

**From:** [REDACTED]  
**Sent:** Sat, 16 Dec 2023 15:59:12 +1100  
**To:** "CVC Council Email" <council@clarencenew.gov.au>  
**Subject:** Local Housing Strategy and Affordable Housing Policy Submission  
**Attachments:** CVC\_AffordableHousingPolicy\_BWinters.pdf

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To the General Manager,

My submission to the Local Housing Strategy and Affordable Housing Policy is attached.

Barbara Winters

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## Draft Local Housing Strategy and Affordable Housing Policy Submission - B. Winters

General Manager  
Clarence Valley Council  
Locked Bag 23  
Grafton NSW 2460

To the General Manager

Subject: Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy

I am writing to you to share my concerns about the Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy

While it is one of the better Clarence Valley Council draft reports I have seen, and there has clearly a lot of work gone into it, filling in coastal places like Yamba with even more residences without fixing up current issues first is very risky and can even cost lives during natural disasters.

For Yamba to even consider "infill" housing or even more developments on floodplains with the increasing effect of man-made climate change, Council would first have to address the current issues with:

- having only one road in and out that floods for prolonged periods of time (can be 1-2 weeks) and that only becomes worse now more new developments are being raised
- the proposed Park Drive and Carrs Drive developments, and surrounding areas, which already will see Yamba grow beyond its capacity, will push more water onto Yamba Road during floods
- the community centre with library will be built far away from the planned "affordable" housing, some without car spaces, with no easy option to get if you can't walk or cycle that far (elderly)
- insufficient public and private transport options, residents WILL need a car to get around
- a lack of suitable evacuation centres that include adequate food storage and generators
- a lack of incentives for developers to offer TRULY affordable housing, which means CVC has to first have a policy in place to make sure this is being delivered. This cannot be left up to the free market, as it hasn't worked so far and adding prime location dwellings in a coastal town will only increase the rents and property prices, not reduce them
- a lack of parking spaces, including around the shopping streets and mall, especially during tourism peak season
- power outages and loss of telecomms during storms and natural disasters
- insufficient health services, including GPs, no hospital access during floods
- local residents (a large proportion of who are lower income earners and 60+ and/or retired) being pushed out by tourism and investors
- the filling of the Yamba floodplain, which caused water damage and a flooded Yamba Rd and Treelands Dr (shopping fair) in 2022. See the Yamba 2022 flood photos below.
- coastal erosion and an unstable hill that can collapse after heavy rainfall
- the demise of the critically endangered coastal emu, often seen alongside Yamba Road and at risk of going extinct due to the clearing of habitat and extra traffic due to allowing Yamba and surrounding areas to grow beyond their capacity.
- CVC's disaster warning and planning system is not yet up to scratch, which means many people will only find out about being locked in or out of Yamba after it is too late, which is what happened in 2022. How will the poorly resourced emergency services be able to assist hundreds more people and how will essential workers, incl. Council staff, get to work while locked in or out?

If the affordable housing approach is not going to be holistic, by fixing up the existing issues first, this plan has the potential to backfire and severely impact tens of thousands of residents in the Lower Clarence. Don't forget that Yamba is where most people from the Lower Clarence go for essential services that are not available anywhere else within an 80-km radius.

Greetings,

-

Barbara Winters

Yamba 2464 NSW

Yamba 2464 NSW

16 December 2023









**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 15 Dec 2023 13:42:31 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Martin Van Weerdenburg  
**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Martin Van Weerdenburg

Contact details	
First name	Martin
Last name	Van Weerdenburg
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I submit my comments with respect to the proposed changes that would impact housing developments in Iluka.</p> <p>I strongly advise that properties with Queen Lane frontage should be excised from the proposed rezoning for the following 2 specific reasons:</p> <ul style="list-style-type: none"> <li>- Any proposal that increases residential densities along Queen Lane will lead to a significant increase in traffic circulation problems. Existing traffic flows are already problematic, especially with heavy truck movements servicing commercial businesses operating in Young St, rubbish truck collection movements and vehicle traffic related to Sedgers Reef Hotel - these problems are exacerbated during holiday periods when traffic numbers spike and vehicles clog the lane by parking on the narrow verges. The lane is not well formed and, due to a lack of any maintenance suffers severe potholing due to unresolved drainage problems.</li> <li>- The proposed increasing in housing density along Queen Lane (together with other proposed rezoned area that is serviced by drains feeding into Iluka Bay) will result in a significant increased storm-water runoff entering the bay. Water quality in the bay following periods of high rainfall is already problematic due to the volume of detritus that is flushed directly into the protected children's swimming area.</li> </ul> <p>I note that the Council has yet to develop the Voluntary Planning Agreements (VPA) policy and guidelines that would underpin the provision of new affordable housing tied to new housing</p>

	<p>developments arising from the proposed rezoning - I respectfully submit the following comments:</p> <ul style="list-style-type: none"><li>- The policy must be mandatory as any voluntary provisions will not be enforced thereby ensuring increased development without any improvement in social or affordable housing. Council approval of the Birrigan Estate development in Iluka without any requirements for the provision of affordable (or first nations) housing, is difficult to comprehend</li><li>- The VPA must be completed before the housing strategy is finalised.</li></ul>
Please upload any additional supporting documents	



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 15 Dec 2023 16:37:26 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Belinda Van Weerdenburg  
**Categories:** Amanda



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Belinda Van Weerdenburg

Contact details	
First name	Belinda
Last name	Van Weerdenburg
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Having read the abovementioned documents, I am supportive of the CVC's intention to increase the availability of affordable, social and first nation's housing.</p> <p>I am very concerned however that without "iron clad" legislation and/or policies that allow council to enforce the provision of such housing when approving any new development application or planning application, no improvement will occur. I was particularly concerned to read (pg. 32 of the draft local housing strategy that "Since the Policy was introduced some 8 years ago, no affordable housing VPAs have negotiate or executed in the Clarence Valley LGA.</p> <p>Anecdotal evidence suggest that this is primarily due to issues of feasibility. Many developers claim that delivering affordable housing on-site would render their development unfeasible. Similarly, many claim that they do not have adequate cash flow to make a monetary contribution towards affordable housing off-site (this is commonly required prior to the issue of a construction certificate stage).</p> <p>It is clear that voluntary agreements with developers will never achieve the council's stated aims therefore any proposal to amend or re-zone certain areas within CVC will not improve the availability of affordable housing. Any proposed zoning changes must only be considered after the appropriate powers for CVC to enforce affordable housing aims are in place.</p>

	<p>With particular reference to Iluka I believe that there are already a significant number of undeveloped "R3" zoned properties. Given this, I see no rationale for any re-zoning until such time as all existing properties are developed thereby indicating that there is a supply issue that requires action by council.</p> <p>In addition, I believe that the proposed re-zoning of properties along Queen Lane will only exacerbate traffic flow problems on what is one of the most poorly maintained access roads in Iluka which suffers from drainage problems and lack of adequate verge parking.</p>
Please upload any additional supporting documents	



**From:** [REDACTED]  
**Sent:** Mon, 18 Dec 2023 15:12:19 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>; "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff Smith" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison Whaites" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debrah Novak" <Debrah.Novak@cr.clarence.nsw.gov.au>; "Greg Clancy" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Ian Tilley" <Ian.Tilley@cr.clarence.nsw.gov.au>; "Karen Toms" <Karen.Toms@cr.clarence.nsw.gov.au>; "Steve Pickering" <Steve.Pickering@cr.clarence.nsw.gov.au>; "Bill Day" <Bill.Day@cr.clarence.nsw.gov.au>  
**Subject:** (ECM:2568431) The housing proposal will not deliver affordable housing to Iluka.  
**Attachments:** Impacts on World Heritage from Housing proposal, R3 Extension Zone in Iluka  
**Categories:** ECM;Casey

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Dear Mayor and Councillors

The proposal, which aims to rezone three of the most expensive streets in Iluka for the construction of townhouses, appears to be misaligned with the State Government's mandate to develop affordable housing options, particularly in areas close to transport hubs, jobs, and services.

It is evident that the construction of high-end townhouses in these proposed areas will not cater to affordable living. Considering that the population growth in Iluka has been modest, with an increase of only 55 people over the past five years, this proposal does not meet the community's expectations or needs. The introduction of luxury townhouses (most likely for short term holiday rentals) will inflate median house prices in the area, impacting on market prices. This will lead to higher rates and increased rents, further exacerbating the affordability crisis.

Iluka is predominantly inhabited by pensioners, retirees, and young families, many of whom were either born here or have relocated from developed coastal towns like Byron, driven by the escalating cost of living in these areas. These demographics represent the groups most in need of affordable housing solutions, which the Council's proposal seems to overlook. National focus on affordable housing is a critical issue, and this proposal, in its current form, risks displacing long-term residents and young families, contradicting the intended purpose of supporting and planning for these vulnerable groups.

While the areas in question might be attractive to developers, it is crucial that Council's decision-making prioritise the community's needs, especially when guided by an affordable housing policy. Proceeding with the proposal without amendments will result in the displacement of the community's most vulnerable members. It is difficult to comprehend how Clarence Valley Council could endorse such a plan without placing the community's welfare at the forefront of its considerations.

In light of these concerns I urge the Council to reconsider the proposed zoning changes. It is

imperative to align the strategy with the broader objective of providing affordable housing and ensuring the well-being of all Iluka residents, particularly those who are most at risk of displacement.

Regards  
Sonya Maley  
Iluka Resident

**From:** [REDACTED]  
**Sent:** Mon, 18 Dec 2023 13:17:11 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>; "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff Smith" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison Whaites" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debrah Novak" <Debrah.Novak@cr.clarence.nsw.gov.au>; "Greg Clancy" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Ian Tilley" <Ian.Tilley@cr.clarence.nsw.gov.au>; "Karen Toms" <Karen.Toms@cr.clarence.nsw.gov.au>; "Steve Pickering" <Steve.Pickering@cr.clarence.nsw.gov.au>; "Bill Day" <Bill.Day@cr.clarence.nsw.gov.au>  
**Subject:** Impacts on World Heritage from Housing proposal

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Dear Mayor and Councillors

Further to my email relating to the R3 extension zone for Iluka, I wish to raise your awareness of the environmental concerns relating to the Spenser Street area which lies alarmingly close to the Iluka Nature Reserve, a World Heritage-listed site. This proposed rezoning would allow the construction of 12-meter-high townhouses within a critical transition zone for an array of native fauna, including 24 endangered or threatened bird species and 14 vulnerable mammal species, as identified by National Parks.

The proximity of the proposed development to the forest edge, less than 100 meters, raises significant environmental concerns. UNESCO has advised the importance of the Environment Protection and Biodiversity Conservation Act 1999 in safeguarding such areas including the requirement to protect the *"impacts even if they originate outside the property or if the values of the property are mobile (as in fauna)"*. They have gone on to advise that this includes ensuring *"habitat connectivity across the landscape"*.

As a resident of Spenser Street, which backs onto the forest, I have personally witnessed the extraordinary interaction of birds and animals moving freely between backyards, tall trees and the open spaces, enriching the experiences of both tourists and locals. It was the reason we chose to make this our home and a large reason this area is so loved as a destination. The proposed development would increase traffic, introduce a new built environment of up to 12 meters, and result in the removal of old-growth habitat trees for road widening. Your proposal clearly demonstrates a lack of consideration for the inevitable resultant loss of wildlife and contravenes the intent of the Environment Protection and Biodiversity Conservation Act.

I urge you to reconsider the development proposal for this area. It is imperative that we understand and uphold our responsibility to protect this world-class asset, the last of its kind in New South Wales, and abide by the laws established to safeguard it. The preservation of our natural heritage should be a paramount consideration in any development planning, especially in areas of such ecological significance.

Thank you for your attention to this matter.

Regards

Souya Maley



Iluka Resident

**From:** [REDACTED]  
**Sent:** Mon, 18 Dec 2023 11:05:15 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>; "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff Smith" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison Whaites" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debrah Novak" <Debrah.Novak@cr.clarence.nsw.gov.au>; "Greg Clancy" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Ian Tilley" <Ian.Tilley@clarence.nsw.gov.au>; "Karen Toms" <Karen.Toms@clarence.nsw.gov.au>; "Steve Pickering" <Steve.Pickering@cr.clarence.nsw.gov.au>; "Bill Day" <Bill.Day@cr.clarence.nsw.gov.au>  
**Subject:** R3 Extension Zone in Iluka

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Dear Mayor and Councillors (please note Ian Tilley has blocked emails to his account)

The proposed R3 Extension across the region, while strategically sound for urban centers like Grafton, does not align with the specific housing needs of smaller coastal towns such as Iluka. The plan to secure land for 12-meter high residential apartment and townhouse developments overlooks the fact that Iluka lacks existing structures of this height and does not demonstrate a significant market demand for such developments. This is evidenced by the modest increase of 55 permanent residents over the past five years.

Furthermore, the imposition of building restrictions through the Local Environmental Plan (LEP) and Development Control Plan (DCP), which limit homeowners' ability to demolish and rebuild their own homes, is unreasonable. Mandating that only multi-level townhouses be constructed in future developments appears to overly cater to developers' interests, potentially influenced by the advice of Sydney-based property consultants involved in the strategy formulation.

The choice of the three most expensive streets in Iluka for this development raises concerns about the true intent of these plans. It is certainly not for affordable housing. Iluka, predominantly known for its tranquil coastal lifestyle, does not require additional holiday accommodation, as the current supply is adequate. Introducing more short-stay accommodations will exacerbate the existing rental crisis, further distorting the local housing market and risking the unique character of this small coastal town.

It is hoped that this oversight was unintentional. However, there is a growing apprehension that this strategy may lead to unwelcome changes, undermining the essence of Iluka as a community.

Regards  
Sonya Malcy  
Iluka Resident

**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 19:57:38 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Public Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy  
**Attachments:** 20231221 Draft Housing Strategy Submission\_Issue.pdf

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**Attention: Stephen Timms and Jasmine Oakes**

Good evening Stephen and Jasmine,  
On behalf of Planit Consulting Pty Ltd, please find attached a formal submission to the Draft Local Housing Strategy and Affordable Housing Policy presently on public exhibition for your consideration.

Whilst we hope the attached submission provides valuable feedback and assists finalisation of these projects, as result of the 'end of year rush', we've not been able to undertake further thorough critical review and commentary. We welcome the opportunity to provide a further, more detailed response early in the new year if available. Please welcome any return advice on this opportunity at your earliest convenience.

Should you have any concerns or queries, please do not hesitate to contact myself at our Kingscliff office, or [REDACTED] at our Nobby Beach office, or [REDACTED]

Thanks in advance and look forward to hearing from you,  
Josh



C O N S U L T

**Josh Townsend**

Senior Project Planner – Contactable hours: 7:30am – 2:30pm

Telephone: 02 6674 5001 [REDACTED]

Level 1 – Suite 12, 11-13 Pearl Street, Kingscliff NSW 2487

PO Box 1623, Kingscliff NSW 2487

DEVELOPMENT & ENGINEERING CONSULTANTS FOR QUEENSLAND – NEW SOUTH WALES - VICTORIA

Planit Consulting acknowledges the Traditional Owners of land on which we work and their continuing connection to land, sea, and sky. We pay our respects to Elders past, present and emerging.

For contact details for our Queensland, New South Wales & Victoria offices, visit [www.planitconsulting.com.au](http://www.planitconsulting.com.au)

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21 December 2023

Clarence Valley Council  
council@clarence.nsw.gov.au  
2 Prince St  
Grafton NSW 2460

**Attention:** Stephen Timms and Jasmine Oakes

**Submission**  
**Draft Local Housing Strategy & Affordable Housing Strategy**  
**Clarence Valley Council**

We submit this correspondence as a formal submission to the Draft Local Housing Strategy (the Strategy) and Affordable Housing Policy (the Policy), presently on public exhibition. This submission is made on behalf of Planit Consulting Pty Ltd, whom take an active interest in strategic and development assessment planning within the South East Queensland, North Coast and New England North West regions.

Firstly, we commend Clarence Valley Council on proactively pursuing strategic planning to coordinate housing growth. Housing security and affordability is an increasingly important issue across the North Coast, fuelled by ongoing lifestyle demand and a growing population. Clarence Valley shares many of the attributes found across the North Coast, which place an emphasis on integrated settlement planning, leveraging local amenity and economies of interest, whilst directing growth away from constrained areas susceptible to natural hazards. Within settlement planning, an ageing population and increased life expectancy is increasing the need for diverse housing, connected with services. Acknowledging the nature of Clarence Valley, including its agricultural and fishing origins, housing delivery to-date has been reflective of a relaxed coastal or rural lifestyle. Typically viewed as hand-in-hand with large(r) lots and development of lower density, we commend the Strategy for identifying a number of existing trends and drivers which currently restrict housing a growing population strategically and reflective of best practice.

Noting the interface between existing development and future desired development forms, the community and development industry will play critical roles in fostering the evolved vision. Accordingly, we encourage the Strategy and Policy to maintain its 'plain english' content, but more slowly and clearly articulate the intended plans of action. Whilst as planners we hold an ability to interpret the future actions, as well as anticipate their likely scope and methodology, the community and developers would significantly benefit from a more comprehensive 'roadmap' to realising the strategy. By way of example, the Strategy states that the Clarence Valley LGA requires 3,729 additional dwellings by 2041, however it is not thoroughly explained how this growth will be achieved and distributed across the identified centres and urban release areas in a manner that allows the community to thoroughly understand the rate of change planned. We have witnessed other North Coast council's prepare growth strategies which, similarly to the Strategy, identified growth centres, at a high-level, and overall community support. However, as precinct planning was later pursued, significant push back and objection was made by the community, who felt blindsided when understanding the extent of real character change required to accommodate the planned growth. These scenarios can significantly undermine the validity and function of the Strategy.

We encourage the Strategy to incorporate greater detail to ensure the finite quantity of suitable residential land is used efficiently, maintaining opportunity and encouraging greater diversity and density of dwellings. Beyond its own population growth from 'natural increase', Clarence Valley has strong opportunity to leverage and benefit

from the population increase of and connectivity to its neighbouring communities. By way of example, as Coffs Harbour and the South East Queensland-Northern Rivers urban conurbation increasingly densifies its housing forms, Clarence Valley can position itself as an increasingly appealing area for domestic migration. We see population relocation from busier urban areas such as Coffs Harbour and Gold Coast, due to its slower, more serene lifestyles with 'gentle density', focussed on the 'missing middle' as a notable competitive advantage for the LGA.

The Strategy is an important document which has the potential to improve housing delivery through integrated settlement planning, which is diverse and responds both to the desired future character and demographic needs of the community. In-turn, this is considered to improve the current housing delivery in Clarence Valley, both by way of quantity and quality of housing stock. It is clear that great time and consideration has gone into the development of the Strategy. The inclusion of various statistics is also impactful in representing the severity of this issue, namely, but not limited to:

- **Historic and estimated growth rates**
- **Age projections, and**
- **Projected household statistics**

Providing diverse housing, including small and adaptable dwellings is increasingly important to support essential workers, as well as an ageing population. This is thoroughly expressed throughout the Strategy. It is also important to acknowledge and commend the inclusion of specific demographics' housing needs, including the need for smaller housing for senior residents, students, temporary/ seasonal workers, and downsizing households. Developing housing options of this nature can often be delivered via infill development, avoiding urban sprawl, provide additional housing and maintaining the local character.

The Strategy rightly acknowledges that not all land that is currently zoned for housing can or will be developed. However, the Strategy doesn't contain specific statements or transparency regarding the anticipated discount rate for land constraints, infrastructure and the like. We encourage the Strategy to include greater detail in this regard.

Improving the depth of these investigations or assumptions within the Strategy enables improved future scenario considerations, particularly post-adoption as additional detailed site-specific investigations take place. We appreciate that additional constraint analysis and core trunk infrastructure planning is likely beyond the scope of the Strategy though encourage a document format which enables these investigations to be 'plugged in' at a later date. This may be facilitated through specific appendices, inclusive of additional constraint mapping and other activities to assist 'closing the loop' on key growth areas. This process will assist layering the evidence base and improve the line of sight between the strategic directions through the structure and master planning, to future DAs.

As acknowledged by the Strategy, the State and local planning framework controls land uses within the floodplain. Whilst the Strategy is clear that new rezonings on the floodplain are to avoid or mitigate areas of flood, we encourage further analysis and commentary regarding existing communities and settlements. By way of example, transitioning areas exposed to ongoing hazard and threat, despite their underlying urban zoning. These precincts should be recognised within growth projections, as additional housing may be required to facilitate an amended settlement pattern, which is more responsive to site context.

The alignment of the Strategy with the North Coast Regional Plan (NCRP) is of key importance in becoming an endorsed local strategy. The NCRP outlines a vision for growth and development in North Coast, stating that "a mix of well-planned infill, greenfield and rural residential locations will be essential in supporting the region's future growth."

