and 1986, the population steadily increased from approximately 580 to 650 people. During 1986 and 1991 there was a significant increase in the population from approximately 650 to 810 people.

Those who dominate the local population are within the 40-44-age group, constituting 12.0% of the population, followed by 1.7% who are aged between 35-39 years. There are a large number of people aged between 10-14 (11.4%) and a smaller number of elderly residents (less than 3%). Consistency between the middle and younger age groups may be attributed to the household family profile, which specifies that 50% of couples have children. In addition, families constitute 72% of the Bangalow population. There are only 0.35 of overseas visitors in Bangalow.

#### *Housing*

In 1996, the most preferred form of tenancy was home 'ownership' (40%), followed by 'total rented' (29%) and 'Being purchased' (28%). This reflects trends occurring in the Shire as a whole with 43.3% as owned occupancy. These figures may related to the age and family structure unique to Bangalow.

#### *Income*

The majority of people (23.0%) living in Bangalow earn a weekly income between \$300 - \$499 and 19.5% earn between \$120 - \$299. Only 1.3% earn over \$2000 per week indicating that people living in Bangalow are low to middle income earners.

### 1.2 LOCAL AREA ANALYSIS – BRUNSWICK HEADS

#### *Population Trends*

Trends show that the population in Brunswick Heads has remained stable during 1976 – 1996 with the most dramatic fluctuation occurring between 1976 and 1981 with the population increasing from 1400 to 1799 people then falling to a population of 1599 persons. In 1996, the population was recorded at 1835 people.

In regards to age groups, 26.6% of the population are within the 60-74 age groups and 6.5% are aged between 40-44 years. There are small number of adolescents and only 0.2% of overseas visitors. These figures are consistent with the family profile, which indicates that there are 47% of families without children and 40% of house hold types are Lone households.

#### *Housing*

In contrast to the other townships, Brunswick Heads has a high percentage of people in rental accommodation (43%). Brunswick Heads also maintains the highest proportion of residents living in a flat, unit or apartment (29.5%) or caravan and cabin (21.1%). These statistics suggest an affiliation between age, housing affordability and income levels.

#### *Income*

Brunswick Heads, where the median individual weekly income is \$191, 44.0% of the population earn between \$120 - \$299 weekly, which is significantly lower than the state average of \$298 per week. Only 0.4% of the population are in the upper income brackets and 12.5% earn between \$500 - \$699 per week.

### **1.3 LOCAL AREA ANALYSIS – BYRON BAY**

#### **Population Trends**

Significant attributes of Byron Bay are the large numbers of overseas visitors (7.3%) which is relatively high when compared with the other townships of the Shire. Also notable is the lower proportion of people in the older age groups (3.0%) and significant representation of people aged between 25 – 29 (8.6%). Relative to neighbouring townships, Byron Bay maintains a reasonable number of adolescents and younger persons with 6.2% aged between 15-19 and 5.2% aged between 0 – 4 years.

Byron Bay is characterised by a high proportion of families (60%) and lone households (28%). There is an almost even split between those couples with children (36%) and couples without children (33%).

#### **Housing**

In 1996, 54.4% of dwellings were separate private dwellings, a further 18.25% were flats/units/apartments. The number of people residing in caravans reduced between the years 1991 – 1996. With regard to occupancy, 44% were rented compared to 36%, which represented ownership, possibly a representation of socioeconomic status

#### **Income**

Approximately 47% of the Byron Bay population earn less than \$499 per week amounting to an annual gross income of approximately \$25 948 per annum. Few people earn less than \$299 per week and a considerable proportion (13.0%) earns between \$700 - \$999 per week.

### **1.4 LOCAL AREA ANALYSIS – MULLUMBIMBY**

#### **Population Trends**

The population in Mullumbimby has progressively increased from 1976 – 1996, with increases of approximately 200 people every five years. In 1996, the total population was 2870, which makes Mullumbimby the third largest population in the Shire without a large tourist population.

