Mullumbimby Engagement Summary Report

21 March 2025

LANDCOM

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Acknowledgement

Landcom respectfully acknowledges the Widjabul people of the Bundjalung Nation as the traditional custodians of the site and recognises that they have lived in the area for tens of thousands of years caring for country.

We recognise and respect their continuing cultural heritage, beliefs and connection to the land, sea and community. We pay our respects to their Elders past and present.

Purpose of this document

Landcom invited community feedback on the preliminary concept design as part of the pre-lodgement community consultation for a proposed affordable housing development at 57 Station Street, Mullumbimby. The consultation period opened on Tuesday 19 November 2024 and closed on Wednesday 9 December 2024.

The engagement included:

- an online engagement platform that included FAQs, illustrations, key information and an ideas board
- feedback surveys for residents, community organisations, and business providers
- two community drop-in sessions held on:
    - Monday 2 December 2024 from 5pm to 7pm
    - Tuesday 3 December 2024 from 9.30am to 11am
- targeted meetings were held with:
    - the Mullumbimby Business Chamber
    - the Mullumbimby Residents Association (refer to Appendix H)

This document summarises the feedback received, and Landcom's response in consideration of the feedback.

The community raised a number of concerns including:

- location
- why the site was selected
- loss of public parking close to the town centre
- loss of public toilet block
- impact on traffic during construction
- impact on the existing round about once operational
- proposed height of the development
- the impact of the proposed development on the character of the town centre.

About the project

The site is located at 57 Station Street in Mullumbimby as shown in Figure 1. As part of the NSW Government's commitment to boosting housing supply and housing diversity in regional NSW, Landcom in partnership Byron Bay Council, the NSW Reconstruction Authority and a community housing provider aims to deliver an affordable housing development consisting of 32 dwellings including a boarding house with 4 rooms, studios, one and two bedroom units, catering for workers on low to moderate incomes. In addition, there will be approximately 100m^2 of retail/commercial space on the ground floor fronting Station Street. Figure 2 shows an artist's impression of the proposed development.



Figure 1: 57 Station Street – site location



Figure 2: Preliminary concept design - view from Station Street

Community engagement communications

Community and stakeholder meetings

- Byron Bay Shire Council (25 November 2024)
- Mullumbimby Residents Association (27 November 2024)
- Representative from the Mullumbimby Business Chamber (2 December 2024)

Community postcard delivery

On 15 November 2024, 102 postcards were mailed to local residents and businesses (refer to Appendix B and C). This was to invite the community to learn more about the project through the newly launched Join In page (Landcom's consultation platform) to complete a feedback form or to attend one of two community drop-in information sessions.

Advertisements – The Echo

Advertisements (refer to Appendix F) were placed in both the online and in print versions of The Echo newspaper on 20 November 2024, which has a weekly readership of over 56,000 people and print circulation is 24,500 copies each week.

Project website and Join In consultation page (with online feedback forms)

On 18 November 2024, a project page (www.joinin.landcom.nsw.gov.au/mullumbimby) was published on Landcom's consultation platform (refer to Appendix D). The page featured key information about the project, including illustrations, FAQs, an Ideas Board and an invitation to attend a community drop-in information session.

The feedback from the 'Ideas Board' can be found In Appendix I

During the engagement period the Join In page was viewed 1,222 times with 644 unique visitors. The Join In page included an ideas board, allowing community members to post suggestions relating to the design. Although the intent was to utilise this feature to receive design feedback, the main feedback received was community concerns around the location of the proposed development and loss of public parking. Nineteen posts were received, with additional engagement from people liking or commenting on posts.

Feedback survey

Visitors to the Join In page were prompted to complete an online version of the feedback form. There were different forms available for residents, businesses and community organisations. A total of 26 resident forms (refer appendix J) and 6 business forms (refer appendix K) were received. Feedback from community can be found in. No feedback forms were received from community organisations. Surveys were available throughout the consultation period, either online or in hard copy at the information sessions.

Businesses were invited to engage via a postcard drop, and an advertisement in the local paper inviting them to a community information session and complete a survey. A meeting was held with a representative from the Mullumbimby Residents Association.

In-person community information sessions

Landcom hosted two community drop-in sessions which were held at the Mullumbimby Services Club on Monday 2 December 2024, from 5pm to 7pm with a total of 27 registered attendees and on Tuesday 3 December 2024, from 9.30am to 11am with 11 registered attendees.

Project representatives included:

- Senior Manager, Affordable Housing, Landcom
- Senior Communications and Engagement Program Manager, Landcom
- Assistant Development Manager, Landcom
- Director, Hill Thalis Architecture
- Architect, Hill Thalis Architect
- Director, BB Professional Services.

The format of the sessions was an open floor with seven story boards on display for attendees to review. The project team was available to answer questions attendees had (refer figure 3). Attendees were then invited to fill out a feedback form prior to leaving. There was a total of 38 registered attendees across the two sessions.

Project team members recorded notes during the session.





Figures 3: Images from the community information drop-in sessions

Social media post

There was one post on Facebook on 20 November 2024 (refer to Appendix E), which received 14,153 views, 6,150 reach, 23 engagements and 46 link clicks.

Summary of feedback

The table below summarises the key issues identified through feedback forms, ideas board on the Join In page, meetings with the Mullumbimby Residents Association and the Business Chamber and discussion with community members.

Table 1: Summary of feedback

Theme	Community feedback	Response
Site location	Strong opposition to the CBD location with views that housing development should not be in the town center and concerns that alternative sites were not considered.	The site is Council-owned land with an existing public toilet. It was selected due to proximity to town center (providing walking access to services) and opportunity to support local businesses by housing employees. This represents a strategic opportunity to address the housing crisis.

Public toilet block	Removal of existing public toilet facilities	Current public toilets will close when redevelopment begins. New facilities will be built at Apex Park behind Council Chambers, with interim public toilets available in Council offices
Housing need:	Uncertainty regarding affordable housing requirements in Mullumbimby	58% of Mullumbimby renters experience rental stress (paying over 30% of income on rent) and would benefit from affordable housing options.
Operational impacts	Impacts on businesses who utilise the rear lane for deliveries, concerns about infrastructure capacity (sewerage/stormwater), flood risk, housing affordability guarantees, and potential noise restrictions on existing businesses in the CBD	- Traffic consultant engaged to assess impact and submit findings with development application - Design incorporates updated flood planning controls with appropriate ground floor levels - Flood engineer providing comprehensive assessment and emergency management plan - Civil engineer has advised on stormwater and sewerage management - Affordable housing status will be legally secured through permanent title restriction - Council will determine any noise restrictions
Tenancies – residential and commercial	Questions about commercial space impact on existing businesses, rent determination, and Council unit allocation.	- The community housing provider will manage tenancies - Tenant selection and rent setting will follow affordable housing guidelines - Council will retain ownership of two apartments
Design	Three-storey scale considered inappropriate, concerns about flood storage approach, potential flood risk, inconsistency	A prominent architect was engaged to design the building in collaboration with a comprehensive team of technical consultants. Following community consultation, the

	with town heritage, limited outdoor space, and overly modern appearance.	architects added balconies to provide a more articulated façade which enhances visual interest. The design was presented to and refined with input from the Landcom Design Review Panel. AA statement of heritage impact assessment has been prepared to address character concerns. Technical Consultants Engaged: - Town planner, - traffic engineer, - civil engineer, - mechanical engineer, - electrical engineer, - fire safety consultant, - hydraulic engineer, - acoustic engineer, - BASIX consultant, - heritage consultant, - quantity surveyor, - land surveyor, - geotechnical engineer, - landscape architect, - flood engineer, - social impact assessor, - waste management consultant, arborist, and - structural engineer.
Local character	Inconsistency with heritage look and oversized presence at town entrance.	A heritage impact assessment has been prepared. Following community consultation, the architects added balconies to provide a more articulated façade which enhances visual interest.
Construction impacts	Increased traffic congestion and disruption during construction.	Mitigation measures may include: - spraying water to suppress dust and halting work in high winds

		- establishing hoarding to contain works and protect the general public - installing signage to safely guide pedestrians and cyclists - providing traffic control so trucks can safely enter and exit the site - Controlled work hours (typically 7am-5pm weekdays) - scheduling noisier works to minimise impacts on local businesses.
Parking issues	Inadequate parking for residents and retail customers.	- Residents will have controlled access via fob/swipe system - The design has allowed for two retail car spaces - Bike parking for 10 spaces has been incorporated in to the design. - On-street parking management remains Council responsibility
Loss of parking in the CBD	Alternative parking locations too distant, especially for elderly or those with mobility issues.	- New carpark planned approximately 100m away (corner of Argyle and Prince Streets) - Transport for NSW has issued first license for rail corridor land to be developed as replacement parking - Second license under consideration for additional town parking, community space and amenities
Traffic and pedestrian impacts	Roundabout capacity and lack of nearby pedestrian crossings.	• Traffic consultant has advised that a modest increase (17 morning/25 afternoon peak hour trips) within existing capacity, averaging less than one additional vehicle every two minutes.

