

Responses to Questions on Notice

Received at the 27 March 2025
Ordinary Meeting of Council

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10 **Mark Arnold**
General Manager

BYRON SHIRE COUNCIL

QUESTIONS WITH NOTICE

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BYRON SHIRE COUNCIL

QUESTIONS WITH NOTICE

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appropriate, and ensuring that all sides of an issue are adequately represented in the conversation.

- 5 By following these established processes for petitions and ensuring a balanced approach to community engagement, Council aims to foster a transparent and informed decision-making. Residents are encouraged to engage with Council processes, provide feedback, and participate in discussions to ensure that all perspectives are considered when making decisions that impact the community.

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**Question with Notice No. 2 Accessible Public Toilet at 57
Station Street, Mullumbimby****File No:** I2025/408

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At Council's Ordinary Meeting held on 27 March 2025, Vee Hunt asked the following question which was taken on notice:

- 10 *In the event that a Unit Block replaces the Public Toilets at the Council Carpark at 57 Station Street can a Male and Female toilet be integrated to the site design to provide an easily accessible Public Toilet Facility within the CBD for people with medical, mobility and immediacy issues who have come to rely on the existing facility?*

15 **Response Director Sustainable Environment and Economy:**

- The existing public toilets at 57 Station Street will close once redevelopment begins, as they are in poor condition and nearing the end of their service life. New accessible public amenities are planned for Apex Park, behind the Council Chambers, as part of a broader park upgrade associated with the Mullumbimby rail corridor precinct redevelopment.
- 20 During business hours, accessible public toilets will continue to be available at the Council offices.

Question with Notice No. 3 Social Housing for 57 Station Street, Mullumbimby

File No: I2025/409

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At Council's Ordinary Meeting held on 27 March 2025, Jan Barham asked the following question which was taken on notice:

- 10 *Has council investigated with the NSW Government the funding available from the Commonwealth's \$10billion Housing Australia Future Fund program for delivery of social housing funding for the 57 Station Street Mullumbimby site as Byron Shire has a deficit of social housing compared to other councils in our region and a priority to address the needs of our most vulnerable residents.*

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Response Director Sustainable Environment and Economy:

Council has not directly explored funding opportunities available under Round 2 of the Commonwealth's Housing Australia Future Fund program for the delivery of social housing on this site.

- 20 The proposed development seeks to address the urgent need for affordable housing in Mullumbimby. The current shortage is significantly impacting local businesses and essential services, making it increasingly difficult to recruit and retain staff.

- 25 According to the 2021 Census, over 58% of Mullumbimby households spend more than 30% of their income on rent—substantially higher than both Byron Bay (50%) and the NSW average (36%).

Landcom has secured a commitment of approximately \$1.408 million in funding from the NSW Reconstruction Authority for the project. This funding will be finalised upon the appointment of a community housing provider.

- 30 It is anticipated that the community housing provider may also seek additional funding through State and Commonwealth grant programs, including the Housing Australia Future Fund, where relevant and appropriate.

Question with Notice No. 4 Selling 57 Station Street, Mullumbimby

File No: I2025/410

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At Council's Ordinary Meeting held on 27 March 2025, Duncan Dey asked the following question which was taken on notice:

10 *What was or will be the sale price of the publicly owned land at 57 Station Street? If not an exact number, then what was it approximately or how was or will it be worked out?*

Response Director Sustainable Environment and Economy:

15 Council considered Report No. 16.2 CONFIDENTIAL - Update on Resolution 23-300: 57 Station Street, Mullumbimby [Agenda of Ordinary Meeting - Thursday, 23 May 2024](#) and resolved:

24-252 Resolved that Council:

1. Notes the update to Resolution 23-300 (item 2) on the progress of the request for proposal (RFP) process outlined in this report.
2. Sells the land identified as lots 6, 7 and 8 in DP 2772 (together known as 57 Station Street, Mullumbimby (the Land)) to the project's preferred community housing provider.
3. Proceeds with Resolution part two, subject to Council entering a contract for sale for the Land on terms satisfactory to it, including a covenant registered on the title that:
 - a) the land is only used for the purpose of affordable housing; and
 - b) requires the land be transferred back to Council if the land ceases to be used for the purpose of affordable housing.

(Lyon/Ndiaye)

*The motion was put to the vote and carried.
Cr Dey voted against the motion.*

The 'sale price' of the land as per Resolution 24-252 (2) is commercial in confidence information and unable to be disclosed. The contract for sale of the land will include appropriate consideration and the terms outlined in point 3 of the above resolution.