We encourage the Strategy to reflect the proactive, subregional, approach advocated within the NCRP. Acknowledging the 'city' status of Coffs Harbour and the significant connectivity improvements by the Pacific Highway upgrades, new opportunities are present to leverage local character and competitive advantages within the LGAs communities of interest. Harnessing these drivers and identifying barriers at a smaller scale will assist unlocking housing potential. Additional commentary and alignment with the NCRPs objectives for First Nations communities and the opportunity to live on Country and live intergenerationally within family units is also encouraged to assist in its delivery. We encourage the final Strategy to include stakeholder engagement with

Department of Planning & Environment's Northern Region to ensure the Strategy is in-step with wider regional matters but leverages local opportunities to provide tailored solutions for the Clarence Valley.

In conclusion, both the Strategy and Policy are identified as assisting the Clarence Valley community and providing opportunities to address and improve current housing challenges. Both the Strategy and Policy confirm the need for change, and notably for an increase in smaller dwelling type provision to accommodate key demographics in the Clarence Valley. The identified demographics include seniors, students, key/seasonal workers, and smaller/single households. Currently, most of the local housing is being delivered in the form of large, detached dwellings.

The limitations of diverse and fit-for-purpose housing is an important issue to be addressed, particularly through the Strategy. We appreciate this will take ongoing resolve and will benefit from establishing specific, achievable, and monitored goals. Although the Strategy addresses many key points, we believe there is opportunity to include additional detail within the established objectives and actions. By doing so, the Strategy will provide greater transparency and mitigate risk. By reducing perceived risk, the Strategy will further assist guide and incentivise housing delivery and diversity in the right locations. Planit is happy to work with Clarence Valley Council to unpack potential actions and localised strategies to the key settlements identified.

At this time, we've not been able to undertake a more critical review though would welcome the opportunity to provide a further, more detailed response early in the new year. Please provide advice if opportunity for a further submission can be afforded.

We trust that the above provides a satisfactory reflection on the Draft Local Housing Strategy, though if you have any concerns, please feel free to contact the undersigned on [REDACTED]

Yours Sincerely,



**Phoebe Kennett**



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Wed, 13 Dec 2023 11:23:15 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Morton  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Morton

Contact details	
First name	John
Last name	Morton
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I am unable to successfully attach a .pdf that would not attach to my 1st attempt/effort.

	Consequently I will email via another means. In meantime, I will contact CVC's designated officer to complete.
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 00:47:16 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Cc:** "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff.Smith@cr.clarence.nsw.gov.au" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison.Whaites@cr.clarence.nsw.gov.au" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debrah.Novak@cr.clarence.nsw.gov.au" <Debrah.Novak@cr.clarence.nsw.gov.au>; "Greg.Clancy@cr.clarence.nsw.gov.au" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Ian.Tiley@cr.clarence.nsw.gov.au" <Ian.Tiley@cr.clarence.nsw.gov.au>; "Karen.Toms@cr.clarence.nsw.gov.au" <Karen.Toms@cr.clarence.nsw.gov.au>; "Steve.Pickering@cr.clarence.nsw.gov.au" <Steve.Pickering@cr.clarence.nsw.gov.au>; "Bill.Day@cr.clarence.nsw.gov.au" <Bill.Day@cr.clarence.nsw.gov.au>  
**Subject:** Clarence Valley Council Draft Local Housing Strategy and Draft Affordable Housing Policy – submission

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## The General Manager

Clarence Valley Council

2 Prince St, Grafton, NSW 2460

[council@clarence.nsw.gov.au](mailto:council@clarence.nsw.gov.au)

21 December 2023

COPY TO:

Cr. Peter Johnstone (Mayor)



Cr. Jeff Smith (Deputy Mayor)

Crs. Allison Whaites, Debrah Novak, Greg Clancy, Ian  
Tiley, Karen Toms, Steve Pickering, William Day

Dear Sir,

**RE: Clarence Valley Council Draft Local Housing  
Strategy and Draft Affordable Housing Policy – on  
public exhibition until 9am Friday 22 December 2023**

*Draft Local Housing Strategy* (final form 27 October 2023)  
a 158 page document and *Affordable Housing Policy 2015*  
(final form 11 October 2023) a 7 page document, lay out  
Clarence Valley Council's proposal for future residential  
development in the upper and lower Clarence Valley.

These documents speak to using medium density infill  
development to more closely align urban area  
demographics with what local and state governments

consider 'ideal'. NSW Government policy suggests that infill development can exceed surrounding building heights provided 10-15 per cent of a new building's total floor area can be considered 'affordable housing'.

When it comes to Yamba there are two infill proposals.

One for **above existing shop residential flats/apartments** raising an undisclosed number of commercial buildings to heights of 18 metres in the town CBD. Foreshadowing **increased pressure on town parking** which already frequently has cars cruising the main and side streets repeatedly trying to find a parking spot - a situation made worse by visitors in holiday periods. Added to that the **street shadows cast by the raised height of buildings** in a central business district where casual outdoor dining is enjoyed by residents & visitors alike. **Entrance to these above shop flats/apartments will require stairs** and this will potentially limit residency to those without mobility or other health issues, those who are not frail aged and perhaps

not be accommodation favoured by parents with very small children.

The second infill proposal is for **152 R3 Medium Density dwellings on Yamba Hill**, which after demolition of up to 70 existing houses on selected lots will see the **net new infill dwellings reduced to est. 82 "Premium townhouses in desirable location near to the ocean" 12 meters in height**. [Clarence Valley Council, October 2023].

The three housing types shown as examples of infill dwellings in the "*Draft Local Housing Strategy*" at page 42 were Dual Occupancy, Terrace Houses and Manor House which is simply a two story block of flats.

**All of them shared the same features:** internal staircases, common walls and an indication that there would be little to no cross ventilation into some of these dwellings. In the case of the block of flats there was no

architectural feature which would lessen the heat hitting the buildings outer walls.

So many of Yamba's existing two-bedroom duplex dwellings, due to inappropriate building design & small lot size, experience both hot and cold extremes to a degree larger housing tends to avoid.

Given Australia's average air-surface temperature has increased to  $1.47 \pm 0.24$  °C since national records began in 1910 [CSIRO online, retrieved 21.12.23] and the average global temperature is 1.2°C above pre-industrial levels and expected to begin to consistently surpass 1.5°C from 2024 onwards [Hansen, James et al, November 2023, "*Global Warming Acceleration*"], I would have expected Council to indicate that it realises that vulnerable people are going to start dying during heat extremes in just such multiple dwelling designs it offered as examples. After all it does briefly mention under Strategic Directions, "*Adapt to climate change and reduce exposure to natural hazards*".

By the same token, given science has made it clear that tropical storms are now moving polewards, slowing down but growing in destructive force and are predicted to occur as Category 2 cyclones as far south as the NSW coast with Corindi Beach as the range limit [Bruy`ere, C.L. et al, Sept 2022, "*Using large climate model ensembles to assess historical and future tropical cyclone activity along the Australian east coast*"] it is not unreasonable to expect there would be some mention of housing designs with wind loading standards higher than 57 m/s.

As a general observation I was disappointed that the necessary broad brush approach to population demographics was not refined once specific re-development sites were outlined [See Appendix].

I suggest that Council gives serious and detailed consideration to the exacerbated climate change risks that urban areas now face and, consider amending the two

documents to include ways to limit the degree to which such risks affect the built environment. Thus making it clear to all stakeholders that Council expects and will insist on a higher level of structural safety built into infill house designs and development applications.

I further suggest that Council reconsider the impact that increased building height associated with shoptop housing may have on the character of CBD streetscapes which form part of the tourist experience of Yamba and, from which local income is derived which supports the Clarence Valley regional economy bottom line.

In anticipation and appreciation of your assistance with this matter.

Sincerely,



**JUDITH M. MELVILLE**



Yamba NSW 2464

## **APPENDIX**

### **PHYSICAL DESCRIPTION**

Yamba, a coastal urban precinct covers an est. 16.92km of degraded sand hills, a section of elevated coastline with unstable soils, predominately soft estuarine & ocean shore lines, drained marshland, small tidal water courses, subverted natural flood ways and, a former natural flood storage area historically used as pasture but now under development.

It is bordered by the Clarence River (north), Sullivans Road-southern limits of an established golf course (south), Pacific Ocean (east) and Oyster Channel (west).

## **TOWN POPULATION**

As of 2022 the town's resident population is est. 6,403 persons with a population density calculated at 378.5 persons per [sq.km](#) [.id Community: Demographic Resources, "*Yamba Community Profile*", online version].

NOTE: Yamba's current resident population is thought to represent a little over 10 per cent of the total Clarence Valley population [Clarence Valley Council, October 2023]

The Yamba estimated resident population had remained stable at between 6,168 and 6,403 persons in the six financial years 2017 to 2022, indicating a population growth of just 235 individuals or an average population

change percentage of less than one point [id, *Yamba Community Profile*].

## **BUILT ENVIRONMENT**

The built environment includes two distinct shopping precincts, a mixed light industrial estate, a marina, various forms of holiday/tourist accommodation, two hotels, two sports-based social clubs, a number of small restaurant/cafes, a cinema, a post office, two banks, two primary schools, a digital TAFE space and, approx. 3,643 dwellings with an average household size of 2.1 persons [ABS Census 2021].

## **PUBLIC TRANSPORT**

Public transport in the town consists of 8 daily bus movements out of Yamba from Monday to Friday which

follows a set route through 10 town streets. With 4 bus movements on Saturday, Sunday & public holidays.

There are 8 daily bus movements into Yamba from Monday to Friday and 4 bus movements on Saturday, Sunday and public holidays. Wait times between buses on weekdays is between an hour and a half to two hours depending on the time of day.

The bus service is supplemented by one taxi nominally operating 7 days a week from 7:30am to 10:00pm. However due to post-pandemic state-wide movement restrictions which affected the local economy this taxi service sometimes has to use the Yamba taxi to service Maclean township as well and, on occasion it is not on the road at all due to staffing issues. The one rideshare vehicle nominally operating in Yamba has restricted hours.

## **HOUSING**

The permanently occupied residential dwellings are est. 2,783 dwellings, with the remaining 860 unoccupied residential dwellings presumably being either investment properties, second homes, deceased estates or for sale as vacant possession on Census Night.

NOTE: Holiday rental & AirBnB accommodation were excluded from the occupied residential dwelling count in Census 2021 and presumably their number can be found in the 411 dwelling difference between the occupied & unoccupied residential dwellings and the overall total of undifferentiated dwellings in the town [ABS, *Yamba (NSW) 2021 Census: All persons QuickStats*].

By 2021 the residential housing profile was:

Separate house — 2,091

Semi-detached, row or terrace house, townhouse etc —  
474

Flat or apartment —161

Other — 44. [*ibid*]

NOTE: An est. 71.9 per cent of all occupied residential housing had between 2 to 3 bedrooms.

Of the occupied residential dwelling an est. 69.3 per cent were owner occupied while another 27.2 per cent were occupied by persons renting their accommodation [*op cit*].

## **VACANT LAND WITHIN TOWN PRECINCTS**

Within town precincts there is sufficient vacant land with residential zoning — much of it with active development consents and some of it in the process of site preparation in anticipation of subdivision & sale/lease. Included in active consents & proposed developments are medium density subdivisions and manufactured home estates.



It is currently estimated over 2,000 people will be housed in active & pending development consents should these be fully realised.

## **EMPLOYMENT WITHIN THE TOWN**

People of workforce age comprise 56.6 per cent of the town population. In June Quarter 2023 the Maclean-Yamba-Iluka unemployment rate was 3.6 per cent in a labour force of 7,013 persons. The unemployment rate for the same quarter in Grafton was 6.4 per cent and unemployment across the entire Clarence Valley in June 2023 was 4.7 per cent.

Sectors where employment is frequently found in the town:

Cafes and Restaurants, Accommodation, Aged Care Residential Services, Primary Education, Supermarket and Grocery Stores.

## CURRENT POPULATION DEMOGRAPHICS

Age groupings as a percentage of the town population:

- 0-14 years—13% compared with Northern NSW at 16.3% & all of NSW at 18.2%;
- 15-24 years—7.4% compared with Northern NSW at 9.7% & all of NSW at 11.8%;
- 25-39 years—13.1% compared with Northern NSW at 14.9% & all of NSW at 21.4%;
- 40-54 years—14.1% compared with Northern NSW at 17.7% & all of NSW at 19.1%;
- 55-64 years—14.8% compared with Northern NSW at 14.8% & all of NSW at 11.9%;
- 65-79 years—27.7% compared with Northern NSW at 19.9% & all of NSW at 13.1%; and

- 80 years & older—10.0% compared with Northern NSW at 6.8% & all of NSW at 4.6%. [.id, *Yamba (NSW)*]

### *Locality snapshots]*

NOTE: An est. 37.7% of Yamba's population are between 65 to 85+ years of age. While 61.4% of those over 15 years of age are living as legally married or de facto partners.

## **POPULATION MOVEMENT**

Total migration into the Yamba-Angourie area in 2022 & 2023 combined was est. 1,435 persons and migration out of the area was est. 941 persons, resulting in net migration of est. 494 people [.id, *Angourie – Yamba: Components of population change*].

## **PROPOSED INFILL ON YAMBA HILL**

The section of Yamba Hill which Council has indicated it intends to designate as suitable for R3 medium density infill redevelopment falls with ABS SA1:10401188228 covering 0.39 [sq.km](#) with an equivalent population density of 758.9.

Council proposes to allow the demolition of approximately 70 dwellings to be replaced by 152 dwellings in the form of townhouses, with building heights of 12 metres which translate into two floors.

The net dwelling increase will be 82 newly erected dwellings and a projected increase in population on this section of Yamba Hill in the vicinity of 172 persons. Given the description of the housing types anticipated it is highly likely internal access to dwellings would involve staircases.

All newly housed persons would be able to access the direct bus route via Yamba Street. However, as there is a 1hr:30min to 2 hour wait between all weekday bus movements and 2 hour waits on weekends, anyone without access to a car would have to rely on the taxi service or walk between 320 to 800 metres downhill to Yamba Central Business District.

If on foot the return journey via Yamba Street goes from a level 9m elevation increasing by degree up to a 17m elevation near the top of that section of Yamba Hill.

**From:** [REDACTED]  
**Sent:** Thu, 18 Jan 2024 14:17:10 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** (ECM:2576937) Attention Ms Laura Black  
**Categories:** ECM;Casey

You don't often get email from [REDACTED] [Learn why this is important](#)

18.1.2024

General Manager  
Clarence Valley Council

Attention: Laura Black.

Good morning,

I write to ask if you can facilitate providing senior staff members to a meeting with four representatives of the Iluka Community in relation to the Draft Housing Strategy. We would be happy to attend the council offices in Maclean to meet them.

Cr Karen Toms suggested we contact you about this request. Our aim is to understand the process and know how the community can be included in final decision making regarding Council's draft housing strategies for Iluka.

Our intent is threefold:

- . To have a clear presentation of the current proposed strategy and any changes council is considering,
- . To express community responses to them including support and concerns about them,
- . To understand the next steps in Council's planning process and how our community can be involved in a constructive manner.

It is unfortunate that Council's previous attempts at engaging the Iluka community on the strategy were ineffective. We were unaware of the posting of the housing and affordable housing strategy on CVC's website until the 11<sup>th</sup> hour and we were unaware of the meeting organised by Council staff at Club Iluka, where only 3 people attended. One week before submissions closed, a post on our community facebook page, resulted in approximately 300 submissions on the strategy, showing the community is certainly interested.

We would like to have this meeting prior to Thursday 1<sup>st</sup> February 2024.



We understand that we have requested a short time frame but the community is really wanting to be better informed.

If you would like to talk to me about this meeting I can be contacted on [REDACTED]

Kind Regards,

Jacky Overington

[REDACTED]  
ILUKA 2466

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Wed, 20 Dec 2023 10:52:55 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Local Land Manager Iluka Koala Reserve  
**Attachments:** koala reserve.docx



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Local Land Manager Iluka Koala Reserve

Contact details	
First name	Local Land Manager
Last name	Iluka Koala Reserve
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

submission	
Comments	The appointed Local land Managers of Iluka Koala Reserve have considered the Draft Strategy and policy and enter our submission in relation to the close proximity of this proposed Rezoning of Land in close proximity to the Iluka Koala Reserve and the World Heritage Listed Iluka Rainforest.
Please upload any additional supporting documents	<a href="#">koala reserve.docx</a>

20.12.2023

To - Clarence Valley Council  
C/- Online Submission

Re: Submission regarding Draft Local Housing Strategy and Draft  
Affordable Housing Policy

The appointed local land managers of The Iluka Koala Reserve would like to draw your attention to both The Iluka Koala Reserve and World Heritage listed Iluka Rainforest, both of which should be listed on your register of High Value Environmental Assets

The proposed Spenser Street and Queen Lane R3 zone change with accompanying building height increase to 12 metres are in very close proximity to both of these environmental assets.

There is a physical sign at the Spenser Street and Owen Street intersection advising of the World Heritage location being 700 metres from the intersection, which is the exact location from where you have proposed this R3 extension to commence.

Our concerns include the permanent loss of large mature remnant habitat and food trees that are currently growing on Spenser Street, Queen Lane and surrounding connecting streets. Sadly, development for buildings always seems to begin with the removal of all vegetation boundary to boundary, as we recently observed occurred in Riverview Strèet, Iluka, where dozens of huge remnant trees were felled for a DA of a shed.

Using that recent Riverview Street clearing as an example, any development adjacent to Iluka Koala Reserve would drastically affect arboreal connectivity between the Reserve and the Clarence River. This will affect any koalas, all birds, bats, frogs, reptiles and other tree using animals that use these trees to navigate their way between forest areas and the water.

Spenser Street and Charles Lane currently have large mature Pink bloodwoods ( *Corymbia Intermedia*), Forest Red Gums, Rainforest species and Coastal Cypress Pine, the latter of which, along with species above and others, constitute the Endangered Ecological Community of Coastal Cypress Pine Community. Even remnants of this ecological community are supposed to be protected under State law and also listed in CVC's Biodiversity Management Strategy. The federally listed threatened grey headed flying fox( EPBC Act) would be using the eucalyptus *Tereticornis*( Forest red gums) the bloodwoods, the rainforest species and finally the Brushbox( *Lophostemon confertus*) on the river frontage as food sources. Removing these trees will adversely affect native and migratory species using both the World Heritage Rainforest and the Iluka Koala Reserve.

Loss of arboreal connectivity to forest caused by zoning change and development would be the reverse of what the Koala Reserve managers and other local organisations such as Landcare and National Parks are trying to achieve. Without

trees to move between, possums, snakes, gliders, birds, mammals, and bats, many of which are now endangered, will struggle to safely get to the river and back.

Artificial light disorients nocturnal and migratory birds and artificial light also has a negative effect on food sources preventing animals from accessing plants illuminated by human light sources. Lights from high buildings and street lighting affects not only nocturnal land animals like our echidna but also nesting turtles. Taking example from Sunshine Coast in Queensland, after units and carparks were constructed on the shoreline, it was observed that turtles attempting to land to lay eggs were completely disoriented. Fencing then had to be built to obstruct lights from the shoreline.

We consider that 4 storey buildings, with associated road modifications, tree loss, light pollution, loss of animal pathways to the river caused by impassable buildings, fences and roads is not appropriate for adjacent to our wilderness areas

The local land managers are of the opinion that this high density 12 metre high development is not appropriate adjacent to such important environmental areas as The Iluka Rainforest and Iluka Koala Reserve.

Thank you  
Iluka Koala Reserve Local Land Managers  
Peter, Gabrielle, Lisa and Jacky

**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 20:54:06 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Re: Submission to CVC Draft Local Housing Strategy and Affordable Housing Policy  
**Attachments:** Yamba CAN's submission Draft Housing Strategy.pdf

Hello there

Please see attached Yamba CAN Inc's submission to Council's Draft Local Housing Strategy and Affordable Housing Policy.

Regards

Lynne Cairns

[REDACTED]  
Yamba Community Action Network Inc (Yamba CAN Inc)

[Follow us on Facebook](#)





21 December 2023

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

Dear General Manager

**RE: Council's Draft Local Housing Strategy and Affordable Housing Policy  
(Submissions close 9am Friday 22 December 2023)**

Thank you for the opportunity to provide a submission in relation to Council's Draft Local Housing Strategy and Affordable Housing Policy.

Yamba CAN Inc provides it has been provided with information from many members of the Yamba community that five (5) days notification of the Yamba drop-in sessions at the Farmers Market and the Woolli Street Hall was not adequate and timely notification of community consultation.

**Also of concern is that Council did not directly and individually notify the impacted ratepayers of the properties selected/identified for rezoning in Council's Draft Housing Strategy.**

Yamba CAN Inc is not against affordable housing; however, Yamba is not the right area for affordable housing, as outlined in this submission.

The Draft Strategy states "the vision is for housing in the Clarence Valley to be:

- a. appropriately located, to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts;
- b. designed to be consistent with the desired character of the area, ecologically sustainable and resilient to natural hazards; and
- c. diverse, affordable and adaptable to respond to the diverse demographics of our community, including young people, seniors and particular groups in need."