Next steps

The community feedback detailed in this report was shared with Landcom's technical and design teams. Feedback from the community has been considered in the refinement of the concept design for the development application submitted to Byron Shore Council

Overall, there was community recognition that there is a critical need for more affordable and diverse housing in Mullumbimby.

We acknowledge that some members of the community have concerns about the development in particular:

- The location was not seen as appropriate. People feel parking is already inadequate in the town centre and are concerned development will add more pressure on the existing roundabout.
- People felt the preliminary concept design did not complement the heritage character of the town centre.

The development application is anticipated to be submitted in April 2025 for assessment by Byron Shire Council. The community will be able to provide further feedback about the development application when it is publicly exhibited by Council as part of the assessment process.

An assessment report will be provided to the Northern Regional Planning Panel for determination. The Planning Panel is an independent body who make decisions on regionally significant development applications.

Pending determination and approvals, including the appointment of a community housing provider, construction is scheduled to commence early 2026, with residents expected to move into their new homes in late 2027.

Your feedback on this document

This feedback summary provides an outline of all feedback received during the consultation period regarding proposed affordable housing on Station Street. In keeping with our commitment to accurately document consultation outcomes, please email us at: mullumbimby@landcom.nsw.gov.au if there are issues that you feel we have not captured or if you have other feedback about this report. Thank you to everyone who has participated to date.

Appendix A – Preliminary concept design – information boards





Preliminary concept design



Preliminary concept design - view from Station Street



Preliminary concept design - elevated view



Preliminary concept design ground floor plan

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Need for affordable housing

What is affordable housing?

Affordable rental housing is housing that meets the needs of people on low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education. Rents are based on market rates – typically 25% less than what the market is charging for similar housing.

Affordable rental housing is usually managed by community housing providers, which are not-for-profit, mission driven organisations who own, develop and maintain rental housing for people on very low, low and moderate incomes who require affordable homes.

Affordable housing is different to social housing, which is for people on very low household incomes, including those struggling to afford rent or are at risk of homelessness. Landcom does not provide social housing.

Housing for key workers in the Northern Rivers is a pressing issue

The Northern Rivers region is amongst the worst off in NSW when looking at income to rent ratios for key workers. The lack of housing for key workers is continuing to impact the Mullumbimby economy and local businesses, as they are struggling to find workers.

Is affordable housing really needed in Mullumbimby?

Byron Shire Residential Strategy 2041 (2024) identifies a need for 1,632 new homes in Mullumbimby over the next 20 years. In Mullumbimby, 58% of renters are in rental distress, paying more than 30% of their income on rent.

Byron Shire Council is creating opportunities to encourage more housing in the area with infill development a key focus.

Priorities for the Byron Shire Council identified in the NSW Government's North Coast Regional Plan 2041 include the need to:

- investigate opportunities for increased housing diversity and density, including multi-unit dwellings and innovative housing models in appropriate locations.
- prioritise delivery of affordable housing to support the local workforce and diverse communities.

Data Source: Communities & Justice Housing Market Snapshots – North Coast Region, Census 2021 Byron Shire Council Strategic Plan (2023)



Housing stress is growing in Byron Shire

Housing stress is on the rise with growth in land values, construction costs, rents and home sales not being met with equivalent wage growth. In the Byron Shire Local Government Area 45% of renters and 35% of mortgagees are in housing stress. This means they are paying more than 30% of their household income on rent or mortgage repayments.

Household loan repayments and housing rental payments are substantially higher in Bryon Shire than the rest of regional NSW.

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Project issues

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Scan here for our project page!

Carparking in the town centre

The current carpark will be impacted by the proposal.

To offset the loss of parking near the town centre, Council will build a new carpark 100m away on the corner of Argyle Street and Prince Street.

When the new public carpark is open, this carpark will close.

Ongoing access to public toilets

The public toilets on this site will close when work starts on the redevelopment.

There are plans for new public toilets to be built at Apex Park behind the Council Chambers.

The new amenities will be a part of an upgrade to the park.

Public toilets are also available in the Council offices.

A gateway to Mullumbimby

The site is in a key location to contribute to the identity and experience of Mullumbimby town centre.

The detailed design considers Council's Mullumbimby Masterplan, and is sympathetic to the heritage architecture and local character of the Mullumbimby town centre, which has a 'country feel'.

Plans will:

- activate the streetscape with space for shops or work space
- encourage social interaction with a communal room.

Smart design to manage flooding risk

The land is identified as being affected by the 1 in 100 year flood zone.

As part of the design process a flood engineer assessed flooding risk and their analysis will be submitted with the development application.. This assessment will be submitted with the development application.

All homes are designed to be above flooding levels.

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Project delivery

The community housing provider is responsible for managing the construction impacts. Byron Shire Council will. will work with them to minimising impacts.

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Construction works

Pending approvals, construction is expected to commence in 2025. Works will take about 18 months to complete.

Construction will include:

- appointing the principal contractor
- ground and foundation works
- concrete and structural works
- installing roofing
- internal fit-out works
- installing services
- landscaping works.

We will update our project webpage with information and notify neighbours before works start. To stay updated please subscribe to our newsletter.

A site manager will be on duty during construction hours and their contact details will be on site signage.

Minimising impacts on neighbours

Construction is inherently noisy and construction sites can get dusty.

During works, we will take measures to reduce the impact on local traffic and parking, and to minimise impacts on nearby businesses.

Measures to minimise impacts on the surrounding area will likely include:

- spraying water to suppress dust and halting work in high winds
- establishing hoarding to contain works and protect the general public
- installing signage to safely guide pedestrians and cyclists
- providing traffic control so trucks can safely enter and exit the site
- maintaining agreed hours of work. Pending approval, work hours will likely be:
  - Monday to Friday, 7am – 5pm and Saturday hours as approved by Council
  - no working on Sundays or public holidays
  - scheduling noisier works to minimise impacts on local businesses.

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Planning and next steps

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Planning pathway

Landcom will lodge a development application early in 2025.

The application will be placed on public exhibition and the community will be invited to provide submissions as part of the assessment process.

As Council is the land owner, the Regional Planning Panel will be the consent authority.

Subscribe to our newsletter to be kept updated on the project.

Technical investigations

To inform the development application we are preparing a number of studies relating to:

- site access, traffic and parking management
- social impact assessment
- architectural design
- landscape design
- heritage assessments
- civil engineering
- flood advice
- waste management
- environmental assessments to help manage potential impacts relating to ground conditions, stormwater and biodiversity.

Have your say

Community engagement is an important part of our planning process. We are keen to get community feedback to help refine plans before we finalise the development application.

Feedback is welcome before 9 December 2024. Fill out a feedback form today or send us your feedback:

- via email to mullumbimby@landcom.nsw.gov.au
- using a reply paid envelope available at the registration desk.

OR complete the online feedback form:

- visit our project page www.joinin.landcom.nsw.gov.au/mullumbimby
- scan the QR code.

