

Byron Shire Rural Land Use Strategy Supporting Background Information

VOLUME 3 – POTENTIAL SITES FOR FUTURE RURAL LIFESTYLE LIVING OPPORTUNITIES AND FUTURE VILLAGE / URBAN DEVELOPMENT

This is Volume 3 of 4 containing supporting information used to inform the strategy, as follows:

- Volume 1 Consistency with State Policy Framework (BSC #E2018/16606)
- Volume 2 Background Information (BSC #E2018/16617)
- Volume 3 Potential Sites for Future Rural Lifestyle Living Opportunities and Future Urban/Village Development (BSC #E2018/16648)
- Volume 4 Preceding Stages
 - 4.1 Discussion Paper (BSC #E2018/16632)
 - 4.2 Site Suitability Criteria and Mapping Methodology (BSC # E2018/16629)
 - 4.3 Policy Directions Paper (BSC #E2018/16624)

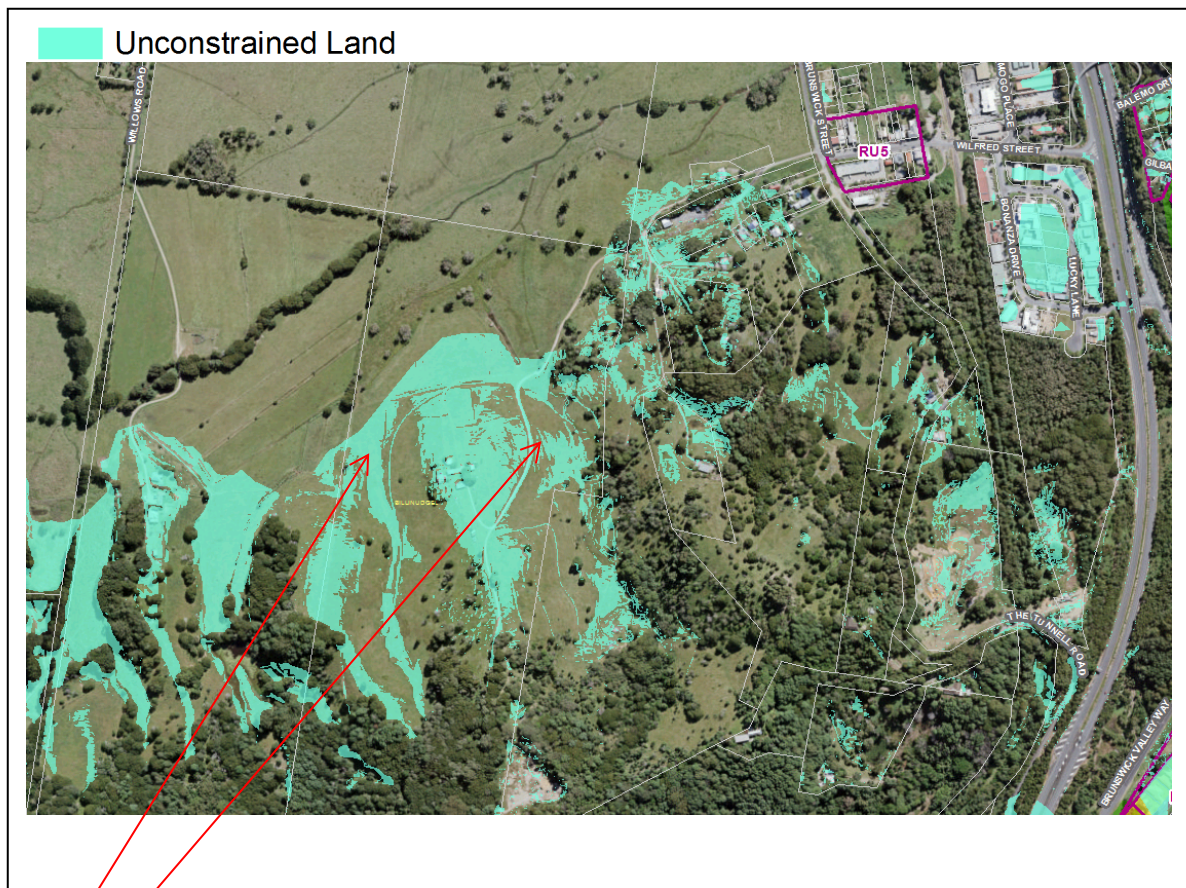
Document History

E2016/11326	17 March 2016	Public Exhibition Version
E2016/78902	23 August 2016	DPE Version incorporating Council Resolution 16- 414 amendments
E2017/10903	31 March 2016	Version incorporating changes in response to submission from DPE (20 October 2016) and Council Resolution 16- 414 (#E2016/78902)
E2017/111076	26 October 2017	Version incorporating Council Resolution 17-504 – Renumbered to Appendix 3
E2018/16648	February 2018	Final version for submission to DPE for endorsement following DPE feedback contained in #E2018/13556 and #E2018/13705