Mullumbimby has a large proportion of people aged between 35 – 44 (16.4%) and a smaller percentage of people in the upper middle age groups. The locality has a reasonable representation of younger persons, which make up 22.5% of the municipality. In Mullumbimby, families constitute 71% of the population.

#### **Housing**

The main housing type in Mullumbimby are separate dwellings (90.0%) with only 1.6% being medium density housing and 6.6% being caravans and cabins etc. The trends for occupancy show that 51% are owned, and 26% rented.

#### **Income**

Half of the Mullumbimby Township earns less than \$499 per week, which is a trend, reflected across most townships in the Shire. People earning between \$1000 - \$1999 per week constitute 7.3% of the population with only 0.3% earning over \$2000 per week.

### **1.5 LOCAL AREA ANALYSIS – OCEAN SHORES, NEW BRIGHTON/ SOUTH GOLDEN BEACH**

#### **Population Trends**

In 1996, the population of Ocean Shores was 3002, almost double the population in New Brighton/South Golden Beach. Throughout 1976 – 1996, the population of Ocean Shores significantly exceeded that of New Brighton/South Golden Beach and in 1986 surpassed the population three times.

The most predominant age groups in the Ocean Shores/New Brighton locality are the 35 – 44 age group who constitutes 16.9% of the township population. The next largest age groups are young adults aged between 5-9 years, which make up 8.1% of the population. There is a small proportion of tourists (0.7%) and elderly people. In Ocean Shores, 78% of the household types are families, 79% in South Golden Beach which accounts for the large number of younger persons .

In South Golden Beach, the age distribution is dominated by those in the 35-39 age group (39%), followed by those aged 5-9 (11.0%). Elderly who range from 3.8% - 2.8% of the population represent the smallest population.

### ***Housing***

83.6% of dwellings in Ocean Shores/New Brighton are separate dwelling houses, attached housing makes up 6.5% of dwellings and 7.7% of dwellings are medium density dwellings. The predominant nature of occupancy is ownership, which represents 48%, followed by rental at 27% of the local population.

In South Golden Beach, occupancy is represented by ownership (36%), total rental (31%) and 'being purchased' (29%).

### ***Income***

In Ocean Shores/New Brighton 29.7% of the local population earn \$300-\$399 weekly, and 21.3% earn between \$120 - 299 per week. There are few people earning over \$1499 and below \$100 per week. In this locality the median weekly income is approximately \$80 below the New South Wales State Average.

In South Golden Beach, there are similar income levels to Ocean Shores/New Brighton, with most people receiving \$300 - \$499 and \$120 - \$299 weekly. There are also few people in the upper income earning brackets.

## **1.6 LOCAL AREA ANALYSIS – SUFFOLK PARK**

### ***Population***

The population of Suffolk Park experienced an increase of 1316 people between 1986 – 1996 to reach a total population of 2528. Between 1981 – 1991, the populations remained steady with only minor increases in population of approximately 200 people.

The age groups dominating the population are those age groups between 35 – 44 years (20.6%). The population declines in the older end of the scale with representations of no more than 3.3%. Approximately 12.9% of the population is made up of those aged between 20 – 29 and 8.3% are aged between 5 – 9 years.

### ***Housing***

68.5% of dwellings in Suffolk Park were separate dwelling houses, 13% were attached dwellings, 8.6% could be classified as medium density housing and 9.1% were caravans, cabins. Relative to other townships, Suffolk Park had the lowest proportion of owned properties (32%) more rented properties (38%). It is thought that this characteristic is attributed to the high weekly rent (\$169) compared to the state average of \$142.

### ***Income***

A common feature across most townships, 22.3% of the population of Suffolk Park earn between \$300 - \$499 weekly, followed by 21.7% which earn between \$120 - \$299 weekly. There are 10.5%, which earn between \$1000 - \$1499 per week and few, which earn above that amount.