People visit Yamba and sometimes move to Yamba because it is a lovely, charming, small coastal town with a centre which has not yet been completely destroyed by development such as has occurred on the Gold Coast.

Yamba CAN Inc's believes the Strategy lacks full consideration of the negative impacts caused by increasing the population in Yamba, including the adverse impacts of raising the height of buildings in the CBD up to 18m and up to 12m near Pippie Beach. Council's Housing Strategy locations for affordable housing in Yamba is not suitable or appropriate for Yamba.

Yamba CAN Inc's objections in summary to Council's Draft Local Housing Strategy and Affordable Housing Policy include the following:

Further increases in population in Yamba as outlined in Council's Draft Local Housing Strategy and Affordable Housing Policy (152 dwellings on Yamba Hill and CBD shop top housing) will exacerbate the following, whether occurring during natural disasters or not:

- a) **Increasing adverse impacts on the amenity and lifestyle of residents**, causing damage to the community. Please see the article and video about Appin. Although on a larger scale there are similarities, and one in particular is that there is no adequate infrastructure plan for Yamba:  
<https://www.abc.net.au/news/2023-12-13/appin-rezoned-grow-13-times-bigger-still-no-infrastructure-plan/103215606>

- b) **Yamba's infrastructure is currently unable to keep pace with the increasing population.** There needs to be an infrastructure plan in place. Page 6 of Council's Draft Housing Strategy states, "*Prioritising infill development in existing areas such as Grafton and Yamba could improve the efficiency of infrastructure and service delivery and support improved housing diversity and affordability*". As has occurred in the past with many developments, there is a serious lag of adequate infrastructure and service delivery and support.
- c) **Yamba's road network is already unable to cope,** particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network with only one road in and out of town, potentially putting lives at risk in times of disaster, fire and flooding.
- d) Page 60 of Council's Draft Housing Strategy mentions "**carsharing opportunities should be explored**". **Yamba CAN Inc believes this is not realistic.**
- e) **Difficulties will inevitably continue to increase** in relation to servicing residents, burdening the availability of goods and services, access to shops and availability of parking spaces, access to support care and medical and health treatment, access to schools and recreation and leisure facilities, risks to water supply, power outages causing health stress and food wastage, internet outages, sewer pumps failing, transport services paused and safe evacuation and potential risk to life. Underground parking is not feasible in the CBD due to potential flooding.
- f) **West Yamba (the West Yamba Urban Release Area – WYURA) is another classic example of inappropriate development and poor planning** under current conditions with little regard for the negative impacts of increasing population will have on Yamba as a whole.
- g) **The proposed diverse mix of infill housing options for Yamba Hill (premium town houses, residential flats and multi-dwelling housing (12m high)) and the CBD (including apartments above shops (18m high)) will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods as it will just be increasing the population and density of housing.**
- h) **Excessive density** – decrease land size and increase the number of residents in a smaller area. Often apartments, units and houses pushed right up beside each other, reduces amenity, aesthetics, privacy and can increase conflict between neighbours from noise transference leading to irritability.
- i) **The Strategy mentions sale prices of dwellings in Yamba are higher than most in Clarence Valley Local Government Area (LGA) and "Yamba has proportionally more residents receiving government benefits or allowances as their main source of income". The Policy states "Affordable housing must be made available to very low, low and moderate income households". Housing stress may contribute to an increased demand for affordable housing, however the locations identified on Yamba Hill and the CBD are unsuitable and unfeasible as Yamba is one of the highest priced areas in this LGA. The Valuer General's website provides that the land value alone from Yamba Street continuing up Yamba Hill ranges from \$1m to \$1.5m.**
- j) **Residents will continue to be isolated during stormwater and riverine flooding as the one road in and out and other roads in the network, become flooded and close without adequate warning for evacuation.**
- k) **Increasing the population in the Yamba area may hinder the evacuation of people** when a stormwater or riverine flooding event occurs and roads are closed. This may potentially cause risk to life as safe evacuation may not be guaranteed.
- l) **It appears there would be an extra burden on SES volunteers during flooding.**
- m) Clarence Valley Council LEP 2011 (a legal document) clause 5.21 sets out flood planning provisions. Under this clause, consent for developments on land within the flood planning area must not be granted, unless the development meets the following:



**(1) The objectives of this clause are as follows—**

- a) to minimise the flood risk to life and property associated with the use of land,
- b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
- c) to avoid adverse or cumulative impacts on flood behaviour and the environment,
- d) to enable the safe occupation and efficient evacuation of people in the event of a flood.

**(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—**

- a) is compatible with the flood function and behaviour on the land, and
- b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
- c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
- d) incorporates appropriate measures to manage risk to life in the event of a flood, and
- e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

**A number of these requirements in CVC's LEP appear to have already been contravened in relation to approved developments on the Yamba floodplain.**

**In particular, it appears points (2) a) and b) in CVC's LEP above had not been fully considered in the Strategy.**

- n) Pages 131 and 132 of Council's **Draft Local Housing Strategy does not list all the development potential in the area. Not mentioned are the following which total 676 homes/apartments/units** (the full list of dwellings is on page 13 below):

- Parkview manufactured housing estate (MHE), Park Avenue Yamba – 136 homes – approved
- Palm Lake Resort Yamba Cove MHE, Orion Drive, Yamba – 78 homes – approved and under construction
- The Dunes estate, Dunes Court, Yamba – 24 homes – approved and under construction
- The Links estate, off River Street, Yamba – 68 homes – approved and under construction
- Quays estate development, Yamba – 65 homes – approved and under construction
- Sullivans Road, Yamba – 6 lot subdivision – approved
- Carroona age care home, Yamba Road, Yamba – 84 apartments/units – approved and under construction
- Habitat development, 6 Yamba Road, Yamba – 17 apartments – approved
- Mulgi Street, Yamba – 14 townhouses – awaiting approval

Together, those mentioned in the Strategy (1,050 dwellings) and the 676 provided above, totals 1,726 homes/apartments/units. Please note that the **established** MHE of 149 dwellings at 36 Golding Street (Grevillia Waters), is mentioned in the Strategy. Grevillia Waters was approved to commence operating as an MHE at least two years ago. A number of developments in the dot point list above were also approved some time ago and need to be included in the development potential in this area.

**Of concern, is future proposals on one parcel of land as provided in Council's 28 June 2022 Business Paper, on page 261 under Council's Employment Land Strategy there is an entry for Clarence Property Group (CPG) (see page 9 below).** It outlines that CPG recently acquired a 9.3ha parcel of land opposite Yamba Quays, zone SP3, on the southern side of Yamba Road (Lot 2 DP 592312). The proposed roundabout (known as the Witonga Drive roundabout) which will provide access to Yamba Quays, will provide access to the acquired site and the proposed Yamba By-pass. Mention is made that the site will provide employment opportunities, businesses such as medical and education, pedestrian and cycleway connectivity, regeneration works, public foreshore access and public recreation reserves. Concern is that the site would require filling and is it anticipated to be another MHE?

- Council's Draft Local Housing Strategy is currently on exhibition and states on page 51 under Mitigation Measures:

*"Proper land use planning to avoid building in high-risk areas, along with resilient infrastructure, ensures homes can function during and after disaster events. Critically, the recommendations from the flood and bushfire inquiries highlight the need for a risk-based approach to planning for natural hazards and include **prioritising and encouraging new development in safe areas and ensuring evacuation routes are available and of sufficient capacity where new development is permitted in disaster-likely areas.**"*

Unfortunately, this has not occurred in the Clarence Valley Council LGA for decades as this submission demonstrates over the following pages. This is also supported in two letters to the CV Independent editor, one dated 20 December on page 18 below, about **Yamba Hill – A History Remember**" in relation to the poor local government planning and decision making for Yamba, and the other dated 24 May 2023 on page 19 below about **"West Yamba warning came years ago"** in relation to the community preferring an ultimate population of 8,000 people in Yamba.

- o) **It appears CVC and State Planning Departments have failed in their duty of care to Yamba residents.**

All in all, the infrastructure in Yamba is overloaded and will inevitably only become worse potentially causing disgruntled residents. Yamba is not well served by supporting infrastructure and services.

To reiterate, Yamba CAN Inc is not against affordable housing; however, Yamba is not the right area for affordable housing, as outlined in this submission.

Yours sincerely

[Redacted Signature]

Col Shephard

[Redacted]  
Yamba Community Action Network (Yamba CAN) Inc.

[Redacted Signature]

Lynne Cairns

[Redacted]  
Yamba Community Action Network (Yamba CAN) Inc.

**Detailed information and photos:**

On 28 February 2022 Yamba received 274mm of heavy rain in 24 hours. This rainfall was not unprecedented. Stormwater inundated homes and many roads were closed. After the stormwater dissipated the Clarence River flood crest reached Yamba two days later and homes were again inundated and roads remained closed. Yamba has one road in and out and the town was cut off for seven days. Residents in the whole of the west Yamba area were unable to reach the SES designated evacuation centre, the Yamba Bowling and Sporting Club. Yamba Fair closed due to stormwater inundation in the carpark and Treelands Drive and Coles closed after running out of food. Quite a number of homes were flooded with stormwater followed by riverine water.

Yamba was very fortunate that the February/March floods in 2022 did not coincide with a king tide. If that had occurred many more homes would have been inundated with water and sewage.



28 February 2022, Yamba closed when Kolora Lake overtopped in February 2022 – SES manning the closure





28 February 2022, just prior to Yamba Road being closed due to stormwater flooding. West of Carrs Drive intersection.



28 February 2022, Looking across Yamba Road closed. West of Carrs Drive intersection



**A Yamba Road home flooded with stormwater and sewage February 2022 – adjacent to Park Ave MHE (see page 17 below)**



**Another Yamba Road home initially flooded with stormwater February 2022 – adjacent to Park Ave MHE (see page 17 below)**





This is a quarterly update for the community about planning and development in the West Yamba Urban Release Area. Council prepares this update with the aim of improving communication with our community about how development is progressing and being managed in this area.

**Approved - 181 Lots over 3 Stages**

**DA2018/0006 - Status: Under construction**

- Filing of Stage 1 is complete
- Part of Stage 3 filing is currently being undertaken to enable civil construction works in Stage 2
- Conditions require upgrading of Carrs Drive. Council holds a bond from the developer to ensure Carrs Drive will be upgraded.

**Approved - 107 Manufactured Homes**

**DA2018/0273 - Status: Under construction**

- Package of material is complete. Internal civil and building construction is under way for stages 3 - 5.
- Upgrades to Carrs Drive is currently underway for access to the site. Future applications to Carrs Drive will be required as part of future stage.
- Approval to operate buslines issued for Stages 1 and 2.

**Under Assessment - 238 Manufactured Homes**

**DA2023/0041 - Status: Information Request**

- Council has requested additional information from the applicant about the proposed including urban design, stormwater, flooding and biodiversity.
- Upon receiving a response from the applicant, Council will publicly advertise the application for 28 days.

**Approved - 50 Single living units and 3 lot subdivisions**

**DA2020/0726 - Status: Construction not started**

- Conditions require upgrading of Carrs Drive.
- Filing of the site is required.

**Under Assessment - 204 lot Subdivision**

**DA2022/0007 - Status: Information Request**

- The application seeks consent for 271 low density residential lots, 1 medium density residential development lot, 1 commercial development lot, 1 low density development lot, 3 drainage easement lots and 1 open space reserve lot.
- Council has requested additional information on the proposal including urban design, stormwater, flooding, and biodiversity.
- Council has received part of the additional information requested, with flood impact assessment still to be undertaken in accordance with the new 2022 Flood Model.
- Council will publicly advert the application for 28 days once information is received.

**Approved - Earthworks and Filling of Land**

**DA2018/0043, DA2018/0040, DA2018/0041 - Status: Completed**

- Filing of the site was undertaken from 2018 under three separate approvals.

**Key Issues: Road and pedestrian network status**

- Council will require an Integrated Pedestrian Access and Management Plan to support future developments in West Yamba.
- A collective Traffic Impact and Management Plan is required to be prepared for future development sites to the east of Carrs Drive.
- The Traffic Impact and Management Plan will be generally reflective of the road hierarchy plan as defined in Part X of the DOD.

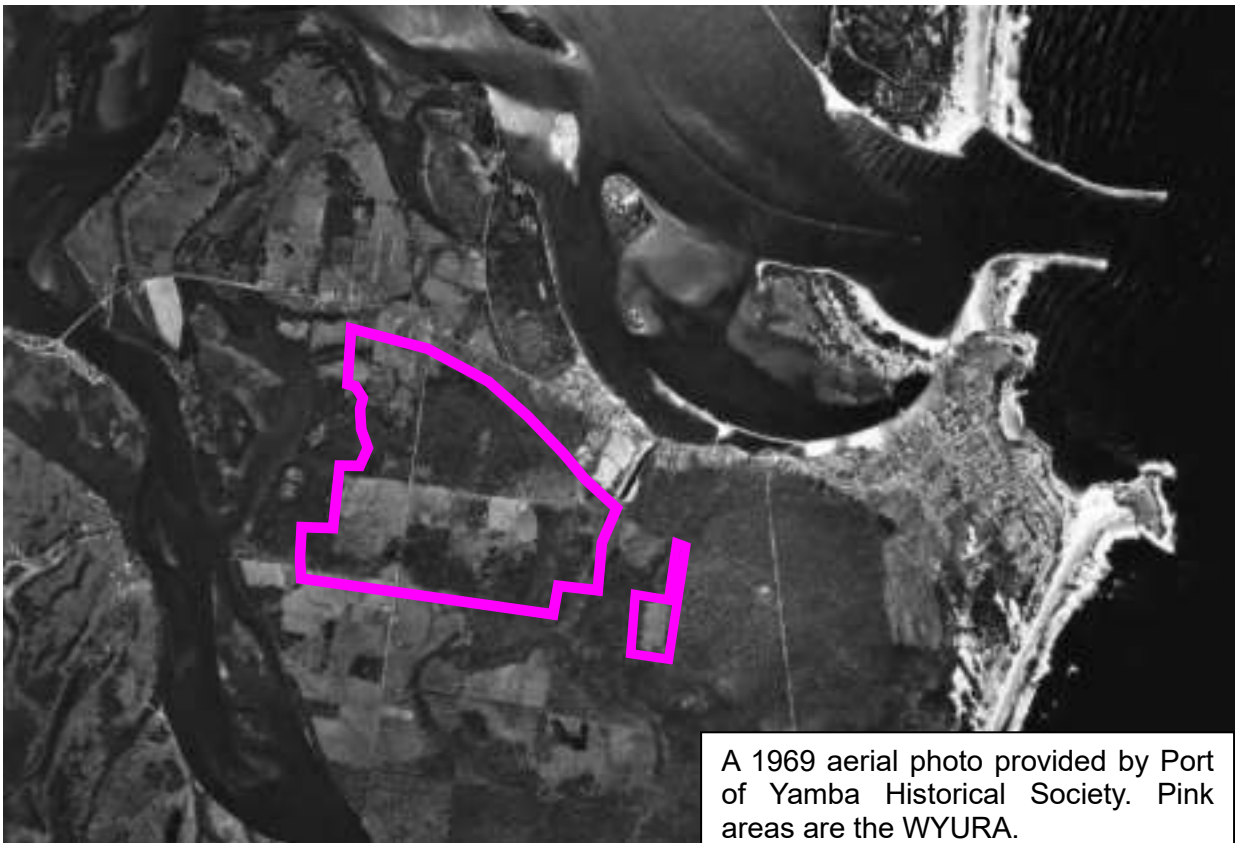
**Key Issues: Flooding and hydrology**

- Council is thoroughly assessing flooding and hydrology impacts across West Yamba. Council has engaged an independent flood specialist to assist with assessment of DA2023/0041.
- Council has now adopted the Clarence Flood Model updates 2021 to include the most up to date information about floods, rainfall, climate change and infrastructure. This information is available on the Council's website.
- Council will request that applicants with current and future development applications consider impacts associated with the new 2022 Flood Model.
- Council will undertake detailed assessment of the management of stormwater, both internal and external to development sites, as part of all future development applications.

**Key Issues: Earthworks and filling**

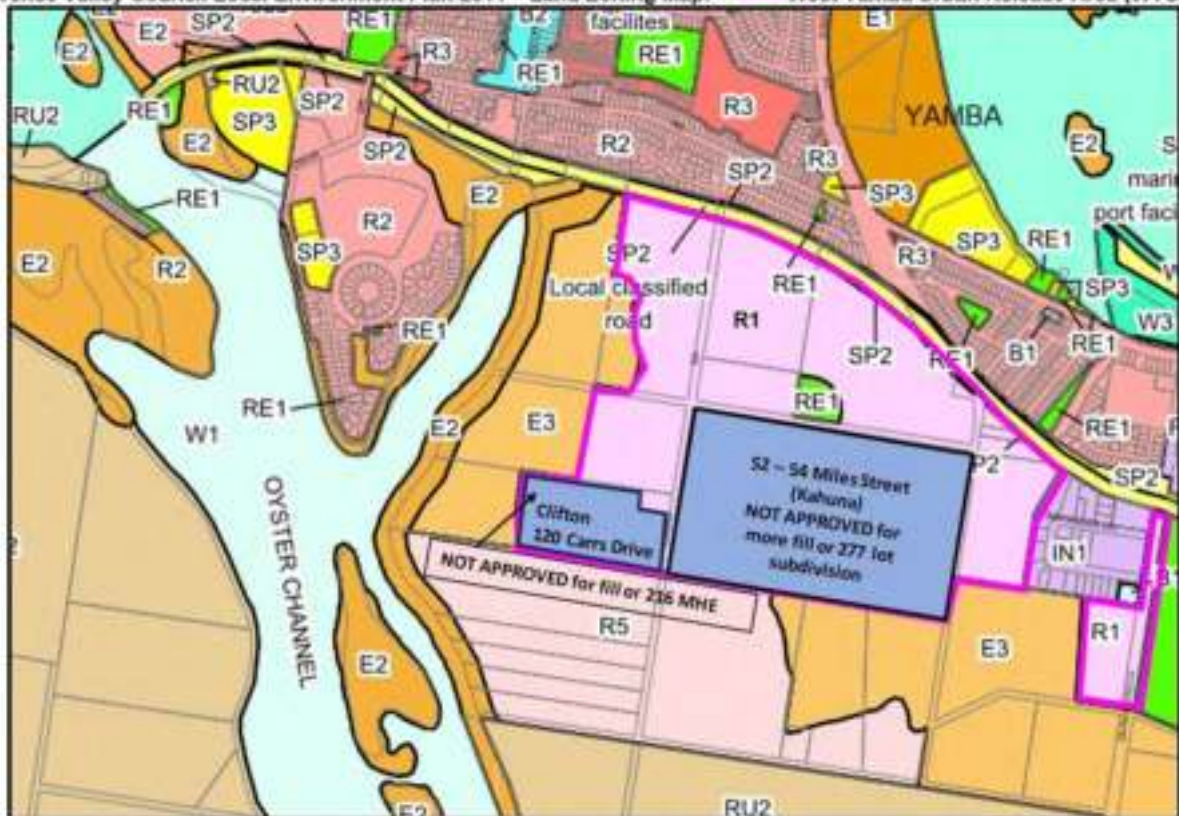
- The developers are required to repair ongoing damage to Carrs Drive caused by construction, including heaving of bit. Council and the developers are committed to ensuring the safety of Carrs Drive road users.
- Council holds bonds from the developers to ensure Carrs Drive is repaired.

As previously mentioned above, the rainfall of 274mm in 24 hours was not unprecedented. On 2 March 1999 in 24 hours 300mm rain was experienced in Yamba. Why homes were not impacted, and roads not closed in 1999 was because there was no fill on the Yamba floodplain. West Yamba (the WYURA) was a floodway, flow path and stormwater and riverine storage area.



A 1969 aerial photo provided by Port of Yamba Historical Society. Pink areas are the WYURA.





<p><b>Recreation Zones</b></p> <p>RE1 Public Recreation                  E2 Environmental Conservation                  E3 Environmental Management                  C2 Environmental Conservation                  E1 NP and Nature Reserve</p>	<p><b>Residential Zones</b></p> <p>R1 General Residential                  R2 Low Density Residential                  R3 Medium Density Residential                  R5 Large Lot Residential</p>	<p><b>Rural Zones</b></p> <p>RU2 Rural Landscape</p> <p><b>Special Purpose Zones</b></p> <p>SP2 Infrastructure                  SP3 Tourist                  IN1 General Industrial</p>	<p><b>Rural Zones</b></p> <p>RU2 Rural Landscape                  W1 Natural Waterways</p> <p><b>Special Purpose Zones</b></p> <p>SP2 Infrastructure                  SP3 Tourist</p>
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9.3ha Lot 2 DP 592312 Yamba Road Yamba acquired by Clarence Property Group.