Indicative planning and construction program



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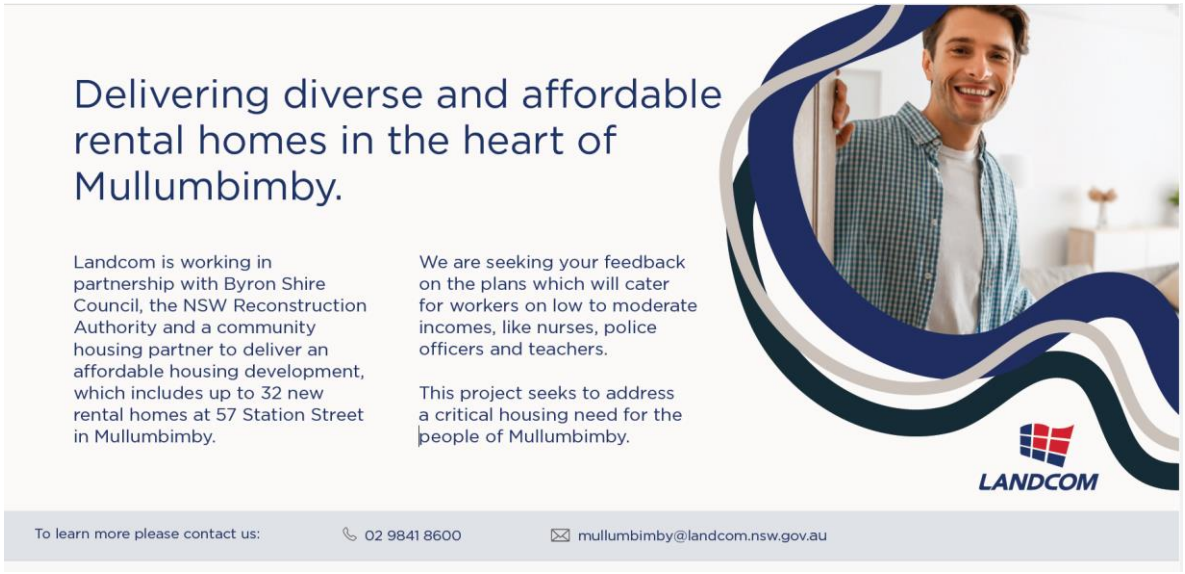
BYRON SHIRE COUNCIL NSW GOVERNMENT NSW Reconstruction Authority

Appendix B – Postcard





Appendix C - Letterbox distribution zone

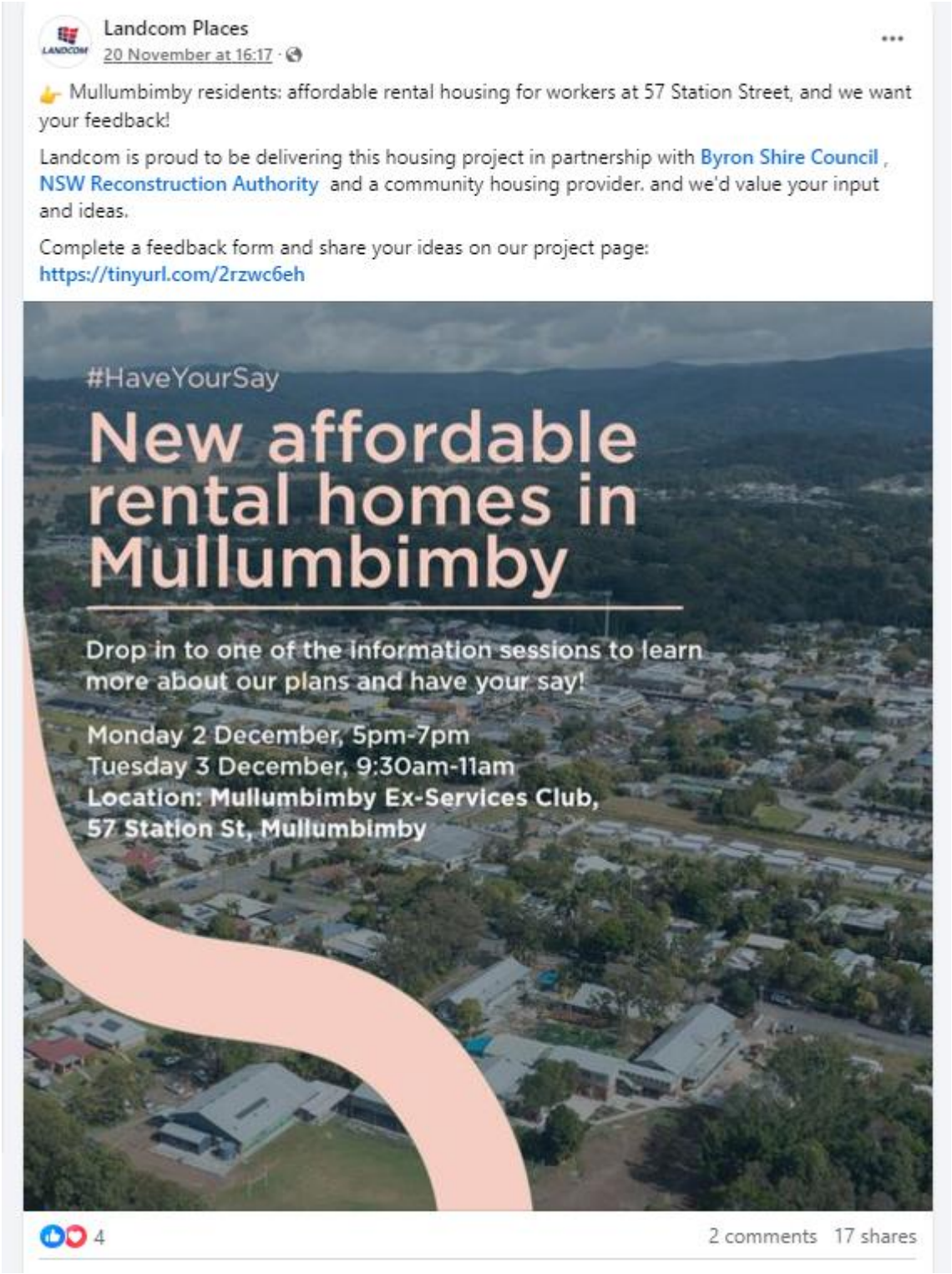


 # total 102 letterboxes

Appendix D – Join In consultation page



Appendix E – Social media post (20 November 2024)



Appendix F – The Echo – Newspaper advertisement (20 November 2024)



Print advertisement (readership of over 56,000 people)



Digital advertisement

Appendix G – Notification Poster



Appendix H – Minutes from meeting with Mullumbimby Residents Association

Attendees

Landcom

- Linda Armstrong, Senior Communications & Engagement Program Manager (LA)
- Janelle Goulding, Director, Affordable Housing (JG)
- Lauren Kron, Senior Development Manager, Affordable Housing (LK)
- Amber Clarke, Communications and Engagement Officer (AC) – note taker

Mullumbimby Residents Association

- Dale Emerson, Convenor (DE)
- Noelle Maxwell (NM)
- Lucy Vader (LV)
- Anando (A)
- Louise (L)

BB Professional Services

- Dr Rigmor Berg, Consultant for social impact assessment

Date	Time	Location
27/11/2024	5.30pm	MS Teams

Item	Description
1	Welcome and Acknowledgment of Country Introductions Overview of session
2	It was agreed to proceed directly to the questions, as opposed to going through the presentation, as attendees had already had the opportunity to review the online engagement platform.
3	Questions from attendees Infrastructure & Flooding • Concerns about drainage and stormwater infrastructure capacity • Questions about fill usage and flood risk mitigation • Flood impact assessment considerations • Sewerage capacity management Specific questions: 1. What specific measures will be taken to address the increased load on Mullumbimby's already strained drainage and stormwater infrastructure? LK: We have engaged several technical consultants to provide advice and to ensure design compliance. This is site-specific only; anything outside of the site should be directed to the Council. The development will improve the current situation. While the existing site is fully sealed with uncontrolled drainage to Station Street, our plan includes improvements: a formalised pit and pipe drainage system directing water to the Station Street kerb inlet, increased landscaping to reduce runoff, and rainwater harvesting

systems for on-site water retention and reuse. We're also implementing a stormwater treatment system to reduce pollutant runoff, which will benefit downstream waterways.