## **1.7 LOCAL AREA ANALYSIS – RURAL NORTH**

### ***Population***

In 1996, the total population in Rural North was 4897, which when compared to the 1976 population of 2330 had almost doubled. Throughout 1981 –1986, the population remained unchanged at approximately 3700, but increased during 1986 – 1991 to 4468.

Those aged between the ages of 35-44 make up 21.9% of the local population. A significant representation of the younger population resides in Rural North, and they constitute 19.9% of the population. A high number of

middle aged and younger populations may be attributed to the fact that 49% of the households are 'couples with children' and 75% are families.

### ***Housing***

In the Rural North the main form of occupancy is home ownership, represented by 53% of the population, with only 20% being rental and 19% 'Being purchased'. High percentages of home ownership may be attributed to the family orientation of the locality.

### ***Income***

The majority of the population in this area (48.9%) earns between \$120 - \$499 weekly, which is mirrored in the surrounding townships. 15.0% earn between \$500 - \$699 and as little as 1.4% earn over \$2000 weekly.

## **1.8 LOCAL AREA ANALYSIS – RURAL SOUTH**

### ***Population***

In 1996, the total population in the Rural South was 3721, which was slightly lower than that calculated in the Rural North. The most noticeable increase in population occurred between 1986 – 1991 where the population increased by 216 people.

Those aged between 0 – 19 years represent 30.4% of the local population and 12.4% are aged between 40 – 44 years. Families represent 75% of the household profile as in the Rural North and there are 54% of families made up of couples with children. This is 10% higher than the Rural North.

### ***Housing***

Type of dwelling and tenancy is mirrors the Rural North

### ***Income***

Reflected in the neighbouring townships, the majority of people earn between \$300 - \$499 weekly and 18.2% earn between \$120 - \$299 weekly. Relative to other townships, a significant proportion (2.3%) of people earns over \$2000 weekly.

## **2. SETTLEMENT STRATEGIES**

### **2.1.1 Mullumbimby Settlement Strategy**

This strategy assessed undeveloped areas within the proposed boundary for the town. These were nominated Areas 1 to 8.

In summary, the settlement strategy concluded (refer Figure 3.4):

- Area 1 – there was no residential potential in this area and the existing rural zoning should remain
- Area 2 – should residential development proceed, this would yield up to 70 residential lots excluding some flood prone land and subject to detailed planning.
- Area 3 – had no residential potential in this area and the existing rural zoning should remain
- Area 4 - should residential development proceed, would yield up to 50 residential lots subject to detailed planning.
- Area 5 - the existing rural residential zoning should remain
- Area 6 - should residential development proceed, would yield up to 270 residential lots subject to detailed planning
- Area 7 – would remain as rural residential
- Area 8 - there was no residential potential in this area and the existing rural zoning should remain

The Settlement Strategy indicated that the total population capacity of the township was approximately 4,650 persons. This was based on assumptions of yields having regard to existing development standards and controls, occupancy rates and ultimate yields for development areas.

### **2.1.2 Byron Bay, Ewingsdale and Suffolk Park Settlement Strategy**

This strategy covers the areas of Byron Bay, Ewingsdale and Suffolk Park. The strategy assessed areas zoned 1(d)(Investigation Zone) as well as Areas 1-4 which were deferred from the *Byron Rural Settlement Strategy 1998*.

In summary, the settlement strategy concluded (refer Figure 3.5):

- The majority of the sites zoned 1(d) had little or no residential development potential. Some limited potential existed on some of these parcels for tourist accommodation but these would be subject to future environmental assessments.
- Area 1 has little potential for residential development.
- Area 2 is relatively constrained, however, about 40 hectares of land south of Ewingsdale Road has potential for residential development.
- Area 3, which comprises the Ewingsdale area, has limited potential for traditional residential development but does have potential for lower rural residential development style development.
- The area zoned 2(v)(Village) is wholly within the West Byron STP and no residential development will occur.
- There will be a greater emphasis on mixed commercial/residential developments in the town centre as this form of housing increases in demand.
- Medium density development near to the Suffolk Park commercial centre will occur.
- Garden flats (“granny” flats) will provide an alternative, affordable form of housing development.