17 April 2023,  
photo of the  
height of fill  
from the  
existing  
ground level at  
Parklands  
subdivision in  
Carrs Drive  
Yamba



The stick is 3.0m in length

Sea level rises predicted by the end of this century show that much of coastal New South Wales (NSW) will be inundated. Using Yamba as an example the image below shows how under current conditions areas planned for subdivision are negatively impacted by sea levels and along with significant areas of the town will be further impacted this century.



Yamba predicted sea levels by century end



Existing planning addressing flooding and sea level impacts commonly fails to achieve sustainable outcomes which do not prevent negative impacts on the existing residents, and commercial and industrial areas. There is no real assessment of the predicted impacts caused by climate change and the predicted extremes in weather that are already being experienced. West Yamba is one example of poor planning, where filled areas already impact on existing residents, and commercial and industrial areas. Difficulties will inevitably arise in relation to servicing the residents in developments on mounds of fill, such as goods, services, support, medical treatment and evacuation. Planning for the future impacts of climate change must prevent development in areas where there is a real and known negative impact due to the increased probability of flooding due to natural disasters caused by climate change.

### **The cumulative impacts of development:**

- Approvals of development applications for residential use should never be given on a recognised flood plain.
- CVC Development Control Plan Part X WYURA under Objectives states:  
*"02. Minimise flood and drainage impacts of the development in the WYURA on adjoining residential neighbourhoods and property including ensuring that there is no net increase in the number of existing dwellings whose habitable floor levels become inundated by the ultimate filling and development of the entire WYURA.*

*04. Ensure that any stage of the overall WYURA development is successfully integrated and does not prejudice or detrimentally impact overland flow path/s, existing watercourses and stormwater management network."*

Neither Object 02 nor 04 have been met as photos on the previous pages demonstrate.

- CVC is a statutory body and has a statutory duty of care to its residents.

In 2009 a Floodplain Risk Management Plan (FRMP) was adopted by CVC after a study was done. The Plan concerns environmental issues relating to flooding, in particular new residential development on flood-labile land and the impacts of increased human activity. The FRMP states *"a Master Plan be prepared to achieve a holistic strategy to ensure development is integrated and does not create problems when addressing cumulative issues in West Yamba. This would include the potential impacts of increased human activity - nutrients, sedimentation, runoff - on the nearby exclusion zones during a flood or ocean event when WSUD capacities are exceeded."* The Master Plan to be prepared prior to developments being approved. The (2009 FRMP) also recommended that Stormwater study be completed and that this was outside the scope of the 2009 FRMP.

A Master Plan was never prepared although development has been allowed to go ahead on the floodplain.

The new development areas on the floodplain resulted in water diversion into existing residents' properties and homes in west Yamba. Yamba's stormwater drainage system was unable to cope, causing flooding. Yamba's stormwater drainage system requires thorough investigation for upgrading. A comprehensive drainage and flood study is required.

As a Master Plan that takes into consideration Stormwater in accordance with FRMP was not prepared, and developments have been allowed to proceed on the floodplain, it appears CVC and State Planning Departments have failed in their duty of care to residents.

- The Lower Clarence Flood Model (LCFM) 2022 currently on exhibition does not address stormwater inundation and flooding in Yamba.
- The West Yamba Urban Release Area acts as a storage for flood waters and the Yamba Bypass drains flood waters into Oyster Channel, neither of which have been addressed in the LCFM 2022. The ongoing fill required for the approved developments in the WYURA and elsewhere in Yamba is negatively impacting, causing stormwater inundation and flooding into existing residents' properties and homes and potentially adversely affecting the safe occupation and efficient evacuation of residents or exceeds the capacity of existing evacuation routes for the surrounding area in the event of stormwater and/or riverine flooding.

- A 1969 aerial photo provided by Port of Yamba Historical Society showing the WYURA on page 8 above, along with other photos of the Yamba floodplain area demonstrate the biodiversity destruction, particularly habitat destruction due to the ongoing developments.
- Yamba is in a similar predicament to that which appeared in *The Sunday Telegraph* on 29 October 2023 on pages 1, 6 and 7 in relation to building on a floodplain. Although not in a bathtub, Yamba's population growth is attributed to development on the floodplain, similar to Sydney's northwest, in the Hawkesbury area potentially putting 23,000 lives at risk if the area was developed. Yamba currently has a population of about 7,000. If all proposed and approved developments are constructed and inhabited the population will likely be about 10,000.



**February 2022. These natural disaster events will potentially become more catastrophic – one road in/out**

**Yamba Road cut near Angourie Rd roundabout**



**Pink text** are those developments not included in the Housing Strategy.

<b>Over the past few years, the number of homes, units, townhouses and developments in Yamba have increased, negatively impacting on the lifestyle and amenity of residents.</b>		
Kahuna, Carrs Drive	277 residential lots	Partially filled – more fill and lots not approved
Clifton, Carrs Drive - existing	193 MHE	Approved – filled and being constructed
Clifton – new DA, Carrs Drive	216 MHE	Not approved
Senior living	52 senior living units	Approved – not filled/constructed
Parklands – 3 stages	161 lot subdivision	Approved – being filled/constructed
Park Avenue	136 MHE	Partially filled – more fill & MHEs approved (see page 17 below)
Orion Drive	78 MHE – 71 two storey and 7 single storey	Approved – filled and being constructed (see page 17 below)
Palm Lakes Resort	Approx. 184	Existing/approved
Grevillea Waters	156 MHE	Existing/approved
The Dunes estate	24 lots	Approved – filled and being constructed
The Links estate	68 lots	Approved -
<b>Total number of homes</b>	1545 homes	493 not approved 1028 being constructed or existing
Other developments approved: Quays estate Stage 2 (24 lots), Stage 3A (11 lots) (about another 25 to 30 lots yet to be released); 6 lot subdivision Sullivans Road; Caroona aged care facility 84 units; 17 apartments 6 Yamba Road; 14 townhouses Mulgi Street. 186 extra homes, units and townhouses.		

- The existing residents of the whole of West Yamba were unable to reach the designated SES Clarence Valley SES designated Flood Evacuation Centre on 28 February 2022 as the roads were closed. The SES Clarence Valley Plan actually states not to drive or wade through any water at all.
- **Other impacts include:**
  - Unable to access required goods, services, support and medical and health treatment due to storm and riverine water inundation and flooding, causing road closures.
  - Homes flood damaged.
  - Water supply risks.
  - Power outages causing food wastage.
  - Sewer pumps failing.
  - Public transport paused.
  - Increased house insurance premiums.
  - Devaluation of properties.
  - Infrastructure damage.
  - Water quality issues in creeks and rivers, harm to aquatic life by pollutants and increased sediment.
  - Habitat destruction.

### **Climate change and natural disasters:**

The February/March 2022 floods in the Northern Rivers have highlighted the need for better planning strategies to fully consider climate change and natural disasters.

It appears that thorough consideration of climate change and natural disasters concerns is often in the too hard basket for Council and the Regional Planning Panel. Residents are becoming more concerned and are losing confidence in Planning authorities.

Weather events are becoming more extreme, triggering more catastrophic natural disasters.



**Fire Prone areas:**

In September 2019 residents to the south of Yamba, at Wooloweyah and Angourie, were urged to seek shelter, with a nearby bushfire upgraded to an 'Emergency Level' warning. Strong winds fanned the flames towards homes, with more than 9,000 hectares scorched by the fire.

The fire impacted on the southern side of Wooloweyah and Angourie. The wind direction changed to southerly and pushed the fire north towards Yamba. An air tanker dropped retardant south of the at-risk villages of Angourie and Wooloweyah in a bid to slow down its onslaught. Helicopters were water bombing the fire after filling their water buckets from the Clarence River.

About 300 homes were at risk with the one road in and out closed due to the fire and backburning operations. Many residents were trapped in Angourie and Wooloweyah, with some escaping by walking along the beachfront, leaving their homes and vehicles behind. Fortunately, no lives were lost.

After the fire, mention was made of a number of concerns including:

- one road in and out.
- lack of information and sufficient warning to evacuate allowing residents time enough to leave.
- residents not being notified of the backburning operation.
- the build-up of vegetation and fuel loads in the Yuraygir National Park.
- better coordination between relevant agencies.

Subdivisions and manufactured housing estates (MHEs) near fire prone areas must have conditions applied to dwellings being constructed: such as the proximity to combustible materials near structures and appropriate fire protection infrastructure including watering systems for use in the event of fire. Compliance with planning conditions is always problematic in most local government areas. Methods must be developed to ensure compliance with fire protection conditions.

September 2019 fire verging on Angourie and Wooloweyah, heading towards Yamba – one road in and out



## **Rapidly changing social, economic and environmental circumstances:**

The increasing population in Yamba is negatively impacting on the amenity and lifestyle of residents. There is significant pressure and burden on the demand for social services, healthcare, suitable housing, schools, public transport, road networks, right down to the availability of parking spaces. All profoundly impacting on society as a whole, the social structures, demographics, cultural norms, and economic and financial well-being. Economic changes can also influence the business and commercial environment and can affect employment opportunities in the area.

Overcoming the inadequacy of environmental planning is crucial for ensuring sustainable development and protecting the environment. Environmental planning inadequacies can result from various factors, including inadequate data, insufficient regulations, and limited stakeholder engagement. A review or audit of previously approved development applications (DAs) may assist in highlighting shortcomings and inadequacies in the planning process. Any identified shortcomings and/or inadequacies can then be considered and improved in future DAs.

To address inadequacies in planning powers and planning bodies, local and state governments may need to reassess their legal frameworks, allocate more resources to planning departments, and develop more collaborative and comprehensive planning strategies. Strengthening planning powers can help ensure more sustainable and orderly development, better infrastructure, and improved quality of life for residents.

**Planning reforms** may be necessary to ensure that communities are able to mitigate and adapt to conditions caused by changing environmental and climatic conditions, as well as the community's expectation and need for homes, schools, hospitals and infrastructure.

- CVC appears to be quite powerless to review, amend or revoke development approvals. In April 2023 a Councillor submitted a motion to prepare a planning proposal for submission to the Department of Planning and Environment requesting that the vacant land, which do not have development approval for subdivision, in the West Yamba Urban Release Area (WYURA) be rezoned from Residential (R1) to Conservation (C2) zoning or a mix of Conservation (C2) and Rural (RU2) based on the impacts of further development on the environment and the risk to human life and property from future flooding. Unfortunately, the motion was lost five votes to two.
- Clarence Valley Council LEP 2011 (a legal document) clause 5.21 sets out flood planning provisions. Under this clause, consent for developments on land within the flood planning area must not be granted, unless the development meets the following:
  - (1) The objectives of this clause are as follows—**
  - e) to minimise the flood risk to life and property associated with the use of land,
  - f) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,
  - g) to avoid adverse or cumulative impacts on flood behaviour and the environment,
  - h) to enable the safe occupation and efficient evacuation of people in the event of a flood.

**(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—**

- f) is compatible with the flood function and behaviour on the land, and
- g) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and
- h) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and
- i) incorporates appropriate measures to manage risk to life in the event of a flood, and
- j) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

**(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—**

- (a) the impact of the development on projected changes to flood behaviour as a result of climate change,
- (b) the intended design and scale of buildings resulting from the development,
- (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,
- (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.

A number of these requirements in CVC's LEP appear to be contravened when developments on the Yamba floodplain have been approved.

**Yamba CAN Inc recommends that legislation needs to be introduced to ensure Councils comply with their LEPs and certain measures put in place if compliance is not undertaken.**

- No post flood data collection has been undertaken for the February/March 2022 stormwater and riverine flooding in Yamba. **A comprehensive stormwater study and data collection survey on the Yamba floodplain needs to be undertaken as soon as possible in relation to the February/March 2022 stormwater and riverine flooding events.** SES need to be involved and provided with the data collected in order to accurately update the CVC SES Local Flood Plan.
- **Yamba CAN Inc recommends that an evacuation modelling study be undertaken of the Yamba area.** Different flood events (both stormwater and riverine flooding) need to be modelled to determine risk to life. Evacuation routes need to be assessed. Concern is that the SES will experience an increased burden in times of natural disasters.

Yamba CAN Inc is fully aware that there is a housing shortage. However, **building on the floodplain, even on elevated, filled mounds is not a viable option**, particularly given the increased propensity of stormwater and riverine flooding impacts on existing homes and the increased burden on SES in times of evacuation, as well as the increased potential of risk to life.



Orion Drive MHE (off Yamba Road) – 71 two-storey homes with lift and 7 single storey homes (all slab on ground), a clubhouse, spa, pool, sauna, library, cinema, billiards room, carpet bowls room, crafts room, indoor golf, bar and a BBQ area.



Park Ave MHE (off Shores Drive) – 136 homes (slab on ground), a bowling green, swimming pool, community centre, library, cinema and gym.

Homes along Yamba Road to the south of Park Ave Development



28 February 2022, Shores Drive Yamba closed by stormwater



Orion Drive T intersection to Yamba Road on 28 February 2022



Orion Drive

28 February 2022 Looking west along Yamba Road the entrance to Yamba to the east, Kolora Lake on the right overtopped and closed Yamba Road. Orion Drive off to the left.



Shores Drive after the flood crest reached Yamba two days after the stormwater flooding dissipated – 2 March 2022 11am



## **Yamba Hill – A History to Remember**

*Clarence Valley Independent, 20 December 2023*

<https://clarencevalleynews.com.au/yamba-hill-a-history.../>

### **Letter to the Editor**

There is an old saying that, if you want to understand today, you have to know what happened yesterday.

These words of a past sage currently need to be understood by all Lower Clarence people with regard to **C.V. Council's latest proposal to possibly encourage more and higher building developments on Yamba's iconic Hill and in the main commercial area around Yamba Street where new buildings could be built as high as 18 metres or up to an estimated six storeys.**

To realise this proposal, about 70 existing homes on the hill around Agar, Harwood, Link and Yamba Streets would be demolished to allow construction of residential flats, town houses and multi-dwelling buildings up to 12 metres in height on small lots of only 400 square metres or less.

Council's latest Draft Housing Strategy and Affordable Housing Policy proposes in a 158-page document that a total of 152 new homes could eventuate on the Hill with more new apartments above shops in the CBD.

These ideas are not, however, new. When I was secretary of the Yamba Angourie Wooloweyah Community Association before amalgamation some 20 years ago, the previous forerunning **Maclean Shire Council tried to implement a similar policy which failed hopelessly, causing major protests from large swathes of concerned and angry ratepayers.**

On that occasion, the plan also included requiring all owners of property in designated lanes on Yamba Hill to "donate" a 1.5 metre streetside strip of their land to Council to enable 3-metre lane widening and street parking for future high-rise developments. The affected landowners were also to be held responsible for meeting the costs of relocating all affected kerbside water, telephone, power and rainwater services.

In addition, if landowners wished to place their properties on the market, a Section 149 Zoning Certificate would be attached to the property's deeds, warning potential buyers of the impending cost of development.

**After various YAWCA and other official meetings in Yamba, Maclean Shire Council was originally forced in 2002 to do a major red-faced backflip and withdraw its proposals.**

In our earnest battle with Council over further Yamba Hill development, I met on Yamba Hill with **Professor Bruce Thom, chairman of the Coastal Council of N.S.W., who warned that any further major density development on the Hill would be a great disaster.**

This very senior N.S.W. bureaucrat pointed out that, over the years, many coastal holiday shacks or houses had been demolished on Yamba's surfside coastline and other sand-based hills and had been dangerously replaced by buildings too large for the local landscape and the future security of local inhabitants.

Professor Thom advised that, unless we take a more strategic, place-based approach to urban planning, we would continue down the path of incremental poor urban values and safety which are linked to those natural features of significance to Yamba's coastal dwellers and visitors.

He also believed that the public in **Yamba and elsewhere in similar situations were becoming increasingly aware that the qualities that make our coast attractive and safe were rapidly being eroded by sub-standard development as a result of poor local government planning and decision-making.**

I was particularly interested in meeting Professor Thom, knowing that **Yamba Hill is basically an unstable combined nature and man-made sand hill.** We at YAWCA were also aware of how **the hill had suffered several landslips over the years** and that it had originally been stabilised for only lighter single-storey development.

At one time in recent history, Manly Hydraulics had to be called in from Sydney to lay equipment to gauge and deliver advance warnings about possible slippages in the Pilot Street area. This was also highlighted by the slippage at the river end of Clarence Street which slid down well over the eastern boundary of Yamba's central caravan park, completely blocking Harbour Street for a time.

It could be said that our Council has an insatiable hunger for more rate monies from Yamba properties, hence the desire to develop the soil-filled West Yamba floodplain and now Yamba Hill.



This situation was made obvious some years ago when Maclean Shire Council officers recommended that Yamba's total population must eventually be 100 per cent bigger than it is today to ensure a "financially secure Council."

Yamba's residents had voted in 2002 for the town's then population of 5,500 residents being eventually capped for all time at 8,000 due to the lack of land and services for equitable building development purposes.

The Council, on the other hand, flatly refused this figure provided by an official Council-supported town-wide referendum. It believed that a target of 17,000 should rather be set but just what figure the current Council may have in mind is not as yet publicly known.

All this encourages the writer to think that those who don't remember the past, are generally condemned to repeat it.

*Oscar Tamsen, Yamba*

## **West Yamba warning came years ago**

[May 24, 2023](#)

*Ed,*

In tune with your "**History of the West Yamba Urban Release Area**" published in your 17 May 2023 issue, may I add some little-known information to this overall saga concerning the construction of new homes on the sensitive West Yamba floodplain area.

When I was secretary of the Yamba Angourie Wooloweyah Community Association at the turn of the century prior to Council amalgamation, I managed to get the then Mayor, Mr Chris Gulaptis, to agree to hold a special referendum and survey on the very obvious West Yamba flood plain problem. He and his senior Maclean Shire Council officers then very kindly arranged for the necessary referendum voting papers to be made available to all ratepayers and residents.

In my various pleas for Council action, I had highlighted the fact that "various N.S.W. government departments and instrumentalities had insisted that the "majority view of Yamba people must be considered by Council when considering the proposed West Yamba development and any other future developments in the town."

I pointed out that Council's own employed consultant, Professor Rod Jensen, had warned Council in his "Local Economic Development Options for Maclean Shire Council" that modern regional economic development must take the view that "the economic system exists to serve the visions and values of a region's residents rather than for its own dollar and cents purposes."

**Professor Jensen also warned that Council "must identify the preferred future of the residents of Yamba and only take those actions and provide that scale of leadership to ensure that the people's choices are honoured in practical outcomes." In addition, Council was told that the Yamba community must always be comfortable with the ultimate size of their town, it's services and character.**

With this information before it, Maclean Shire Council and my YAWCA committee devised a voting paper in which **all Yamborians were invited to choose a total town population of their choice vis a vis the possibility of the West Yamba flood plain development seriously increasing the population numbers as there was little other residential land available.**

**When the votes were counted, the results showed, and proved beyond doubt, that an 8,000 ultimate population was the preferred option of the people.** This was also YAWCA's preferred option with 38 per cent of responses being the single largest survey return.

A full **Maclean Shire Council** meeting decided, however, that it could no longer accept the normal time-favoured principle of 'first past the post' and **instead favoured a 21 per cent count requiring the**

**preferred development of West Yamba and a 12,400 total population target.** This was in spite of the agreement that the referendum and survey was to be based on the usual principle of selection as in normal elections.

**In effect, 67 per cent of Yamba people wanted an eventual population of only 8,000** or less. What the single largest pro-YAWCA response group decided was that they did not want the West Yamba development with an additional population of 4,400 people housed there as part of what was a Council forced development strategy.

In an address to Council at the meeting, I also provided the presiding councillors with a YAWCA decision that the initial importation of 1.8 million cubic metres of West Yamba landfill would cause further unnecessary flooding in Yamba and, as **Councillor Ian Dinham, a water expert and engineer, reported in writing at the time, the 1-in-a-100 year flood would inundate nearby streets, Yamba Street and most dwellings constructed before 1989** when there were no official landfill requirements.

The final word should possibly go to Professor B. Thom, the then chair of the N.S.W. Coastal Council, who in a letter to Council and YAWCA warned that the central issue before Council and Yamba's population in 2001 was whether West Yamba's development would "dramatically impact on the town, it's character and potential risk to life and property into the indefinite future." Sadly, this official N.S.W. Government view was also rejected out of hand by Maclean Shire Council.

*Oscar Tamsen, Yamba*

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 08:24:11 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Submission on Council's Draft Housing Strategies  
**Attachments:** CVCDraftHousingStrategies22-12-23.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

Attached is a submission from the Clarence Valley Conservation Coalition on Council's Draft Housing Strategies. Please acknowledge receipt of this submission.

Leonie Blain  
[REDACTED]



**Clarence Valley Conservation Coalition (CVCC)**

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[REDACTED]  
<http://clarencevalleycc.blogspot.com/>  
facebook - Clarence Valley Conservation Coalition  
phone -Secretary, Leonie Blain [REDACTED]



Virus-free [www.avast.com](http://www.avast.com)



22 December 2023

The General Manager  
Clarence Valley Council

Email: [clarence@council.nsw.gov.au](mailto:clarence@council.nsw.gov.au)

### **Clarence Valley Council's Draft Housing Strategies**

The Clarence Valley Conservation Coalition (CVCC) commends the Council for developing strategies on local housing and affordable housing.