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Map A-1. SOUTH BILLINUDGEL (5KM Service Catchment)



Future Village / Urban potential due to proximity to existing water/sewer infrastructure. Approx. 1ha unconstrained / 55 ha assessable land

Assessable constraints:

- Wildlife Corridor;
- Non-contiguous /Prime Ag Farmlands
- Sensitive Rural Land Use Buffer (sugar cane)
- High flood hazard 100yr (far northern end only)

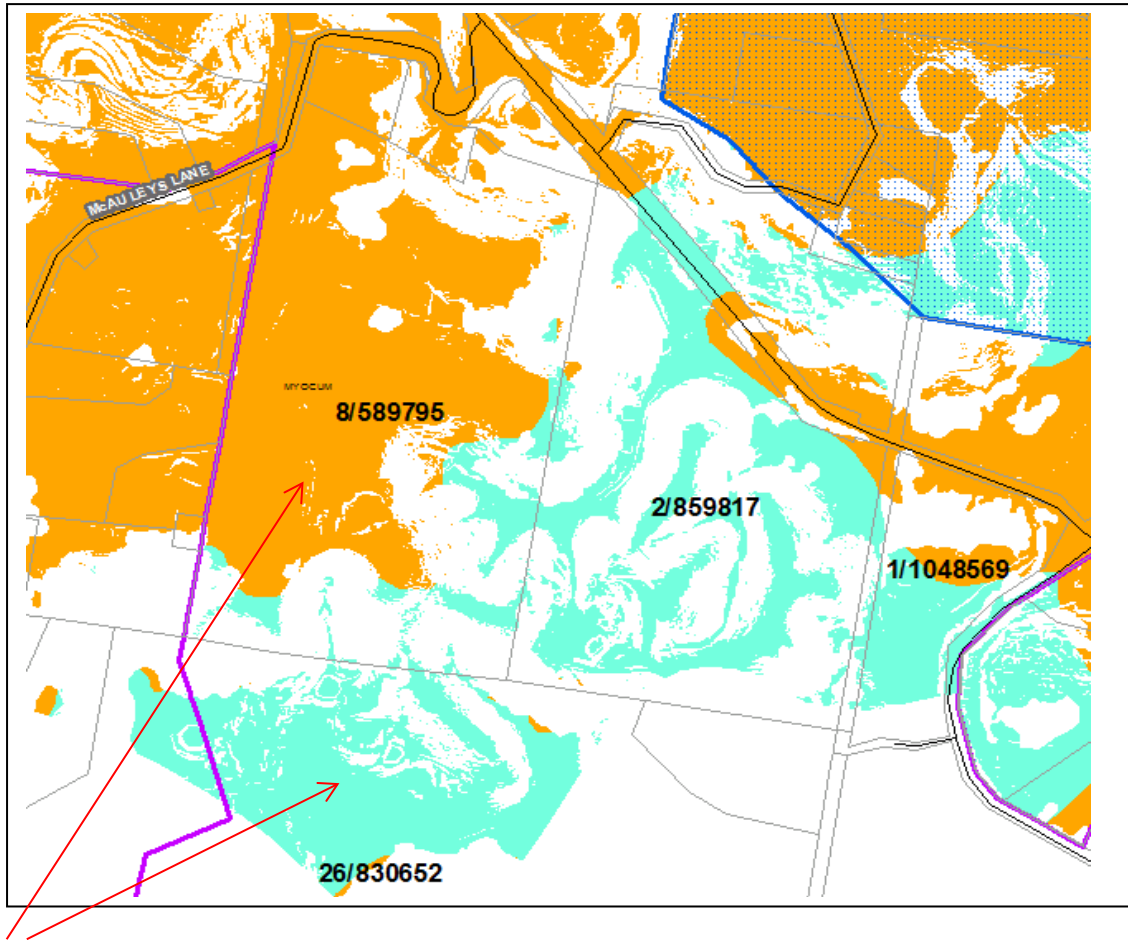
Predominant land use/s

- Hobby farming/ Rural Living & Lifestyle

COMMENTS:

There is a relatively large area of flood free land to the south-west of Billinudgel village that may have future village/ urban potential due to its proximity to existing water/sewer infrastructure This would, however, be subject to the findings of other studies, which may identify other higher order uses for this area (e.g. additional industrial land).The capacity of SPS5015 and SPS5014 sewer pump stations also needs to be evaluated to determine the scope for upgrading of these facilities.