2. **Will fill be used on either the flats or the Prince Street parking lot, and if so, how will you mitigate increased flood risk to surrounding properties?**

LK: Questions regarding the Prince Street carpark will need to be directed to Council, however, our development has been specifically designed with flood risk in mind. Rather than using extensive fill, we're focusing on proper drainage design. The ground floor retail and habitable areas will be elevated to meet or exceed Council's flood planning control levels. Our approach prioritises quick site drainage rather than water retention, as delayed discharge could coincide with rising flood levels in this area.

LV: Expressed concerns regarding 'air' space between ground space and first floor.

LK: Confirmed ground floor levels have been carefully set to comply with flood planning requirements.

LV: Expressed further concerns.

LV: Expressed creating air space is very important.

LK: Confirmed LV concerns will be passed to designers and engineers.

NW: Asked about wheelchair access.

LK: Confirmed there is a platform lift to get up to retail space with the ground floor accommodation accessible by ramp. Designs were brought up on screen to show where these were located.

3. **Given the 2022 flood events, what flood impact assessment has been conducted regarding the building's volume density and height?**

LK: The development incorporates Council's updated flood planning controls and the design includes specific flood mitigation measures. Ground floor levels have been carefully set to comply with flood planning requirements. The drainage system has been designed to facilitate quick discharge during flood events.

4. **How will the development address the current sewerage capacity issues, noting recent overflow incidents in back lanes during heavy rain?**

LK: This needs to be redirected to Council.

Traffic & Parking

- Management of increased vehicle movements
- Parking allocation and capacity
- Safety measures for traffic flow
- Integration with existing street infrastructure

Specific questions:

1. **How do you plan to manage the estimated 200 additional daily vehicle movements at the Prince and Argyle Street intersection?**

LK: The traffic impact of this development is being reviewed by a suitably qualified traffic consultant. For the Station Street/Argyle Street intersection, their assessment shows an additional 17 vehicle trips during morning peak and 25 trips during afternoon peak - averaging less than one extra vehicle every two minutes. This is considered a modest increase in traffic volume and is within the existing capacity of the streets.

2. **What is the rationale behind providing only 20 parking spaces for 50+ residents?**

LK: The parking provision has been calculated to comply with both Council's Development Control Plan (DCP) and State Environmental Planning Policy (SEPP) requirements.

A: Questioned limited parking and expectations for those who require parking for short-term activities such shopping.

LK: Confirmed residents will have access with a fob or swipe to access the car space – for residents to run shopping up or move in and move out.

D: Expressed concerns about reduced parking on the main street due to residents using these spots to park their cars.

LK: This needs to be redirected to Council.

3. How will parking be allocated and managed? Will there be time limits, and will spaces be shared with shoppers? This will be determined by the CHP

LK: Parking will be managed exclusively by the community housing provider (CHP) for residents. These spaces will not be shared with retail customers, ensuring dedicated parking availability for residents. The specific allocation method will be determined by the CHP to best serve resident needs. It includes several disabled parking spaces.

NW: Asked about electric charging stations.

LK: Confirmed there is provision for it so it can be built in the future.

4. What safety measures will be implemented regarding traffic visibility for vehicles exiting the laneway onto Tincogan Street?

LK: This needs to be redirected to Council.

5. Currently the laneway is used for IGA delivery and trucks impede passage

LK: The traffic consultant has acknowledged the current use of the laneway for IGA deliveries. We will work with Council to investigate solutions that will ensure continued right of way along McGoughans Lane while accommodating existing delivery requirements. This includes examining ways to manage timing and access to prevent any conflicts.

6. Will the lane be upgraded as its current state is deplorable?

LK: This needs to be redirected to Council.

Project Management & Oversight

- Budget transparency
- Role clarification of involved authorities
- Community Housing Provider details
- Access to technical documentation

Specific questions:

1. What is the total estimated budget for this development?

LK: Confirmed we have engaged a quantity surveyor who has costed the existing scheme at around $10million – subject to change once materials are selected.

2. What are the specific roles of Landcom and the NSW Reconstruction Authority in this project?

Landcom is responsible for finding a suitable qualified CHP who will be responsible for delivery and be the owner. Landcom is also responsible for preparing the development application. The NSW Reconstruction Authority has committed to provide funding for the project. This funding will go directly to the CHP when development consent is achieved.

The tender for the CHP is currently being evaluated and is confidential.

3. Which Community Housing Provider will be involved, and what is their track record with similar developments?

LK: A community housing provider is yet to be determined.
LK: The tender to find a CHP is currently being evaluated and is confidential. The CHP will be a tier-one CHP and will have experience with similar-sized developments. Tier-one CHPs are registered charities and are heavily regulated.
A: Required clarification of ownership and funding.
JG: Provided clarification of what a tier-one CHP means.
LV: Required clarification of ownership of retail space.
LK: Confirmed CHP will own space.
LV: Required clarification on CHP profits.
JG: Confirmed CHPs are not-for-profit and any profits will be reinvested in the building. Suggested to review NRSCH website - https://nrsch.gov.au/
LK: Confirmed that the CHP will own it and Council will manage any future leases.
LA: Suggested clarification on the Council-owned apartments.
LK: Council finds it hard to retain staff; the proposal provides two apartments within the complex for Council staff.

4. Will you provide access to the quantity surveyor's documentation and all consultant reports?

LK: This documentation will be submitted with the development application and placed on display during the notification period. Council may engage an external planner to prepare the assessment which is then submitted to the Regional Planning Panel. Lodgement is expected in Feb 2025 with six months allowed for assessment. The exhibition period is usually 28 days.
A: Requested clarification on consultation.
LA: Provided details on what is involved with consultation process and timing.
L: Expressed concerns around Council involvement in process.
LK: Confirmed Council will have an external planner undertake the assessment, which will then be submitted for determination by the Regional Planning Panel.
LV: Suggested a scaled-down proposal once studies are complete.
JG: Confirmed yield has already been reduced for this project since its inception.

5. How will affordability be guaranteed into the future?

LK: The affordable housing is in perpetuity. The development's long-term affordability will be legally secured through a restriction on the property title that will run in perpetuity. This means the restriction will be permanently registered on the title and will bind all future owners, ensuring the dwellings must remain as affordable housing.
NW: Questioned if the building can be sold.
LK: Confirmed it can be sold to another CHP.
DE: Questioned whether a new CHP will need to be of same tier.
LK: Taken on notice. Will provide a clear response as part of FAQs.

6. How is an affordable rent calculated?

LK: The community housing provider will be responsible for ensuring compliance with affordability requirements, including tenant selection and rent setting in accordance with affordable housing guidelines. The rent will be capped at a percentage below market rate, usually 74.9% of market.

Construction Impact & Timeline

- Disruption minimisation strategies
- Local character preservation
- Infrastructure upgrade plans

Specific questions:

1. How will you minimise disruption to the eastern side of town during the estimated two-year construction period?

LK: The CHP will manage construction.

2. What measures will be taken to maintain local character and integrate the development with existing streetscapes?

We have engaged a qualified heritage consultant who is guiding our design decisions to create a development that integrates with the existing character of Mullumbimby.

3. The site design doesn't appear to reflect the sketch.

LK: Provided clarity on the illustrations that are on the online engagement platform.

DE: Expressed desire to be involved in design process.

LK: Confirmed design consultants will be present at the community information sessions and open to feedback.

4. Will the development include upgrades to Mullumbimby's broader stormwater system?

LK: This needs to be redirected to Council.

Community Engagement

- Future consultation plans
- Local conditions consideration
- Cumulative impact assessment

Specific questions:

- What additional community consultation is planned for this project?

When the development is placed on public exhibition the community will have an opportunity to provide feedback. Landcom will inform the community of when this occurs and keep the online engagement platform up to date.

- How do you respond to concerns that the project has been designed without an adequate understanding of local conditions and community needs?

LA: The current consultation process, along with a number of technical studies, contributes to the understanding of local community issues.

- How will you address the cumulative impact of this development alongside other planned projects, such as the affordable housing at the old hospital site?

LK: The community housing provider and their contractor will work with Council during delivery to minimise impacts.

LA: Confirmed Landcom's expectations of CHPs and their contractors

DE: Desire of involvement and suggested to be part of the Project Control Group.

JG: The PCG is not appropriate as it is a governance structure. Confirmed the request will be taken on notice and Landcom will work with Council and the CHP to find an appropriate way to keep the community involved.