The CVCC regrets that it is unable to comment in detail on these important documents because of a number of constraints associated with organisational and personal commitments at this time of the year. In our view it would have been much better to have the exhibition period extended into 2024 a month or so beyond the holiday season.

We do have the following major concerns about the draft strategies:

1. There should be no further expansion of residential building on the floodplain and in other areas where there are strong risks of hazards such as landslips. The lessons of the last few years should have been learnt by ALL levels of government including Clarence Valley Council. On this matter Council should be lobbying the State Government to ban residential building on floodplains as a necessary change in the interests of public safety and economic common sense.
2. While there is a growing need for affordable housing in our LGA, the CVCC believes that any plan to provide such housing in major coastal areas such as Yamba will fail. Locations for such housing need to be based on the availability of suitably priced land as well as the level of ongoing costs such as rates.

Leonie Blain  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 14:32:09 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Cc:** "councillors@cr.clarence.nsw.gov.au" <councillors@cr.clarence.nsw.gov.au>  
**Subject:** SUBMISSION: Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy  
**Attachments:** 231221 Submission - CVC Local Housing Strategy and Affordable Housing Policy - Dimauro.pdf  
**Categories:** Amanda

You don't often get email from [REDACTED] [Learn why this is important](#)

Submission attached.

---

*Joe Dimauro*

[REDACTED] *Yamba NSW 2464*

[REDACTED]

21 December 2023

By email: council@clarence.nsw.gov.au

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

Ms Black

## **CLARENCE VALLEY DRAFT LOCAL HOUSING STRATEGY AND AFFORDABLE HOUSING POLICY**

This **Housing strategy and affordable housing plan** would have to be the worst document I have seen from CVC in a long while. **I STRONGLY OPPOSE** this, as it's poorly written, keeps repeating itself all of the way through, is full of irrelevant information and **IS NOT IN THE BEST INTEREST FOR YAMBA**. It is also poor timing to put this out close to Christmas when most people are extremely busy. For something as important as this, CVC has not held any town hall style consultation sessions with the community outside of business hours to answer questions before we lodge our submissions. I would have liked to ask lots of questions. Below are just a few.

This *housing strategy and affordable housing policy* is flawed. Why would CVC select the most expensive real estate, not just in the Clarence Valley (Yamba Hill and CBD), but in Yamba itself?

It appears CVC wants to encourage developers into Yamba to build as many multimillion-dollar units as possible on the hill. This is greed, to the detriment of not only the existing residents but also the tourists who come here to escape the overcrowded rat race elsewhere. CVC has to stop this obsession to overdevelop Yamba, in my opinion, for the sole purpose of collecting additional rates, fees and charges. CVC has to stop treating Yamba as the Clarence Valley cash cow. Yamba's population is already growing at a rate that existing infrastructure is not keeping up with. We can't even drink the water from the tap without risk to our health!

The Strategy proposes 12m (Yamba Hill) to 18m Yamba (CBD) high buildings on a minimum 400 sq metre lots. You can't be serious! That will be approximately four to six storeys of apartments. That will be a lot of people living in a very small area.

How is CVC going to address parking for all of these residents, particularly in the CBD? The plan states there will be no parking requirement for shop top apartments. **MULTISTOREY APARTMENTS WITH NO PARKING!!** That would have to be one of the worst planning decisions I have seen, since WYURA.

How is CVC going to ensure these residents cannot own a car if they want to live there?

These residents are also going to have visitors with cars.

Where are the business owners, tradies, Yamba locals who don't live near the CBD, and tourists going to park when visiting the CBD and shops?

What's next in the planning? Are you going to **"pave paradise to put up a parking lot"** as predicted in the Joni Mitchell song **Big Yellow Taxi**?

I hope CVC is not going to say that all of these residents won't need a car because they live in or near the CBD. Most Yamba residents need a car. Public transport is very limited.

Where are these people going to go for health services? They will need a car.

Where are all of these people going to work? They will need a car.

I'm sure all of the owners of these expensive units will expect three garbage bins each just like everyone else (or the equivalent in skip bins). Where are they going to be placed on collection days? How are the garbage trucks going to gain access to empty them? The streets will be full of parked cars.

How is CVC going to stop these units from becoming short term rentals and Airbnbs?

How is CVC going to address the one road in and out? This road is severely impacted by flooding. It is also congested now in peak holiday periods.

When Yamba gets cut off in flood, how long do you expect Coles, Spar and Friendly Grocer, to stay open when panic buying starts? My guess would be only a few hours.

Does CVC have an emergency plan to evacuate Yamba in the event of a natural disaster or other emergency situation? Or even sufficient evacuation centres for the proposed increased population?

Has there been any discussion with all of the emergency service providers in the event of a disaster or emergency? Such existing services are already grossly underfunded and under-resourced to respond - SES, RFS, Marine Rescue - and relying heavily on volunteers.

Are you aware Yamba is already punching well above its weight with increases in new housing?

I could go on and on! This is purely CVC looking after developer profits and greedily increasing its own rate base in my opinion. This selfish attitude of CVC is going to ruin Yamba's **character and liveability**. Tourists who want to be able to drive their family, and all of their gear, to the beach, will stop coming to Yamba if parking at the beach (and in the CBD) is no longer possible.

Are you going to charge for parking at the beach like in Byron Bay? Families will stop coming. They will bypass Yamba just like they are doing now with Byron Bay.

Overdeveloping Yamba **IS NOT** going to solve any housing affordability or shortage in the Clarence Valley. CVC needs to concentrate on flood-free land close to Grafton, and near Coffs Harbour, like Glenreagh, where they can utilise their services. Grafton is a town that needs a boost.



Grafton used to be a city, now sadly downgraded and in dire need of revival. If this obsession with Yamba continues, Yamba will become a city and the main centre for the Clarence Valley, and Grafton will just deteriorate further into a backwater. Make Grafton a place where people would like to live. It has all of the services, like a railway, soon to be redeveloped hospital, soon to be mega swimming pool, art gallery etc. Surely, you can do better.

Here's a thought. How about a satellite town/suburb out at the (no longer operating, even though CVC keeps pretending it does) airport. Who knows, if you get enough people living out there, and you will if it's affordable, you might get some interest from a commercial carrier. Make it part of the Greater Grafton area and Grafton may become a city once more.

I think it's poor form to try to change the zoning for certain parts of Yamba, that will ruin it forever, under the guise of housing affordability and shortages. Come on CVC, you know Yamba will never be affordable to the average person ever again. Those days are gone forever!

As it is written, this strategy/plan/policy needs to be scrapped, and proper consultation with all stakeholders completed. All of the necessary infrastructure and services must be in place before implementing any major changes.

The survey conducted revealed "**A somewhat negative response for high and medium rise apartments**". It's obvious residents are not keen to live in this style of housing. So do not ruin Yamba by using this strategy/plan as an excuse to implement poor planning/zoning changes.

The document stated that there are over 900 STRA and Airbnb properties in the Clarence Valley with the majority in Yamba. Wouldn't it be better for CVC to concentrate on freeing these up for long term occupancy, instead of building hundreds of new apartments to also become STRA and Airbnbs? Bring in new laws to impede financial viability, that will quickly free up a lot of housing.

The housing problem is a long-term fix, not a short-term fix. Take the time to listen to the community, do the right thing by them, don't just look after greedy developers, don't put rates first, do the right thing and **get it right – and just leave Yamba completely out of this unworkable scheme.**

It appears if this document, as it reads, gets approved, then CVC and State Planning Departments would have failed in their duty of care to Yamba residents. This has not been thought through at all.

Yours sincerely  
**Joe Dimauro**



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Tue, 19 Dec 2023 16:32:15 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Geff Cramb  
**Attachments:** 20231219 CRAMB Grafton Submission CVC Draft LH Strategy AH Policy.pdf  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Geff Cramb

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Suburb	Yamba
State	NSW
Postcode	2464
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Dear Sir/Madam,</p> <p>As property owners and residents we take this issue very seriously, and thank you for the opportunity to comment on the Strategy &amp; Policy.</p> <p>Please find below our objectional submission in relation to the two above-mentioned documents.</p> <p>Increasing pressures on existing zoned areas for increased redevelopment and higher densities may exist, but does not automatically mean they must be satisfied.</p> <p><b>DEMAND FOR DEVELOPMENT DOES NOT MEAN WE MUST DEVELOP</b></p> <p>There is no need to zone any more of Yamba Hill as R3 and a far more pressing urgency is to maintain the character and amenity of this last remaining R2 area for the benefit of present and future generations.</p> <p>Our objections focus around the proposed rezoning of Yamba Hill to R3 Medium Density Residential (12 metre height of building) and the proposed increase in building height in the Yamba Centre (18 metre height of building).</p>

	<p>In summary, our objections are based on:</p> <ul style="list-style-type: none"> <li>• Maintaining the character of Yamba;</li> <li>• Visual impact;</li> <li>• Social needs must be considered;</li> <li>• Increased noise;</li> <li>• Exacerbation of the traffic, traffic noise and parking congestion;</li> <li>• Inadequacy of infrastructure and roads;</li> <li>• Overshadowing and loss of Views;</li> <li>• Reduced residential amenity;</li> <li>• Access to air, light and sun and loss of sea breezes;</li> <li>• Yamba Hill Controls (DCP 2011);</li> <li>• Consideration of State Planning Policies;</li> <li>• Using hindsight as your foresight; and,</li> <li>• Higher rates and taxes.</li> </ul> <p>YAMBA IS UNIQUE, LETS KEEP IT THAT WAY</p> <p>Please find attached our full submission, uploaded through the upload box.</p> <p>Regards Geff &amp; Therese</p>
<p>Please upload any additional supporting</p>	<p><a href="#">20231219 CRAMB Grafton Submission CVC Draft LH Strategy AH Policy.pdf</a></p>

document s	
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19 December 2023

General Manager  
Clarence Valley Council

By email: council@clarence.nsw.gov.au

Dear Sir/Madam

**Re: Draft Local Housing Strategy (the Strategy) and Draft Affordable Housing Policy (the Policy)**

As a property owner in Grafton I take this issue very seriously, and thank you for the opportunity to comment on the Strategy & Policy.

Please find below my objectional submission in relation to the two above-mentioned documents.

Increasing pressures on existing zoned areas for increased redevelopment and higher densities may exist, but does not automatically mean they must be satisfied.

**DEMAND FOR DEVELOPMENT DOES NOT MEAN WE MUST DEVELOP**

There is no need to zone any more of Yamba Hill as R3 and a far more pressing urgency is to maintain the character and amenity of this last remaining R2 area for the benefit of present and future generations.

The proposed placement of infill development (e.g. premium town houses, residential flats and multi-dwelling housing) amongst the suburban Yamba Hill area is a major concern. Yamba is in danger of becoming another anonymous, homogenous coastal town.

My objections focus around the proposed rezoning of Yamba Hill to R3 Medium Density Residential (12 metre height of building) and the proposed increase in building height in the Yamba Centre (18 metre height of building).

People bought and now reside in the Yamba Hill area based on a faith in Council to preserve their lifestyle. That faith is well and truly shaken by this proposal.

Council should take the opportunity presented to develop a long term plan for Yamba (in association with permanent residents) which establishes a long term vision for the area and puts in place policies and controls which will ensure that long term community objectives are not able to be derailed in future by short term economic considerations by absentee developers.

**YAMBA IS UNIQUE, LETS KEEP IT THAT WAY**

In summary, my objections are based on:

- Maintaining the character of Yamba;
- Visual impact;
- Social needs must be considered;
- Increased Noise;
- Exacerbation of the traffic, traffic noise and parking congestion;
- Inadequacy of infrastructure and roads;
- Overshadowing and Potential Loss of Views;
- Reduced residential amenity;
- Access to air, light and sun and loss of sea breezes;
- Yamba Hill Controls (DCP 2011);
- Consideration of State Planning Policies;
- Using Hindsight as your Foresight; and,
- Higher Rates and Taxes.

My detailed comments on the above issues are provided below.

#### Character of Yamba

The character of Yamba would change with a change in zoning of Yamba Hill to R3 Medium Density Residential. The village-character and charm of Yamba is one of its main attractions and is one of the features Council should be working to retain. A change in the rezoning from Low Density Residential [R2 / 2(a) / 9 metre – 2 storey] to Medium Density Residential [R3 / 2(b) / 12 metre – 3 storey] would result in a density of development that is out of keeping with the town's character. The 'village atmosphere' and 'Yamba's character' are important assets to attract holiday makers and also for permanent residents. It would be desirable to retain Yamba's heritage and to keep Yamba unique.

The 'weekender' style of housing is fast disappearing even though this is one of the main attractions for tourists to the area.

Only residential housing is allowed under the existing zoning, which is a driving reason people have bought and settled in the area. Many people bought in this area because of the current R2/2(a) zoning and renovated accordingly.

You only have to look at the developments at number 4 (Seacrest) and 6 (Zinc) Henson Lane, to illustrate what the detrimental effects infill development have on the streetscapes, character and amenity, overshadowing, loss of views, access to air, light and breezes and reduction in privacy of a neighbourhood. These infill developments look and feel like the Gold Coast, Tweed Heads or Coffs Harbour which is not a good look – especially for Yamba. The character of the eastern end of Henson Lane has changed irrevocably.

#### Visual Impact

The visual impact of infill development 12 metres high on the hill, would be disastrous when viewed from the flat. The Yamba Hill area has a significant visual amenity that is worth preserving, including being seen from the beach and ocean.

### Social needs must be considered

Social change will occur with a change in housing type.

The current R2 Low Density Residential provides a housing choice in the area and creates a housing mix that is part of the character and charm of Yamba. A change to more infill development could have the potential for social and community impacts, i.e. with a greater number of short-term and holiday rental units in the area there would be a smaller permanent population to sustain local businesses and community involvement in local activities. There would be empty units for much of the year, and a rapid escalation of rowdiness and traffic in holiday season.

Denser infill development adjacent to single dwelling houses, is not appropriate. It would lead to loss of amenity for single storey residences, forcing redevelopment.

### Noise

Infill development will bring noise, especially in holiday time.

### Traffic and parking

Increased traffic, traffic noise and parking issues associated with proposed infill development (e.g. premium town houses, residential flats and multi-dwelling housing) is a major concern.

The streets in the Yamba Hill area are too narrow to allow medium density development.

Narrow streets not coping with additional traffic and an increase in on-street parking, particularly during weekends & holiday times is a real concern. There are plenty of examples of the existing Development Controls requirement(s) for the provision of car parking spaces in developments in Yamba e.g. in Development Control Plan, being relaxed by Council in the approval process.

Traffic and parking issues are exacerbated when Council parking signs are ignored. Indiscriminate parking is not policed by Council (Rangers) to try and address and redress the problem.

Below are just two examples of the issues faced in Church Street over the years. They illustrate that the narrow streets soon reduce to a single lane down the middle of the street if cars are parked on either side, which will only get worse with a higher density of living.



21 January 2023: Church Street Yamba – looking west



15 March 2020: Church Street Yamba – looking west



### Inadequacy of infrastructure and roads

Yamba's infrastructure is currently unable to keep pace with the increasing population.

Yamba's road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network and with only one road in and out of town.

If the proposal was supported there will be an increase in demand for limited services which is not environmentally sound e.g. limited water supply, decrease in water pressure, the lack of water etc.

### Overshadowing and loss of views

Loss of views and overshadowing are concerns if the height limits are increased.

There will undoubtedly be a loss of residential amenity for single houses if infill development occurs. For example infill buildings in Link Street, would increase the overshadowing in Harwood Street.

### Access to air, light and sun

Infill development will decrease access to air, light and sun.

A loss of sea breezes will occur.

### Yamba Hill Controls

The Strategy omits a 'Specific DCP Controls' that would appear to be incompatible with the proposal.

Annexure 4 – Planning Interventions of the Strategy detail the recommended targeted planning control amendments to be pursued to encourage compatible and resilient infill housing in Yamba (specifically Page 152).

Part W of the CVC Residential Zones DCP 2011 (23 December 2011) details the Yamba Hill Controls, for an area which includes all of Yamba Hill as described in the Strategy. The Yamba Hill Controls apply to all development, including dwelling houses, dual occupancies, attached dwellings, multi dwelling housing, residential flat buildings, semi-detached dwellings and serviced apartments.

Development controls for Yamba Hill in Part W include: minimum site areas; maximum height controls; shadow diagram requirements; and, car parking.

Part W implemented as per the CVC Residential Zones DCP 2011, would be incompatible with the Strategy. Part W should be maintained and upheld by Council as was intended by its insertion into the CVC Residential Zones DCP (2011).

### Consideration of State Planning policies

A rezoning of Yamba Hill, will change the character of the locality.  
Hence the proposed rezoning does not comply with:

- **SEPP 71 – Coastal Protection;**  
Responding to the character of a place.  
Preserving diversity.  
Providing quality pedestrian environments.  
Height responsiveness to the predominant surrounding environment.
- **NSW Coastal Design Guidelines.**  
State that it is no longer appropriate to build coastal houses and unit blocks at locations where they dominate the landscape without any appreciation of scale and sense of place.  
A two-storey height limit is supported in the Guidelines.  
Generally heights of up to 2 storeys in suburban areas (e.g. Yamba Hill).  
Heights are subject to place specific, urban design studies.  
New development is appropriate to the predominant form and scale of surrounding development (either present or future) surrounding landforms and the visual setting of the settlement.

Using hindsight as your Foresight

Height limits have already been exceeded in the past e.g 3 & 4 storey developments along Pacific Parade, Indigo Terraces (corner Queen & Clarence Streets).

Council approval to build the Bindaree and Beachside Developments against existing height limits at the time was a disgrace. They are an eyesore from both the land, beach & ocean.

Let's learn from our mistakes.

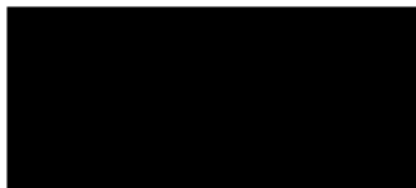
Council should be rigorous in ensuring builders / developers adhere to LEP's and DCP's.

### Higher rates and taxes

A change to R3/2(b) zoning would result in an increase in the Unimproved Capital Value, meaning higher rates and taxes. Land values have skyrocketed in the past few years and rezoning would accelerate this increase. While this would be a windfall for Council, it has the effect of forcing long term residents to sell as the cost of owning land escalates.

Geff Cramb

Owners of a property in Grafton for over 20 years



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 15:03:11 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ivan Holland  
**Attachments:** 230410 - Objection to Local Housing Strategy.pdf  
**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ivan Holland

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State	New South Wales
Postcode	2478
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>This submission is focussed on the area of land the encompasses Harwood Street, Yamba and is currently zoned R2: Low Density Residential (refer Figure 1). This submission objects to the following components of the draft Strategy:</p> <ol style="list-style-type: none"> <li>1. Rezoning of the area that encompasses Harwood Street, Yamba (referred to as Yamba Hill) to R3: Medium Density (Refer Annexure 4 – Planning Interventions, 6. Medium density in Yamba Hill);</li> <li>2. Any changes to development controls such as minimum lot sizes, maximum building height and floor space ratio that may or may not be associated with rezoning the Yamba Hill land to R3 (Refer Section 4.3 Planning proposal); and</li> <li>3. Amendment of the Clarence Valley Local Environmental Plan 2011 (LEP) to prohibit dwelling houses in the R3: Medium Density Residential zone (Refer Section 4.3 Planning proposal).</li> </ol> <p>A brief justification for the objections to the draft Strategy are outlined below as is an alternative/preferred approach to the rezoning of Yamba Hill.</p>
Please upload any additional supporting documents	<p><a href="#">230410 - Objection to Local Housing Strategy.pdf</a></p>



Our Ref: 230410



ENGINEERING  
PLANNING  
SURVEYING  
CERTIFICATION  
PROJECT MANAGEMENT  
ABN 35 131 001 842

21 December 2023

Clarence Valley Council  
Council@clarence.nsw.gov.au

Attn: Stephen Timms / Jasmin Oakes

## RE: Submission on Draft Clarence Valley Local Housing Strategy– Objection to Rezoning of Yamba Hill to R3: Medium Density Residential

The following submission on the draft Clarence Valley Local Housing Strategy (the 'draft Strategy') has been prepared on behalf of our client Michael Buxton, who is the owner of a property on Harwood Street, Yamba.

### Objection

This submission is focussed on the area of land the encompasses Harwood Street, Yamba and is currently zoned R2: Low Density Residential (refer Figure 1). This submission objects to the following components of the draft Strategy:

1. Rezoning of the area that encompasses Harwood Street, Yamba (referred to as Yamba Hill) to R3: Medium Density (Refer Annexure 4 – Planning Interventions, 6. Medium density in Yamba Hill);
2. Any changes to development controls such as minimum lot sizes, maximum building height and floor space ratio that may or may not be associated with rezoning the Yamba Hill land to R3 (Refer Section 4.3 Planning proposal); and
3. Amendment of the Clarence Valley Local Environmental Plan 2011 (LEP) to prohibit dwelling houses in the R3: Medium Density Residential zone (Refer Section 4.3 Planning proposal).