Map A-2. MCAULEYS LANE (Lot 8, DP 859795), BILIN ROAD (Lot 26, DP 830652) & MULLUMBIMBY ROAD (Lot 2, DP 859817 & Lot 1, DP 1048569) PRECINCTS, MULLUMBIMBY (5KM Service Catchment)



Expansion of existing Large Lot Residential estate: approx. 35 ha *unconstrained/assessable land* – of which 25 ha is UNCONSTRAINED LAND (excluding existing R5/1c1/1c2 zoned land)

Assessable constraints:

- Biophysical Strategic Ag Land;
- Sensitive Rural Land Use Buffer
- Bushfire – Non Extreme (eastern margins only)

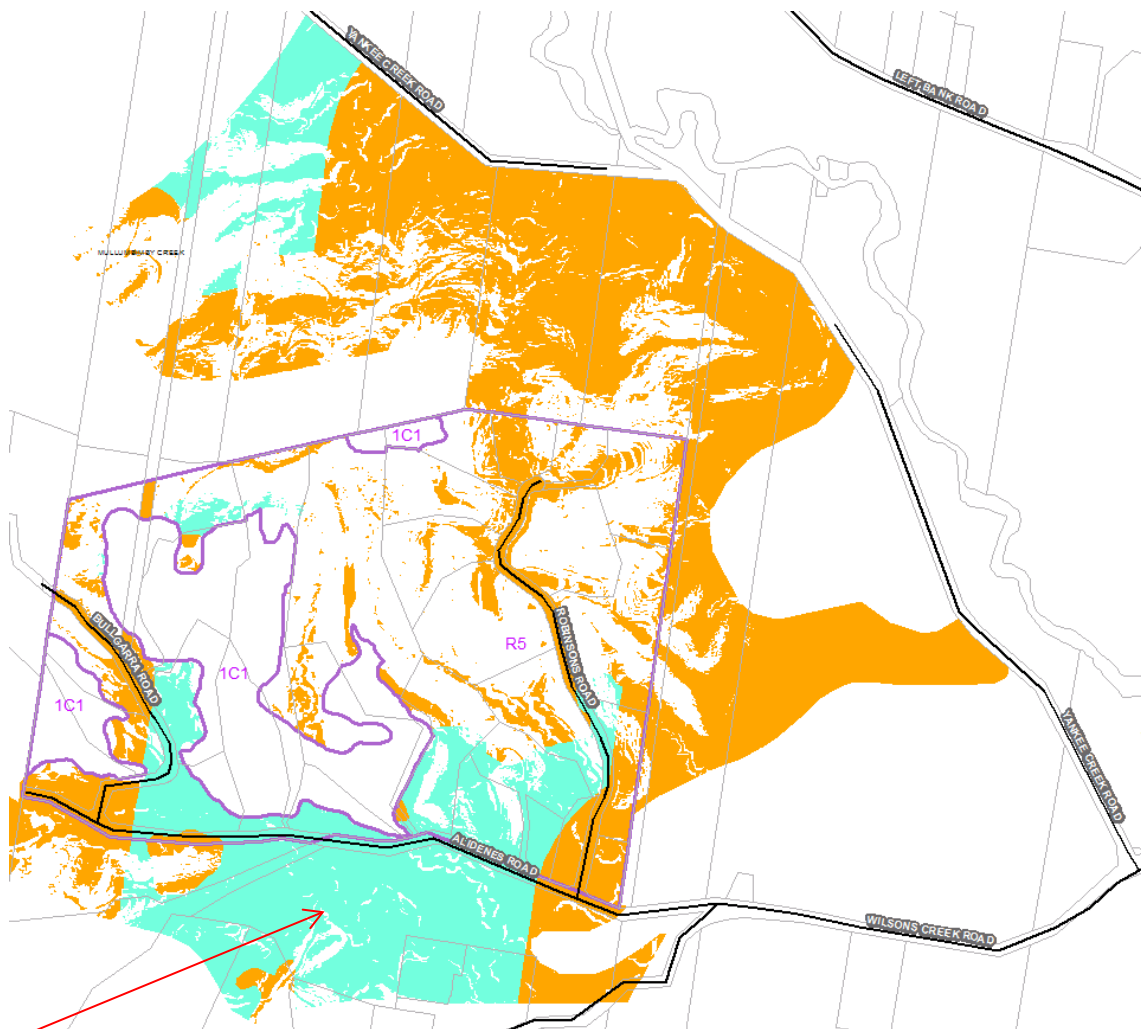
Predominant land use/s

- Hobby farming/ Rural Living & Lifestyle

COMMENTS:

The above sites are unsuitable for urban as they would not produce sufficient dwelling yield to cover the cost of servicing by sewer. There is potential for expansion of the existing R5 Large Lot Residential Zone to the west to include suitable parts of Lot 8 DP 859795 & Lot 26 DP 830652. Lot 2 DP 859817, Mullumbimby Road already has an approved 6-lot rural residential subdivision and some lots have already been sold on the market. Lot 1 DP 1048569 had an approved two-lot subdivision in 2012 that incorporates a vegetation management plan. The rezoning of either of these lots (1 & 2) to R5 Large Lot Residential is unlikely to achieve any additional development yield beyond what has already been approved.

Map A-3. WILSONS CREEK / MULLUMBIMBY CREEK LOCALITIES – ALIDENES ROAD PRECINCT (PARTLY WITHIN 5KM SERVICE CATCHMENT)



Expansion of existing Large Lot Residential estate: approx. 13 ha *unconstrained* / 4 ha *assessable land* (excluding existing R5/1c1/1c2 zoned land)

Assessable constraints:

- Sensitive Rural Land Use Buffer
- Noncontiguous / Prime Agricultural Farmlands

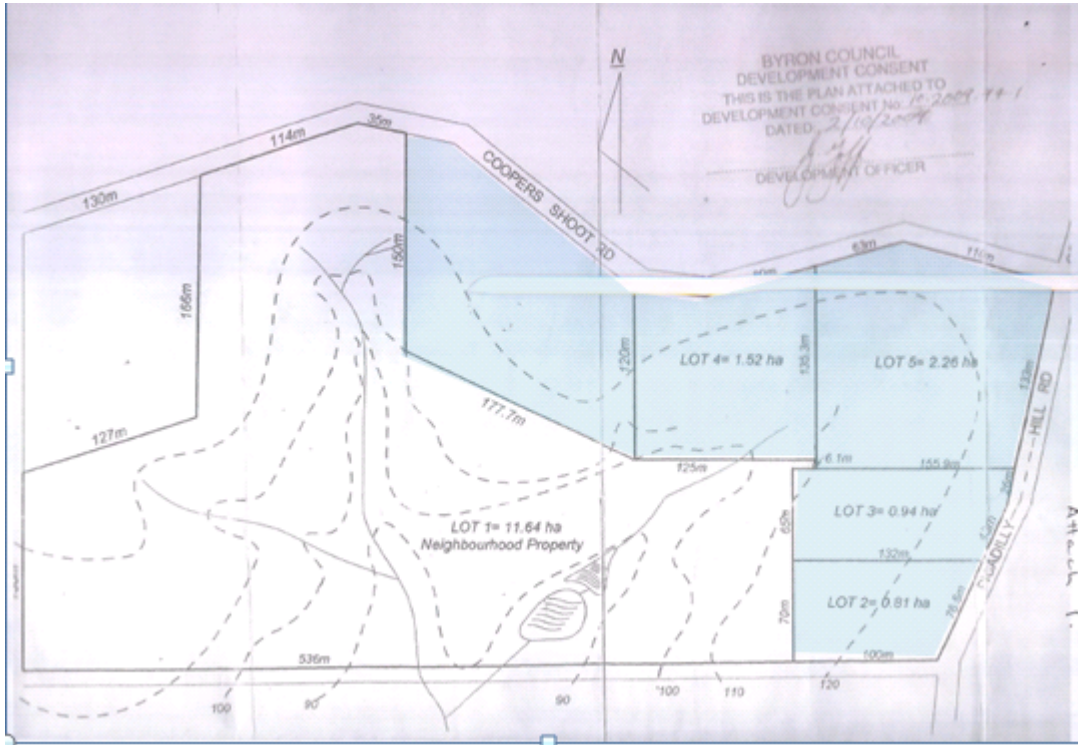
Predominant land use/s

- Grazing
- Electricity substation (btw Wilsons Creek & Alidenes Road)
- Nursery /cut flowers
- Hobby farming/ Rural Living & Lifestyle

COMMENTS:

6km road distance from town; too expensive for sewer infrastructure. Potential for expansion of the existing R5 Large Lot Residential Zone to the north.

Map A-4. COOPERS SHOOT ROAD, COOPERS SHOOT (Lot 3, DP 592005),



Expansion of adjoining R5 zone over subject land for a maximum of 5 lots (as per current community title subdivision approval DA 10.2009.94.1).