LV: Required clarification about design – including setbacks in design.

	LK: Suggested specific feedback and questions on design be referred to the designer at the community information sessions. L: Raised concerns about Council carpark. LK: This needs to be redirected to Council. Close Meeting closed at 6.44pm

Appendix I – Join In – Ideas Board Comments

Contribution ID	Date Submitted	Title	Description
977	Dec 05, 2024, 11:19 AM	A number of shortcomings	This proposal is bold in the number of 'affordable' units it plans to provide, however is lacking in a number of key areas, including: - Scale of development is tallest in Mullumbimby and would push existing height limits from 2 to 3.5 storeys (once you account for raising the ground floor against flooding). If approved, it will pave the way for more developments to follow
975	Dec 05, 2024, 10:34 AM	Objection to proposed development	Exacerbate existing parking problems which is already a source of angst for residents and seems to be unregulated. Proposed access is a congested single laneway, which is and has always been, a service laneway not a street. Proposed building is too high, above existing heights and will set a precedent. Building not in keeping with the heritage of the town. Removal of the most convenient toilet block. Impact on local businesses which back onto the car park and those on the other side of the laneway. Byron Shire Council has other options for affordable housing eg. the former hospital site. While acknowledging the town needs affordable AND social housing this is not an appropriate site.
972	Dec 04, 2024, 09:48 PM	There are better options	They don't comply with the SEPP for parking as there is no public transport. The building contributes to flooding. The funding body NSW Reconstruction is for disasters, and is contributing to a flood increase.
968	Dec 04, 2024, 02:47 PM	Bad idea, buck passing	Think better Council! This was a lazy decision and we expect our new Council to think laterally and realise there are better options. Car parking is at critical levels in Mullum, and this plan make sit far worse. And those that really need cbd parking, no longer get it. Bad idea. Landcom buck pass our questions at the public forum over to Council, Council in turn are doing the reverse! People lose faith when this happens.
965	Dec 03, 2024, 08:01 PM	Rates	Will the council be charging normal Rate charges to the CHP for the 32 units and Shops???
952	Dec 02, 2024, 07:04 PM	Think a outside the box	If this goes ahead the first thing you'll see as you approach Mullum will be a block of ugly flats. Not the beautiful range as you approach the roundabout but a block of flats. These apartments will mean even less parking available and more street fumes as people drive around and around to find a park to do a simple task such as pick up a loaf of bread. This is not community focused. I understand we have a housing issue but for such a historically innovative town, we can do better. Think outside the box instead of this proposed monstroisty.
942	Dec 01, 2024, 10:12 AM	Wrong location	Affordable housing squeezed in the only empty parking space in the centre of Mullumbimby not only creates distress to locals customers and businesses, but also to new and existing tenants in the surrounding area. Creating new rentals is great, but in an area with space and the possibility to create healthy community orientated living space. This project may be affordable for the developers but not for the proposed tenants with it impacts on health and wellbeing.
925	Nov 29, 2024, 09:07 AM	About time.	Finally, some affordable housing, and 1 and 2 bedroom and in perpetuity. This will be a HUGE benefit in keeping 32 families in the Shire who would otherwise be displaced to other locations by wealthier people coming in from elsewhere, severing all their social connections and the life they have built up here.
923	Nov 29, 2024, 07:58 AM	Bad Idea	Of course, it will be vociferously opposed by all the usual suspects - stirred up by the anti-development misinformation No Consultation--this is a lazy, quick and easy, cunning decision by Council. Yes folks need a home but not here. It's Public Land--being sold by Council to a developer or worse, GIVEN to one! Parking is bad already. This makes it much worse. And Retail at street level? Where is the extra parking? And where do future tenants park-how far away--shopping, rain ? Socially, yes we need housing. But not in the CBD. There are better options available which provide tenants with a nicer environment. Council should rezone lands that are close to town with a nicer environment, and pleasant. Walking or cycling or driving distance. Just like everyone else. Or what about the acres of nearby Rail land--why can't these be used for social housing projects? What impacts on the existing, surrounding businesses-no access for goods, services? Our Heritage listed public convenience (dunny) what happens to them? Jamming people into apartments in the CBD and with no parking will create serious social issues.
916	Nov 28, 2024, 03:23 PM	Sad Situation	All for peoples' housing..but. 1.Not in CBD-this is for business, not quiet enjoyment of home. People should not be forced into the CBD. 2.Some existing businesses and the Heritage public facilities and IGA to be badly impacted. 3. NO parking provided! come on, it's at break point already in town. Many residents and shoppers NEED a carpark close to their shops and appointments. Need, not just want. 4. No alternative site options study was done or if so, not public. 5. This carpark is needed and it is the peoples' land-it's not for Council to secretively give it away.

899	Nov 27, 2024, 06:13 PM	Concerns and questions.	32 new rental properties proposed and only 20 car spaces for residents and visitors. Where will the remaining residents park their vehicles?This build is near one of the busiest roundabouts in town. How will the extra traffic be managed? What is the calculation used to define " affordable" housing? How will tenants be chosen? Is it true that some of these units are to be allocated to Byron Shire employees? If so, this is a serious conflict of interest.
837	Nov 25, 2024, 02:31 PM	Council carpark a much better alternative	I really dont understand why this development is not being planned for the far larger, and far more appropriate, site that is the current carpark adjacent to the Council building. If Council is creating a new carpark at the corner of Argyle and Princes St, that would be perfectly suitable for their own parking, and the freed-up space would allow far more of these new residential dwellings to be built, and in an already residential area at that.
827	Nov 22, 2024, 06:12 PM	Stop this development.	This is a valuable parking area especially for people who cannot walk long distances to access town. It is close to the busiest roundabout in Mullumbimby and if the new residents have cars this will increase traffic congestion. I'm all for increasing social and affordable housing but this is the wrong place to build. The public consultation period is very short. Council have been secretive with these plans. How about keeping the car park, adding some more disability car spaces and renova to e the
812	Nov 21, 2024, 01:54 PM	All for development but not this	Parking is the main issue, but also the cbd is not the place for community housing. This project needs to be located out of the cbd.
810	Nov 21, 2024, 10:26 AM	Parking and lane congestion	This development is not located in an ideal position due to the impact of reduced public parking spaces in already congested town. Deleting parking is not conducive to shire residents trying to conduct retail activities. The rear lane this development proposes to use is highly contentious at best with deep culverts and restricted sight and access into Tincogan Street that serves as main thoroughfare east to west to Main Arm. I feel council can do better to find a better suited site. Perhaps the pod area that is already developed to services that has a 5 year life is better placement for multi storey units
808	Nov 20, 2024, 06:58 PM	Utterly Outrages Idea	No parking, no crossings, eyesore coming into town, can see that some drug affected mayor put this motion in place.
806	Nov 20, 2024, 06:21 PM	Less Parking For Elder Mullumbimby Locals	You said "The site was chosen by Byron Shire Council as a suitable location for this development. Its proximity to the town center is beneficial to future residents (i.e. easy walking access to shopping and services)". So now elderly resident have to park in a car park further away which most likely to be full from the residents of this housing project, and also no crossing into the town from that new car park proposal very dangerous for the elderly, how is that fair for them. Many use that car park center to town to access business in town. Why couldn't this be built in the council car park next to the newly built units it would fit in with the landscape not in your face entering the town as the biggest and highest building. Nothing about this makes sense.
795	Nov 19, 2024, 11:39 PM	Parking issues around the new development	Where will the parking be provided for all these units. In this area everyone needs a car. There is already no parking available and it is an issue. Will the parking that has been relocated provide parking for each unit as well as cover exiting spaces. This development will only increase population density in a busy part of town. This is a terrible proposition. Additional housing needs to be on the outskirts, a 10 m unite walk from the centre.
794	Nov 19, 2024, 11:13 PM	This is not an ideal position residential development	Mullumbimby desperately needs more parking in the business district .by developing this site a major car park will be lost. Then adding multiple dwellings will only bring more cars into an all ready congested area. I think if you ask the general public they will not be happy with this decision. Housing is needed but it should be on the outskirts of town with parking for each dwelling. Please put common sense before the mighty dollar.