A brief justification for the objections to the draft Strategy are outlined below as is an alternative/preferred approach to the rezoning of Yamba Hill.

### Alternative/Preferred Approach

It is suggested that there are alternative options and strategies that can be adopted to allow an increase in housing supply in the east Yamba area whilst maintaining diverse and affordable housing without rezoning Yamba Hill to R3, such as:

- Stricter regulation of the use of housing as short-term rental accommodation (STRA). The draft Strategy notes that 12% (3127 dwellings) of private dwellings were recorded as unoccupied on Census night.
- The draft Strategy identifies "Prioritising infill development in existing areas such as Grafton and Yamba..." but does not appear to have investigated the potential housing yield from infill development in areas currently zoned R3. This should be investigated prior to any rezoning such as Yamba Hill. A cursory review of current aerial photography would indicate significant potential for infill/medium density development in the existing R3 zoned areas of east Yamba.

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Further, the draft Strategy notes that *"Despite the high and growing need for diverse housing including smaller dwellings and higher densities, external factors and market demand is resulting in continued development of large single dwellings in Clarence Valley"*. This would indicate that rezoning of areas such as Yamba Hill to allow for increased dwelling density may not achieve the desired outcome of additional smaller dwellings at higher densities.

## Justification for the Objection

### 1. General

The Draft Local Housing Strategy identifies the R2 land within the beachside region of Yamba (referred to as Yamba Hill) as the most suitable location for rezoning to create additional medium density land.

The Clarence Valley local government area (LGA) has a historical trend of recording higher rates of unoccupied dwellings compared to the NSW average. This pattern largely reflects the popularity of short-term rental accommodation (STRA), especially in the growing tourist destination of Yamba.

Yamba Hill is situated near the renowned Pippi Beach and future medium density development that will be allowed with rezoning to R3 will be attractive for use as STRA rather than owner occupation or low-term rental.

While the proposed rezoning may invite outside investment to the region, it will also likely increase competition for local buyers, increasing house prices in the region without addressing long-term housing supply and doing little to alleviate rental stress.

Wooli Street currently serves as the sole road access for the east Yamba area, that includes Yamba Hill. Any rezoning to promote infill development and/or increase urban density in this location will result in additional traffic on Wooli Street. The impact of the additional traffic expected from proposed rezoning and/or development density increases should be thoroughly investigated prior to the rezoning particularly as the east Yamba area does not currently have an alternative access.

### 2. 2.2 Housing Demand

The draft Strategy identifies that *"Despite the high and growing number of smaller household sizes, there is high and continued demand for detached dwellings in the LGA, both for rent and purchase"*. This would indicate that there is value in maintaining pockets of low density (R2) zoned land such as the Yamba Hill area.

Community feedback on housing indicated a positive response for granny flats and detached houses (these housing types are permitted with consent in zone R2) and a somewhat negative response to medium rise apartments (which are permitted with consent in zone R3 but prohibited in zone R2).

### 3. 2.3 Housing Supply

The draft Strategy identifies *"Prioritising infill development in existing areas such as Grafton and Yamba..."* but does not appear to have investigated the potential housing yield from infill development in areas currently zoned R3 or E1 (i.e., shop top housing). The theoretical dwelling capacity assessment (Section 2.4) is limited to a review of urban release areas and R5 Large Lot Residential Areas. A cursory review of current aerial photography would indicate significant potential for infill/medium density development in the existing R3 zoned areas of east Yamba.



**4. Priority 2: Encourage a diverse range of housing options in well located areas, to meet community needs.**

Priority 2 of the draft Strategy calls for diversity of housing throughout the Clarence Valley LGA in well located areas. While it is essential to encourage a diverse range of housing options to adapt to changing household needs, maintaining low-density residential development spaces should be considered as a crucial aspect of a balanced housing strategy.

The proposed rezoning of Yamba Hill to R3 will likely reduce housing diversity in the east Yamba area and an associated degradation of character and amenity that commonly is associated with land with a medium density zoning. The R3 zoning is expected to result in solar access, privacy and view sharing issues and conflict between new medium density development and existing low-density housing. The current R2 zoning of the Yamba Hill area supports housing for young families with adequate areas for children to play, for swimming pools and/or granny flats for extended families. The proposed rezoning of Yamba Hill to R3 is inconsistent with this priority and will not support a diverse range of housing options in the east Yamba area.

Actions to prioritise and support infill development in areas currently zoned R3 or E1 should be investigated and implemented prior to the consideration of any rezoning such as Yamba Hill (refer to Actions 2.1 and 2.2).



Figure 1. Current land zoning for east Yamba area (Source: NSW Planning Portal Spatial Viewer)

## Yamba (+ 152 dwellings)

### 6. Medium density in Yamba Hill



Opportunity	Premium townhouses in desirable location near to the ocean
Proposed zone	R3 Medium Density Residential
Proposed Height of Building	12m
Specific DCP controls	N/A

Figure 2. Proposed rezoning of Yamba Hill (Source: draft Clarence Valley Local Housing Strategy)

Please do not hesitate to contact our office if you wish to discuss this submission. We would appreciate the opportunity to present this submission to Council as part of any future consideration of the draft Strategy.

Yours faithfully,

[Redacted signature]

Ivan Holland | [Redacted]  
 BRS Northern Rivers Pty Ltd

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 01:35:20 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Howland  
**Attachments:** Submission to council RE Draft Clarence Valley Local Housing Strategy - John Howland.pdf



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Howland

Contact details	
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Phone number	[REDACTED]
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State	NSW
Postcode	2464
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>RE: Draft Clarence Valley Local Housing Strategy</p> <p>I will focus my comments mainly in regard to Yamba as this is my place of residence</p> <p>Whilst there are the positive aspects of rezoning of the area of Yamba hill from R2 to R3, which without other interventions would allow a wider range of building types, I do NOT support the rezoning coupled with increased height limits and prohibition of Dwelling Houses as the combined effect will have excessive negative consequences for the community including: Increased overshadowing, greatly increased street parking use, loss of privacy, loss of the character of the area, intergenerational disruption, many decades of mixed building heights as significantly taller buildings get approved, and increased holiday rentals.</p> <p>I object to the prohibition of dwelling houses in R3 which currently covers most of the Yamba Hill (4.3 Planning proposal pg.60).</p> <p>Whilst the council does have the capacity to facilitate the supply of the types of housing to meet the needs of the community through various planning controls, I believe the council would be overstepping its mandate by prohibiting the continuing choice of landowners to build single dwelling housing if the owners so choose to do so.</p> <p>It is unclear if there is a suggestion that maximum building heights might also be increased in areas beyond the planning intervention. I object to the adoption of a strategy that creates</p>

	such uncertainty, and I strongly oppose an increase in building height controls in general in this area.
Please upload any additional supporting documents	<a href="#">Submission to council RE Draft Clarence Valley Local Housing Strategy - John Howland.pdf</a>

General Manager  
Clarence Valley Council  
GRAFTON NSW 2460

Dear General Manager,

**RE: Draft Clarence Valley Local Housing Strategy**

I commend the efforts to develop an the draft Housing Strategy, and simultaneously released draft Affordable Housing Policy.

For the sake of brevity I will refer to the draft Clarence Valley Local Housing Strategy as the draft CVLHS.

I will focus my comments mainly in regard to Yamba as this is my place of residence and the time available to consider the broader implications of the proposal across the Clarence Valley is limited by the short time frame for commenting on the proposals.

## REZONING OF R2 AREAS OF YAMBA HILL TO R3

Whilst there are the positive aspects of rezoning of the area of Yamba hill in planning intervention #6 from R2 to R3, which without other interventions would allow a wider range of building types due to lowered landscaping requirements and wider range of building types including Attached dwellings, Multi dwelling housing, Residential flat buildings.

I do NOT support the rezoning coupled with increased height limits and prohibition of Dwelling Houses as the combined effect will have excessive negative consequences for the community including: Increased overshadowing, greatly increased street parking use, loss of privacy, loss of the character of the area, intergenerational disruption, many decades of mixed building heights as significantly taller buildings get approved, and increased holiday rentals.

## PROHIBITION OF DWELLING HOUSES IN R3 (ON YAMBA HILL)

The current zoning in Yamba has resulted in the majority of Yamba hill and nearby being zoned R3. The proposed planning intervention seeks to change most of the remaining R2 to R3.

I object to the prohibition of dwelling houses in R3 which currently covers most of the Yamba Hill (4.3 Planning proposal pg.60). Whilst the council does have the capacity to facilitate the supply of the types of housing to meet the needs of the community through various planning controls, I believe the council would be overstepping its mandate by prohibiting the continuing choice of landowners to build single dwelling housing if the owners so choose to do so.

A curious side note to this is that up to the 5/8/2016 version of the LEP Dwelling Houses were explicitly permitted in the R3, LEP versions since 5/8/2016 have omitted mention of Dwelling houses from both the permitted categories and the prohibited categories which has been a surprise to realise. To the present-day council has continued to permit Dwelling Houses in the R3 zone on Yamba house establishing a continuing status quo where Dwelling House are permitted in the R3 zone. The prohibition of approvals for dwelling houses in R3 as stated in the draft CVLHS, would be a dramatic change from that status quo, and one that would remove a housing opportunity that many families would prefer to continue, for example if you wanted to rebuild or possibly undertake major renovations whilst keeping a single dwelling form. Changes such as this have the potential to



undermine many aspects of the strength and cohesion felt by the community and limit ways that people can choose to live.

Dwelling Houses should be noted as permitted with consent in R3.

## INCREASE IN MAXIMUM BUILDING HEIGHTS ON YAMBA HILL

The draft CVLHS specifically proposes an Increase in maximum building height for the proposed rezoned southern end of Yamba hill from 9m to 12m (planning Intervention #6 pg.152) . The Strategy also foreshadows further changes to planning controls being required following further investigations and precinct planning (4.3 Planning proposal pg.60). It is unclear if there is a suggestion that maximum building heights might also be increased in areas beyond the planning intervention #6 outline and extend over all of Yamba Hill (and other areas of the Clarence Valley). I object to the adoption of a strategy that creates such uncertainty, and I strongly oppose an increase in building height controls in general in this area for the reasons stated above in regard to controls coupled with rezoning R2 areas of Yamba hill to R3

## CONTINUITY IN THE OBJECTIVES OF THE Clarence Valley Council LEP

As is described in the current Clarence Valley Local Environment Plan Section 4.3 Height of buildings I strongly encourage council to protect the amenity of neighbouring properties by minimising visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public land.

## OTHER OBJECTIONS NOT ADDRESSED

Due to the limitations on time to consider this proposed Strategy I have chosen to omit comment on several other aspects that troubled me about the Strategy, though I am not confident I have given due consideration to at this point in time. These loosely included:

- Addressing the suitability of infrastructure in Yamba as a prerequisite to planned population growth
- A lack of case studies to support planning interventions
- Lack of any strategy to address the impact of short-term holiday rentals on the availability of housing
- Suitability of street widths in the proposed higher density , higher building zone of Yamba Hill
- Transportation accessibility in Yamba
- Planning Interventions that have a detrimental effect on housing affordability, for example encouraging premium townhouses and more holiday rentals in large areas of the township

Given the opportunity via an extended period of community consultation I would like to make further comment on the draft CVLHS

Yours Sincerely,

[REDACTED]

[REDACTED] Yamba



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Tue, 12 Dec 2023 16:15:22 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Morton  
**Attachments:** Response to Request for Submissions on Clarence Valley Local Housing Strategy.pdf  
**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Morton

Contact details	
First name	John
Last name	Morton
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Whilst there is a lot of valuable, insightful content with the draft local housing and draft affordable housing policy, I suggest that much of the conclusions are contrary to the background information within these drafts.</p> <p>I have attached a .pdf on some main conclusions and trying to attach a copy of the draft Strategy with my comments for CVC's compilation and consideration.</p> <p>In closing I suggest that the existence of these drafts &amp; CVC's requests for responses has been inadequate.</p>
Please upload any additional supporting documents	<p><a href="#">Response to Request for Submissions on Clarence Valley Local Housing Strategy.pdf</a></p>

## **Response to Request for Submissions on Clarence Valley Local Housing Strategy**

The following are my responses to Clarence Shire Council's request for submissions on Clarence Valley Local Housing Strategy. For ease of your compilation process, I have adopted a numbering format. Please also read my comments embodied within your draft Strategy.

1. **Inadequate promotion by CVC requesting feedback on the Clarence Valley Local Housing Strategy**

- a. Iluka has a productive Facebook group. That is the only way I discovered this draft strategy. More promotion should have been done by CVC to make us aware of your Council's date.
- b. The Clarence Valley Local Housing Strategy has Oct-Dec 2023 as its exhibition dates. When was the date it was first released to the public?

2. **Attached copy of the Clarence Valley Local Housing Strategy**

Much of my submitted responses are contained within my annexure copy of CVC's Strategy report. Given that this Strategy is a draft I have included some typos within the report that I picked up.

These comments are only up to page 35 of the draft Strategy.

I have been involved with Affordable Housing submissions but not sufficient to comment on the Strategy's details. Regardless I see that CV needs to have more options that are in keeping with Affordable Housing guidelines and principals.

3. **The current severity of NSW's long-term housing crisis was has been predicted by stakeholders for decades.**

I am a Valuer and Land Economist (Bach Bus. Land Economy). I have been reading for decades now on NSW's increasing lack of affordable housing. Previously, this has been concentrated to NSW's cities but now becoming more readily evident to many NSW regional towns too.

Therefore I disagree with CVC's position that the housing crisis is more recent.

I believe that the NSW State Government's on both sides of politics should have done more.

I also see that CVC should have issued this draft Strategy closer to 2017 when the Woolgoolga to Ballina Motorway was becoming a reality. The current and worsening degree of CV's housing crisis could have been somewhat mitigated.

4. **Clarence Valley Council to request the NSW State Government to do more.**

The biggest influences on correcting housing affordability are available to the NSW Government at a macro level. For example, changes to taxes & stamp duty, Dept. Planning making short-term rentals less attractive to landlords and longer-term rentals more attractive.

Also working with the Federal Government in reducing building costs and addressing labour shortage.

NSW Local Councils have a significant role to play but the NSW Government needs to do more at a macro level.

5. **Clarence Valley's housing affordability will get worse before Council's new Strategy having any affect.**

As stated within CVC's Strategy, for local housing affordability to improve, both market forces and planning policies need to interact so as to affect positive change. This draft report's own evidence shows that this change is unlikely to take effect in the short-term (eg next 2-5 years). Therefore, CV's housing affordability is most

likely to deteriorate before it gets better. For instance, the draft Strategy notes on current, market based inhibitors for property developers and builders. Therefore this draft Strategy needs to be reviewed/improved so as to better facilitate a shorter term improvement.

6. The significance of Clarence Valley's aging population.

More research needs to be done on CVC's aging population. The draft Strategy provides a breakup of CV's age profiles but more research on the 60+ demographics will most likely provide some significant solutions to the current housing crises. For instance, if it is seen that CV's 60+ old residents would strongly prefer and indeed intend to remain with the CV and to downsize to smaller, preferably independent living, then this will free up a significant supply of larger, local housing stock *provided that* they have smaller housing options that need to be price competitive.

The likes of COTA have done significant studies on such preferences and when combined with CV's local research, they should assist local development of improved, affordable housing choices for 60+ CV residents who will be downsizing in increasing numbers.

7. Promote more granny flats.

CVC's draft Strategy contains sufficient evidence that CVC should not be reliant on developers and builders to increase their DA submissions for more diverse housing choices. The final approval of CVC's Strategy policy will not change this in the short-term.

Therefore CVC now needs to add housing supply by planning for more granny flats. The benefits of more granny flat approvals are:-

- a. They are typically 1 & 2 bedrooms with smaller footprints;
- b. They are a good example of infill development,
- c. They are not multistorey, which your resident's survey discourages,
- d. They are not dependent on large property developers to improve CV's housing diversity,
- e. Granny flats will help address CV's below average household income. CV has experienced significant increase in property values since the Coronavirus starting in 2019. CV's increased population growth will continue to underpin CV's housing values.  
Therefore many CV property owners looking to take advantage of local rental demand can capitalize on increased, local demand and increase their household incomes via financing, installing and renting granny flats,
- f. Making granny flats an easier option will also better facilitate families accommodating their 60+ parents. In short promoting the original purpose of 'granny flats',
- g. Financing of granny flats is less problematic than for Developers constructing larger complexes (ref to the draft Strategy's consultations).

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The main points I found for Iluka in this report are:-

- a. Only 36 new dwellings through this draft strategy is indicated. Not a large number for Iluka.
- b. Iluka is included in strategy even though less than 4% of CV's housing supply,
- c. Iluka is included in the draft Strategy despite *not being included* in CV's existing provision of associated infrastructure (as with Grafton, South Grafton, Yamba & Maclean).  
At what population point will Iluka require more public spending on infrastructure.
- d. Compared to Grafton, South Grafton, Yamba & Maclean, Iluka is geographically more isolated.
- e. The location map of changes to Iluka's proposed planning guideline changes is at direct odds with the Strategy's core objectives and must be reviewed. For example along Queens Lane is a poor choice for affordable housing. The draft Strategy's mapping detail needs to be improved.



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**Sent:** Tue, 12 Dec 2023 16:15:22 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Morton  
**Attachments:** Response to Request for Submissions on Clarence Valley Local Housing Strategy.pdf  
**Categories:** Narisa



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Contact details	
First name	John
Last name	Morton
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
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**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 18:33:16 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** (ECM:2570647) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Pollock  
**Attachments:** Submission re Draft Affordable Housing Policy.docx  
**Categories:** ECM;Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Pollock

Contact details	
First name	John
Last name	Pollock
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>The policy proposes to increase the housing density on land that is some of the most expensive land in the town being near the centre of the business district and close to the river. Developers who take advantage of these changes are not likely to provide the properties for low-income residents but more likely to provide more expensive residences or holiday letting. Reduce off-street parking this will force purchasers and tenants to park their additional vehicles on the street where many of the streets and in particular Spencer Street and Queens Lane are not even fully formed with curb and channel. The proposal to transform Iluka into a high/medium rise, high density living zone will completely eradicate any of the original history, character, and charm of the town. The draft proposal recommends amendments to the development guidelines that will encourage medium to high rise apartments, completely in opposition to their own survey findings. Council seems to be influence more from greedy developers wanting to maximise profits for future housing schemes rather than undertaking more professional town planning strategies.</p>
Please upload any additional supporting documents	<p><a href="#">Submission re Draft Affordable Housing Policy.docx</a></p>



## Submission regarding the Clarence Valley Council Draft Local Housing Strategy and Draft Affordable Housing Policy

We are residents of Iluka and therefore make this review and submission in response to parts of the draft policy that relate specifically to the proposed changes of the planning policy for parts of Iluka.

Iluka is a very small coastal village with the 2022 Estimated Resident Population of 1,777. The small population, isolation from the highway and distance to major centres affords Iluka with a unique quite character of a small coastal community.

The supposed intention of this draft policy is to provide additional affordable housing stocks in the region. The draft proposal suggests 2 strategies that are intended to provide additional low-income housing; by increasing the height of allowable buildings on certain sites and reduce the requirements for off street parking.

It is completely incongruous with this intention that the policy proposes to increase the housing density on land that is some of the most expensive land in the town being near the centre of the business district and close to the river. Developers who take advantage of these increased densities with additional stories and reduced carparking are not likely to provide the properties for low-income residents. Conversely the properties are more likely to be offered as more expensive residences or holiday letting.

If developments are permitted to be constructed with reduce off-street parking this will force purchasers and tenants of these properties to park their additional vehicles on the street. This is in a town where many of the streets and in particular Spencer Street and Queens Lane in the affected area, are not even fully formed with curb and channel. Spencer Street is one of the busiest streets in town and is so narrow that oncoming traffic is forced to veer off the sealed surface onto to the pot holed verge. Clarence Valley Council needs provide proper amenity for the town before considering to increase the density.

In producing this draft proposal Council seems to be influence more from greedy developers wanting to maximise profits for future housing schemes rather than undertaking more professional town planning strategies that will benefit the residents and protect and preserve the character of the town.

Some of the original houses in Iluka are heritage listed to preserve the history of the development of the town as a very remote fishing village with humble "fibro shacks" as original fishermen and family get-aways. The proposal to transform Iluka into a high/medium rise, high density living zone will completely eradicate any of the original history, character, and charm of the town.

The draft proposal also undertook its own survey of the community's attitude to housing types and found:-

- *A positive response for detached dwellings and duplexes*
- *A generally neutral response for granny flats, low rise apartments, and townhouses; and*
- *A somewhat negative response for high and medium rise apartments.*

Yet the draft proposal continues to recommend amendments to the development guidelines that will encourage medium to high rise apartments, completely in opposition to their own findings.