The Settlement Strategy indicated that the total population capacity of the Byron/Suffolk/Ewingsdale area was approximately 12,600 persons. This was based on assumptions of yields having regard to existing development standards and controls, occupancy rates and ultimate yields for development areas.

Of all the towns in the local government area, Byron Bay experiences the greatest level of traffic particularly during peak holiday periods. A Traffic and Parking Sub-committee has been established under the Small Towns and Villages Settlement Strategy.

The Sub-committee made the following recommendations with regard to traffic:

1. Immediately cost overall plan for the amelioration of traffic congestion and draw up Section 94 Plan to cover.
2. Extension of Tennyson Street through to Lawson Street:
  - (a) Routed to join Lawson Street at Middleton Street corner with roundabouts to sort traffic OR
  - (b) Straight through to Lawson Street joining further east of Middleton Street
3. Roundabout at Shirley Street/Butler Street intersection
4. As an interim measure, a north bound one-way mini-bypass past Legend Pizza to Butler Street. If this were to go ahead a bus park (for interstate and intrastate and backpacker buses not local transport) could be provided at the water tower.
5. To remove minor traffic hold ups the following could be implemented:
  - (a) Island median strip between the railway line and the Jonson Street roundabout to stop incoming cars turning right into car park, outgoing cars turning right into caravan park or parking area behind Mad-dog and cars existing Mad-dog carpark turning right to leave town.
  - (b) To stop right hand turn into Johnson Street from Byron Street, a median strip along Jonson Street and turning outs at either end of median strip in Byron Street. Extend safety island around clock.
6. Median strip to be extended along Lawson Street to Fletcher Street

These are discussed in more detail in the following section.

### **2.1.3      *Bangalow Settlement Strategy***

This strategy assessed undeveloped areas within the proposed boundary for the town as well as areas zoned 1(d). These were nominated Areas 1 to 8. In summary, the settlement strategy concluded (refer Figure 3.6):

- Area 1 – there was no residential potential in this area and it would be most likely to be developed as a park
- Area 2 – there was no residential potential in this area and it would be most likely to be developed as a buffer area
- Area 3 – should residential development proceed, this area would yield up to 16 residential lots subject to detailed planning
- Area 4 - should residential development proceed, this area would yield up to 40 residential lots subject to detailed planning.
- Area 5 – no further development to take place
- Area 6 - should residential development proceed, this area would yield up to 30 residential lots subject to detailed planning
- Area 7 – residential development, yield up to 20 residential lots subject to detailed planning
- Area 8 - residential development, yield up to 20 residential lots subject to detailed planning
- Area 9 – return to 1(b) zoning

The Settlement Strategy indicated that the total population capacity of the township was approximately 2,050 persons. This was based on assumptions of yields having regard to existing development standards and controls, occupancy rates and ultimate yields for development areas.

### **2.1.4      *Brunswick Heads Settlement Strategy***

This strategy assessed undeveloped areas within the town as well as areas zoned 1(d). In summary, the settlement strategy proposed (refer Figure 3.7):

- Residential uses in the business zones will only be permitted as “shop top” development.
- Tweed Street (central areas) will have increased density and redevelopment.
- Tweed Street (north and south areas) will maintain low density development in recognition of the town entry status.
- West of Tweed Street will continue as a low density, non-commercial area.
- Bayside Brunswick will continue to provide a diversity of housing types.
- Tourist development will be encouraged in the existing tourist zone near to the surf club as well as the South Beach Road area.

With regard to the existing 1(d) zones, the Strategy made the following conclusions:

- The area south of Bayside will not support residential development.
- The area north west of the Pacific Highway extension will not support residential development although some type of tourist development may be appropriate.
- The area west of Tweed Street should act as an industrial area.
- The area west of Byron Street should be rezoned for National Parks purposes.