Appendix J – Community Survey

Resident Feedback From

Contribution ID	Date Submitted	How do you think the proposed development will affect you or members of your household?	What are the benefits you see, if any, during the construction period?	What are the benefits you see, if any, when the housing is completed and residents have moved in?	What could be done to maximise these benefits?	What are your concerns during the construction period?	What are your concerns, if any, when the housing is completed, and residents have moved in?	What could be done to avoid or minimise these concerns?	Is there any reason you or some member of your household may be especially affected by this development?	(If Yes) Why is that?	Have you seen illustrations of the preliminary concept design?	If yes , what do you like about the design?	If yes, what design changes would you like to suggest?	How do you think this development will affect the wider community of Mullumbimby and the surrounding district?	Please provide details	Overall, how do you feel about the proposed development?	How did you hear about the project?	Will you / did you come to a community information session?	How close to the site is your current home?	Do you rent or own your home?	How many people live in your home?	Which of this best describes your current household?	How old are you?	What is your gender?	These affordable rental homes are for workers on low to medium incomes. Do you hope to find a new home within this development?	Are there any further comments you would like to make ?
1016	Dec 10, 2024	In a negative way	There will be no benefits	There will be no benefits. Tiny units with limited car parking for the tenants.	There needs to be lots of car parking spaces for the tenants, at least two	The construction period is the least of the concern.	Not enough car spaces - where do they park? There is no where else?	Use the old hospital site to build housing for people - not right in the middle of town.	Yes, in a positive way	I park in the adjoining car park (employee at a business in Burringbar St).	Yes	It needs to be out of town - not in the middle of town.	Move the development elsewhere.	Negatively		I am opposed to it	Word of mouth	No, but have found more information in another way	further way, but in Mullumbimby	I own it with a mortgage	Four	Couple, with child/children	40-54 years	Female	No	Please see sense and let the carpark remain, and build the complex elsewhere.
1015	Dec 09, 2024	In a negative way	No benefits	No benefits	Stop the development	Inappropriate development	Building height, not enough car parks - based on Sydney where there is public transport	Reduce the size of the development or stop it	Yes, in a negative way	Removing public toilets & car parking from mullum	Yes	Nothing	Max 2 storey, more car parking, bigger living size	Negatively		I am opposed to it	Word of mouth	No, but have found more information in another way	in another Norther Rivers town or village							
1013	Dec 09, 2024	In a negative way	None, only negatives.	None, only negatives.	Not applicable	Traffic, noise, flooding.	Traffic, lack of parking for new residents, loss of original car park, public toilets, flooding.	Build housing somewhere else.	Yes, in a negative way	Loss of parking, increased traffic.	Yes	Nothing, the housing looks cramped and lacks outdoor	Build it somewhere else on the outskirts of cbd.	Negatively		I am opposed to it	Word of mouth	No, but have found more information in another way	further way, but in Mullumbimby	I am renting	Six or more	Live with extended family	55-64 years	Female	No	Just a terrible idea. We need affordable housing in Mullum, but definitely not on this site. A short sighted plan by the previous council. I am yet to talk to any locals who
1012	Dec 09, 2024	Iâ€™m not sure	None	Accommodation is positive	Provide parking	Parking	Parking problems as a well used carpark no longer available.	Find a more appropriate site, creat more parking	Yes, in a negative way	When I come in to town I will need somewhere to park	Yes			A mix of positive and negative effects			Newspaper advertisement		further way, but in Mullumbimby	I own it outright	Three	Group share	55-64 years	Female	No	
1011	Dec 09, 2024	In a negative way	Absolutely none : Dust, noise, disruption & chaos.	Hopefully cheaper housing for local workers.	Ensure that it is truly affordable housing, prioritizing local workers.	Noise, dust, disruption, traffic chaos.	Less parking in Mullum. The height & bulk of this development is out of character for Mullum.	Nothing, if the residents complain, council will act to shut it down.	Yes, in a negative way	Yes, Iâ€™ve been enjoying the venue next door for 30 odd years but no one is going to reopen it now.	Yes	Nothing, it is too big & bulky, 3 storeyâ€™s is just too high for Mullum.	Lower the height & create living green walls with some art installation.	Negatively		I am opposed to it	Newspaper advertisement	I did	within 500 metres	I own it outright	One	Woman living alone	55-64 years	Female	No	Look elsewhere in Mullum for this development.
1009	Dec 09, 2024	In a negative way	None	None! Homes for.council workers! Do they need assistance, there many with higher priority?	Donâ€™t build in this location	Traffic traffic traffic	The lane is too small funneling into already busy streets No more shops or coffee bars are needed	Donâ€™t build here Provide more parking Build a roundabout on Tincogan and Station intersection.	Yes, in a negative way	Traffic is already busy in this area, it will only get worse. There is not enough parking now				Negatively		I am opposed to it	Word of mouth	No, but have found more information in another way	within 500 metres	I own it outright	Three	Live with extended family	40-54 years	Male	No	What alternative plans have been offered? Where will the excess parking be located?20 spaces for 32 apartments PLUS shopkeepers and customers? Who will choose tenants? Rents? Keep it fair. What happens when it floods? Will permanent multi story apartments and parking replace pods?
1007	Dec 09, 2024	In a negative way	None	More residential and commercial spaces are needed, but don't belong in that area of Mullumbimby	Build in another location in Mullumbimby	Reduced parking, potential traffic disruption, reduced visual appeal, noise pollution, etc	Congestion in town, parking constraints, balconies being unsightly w/ laundry, reduced visual appeal	Build affordable housing elsewhere, increase parking in that space instead.	Yes, in a negative way	Reduced parking, visual appeal of Mullum, congestion	Yes		Remove residential housing, relocate it, increase car parks, renove balconies facing the street	Negatively		I am opposed to it	Social media post	No, but have found more information in another way	within 500 metres						Please build residential housing in a different location, potentially the old hospital site.
1006	Dec 08, 2024	In a negative way	none	Of course a few people will have some accommodation but	Choose a different site.	Absolute chaos re traffic.	Parking, flooding garbage collections, roads not properly maintained. CBD traffic at peak hours.	. Find another alternative.	Yes, in a negative way	All the reasons above and especially traffic congestion.	Yes	nothing	Another site.	Negatively		I am opposed to it	Social media post		within 500 metres	I own it outright		Woman living alone	65+ years	Female	No	NOT AT THIS SITE . THANK YOU. Not appropriate space on this survey.
1005	Dec 08, 2024	In a negative way	None whatsoever	None whatsoever	There are NO BENEFITS !! NONE ZERO	The traffic holdups will be a nightmare..... congestion every working minute....	The entrance to this beautiful little town will be spoiled even worse than sight of pod village	STOP IT BEFORE IT STARTS ðŸ¯¡!!!!!	Yes, in a negative way	I live here and want to live in beauty and low key development	Yes	Nothing	STOP IT BEFORE IT STARTS	Negatively		I am opposed to it			within 500 metres	I own it outright	Three	Group share	65+ years	Female	No	STOP IT BEFORE IT STARTS
1001	Dec 08, 2024	In a negative way	None	Very little as donâ€™t need more shops and not enough parking. The scale is out of proportion.	more parking and less storeys	The noise and inconvenience on Station St which is very busy	Where are they parking? What defines low rent? Seems overly crowded	Donâ€™t build there. Leave it for parking	Yes, in a negative way	Less parking available in town which is already a nightmare	Yes	Not much	Too high. Why provide shops. Already ones vacant in town.	Negatively		I am opposed to it	Social media post	I will	further way, but in Mullumbimby	I own it outright	Two	Couple, with no children	Prefer not to say	Prefer not to answer	No	Has the effect on future flooding been taken into account? Is parking going to be organised before or if this starts and takes away the current parking spaces.
1000	Dec 08, 2024	In a negative way	NA	More housing	A different location	Increased traffic, noise, and pedestrian safety risks.	Traffic congestion, parking scarcity, strain on infrastructure.	A different location - or an upgrade of rural village drainage and flood management infrastructure.	Yes, in a negative way	We will be directly impacted by increased traffic, parking shortages, and flood risk.	Yes	The design is fine and would be great in a city that has the infrastructure to support a development	no opinion - the location is the issue.	Negatively		I am opposed to it	Social media post	No, but have found more information in another way	within 500 metres	I own it with a mortgage	Five	Couple, with child/children	40-54 years	Female	No	Redevelop the pod village instead, incorporating green space and proper infrastructure. This avoids increased traffic and parking issues while learning from past mistakes. We need sustainable growth that enhances Mullumbimby, with residents' concerns heard throughout a transparent
999	Dec 08, 2024, 11:10 AM						The towns sewerage system barely manages in rain events due to storm water entering the pipes.	Upgrading the system replacement of old pipes																		
997	Dec 08, 2024	In a negative way	None. That end of McGoughans Lane in already congested with delivery trucks every day of the week	There would be benefits if this project was moved to the old hospital site	Move the whole project to Azalia Street (old hospital site)	Congestion	Traffic movements.	Move the entire project. This should not reach DA stage	No		Yes	Nothing. Generic architectual laziness. This is in a designated Heritage Conservation Area. This "evolving" design is nothing short of an affront to the many people who have been	This is the entrance to the town. Leave it as a much needed car park	Negatively		I am opposed to it	Other: Mullumbimby Residents Association/newspaper	I did	within 500 metres	I own it outright	Two	Couple, with no children	65+ years	Male	No	It is a given that affordable accommodation is needed in Mullumbimby,BUT not on this site for all the above reasons. This is the worst site possible for what could be a valuable addition to accommodation availability. This concept should not even get to DA stage. Common sense should prevail