The blurry, small postage-stamp sized map to the areas affected by the changes is almost unreadable and appears to be design to disguise the actual extent of the proposed changes.



John and Sue Pollock  
[REDACTED] Iluka 2486

We also object to the timing of this proposed change. Without any real effort to notify the residents, the proposed draft has been posted with the time for submission closing just before Christmas in the busiest time of the year when it might be totally missed or overlooked by many of the concerned residents.

Your sincerely

***John William Pollock (Architect retired)***

and

***Susan Jane Pollock***

[REDACTED]

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Mon, 18 Dec 2023 12:53:52 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark KINGSTON  
**Attachments:** Submission on Draft Clarence Valley Local Housing Strategy October 2023.pdf



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark KINGSTON

Contact details	
First name	Mark
Last name	KINGSTON
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	LIMPINWOOD
State	NSW
Postcode	2484
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>In general terms, the Strategy appears to do a good job of identifying the relevant shire-wide demographic trends, planning context and key findings. Unfortunately, at least in the case of Iluka we are unable to see a clear line of sight from these broad and noble aspirations to what is proposed. We are concerned that the changes foreshadowed for Iluka have not been properly thought through and if implemented will have a major detrimental impact on the Iluka community.</p> <p>We reject the proposals to create new R3 Medium Density Residential zones with a 12m building limit on the basis that there appears to be ample land already zoned for medium density residential purposes in Iluka.</p> <p>To better represent the medium density character of the R3 zone we agree that new “dwelling houses” should be prohibited in the R3 zone but only after a review of legacy R3 zone precincts, some of which appear unsuitable for the R3 zone due to isolation from the business centre, existing low density uses and/or flooding risk.</p> <p>To resolve these and other planning issues we recommended that Council engage with the community on a comprehensive Locality Plan for Iluka. The results of such a process would provide more certainty to residents while paving the way for any necessary changes to Council’s planning controls for Iluka.</p>
Please upload any additional	<a href="#">Submission on Draft Clarence Valley Local Housing Strategy October 2023.pdf</a>

supportin g document s	
---------------------------------	--

Mark and Natalie Kingston

[REDACTED] LIMPINWOOD 2484

[REDACTED]

18 Dec 2023

General Manager  
Clarence Valley Council  
Locked Bag 23  
Grafton NSW 2460

**Draft Local Housing Strategy 2023**

Att: Stephen Timms

Dear General Manager,

Please find attached our submission on the abovementioned Strategy.

Feel free to contact me should you require clarification of further information.

Sincerely,

Mark Kingston

# Submission on Draft Clarence Valley Local Housing Strategy October 2023

Prepared by:

Mark and Natalie Kingston (50 Charles St Iluka)

18 December 2023

We would like to commend Council on the preparation of the draft strategy. The need to address housing shortages, diversity and affordability while appropriately and comprehensively addressing the physical, environmental, and social constraints affecting housing is the work of Council (rather than the market) and this is fully supported.

In general terms, the Strategy appears to do a good job of identifying the relevant shire-wide demographic trends, planning context and key findings. Priorities and actions identified in Chapter 3 appear sound at least at the shire-wide scale. The problem is how to operationalise these aspirations at the local scale, especially where it applies to existing established communities such as Iluka.

Unfortunately, at least in the case of Iluka we are unable to see a clear line of sight from these broad and noble aspirations to what is proposed. Indeed, we are concerned that the changes foreshadowed for Iluka have not been properly thought through, and if implemented will have a major detrimental impact on the Iluka community.

Specifically in relation to Iluka, the draft strategy proposes the following changes to the planning controls:

1. New R3 Medium Density Residential zones along part of Spencer St, Micalo St and along Queens Lane
2. A proposed building height limit of 12m for the new R3 zones
3. Prohibition of "dwelling houses" from the land use table in the R3 zone.

## New R3 Medium Density Residential zones

Three separate new areas of R3 are proposed consisting of about 89 lots (Fig1). These include 31 lots in the northwest (Charles St, Charles Lane, Micalo St, Spencer St, Riverview St, Platypus Ct), 7 lots along Queens Lane (fronting the foreshore) and 21 lots in the southeast (southside of Spencer St between Denne St and Crown St).

## 8. Iluka R3 extension



Figure 1 Proposed additional R3 Medium Density Residential



Figure 2 shows the these newly proposed R3 areas in relation to the existing zoning, including existing R3 zoning. It should be noted from this figure that there are already substantial areas of R3 available in the town (app 116 lots) and that the new zonings (app 89 lots), if implemented will very substantially increase the area of R3 in the town.

Unfortunately, no justification is provided in the draft Strategy to establish why these areas were chosen, or indeed why they are needed at all. This is especially so given that: (1) there is already a lot of R3 zoned land (Fig 2) most of which is underutilised for medium density uses consisting of single dwellings or vacant land; and (2) there has been very few (if any) medium density residential developments approved over the last 30 years.

Surely, these simple facts should prompt a curious planner to look first to the issues preventing activation of existing medium density zonings. In these circumstances, it is difficult to see how providing more R3 zoning is going address the issue of under-utilised zonings.

While a lack of analysis looking at why the existing R3 zoning is underutilised is one problem, there are also some obvious planning issues associated with the new R3 areas proposed. For example, the north-western area is relatively low lying potentially subject to flooding, particularly when climate change scenarios are considered (Fig 3).

Similarly, the proposed new Spenser St R3 precinct in the southeast has significant character buildings which in our view should be maintained. Uplift to R3 from the existing R2 residential zoning would signal to the market that Council has no interest in maintaining the amenity of this part of Iluka. Given the questionable need for more R3 zoning outlined above we doubt community would support this change.



Figure 2 Existing zoning showing extensive existing R3 and proposed new R3 with red outline.

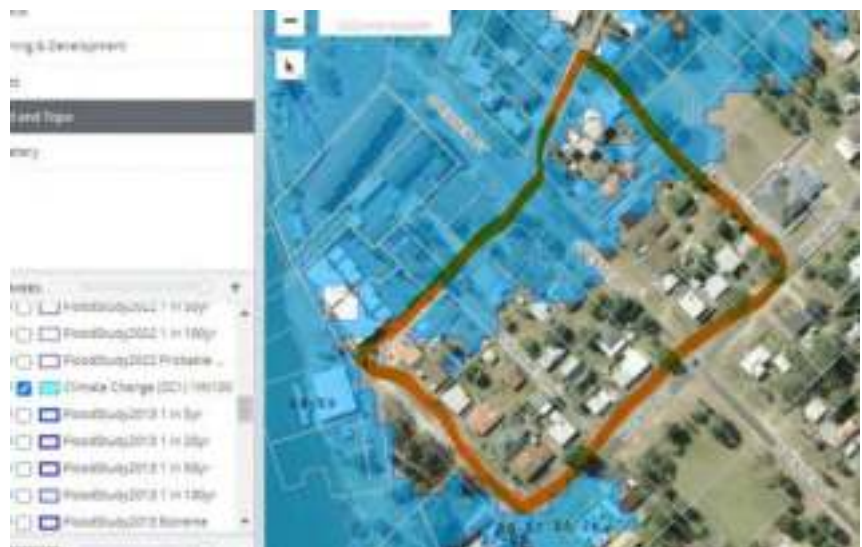


Figure 3 Northwest proposed R3 area is affected by flooding and climate change.



Finally, the proposal to rezone the residential lots along Queens Lane to R3 is most perplexing. This is firstly because the access to these blocks is only possible via the one-way laneway which is very narrow and already problematic from a traffic perspective. Medium density along this strip would involve much higher volumes of traffic and major problems with parking for existing and new residents. No doubt if this proposal were to proceed underground parking would be needed including the ability for residents to turn around on their own land before exiting on the laneway. As the blocks are very narrow and many drop away sharply to the foreshore reserve, simply from this point of view, the proposal would be totally impractical.

Of course, the other issue with the Queens Lane proposal is shadowing and amenity issues that will inevitably arise if a 12m height limit is implemented. Given that there is already underutilised R3 land on the northern side of the lane with proper street access from Charles Street, it would be preferable (subject to further analysis and community consultation) to activate this area instead.

### **12m height limit for the new R3 zones**

Under the draft Strategy a 12m building height limit is proposed for the new R3 areas (Fig 1). At present a blanket 9m height limit applies (via the Local Environmental Plan) to all residential (R2 and R3), employment (E1) and tourist zones (SP3) in Iluka.

However, in practice these height limits are effectively limited through Council's Development Control Plans which limits the maximum height at the top plate of the exterior walls to 6.5m. Under Council's current Development Control Plans (DCP) a 12m height limit would be limited to a 9.5m maximum exterior top plate height. Thus, the effect of the proposed 12m height limit would allow the maximum top plate height to increase 3m from 6.5m to 9.5m.

Notwithstanding the current height limit constraints arising from Council's DCP, the Strategy foreshadows changes to the DCP (see Section 4.3) to permit further increases in building height. This could potentially permit four storey buildings in place of what is effectively a two storey limit within Iluka.

While such increases in height may be appropriate for R3 zones in some more built-up localities, such as Grafton and Yamba, we are not convinced that such increases in building height are justified in the areas proposed or more generally in Iluka. Unfortunately, the Strategy does not elaborate on why this increase is necessary in Iluka.

We also note that the Strategy does not recommend the 12m height limit for any existing R3 zoned areas even though some of these areas may be less constrained in terms of traffic, parking, visual impact and proximity to the shops and services. Again, the failure to address the existing R3 zonings is a curious omission that ultimately undermines confidence in the Strategy.

### **Prohibition of "dwelling houses" in R3 zone**

Under Section 4.3 of the Strategy, it is recommended that "dwelling houses" be prohibited in the R3 zone. The effect of this change would be to focus all new development on higher density forms of residential development.

In general terms we support this change, however it should only be applied where medium density is appropriate.

As noted previously there is already a lot of R3 zoned land in Iluka, much of which is exclusively devoted to low density housing. Some of these existing R3 areas are distant from the shops and facilities and/or are constrained by flood risk. For example, the R3 precinct along Marandowie Dr has

no medium density development and is more than 1.2 km from the nearest business centre. Similarly, the undeveloped R3 precinct to the south of Duke St and Gunderoo Cr is severely affected by flood risk and is around 1 km from the business centre. Due to these sorts of issues further work is needed to establish whether R3 zoning is indeed appropriate in these and potentially other locations.

## **Other issues**

### 38 additional dwellings

The Strategy indicates the proposed increase in R3 zoning will result in an additional 38 dwellings.

Given that the new proposed R3 zoning involves nearly 90 lots each of which could end up with multiple dwelling under a medium density scenario, it is not clear how the figure of 38 additional dwellings was estimated.

Indeed, activation of only a small number of the approximately 116 existing B3 lots without any changes to building height would easily exceed the Strategy estimate of 38 additional dwellings!

### Opportunities for medium density in business and tourism zones

When examining the potential for increasing and diversifying housing opportunities in a place like Iluka it is also important consider the potential of other zones to provide for medium density residential development. In this respect the E1 Local Centre zone currently permits “shop top housing” and the SP3 Tourism zone allows almost the full range of residential accommodation, including “attached dwellings”, “multi-dwelling housing”, “shop top housing” and “residential flat buildings”. Substantial areas of both zones occur in Iluka (see yellow and blue shading on Fig2). As is the case with the existing R3 zone, both zones are underutilised with single dwellings houses occupying substantial proportion of lots in both zones.

Clearly, any analysis of existing medium density residential opportunities in Iluka (and other areas) needs to include potential contribution of these other zones together with the existing R3 zone. In this context, and without any analysis to the contrary in the draft Strategy, it is difficult to see the need for more medium density zones.

The main question for Council, together with the community, is to what extent (if any) planning interventions are needed to activate higher density living in the areas that are already zoned for that purpose.

### Further analysis

To address the issues raised in this submission and other legacy planning issues it is recommended that Council engage with the community on a comprehensive Locality Plan for Iluka. Such a process would ensure that the full range of planning issues are addressed in a comprehensive way taking specific account of local issues, the character of the town and the legitimate aspirations of those that live there. The results of such a process could then be used to feed into any necessary planning controls.

## **Conclusion**

In general terms, the Strategy appears to do a good job of identifying the relevant shire-wide demographic trends, planning context and key findings. Unfortunately, at least in the case of Iluka we are unable to see a clear line of sight from these broad and noble aspirations to what is proposed.

We are concerned that the changes foreshadowed for Iluka have not been properly thought through and if implemented will have a major detrimental impact on the Iluka community.

We reject the proposals to create new R3 Medium Density Residential zones with a 12m building limit on the basis that there appears to be ample land already zoned for medium density residential purposes in Iluka.

To better represent the medium density character of the R3 zone we agree that new “dwelling houses” should be prohibited in the R3 zone but only after a review of legacy R3 zone precincts, some of which appear unsuitable for the R3 zone due to isolation from the business centre, existing low density uses and/or flooding risk.

To resolve these and other planning issues we recommended that Council engage with the community on a comprehensive Locality Plan for Iluka. The results of such a process would provide more certainty to residents while paving the way for any necessary changes to Council's planning controls for Iluka.

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 15:55:28 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** (ECM:2571399) Local Housing Strategy Submission  
**Attachments:** 20231222 Local Housing Strategy PGMaslen Submission.pdf  
**Categories:** ECM;Ashleigh

You don't often get email from [REDACTED] [learn why this is important](#)

This is a submission on the Local Housing Strategy Submission.

While this may appear late there is conflicting advice from council as to the closing time with the web site submission closing at 9Am and the Noticeboard advice stating 4PM.

I trust my submission will be accepted. Please advise that this is the case.

*Regards*

**Peter Maslen**

[REDACTED]  
[GULMARRAD NSW 2463](#)

[REDACTED]



P G Maslen

Gulmarrad. NSW. 2463

22<sup>nd</sup> December 2023

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

**SUBJECT: LOCAL HOUSING STRATEGY**

Dear Sir,

This is a submission on Local Housing Strategy.

Given the mess caused by lack of responsible planning of the West Yamba Urban Residential Area (WYURA), resulting in additional stormwater flooding of existing dwellings and the creation of islands isolating residents during flood events, any further flood plain subdivision anywhere in the Clarence valley must not be permitted. The social, financial costs to the whole community and the environmental impact of urban area flooding are too great for such land use to be considered.

Any proposed expansion of the urban footprint must adhere to the intent of the draft Green Infrastructure Policy. Any plans must ensure that areas of natural environment both core habitat and connecting corridors are protected. The incremental losses of natural habitat have been too prevalent in local government planning and implementation of development application approvals, generally and within Clarence Valley Council. The resultant continual retrospective costs to the community to rectify these flawed government decisions is unnecessary. The most recent classic is the millions of dollars being spent by governments at all levels to redress the poor decisions resulting in the loss of koalas and their habitat. Future council planning must ensure this common cycle of poor decisions does not become incorporated into the planning for the future of Clarence Valley Council. An proposed offset of native vegetation must not be in the form of monetary contribution but in rehabilitation and regeneration of native vegetation in the immediate area. Biodiversity offsets are proven to have failed at all levels of government, resulting in a net loss of vegetation and commonly offsets created kilometres away from the site of the loss.

Specific comment on each proposed area follows:

**Grafton (+ 334 dwellings)**

With attention to flood resilience in building design and consideration to suitable nearby recreation and parklands to ensure satisfactory attention to social wellbeing, the potential to increase density in Grafton has real potential.

The creation of residential use above the existing commercial uses of the Grafton city centre has potential. The greatest issue will be the parking issue highlighted.

### **South Grafton (+338 dwellings)**

The proposed South Grafton area has the same issues as the Grafton area with flooding and parkland considerations. Otherwise, there are possibilities.

Medium density housing has potential if the potential for flooding is addressed in design constraint of dwellings to prevent the negative impacts of residents, the local community and the wider community with the increase of expenses caused by flood disaster relief and increased insurance cost as examples.

The creation of residential use above the commercial uses of the Grafton city centre has potential. The greatest issue will be the parking issue highlighted.

### **Yamba (+ 152 dwellings)**

While the proposed increases appear to be recommended in areas above future flood and sea level rise Yamba should be restricted in population increase for multiple reasons. Yamba while having shopping centre and some services such as those in the industrial area, it lacks many of the other services required for a residential area such as a hospital. The restricted road access to the town is a problem with the ever increasing traffic and limited ability to practically improve the access to the town. An increase in dwellings is highly possible to result in an increase in short term accommodation and not result in an increase in housing for permanent residents. This will not result in the achievement of the prime objective of this strategy.

The creation of residential use above the commercial uses of the Grafton city centre has potential. The greatest issue will be the parking issue highlighted.

### **Iluka (+ 38 dwellings)**

The current zoning in Iluka residential area should be all R1. Lower density residential areas in a village of a possible future population of 2,000 makes little sense. The proposed 12m height restriction would appear to encourage 3 to 4 storey structures. Two storey town houses may be able to adhere to the general village aspects of Iluka restricting building height to less than 9m, but three storeys would be out of character to the village atmosphere. Hence, a proposed increase of 38 dwellings within the existing residential area is feasible. The greatest concern in the possibility of increased population in Iluka is the future potential impacts of climate change and the resultant sea level rise. While models indicate that the existing residential zones may not be impacted, the potential exists for isolation due to Iluka Road being cut in the Shark Bay area caused by coastal erosion. Hence, consideration needs to be given to responsible planning for future issues. The single road access and the lack of many of the required services for residential in close proximity reduces the value of Iluka for an expansion of population.

### **Maclean (+ 58 dwellings)**

Medium density housing has potential if it does not alter the character of Maclean. While normal R3 zone. A 9m building height with 6.5m under the top plate should ensure that this is achieved with the appropriate sympathetic design. Council in approving any dwelling must not relax this criterion.

The proposal for the Co-op site appears out of context with the surroundings especially relative to the proposed 12m building height. This should be revisited to make it more compatible with the traditional Maclean surroundings. R4 zoning is not referenced for Maclean as far as I can determine being a zone restricted to Glenreagh so I assume that this

would be a change to the Residential Development Control Plan to include Maclean if this were to proceed.

### **Clarenza (+ 353 dwellings)**

Attention is made to my 26<sup>th</sup> September 2021 submission on the Clarenza draft Development Control Plan (DCP) which among other issues recommended for change to the draft plan was the removal of all low density residential areas allowing a greater number of dwellings to be included in this region. This is relevant to the existing residential zoned area.

The McAuley College precinct proposal would need to be assessed in the overall plan for Clarenza. Higher density may work in this lower area with the appropriate attention to recreation, pathways and parklands. Further comment would be sought when as needs to be the case, public consultation on a revised Clarenza DCP.

The Duncan Road precinct appears reasonable but once more needs to be incorporated into a revised Clarenza DCP and made available for public review and consultation.

### **Gulmarrad (+ 437 dwellings)**

The Sheehans Lane proposal has some merit with the appropriate protection or offsetting locally of native vegetation, recreational facilities and pathways. The greatest issue is the flood plain and the need for fill along with the loss of storage capacity of flood waters. This may prohibit the subdivision of the whole area but provide a good location for enhancement of native ecosystems in the area over the area that should not be subdivided. Road infrastructure such as the intersection with Brooms head Road would need to be addressed as this has not occurred with the approval of the existing high density subdivision on the eastern side of the lane.

The proposal north of Boundary Road is consistent with the traditional subdivision of Gulmarrad contrary to the out of context high density approved subdivisions. The DVP needs to be amended so that lots have development envelopes of 2,00m<sup>2</sup> with the native vegetation on the balance of the lot protected possible in a covenant.

### **Other Areas**

There are other areas in the Clarence valley not mentioned in this document as follows:

#### **South Grafton**

Not mentioned in this document is the potential for more dwellings in the Armidale Road area of South Grafton as alluded to in my 12<sup>th</sup> November 2023 submission for SUB2023/0024 Subdivision in Fairway Drive with the increase in general residential lots. This area is above flood levels, has limited natural vegetation, has access to the necessary infrastructure and is in reasonable proximity to services including medical and shopping facilities having potential for general residential zoning.

#### **Junction Hill to Koolkhan**

Similar comment applies to this area as those above for South Grafton.

This is a very brief review of the proposal and the opportunity to comment further on detailed proposals is sought.



It is requested that the community be given the opportunity to further evaluate any proposal that is developed by council for each of the proposed urban changes.