996	Dec 07, 2024	In a negative way	None town is already congested with constant traffic your proposal is inappropriate for this site	Too much traffic	Build elsewhere	Congestion traffic stormwater flooding	More traffic on top of the existing congestion in traffic loss of car parking in town	Build elsewhere we need the car parks in town not a suitable site for housing	Yes, in a negative way	we can barely get out in our car in peak hours the town canâ€™t handle any more traffic	Yes		Less units	Negatively		I am opposed to it	Social media post	No, but have found more information in another way	within 500 metres	I own it with a mortgage	Four	Couple, with child/children	40-54 years	Female	No		
995	Dec 07, 2024	In a negative way	i see no benefits	well there might be some affordable housing but at what cost	what the town needs are more parking for cars, not less, more social	traffic problems, congestion, noise, less parking.	traffic,flooding if not this site then .. not an ideal location for housing, right at town entrance.	choose another site.	Yes, in a negative way	parking, traffic, toilet, view.	No			Negatively		I am opposed to it	Newspaper advertisement	No, but have found more information in another way	further way, but in Mullumbimby	I own it outright	Six or more	Group share	65+ years	Female	No	please consider the opposition to this development in this particular site.	
990	Dec 07, 2024	In a negative way	No benefits. None. Only disruptions, congestion and chaos. Flood risks increases. Don't build	Again No Benefits. Choose another location on council land further along Station St. Too congested.	None. Again your questions need reframing and more characters to respond to the scope of NO afforded	NO ACCESS TO THE MEDICAL CENTRE AND THE CURRENT RESIDENTS. NO DRAINAGE FLOOD INCREASES.	Height limits exceeded. No parking. No access to walk through. Safety issues for children.	Don't build Construction sites are synonymous with waste, poor management. This will be no better.	Yes, in a negative way	No access for disabled drivers. No access to medical centre. Flooding.	Yes	Nothing. Designs rarely reflect reality. Construction sites are wasteful dumps poorly managed by tradies	More Trees better toilet facilities.	Negatively		I am opposed to it	Word of mouth	I did	within 100 metres	I own it with a mortgage	Four	Live with extended family	40-54 years	Prefer not to answer	No	You say they are for low income workers now but we all know that that will not be the case. Lies to appease is all that statement is. If it waa for workers then build it over the other Council carpark .	
988	Dec 06, 2024	In a negative way	Zero benefits	The only ppl this will benefit is the pocket of the owners that will collect premium rent	This form is very assuming!	Less parking , more flooding to residents in the next flood event, more mayhem in our roads	The height and asthetic, the added stress on our delicate sewerage, flooding	Nothing! Find a better way to approach housing, such as removing the contribution fee for a dual oc	Yes, in a negative way	I live in Mullum and have friends on that street	Yes	I like nothing about it! Itâ€™s modern and will stick out like a sore thumb	Start again and ask the community to put together an asthetic	Negatively	All of the above, I think this council disregard itâ€™s community by not listening	I am opposed to it	Social media post	I will	further way, but in Mullumbimby	I am renting	Four	Couple, with child/children	40-54 years	Female	No	Please include the community in figuring out what the town they live in needs most and prioritise that! Do things in order so bigger projects can flow on from there.	
987	Dec 06, 2024	In a negative way	none	It will make the parking madness in Mullum even worse!	stop the project!	that it not happen	STOP THIS MADNESS!	STOP THIS MADNESS!	Yes, in a negative way	LESS PARKING	No	STOP THIS MADNESS!		Negatively	STOP THIS MADNES	I am opposed to it	Newspaper advertisement		further way, but in Mullumbimby	I am renting	Three	Group share	65+ years	Male	No		
986	Dec 06, 2024	In a negative way				Traffic dangers	In myview this is an inappropriatte developement for that spot	Do it else where	Yes, in a negative way	Already somedays there is no parking to be found and traffic congestion.	Yes	Not the right spot							in another Norther Rivers town or village	I own it outright	Three	Live with extended family	65+ years	Male	No		
984	Dec 06, 2024	In a negative way	Do not foresee any benefits particularly during the construction	Do not see any benefit of further congestion of already exceptionally busy CBD area	Listen to the community feedback	Increase congestion & lose of parking in the area	Increase congestion & lose of parking in the area	Change the location of the project to less busy part of the town	Yes, in a negative way	Elderly parents will find it even harder to get parking close to essential businesses in town	Yes			A mix of positive and negative effects	Elderly residents will find it even harder to get	I am opposed to it	Word of mouth		further way, but in Mullumbimby	I am renting	Four		40-54 years	Female		Please listen to the comunity	
982	Dec 05, 2024	In a negative way	None.	None.	Don't do this construction	Increased traffic and noise. Not a good look when you enter towm.	Parking. Minus 50 parking spots! Traffic in a tricky area. Flooding. Height.	Do not start the project	Yes, in a negative way	I am getting on in years.72 years old.. This project will make town even more inaccessible for me.	No			Negatively	This project has so many negatives . Problems with traffic, parking,	I am opposed to it	Social media post	No, but have found more information in another way	further way, but in Mullumbimby	I own it outright	Three	Live with extended family	65+ years	Female	No	Please, do not destroy our town. Do not turn it into a chaotic, cramped, ugly town.	
976	Dec 05, 2024	In a negative way	There will be no benefits during or after the construction phase. CAN IT!	Scuzzy, over-crowded, third world dog boxes - noise, rubbish, traffic, no parking, crime. CAN IT!	Destruction of town's art deco main street feel and congestion, overcrowding, 3rd world. CAN IT!	NO STORM WATER BEING FIXED ACROSS TOWN, parking issues, traffic hold ups constantly.	over-crowded commission block = undesirables, traffic, impossible parking, noise, crime. CAN IT!	Moratorium on development until storm water system brought to first world standard. CAN IT!	Yes, in a negative way	More flooding, aesthetic eyesore, overcrowding, traffic congestion, parking pressure, more crime.	Yes	Third world commission flats, good for outer-western Sydney. Out of character with Mullum, out of scale with the street. CAN IT!	CAN IT! No flats and balconies overhanging the street. Do not want to see their washing.	Negatively	CAN IT. Terrible in every way from concept, function and design to location. Just appalling .	I am opposed to it	Social media post	I did	further way, but in Mullumbimby							You don't need my details. MORATORIUM ON DEVELOPMENT - FIX OUR STORM WATER! NO state government intervention in our lives. We don't need their 'solutions'. Council needs to end its deals.	
mailed	17-Dec-24	In a negative way	None	None	For the NSW Govt to leave Mullum alone as they will never understand its culture or needs	trucks, parking loss/effects on cafes, loss of sunlight, water flows, noise , pollution	loss of parking /effects n cafes around , increased footprint, flooding impacts, cultural amenity & not affordable housing .	Leave the site alone & don't develop it. The NSW Govt has no understanding of the town and the negativity element it will bring	Yes, in a negative way	Because I use the carpark for town use , I sit in the garden café beside the town cant cope iwith the footprint	Yes	Nothing	Don't build it	Negatively	all the previous reasons mentioned	I am opposed to it	Newspaper advert , socail media	I did	In another Northern Rivers town	I own it with a mortgage	one	women living alone	55-64	female	I disgaree this will be the output	Please leave Mullum alone	
mailed	17-Dec-24	In a negative way				disruption to parking	parking		Yes, in a negative way	parking for our business on main st , parking for residence up street	Yes		less units, more parking	a mx of positive and negative effects		I am opposed to it	Word of mouth	I did	within 100metres	I own it with a mortgage	two	couple no children	29-39 years	female	no		
mailed	17-Dec-24	In a negative way	NIL		cancel the development & move to a different location		this oversized development is at the entrance to town	cancel the development & move to a different location	Yes, in a negative way	This would be an eye sore at the very entrance to Mullumbimby	Yes	not much	Maybe shops at the front (2 stoey) and leave car park alone	Negatively	takes away parking and sets the scene for 3 storeys in town	I am opposed to it	newspaper advert	I did	In another Northern Rivers town	I own it outright	two	couple no children	65+ years	male	no	Look at the option if putting this development at Lott22 DP1002810 which is more out of the wat, but still very close to the tonw centre and is bigger in size. We also don't need to wrech Apex aprk and make way for a carpark	

17-Dec-24	A bit of both	No benefits. Road holdups. Local redidents have no where to park.	None. All trees removed. All public parking and public toilets gone.	How do people living in cars afford these	Where do workers park their own vehicles. Where are building materials kept???	There is now no parking in the business centre now? High rise is the first thing coming into town.	Build the new building on land where the community gardens are - Mullum is all floodplane. But as this building is not built on ground level when it floods the rooms will not flood.	Yes in a negative way.	I now have broken my hip where could I get a park close to toilets and shops. We have an ageing community.	Yes.	I do not want to see a high rise the first thing I come into town.	Build it in the community gardens or the old hospital site.	Negatively.	Once again, we are an ageing communi ty.	I am opposed to it	newspaper advert. From the time I heard 2 years ago I have written many letter to the Council and call into Council a few times a week to see if there is a DA.	I did. Monday nigh broken hip and all.	Further away, but In Mullumbimby.	I own it outright	One	woman living alone	65+ years	female		Hi Rigmore If your address is Zetland it must be a long drive to Parramatta for work (I grew up in Granville). I believe some of these units are for Council employees?? We lose our car park so employees can walk across the road to work??
17-Dec-24	In a negative way				Disruption, parking	Parking		Yes, in a negative way.	Parking for pur business on main street, parking for our residence up the street.	Yes		Less units, more parking	A mix of positive and negative effects		I am opposed to it	Word of mouth	I did	Within 100 metres	I own it with a mortgage	Two	Couple, with no children	26-39 years	Femail	No	

Appendix K – Business Survey

Contribution ID	Date Submitted	Are your commercial premises close to the site?	Are you?	What is the nature of your business?	How do you think the proposed development will affect your business?	Please provide details	Is there any reason your business may be especially affected by this development in a positive way?	What is that?	Is there any reason your business may be especially affected by this development in a negative way?	What is that?	How do you think the proposed development will affect your customer base?	Please provide details.	How do you think the proposed development will affect your staff?	Please provide details.	How do you think this development will affect the wider community of Mullumbimby and the surrounding district?	Please provide details.	What are the benefits you see, if any, during the construction period?	What are the benefits you see, if any, when the housing is completed and residents move in?	What could be done to maximise these benefits ?	What are your concerns, if any, during the construction period?	What are your concerns, if any, when the housing is completed and residents move in?	What could be done to avoid or minimise these concerns?	Have you seen illustrations of the preliminary concept design?	What do you like about the designs?	What design changes would you like suggest?	Overall, how do you feel about the proposed development?	How did you hear about the project?	Will you / did you come to a community information session	Are there any further comments you would like to make?
1014	Dec 09, 2024, 07:06 PM	Within 100 metres	A business in rented commercial premises	Retail	In a negative way	Parking anoverstretched services? Sewerage? drainage? increased flooding?			Yes		Congestion? customer parking? Increased flood risk in the cbd especially with fill.	In a negative way	Noisy, congestion, no parking,	In a negative way	town is becoming overstretched, to dense,badly maintained services, congested laneways	In a negative way	Same as above	None		As above						I am opposed to it	Word of mouth	No	A bad choicevof site for such dense construction, little thought for the local community and the unique character of our town. Were any planners here during the flood? Anv real
939	Nov 30, 2024, 10:24 PM	Within 100 metres	A business in rented commercial premises	Hospitality	In a negative way	Pumping out of grease trap. Gas deliveries. Rubbish bin storage.	No		Yes		Noise & dust	In a negative way	Customers will not want to sit out in garden during construction	In a negative way	If I lose business I will have to cut their hours	In a negative way	Nobody in the community wants this development.	None	None. More congestion in a town that is already not coping.	There are none	The disruption to traffic in town.			Yes	Nothing		I am opposed to it	Newspaper advertisement	I will	
912	Nov 28, 2024, 12:47 PM	Beyond Mullumbimby	A business in rented commercial premises	Other: health supplements	In a negative way	too crowded, no place to park in mullum, makes mullum too city like.	No		Yes		stated above	In a negative way	more customers will move away from mullum as being to crowded and not as friendly as before !!!!			In a negative way	stated above	terrible decision must be terminated	yuk like too many rats in a cage, start fighting each other, much less to poor homeless.	axe the whole project, leave parking alone.								council should abandon the project.
868	Nov 27, 2024, 08:49 AM	Within 100 metres	Owner of a commercial premises	Professional services	In a negative way	please provide details of any planned use of our adjoining property (Carpark) for construction.	No		Yes		ongoing use of our private Carpark as an alternative to the removal of public Carpark	In a negative way	Congestion in our private Carpark	In a negative way	as above	In a negative way	I fully support teh negative public comments on your webpage - wrong place for such a development	ABSOLUTELY NONE	ABSOLUTELY NONE	N/A	Road blockages - given there will be no use of my property for parking or for Plant operation	Carparking	DON'T GO AHEAD WITH THE DEVELOPMENT	Yes	NOTHING	DON'T GO AHEAD WITH THE DEVELOPMENT	I am opposed to it	Word of mouth	I will	HOW IN HEAVENS NAME COULD THIS GET TO THIS POINT WITHOUT DIRECT CONSULTATION WITH ADJOINING PROPERTY OWNERS
835	Nov 25, 2024, 01:59 PM	Within 100 metres	A business in rented commercial premises	Professional services	In a negative way	As the proposal stands, it will block sunlight to our building and increase flooding in the area	No		Yes		It does not align with the town's masterplan and is overdevelopement.	In a negative way	Too much dense development and not in keeping with the town's character.	In a negative way	less parking, open space, less quality of amenity	In a negative way	no alternative was offered and the past council did this deal behind closed doors.	no	it should be built elsewhere		noise, loss of public toilet, amenity	could become a slum neighbourhood	build elsewhere	Yes	nothing. It's hideous. It's designed by a greedy	built elsewhere so it doesn't impact the entrance to the town	I am opposed to it	Other: council	I will	Flogging off public land is never a good look, but byron council did it behind closed doors and without any transparency.
814	Nov 21, 2024, 02:06 PM	Further away, but in Mullumbimby	Owner of a commercial premises	Other: Recreation	In a negative way	It would bring more members- but do not see this as a benefit due to the impact it will have on town	No		Yes		Driving away locals and tourists due to the negative impacts of having social housing in the cbd	In a negative way	People will leave the town	In a negative way	They will feel unsafe in mullumbimby and not want to live here	In a negative way	Social housing in the cvd is a terrible idea	None	None	None	Disruption to the town	Social impacts on the town	Move to location out of the cbd	Yes	Retail	Move it out of the town	I am opposed to it	Social media post	I will	As a business owner of a commercial development I am pro development of the town- but not this- this is not in anyone's best interest