Yours faithfully,



Peter G Maslen

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 11:52 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Raelene Clarke

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Raelene Clarke

Contact details	
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A d d r e s s	
S u b u r b	Yamba
S t a t e	NSW
P o s t c o d e	2464
<b>Submission details</b>	
I t e m o n p u b l i c s u	Draft Local Housing Strategy and Draft Affordable Housing Policy

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Why townhouses? My house is zoned R3. I cared for my father & I now have disabilities. Added disability rails, grab rails, ramps, raised garden beds. Existing homes can be adapted not demolishing & building on smaller blocks. Does everyone really want to live in one or two bedroom houses? I lived in houses with five people flatting. Families don't need to be related. Separate entrances/shared & private space. Why does a house have to be all renters, another house be all owners, another house be all short stay rentals? Why can't one house be all three - owners renting out a room, another room could be guests staying, another room could be a home business or nurses accommodation, emergency workers, local workers etc. Livable universal housing all ages & abilities. Share cars, better public transport. No overshadowing so there's no sun or space to grow anything. Angourie has an envelope, why not Yamba? No high rise. No loss of sun or garden. Read RETROSUBURBIA the downshifters guide to a resilient future by David Holmgren see book & website. Design for climate change! My parents moved from a house to a unit. Mum fell. No ground floor affordable flat in Dee Why so moved to a unit in Port Macquarie with a lift. The lift broke down. Dad moved to a retirement village. No help when he got sick so moved in with me to Yamba till 97 1/2. One room units don't allow for people to help each other. Sharing adapted existing houses does. Ten metres above sea level for tsunamis. Yamba's south is exposed. Climate proof homes. Tie downs. Shutters. Energy efficient. Food stores on hill. Don't destroy beauty, be practical, think future mixed generations. Today's youth will age. They'll live with planning mistakes, climate change, food insecurity. Family day carer. Teacher. SES trained volunteer. 30yrs living in Yamba. 10yrs Lismore. Coastal Building Design owner. Prepare for nature's events & climate change. Yamba is not exempt. A future island. PREPARE for changes! Work together! SAFETY!

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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Monday, 20 November 2023 4:38 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Rhonda McKenzie

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Rhonda McKenzie

Contact details	
F i r s t n a m e	Rhonda
L a s t n a m e	McKenzie
E m a i l	
P h o	

n e n u m b e r	
A d d r e s s	
S u b u r b	Yamba
S t a t e	NSW
p o s t c o d e	2464
<b>Submission details</b>	
I t e m o n p u b l i c	Draft Local Housing Strategy and Draft Affordable Housing Policy



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I was disappointed with the councils affordable housing policy. The focus seems to be for affordable rental accommodation for workers. however, this is a very limited focus. Yamba is over supplied with developments for over 55 year olds. I am well over 55 and I want to be able to live and be part of the community not isolated from it. No more such developments should be approved. while my focus is on housing for older people I believe houses built to suit an older person will be suitable for anyone as they are generally safer and more adaptable. More adaptable houses should be encouraged to allow family homes to adapt as people age or children grow.. As I walk around the town I notice many houses with empty backyards. What a waste. No attentions seems to have been paid to building houses to suit a warm climate. My 2 year old house has a long window filled wall facing west. The deck faces south.. hot in summer, cold in winter. Many houses i see have similar aspects. Our council needs to include community at early stages of planning not when decisions have effectively been made. I was grateful council provided these current meetings but to discuss two major issues was ridiculous. Especially as many of us were still traumatised following the two years of floods. Yamba houses need to be built so they are safe from flooding and new builds do not cause further flooding to neighbouring homes. The council proposal suggested the hill area and creating accomodation above the shops these are prime locations in Yamba and never going to provide low rental accommodation. Consideration also needs to be given to how many houses are empty for most of the year. Iperhpas every new over 55 facility should include workers accommodation. the golf club is a prime site in yamba.. Does it have any spare ground? perhaps a mini villiage could be incorporated there. thank you for the opportunity to have my say.  
Rhonda

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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 9 December 2023 9:26 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Simons

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Simons

Contact details	
First name	Peter
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Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	Nsw
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Who are the local industry representatives, social housing providers, government agencies and others?
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 7 Dec 2023 13:05:17 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Sonya Maley  
**Attachments:** Maley Submission.pdf



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Sonya Maley

Contact details	
First name	Sonya
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Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka. My full submission is attached however these are the main points.</p> <p>Lack of community consultation.</p> <p>Plan does not reflect community expectations or aspirations.</p> <p>Future development of the type council proposes will not provide affordable housing solutions and the proposal will not deliver on the outcomes sought by council but will deliver a win to developers at the expense of the local community.</p>
Please upload any additional supporting documents	<p><a href="#">Maley Submission.pdf</a></p>

I am writing as a rate payer and resident of Iluka to strongly object to the council's proposed housing solution for this area. I believe your consultative process has been fundamentally flawed and the information you have compiled is not indicative of community expectations or aspirations. I have only become aware of this plan in the last few days and since then have consulted widely with residents. Without exception, all people I have spoken to (including tourists) are horrified by your proposal. Based on your report it appears you have consulted widely with local developers, government organisations and real estate agents who are not an indicative representation of community sentiment. Where was the community engagement with local ratepayers association and other community groups to gather information about what 'community aspirations' are? You said yourselves that the survey you conducted of the community was not an indicative sample so instead of hosting information sessions for residents to gather further information you have chosen to instead take the advice of developers and others that stand to financially gain from your proposal.

The belief that building medium density housing in the areas that the council proposes will result in more long term rentals is almost insulting. Most of the homes along the riverfront are holiday homes as are a great deal of homes along Spenser Street. What safeguards does council have to ensure these newly proposed units/townhouses are made available for long term rent and not simply used to increase seasonal tourist accommodation that is already well supplied in this area. To suggest that multiple unit/townhouse development along the iconic peaceful waterfront will result in the delivery of 'diverse and affordable housing' is in the realm of fairy tales. This is ill conceived and has developers hands all over it. Surely the lessons of places like Byron Bay and Noosa should ring loudly in your ears.

Iluka does not suffer from a shortage of homes or available land to build on. The Birrigan estate approved by council has only 4 homes on it with many vacant blocks still available. What is lacking is affordable rentals as many people choose to holiday let their homes. Council could take some lessons from the Byron and Noosa Shire that restrict holiday rental days or impose a tourist tax on rentals making it a less attractive option. This would result in many of these properties either being sold to owner occupiers or converted to long term rentals. The reasons the Byron and Noosa shire were forced into taking action was a direct result of increasing Airbnb and tourist accommodation which is what your plan will result in. It does nothing for the community, puts an added strain on small businesses already struggling with being overrun during holiday times and makes it unaffordable for regular people to secure long term accommodation.

A strategy aimed at freeing up existing holiday homes for long term rentals would have a lasting positive effect on the community by creating a more stable and consistent population to support business during down times and reduce the impact of boom and bust that they currently experience. Many of these holiday homes have small granny flats out the back. Council might like to consider changing its policies to allow landholders to rent these separately to the main house which would again deliver the diverse and affordable housing solutions you are seeking.

As a retired nurse I should also say that the solution to housing our aging population does not lie in building two storey residences. Falls down stairs are a common injury resulting in long hospitalization stays and, depending on their age, quite commonly death. Single storey is top of the list for most elderly people looking to buy a residence. If council want to consider suitable accomodation for our increasing elderly population perhaps they could consult with the Birrigan Gargle people on stage 4 of the Birrigan Iluka Beach development and consider developing supported independent living units with an option for a small aged care facility in the future. Currently the high care disabled and frail elderly have no option but to leave the town. Birrigan is a great place for such a facility and would provide further employment opportunities for locals and deliver on the housing diversity you are seeking.

Your report states that consideration has been given to environmental constraints including heritage conservation whilst drafting the report. I suggest this has been completely overlooked when suggesting multiple dwellings be allowed on Spenser Street. Iluka has something that no other place in NSW has to offer, the World Heritage listed last remaining littoral rainforest in this state. The stretch of land that extends from this rainforest to the river and sea in the area known as 'old iluka' is an important corridor for native wildlife that frequently interact with residents and tourists moving freely between backyards and across quiet tree lined streets. At night the lack of lighting assists nocturnal animals to continue to use this land. These animals do not recognize council boundaries and use this land to forage, nest and reside in. It is what makes this area unique, special and of World Heritage significance. Keeping this natural extension from the forest to the river boundary as low density is imperative to maintaining the integrity of its diversity. As Council you have an obligation to act as Custodians to this area of International significance by ensuring your planning laws protect and promote its heritage. Your proposal will do the opposite through increased traffic, noise, lighting and removal of open space and far from protecting our stunning natural environment will have a permanent negative impact .

The draft report highlights the importance of keeping the 'local character' of the area. Spenser Street is characterized in the main by small cottages and fishing shacks (including a heritage listed home). It is what makes this place so appealing to travelers and residents alike. It is laid back, quiet and development is appropriate and respectful towards its neighbour - the World Heritage Forest. Units do not belong in this part of town and would further increase the 'urban sprawl' that council is wanting to avoid.

Additionally as part of my submission to council I wish to include all the responses to a facebook post on the Iluka NSW Community - General information and Notice Board posted on 6 December 2023. In less than 12 hours there are at least 50 comments and no resident is in favor of your proposal.

Finally I would urge Council to extend its deadline for comments and spend that time actually consulting with the people who live here and will be most affected. I would be happy to facilitate such meetings with the community and yourselves should that be helpful. No one I have spoken to in the last few days was aware of this draft report and there has been an uprising and call to



arms from locals to have their say. We want the same face to face opportunity to discuss and be consulted on the future of our town as you have given the developers and real estate agents.

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 14 Dec 2023 21:55:26 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Darryll Smidt  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Darryll Smidt

Contact details	
First name	Darryll
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Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Grafton
State	New South Wales
Postcode	2460
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	Please see our attached Submission document and attachments, prepared on behalf of Fish Pastoral Pty Ltd.
Please upload any additional supporting documents	<a href="#">9864 Draft Local Housing Strategy Submission (with attachments).pdf</a>

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Wed, 20 Dec 2023 23:31:33 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Darryll Smidt  
**Attachments:** 9582 Complete Submission\_merged.pdf



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Darryll Smidt

Contact details	
First name	Darryll
Last name	Smidt
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Grafton
State	New South Wales
Postcode	2460
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Please see our attached Submission document and attachments, prepared on behalf of Pridel Pty Ltd. Our client is seeking to have their property included in the Housing Strategy as either a targeted planning intervention area or potential R5 zoned land in order to provide a strategic basis for rezoning, as supported by Council's resolution - 6b.21.050.
Please upload any additional supporting documents	<a href="#">9582 Complete Submission merged.pdf</a>

SUBMISSION TO DRAFT HOUSING STRATEGY IN RESPECT  
TO PART OF LOT 10 DP 1259162  
(NO.4) RIVER ROAD, PALMERS ISLAND



Prepared by Clarence Valley Surveys P/L

Dated: 18<sup>th</sup> December, 2023

Ref: 9582

## 1. Preliminary

### 1.1 Introduction

Pridel Pty Ltd owners of the subject property are seeking to include a 3.185ha section of the property in the Local Housing Strategy as a potential R5 Large Lot Residential development area. This would involve rezoning that area from its current RU2 Rural Landscape zoning. The balance of the lot is zoned C3 Environmental Management which will be retained as such.

A Planning Proposal for that rezoning was submitted to Council in April 2021 by A.Fletcher & Associates Pty Ltd, now Clarence Valley Surveys Pty Ltd. It was reported to Council's meeting on 22<sup>nd</sup> June, 2021 where it was deferred and again to its meeting on 27<sup>th</sup> July, 2021 (Item 6b.21.050) where Council resolved:

*"Council Resolution – 6b.21.050*

*Baker/Ellem*

*That Council:*

- 1. Support the planning proposal REZ2021/0002 by way of consideration under the Rural Land Strategy and further under the Residential Zoning Study, if necessary, to amend the Clarence Valley Local Environmental Plan 2011 to rezone part Lot 10 DP 1259162, 4 River Road, Palmers Island from RU2 Rural Landscape to R5 Large Lot Residential to permit the subdivision of land into a maximum of 6 lots of 4,000m<sup>2</sup> (minimum)*
- 2. Defer submission of the planning proposal to the Planning Gateway until Council is advised the applicant has provided further information addressing identified inconsistencies with the NCRP and Ministers section 9.1 Planning Directions."*

Since that time Council has adopted the Rural Land Strategy (June 2022) and now has the Draft Local Housing Strategy on exhibition. Inclusion in the Housing Strategy, either as a targeted planning intervention area or by a direct reference for rezoning via a Planning Proposal, is the best way of achieving Council's resolution.

The strategic benefit of the proposed rezoning for a maximum of 6 lots rests with the fact that on 9<sup>th</sup> July, 2015 a Development Application was submitted for a 109 site caravan park on the subject portion of the property. On 18<sup>th</sup> August, 2017 Council issued approval for Stage 1 of the site (58 sites) and deferred approval of the balance, subject to some specific requirements. On 26<sup>th</sup> February, 2019 Council resolved to approve the balance of the Park (51 sites). This consent has been commenced and the subject land has valid consent for 109 sites. This consent would be surrendered if the rezoning was approved. This issue is addressed below.



## 1.2 Property Description



Figure 1: Locality Map

The property is located on the coastal strip and is flood prone, both of which are discussed below.

## 3. Subdivision Proposal

A Concept Subdivision Plan is attached and has been prepared by Clarence Valley Surveys Pty Ltd and Structerre Consulting Engineers. It includes:-

- 5 vacant lots ranging from 4,979m<sup>2</sup> - 5,605m<sup>2</sup> each with indicative dwelling and land application area mounds.
- 1 lot (5,400m<sup>2</sup>) containing the existing 2 storey dwelling.
- removal of existing access way from River Road.
- construction of new public road from River Road.

## 4. Caravan Park Approval

The approved Caravan Park site plan is attached. It consists of:-

- 56 cabin sites (some 2 storey)
- 42 van sites
- 11 camp sites
- Amenities block, pool area, camp kitchen

- Sewerage treatment plant

## 5. **Strategic Merit**

A new Planning Proposal for the rezoning is being prepared for submission to Council. It updates the April 2021 document to reflect changes to state and Council strategies and policies since that time.

The Proposal acknowledged that it is inconsistent with a number of the strategies and policies in respect of the rezoning land R5 in the coastal strip and on flood prone land. In addition, the Housing Strategy, in calculating existing capacity for future housing, excludes:-

<b><i>Constraint</i></b>	<b><i>Land excluded from additional capacity calculations</i></b>	<b><i>Mapping/Data Source</i></b>
<i>Flood</i>	<i>All land below 1% AEP, except for land in the West Yamba URA and North Grafton.</i>	<i>Clarence Valley Council August 2023</i>

This does not preclude flood prone land from rezoning or development for large lot subdivision, it only precludes it from inclusion in the calculation of the extent of currently zoned land considered suitable for development.

Inclusion of the subject land in the Housing Strategy as a potentially future R5 area would overcome strategic inconsistencies in relation to its location in the coastal strip.

It would provide some strategic basis for its rezoning despite being flood prone but that would have to rely on the justification discussed below.

## 6. **Justification for Inclusion in the Strategy**

When the Caravan Park application was exhibited prior to determination it attracted 10 written objections, including 1 containing 59 signatures with a covering letter stating that at least 1 resident from all but 3 dwellings in the Village had signed it.

Grounds for objection were:-

- traffic and the suitability of the surrounding road networks
- riverbank erosion (Condition 5 of the consent requires cabins and structures to be removed if the riverbank comes within 18m).
- visual impact (50 cabins will be 2 storey due to flooding).
- effluent disposal
- inadequate infrastructure
- capacity of park (maximum capacity 350-440 guests compared to 150 village residents).
- land use conflicts

A rural residential subdivision would significantly reduce, if not eliminate, all of these impacts.

**7. Conclusion**

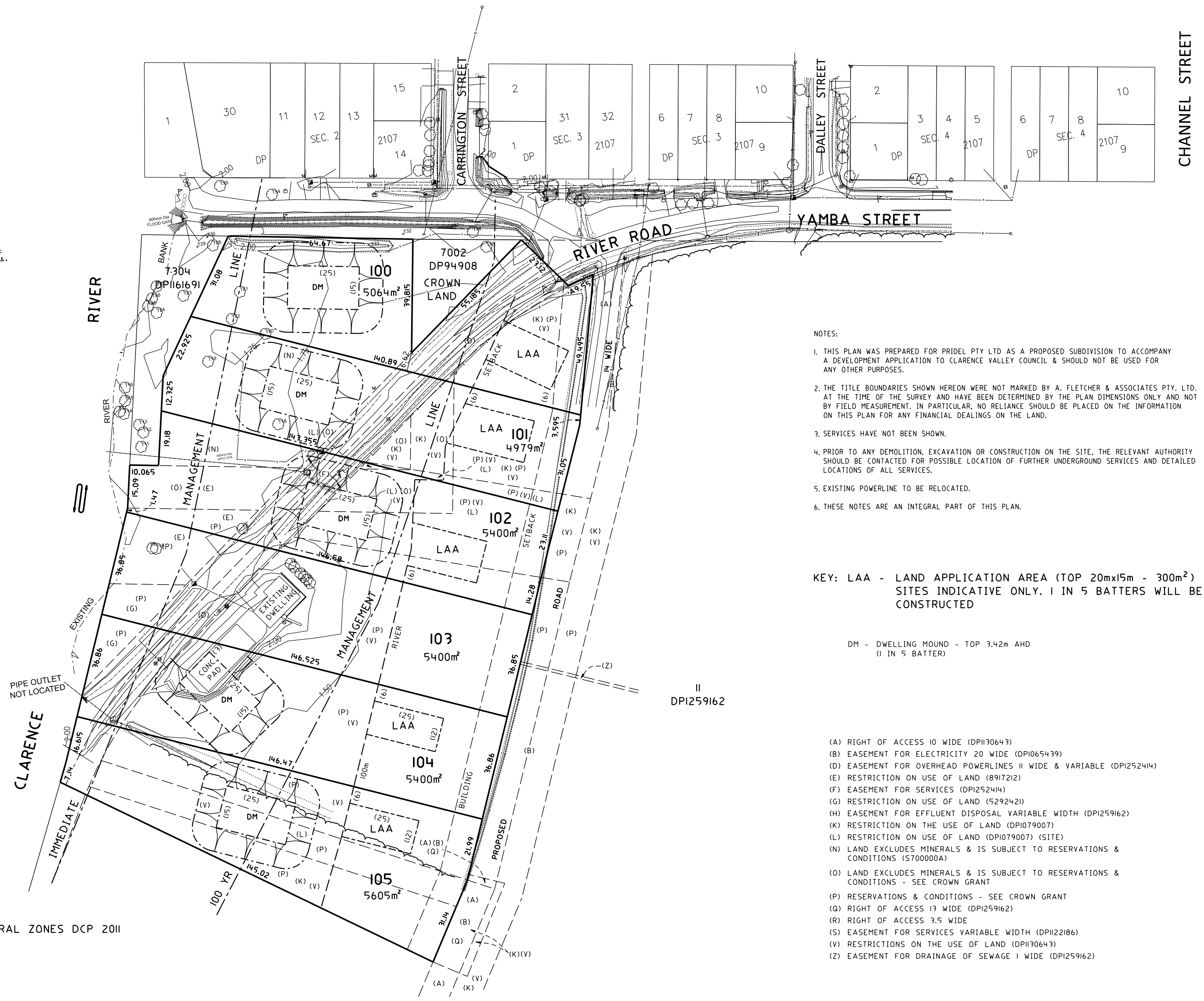
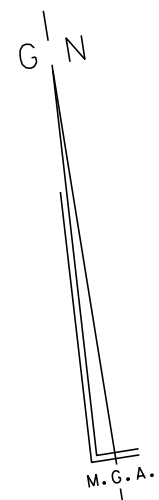
The current situation is that there is a valid consent for a 109 site caravan park with a maximum capacity upwards of 400 people on the floodplain which is opposed by a large proportion, if not the majority, of residents of Palmers Island Village.

The alternative is 6 dwellings, with a possible 15 residents (2.5 dwelling) in the same location.

Inclusion in the Strategy as either a targeted planning intervention area or by direct reference would not guarantee the rezoning would be approved, but it would satisfy a number of strategic objectives. The proposed rezoning & subdivision would also be a smaller and less intrusive development on the property than the current approved development, whilst still contributing to the availability of housing in the area of the Palmers Island village.

# Annexure

- Concept Plan
- Approved Caravan Park Plan



- NOTES:
1. THIS PLAN WAS PREPARED FOR PRIDEL PTY LTD AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO CLARENCE VALLEY COUNCIL & SHOULD NOT BE USED FOR ANY OTHER PURPOSES.
  2. THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED BY A. FLETCHER & ASSOCIATES PTY. LTD. AT THE TIME OF THE SURVEY AND HAVE BEEN DETERMINED BY THE PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENT. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS ON THE LAND.
  3. SERVICES HAVE NOT BEEN SHOWN.
  4. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
  5. EXISTING POWERLINE TO BE RELOCATED.
  6. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

KEY: LAA - LAND APPLICATION AREA (TOP 20m x 15m - 300m<sup>2</sup>)  
SITES INDICATIVE ONLY. 1 IN 5 BATTERS WILL BE CONSTRUCTED

DM - DWELLING MOUND - TOP 3.42m AHD  
(1 IN 5 BATTER)

- (A) RIGHT OF ACCESS 10 WIDE (DPI130643)
- (B) EASEMENT FOR ELECTRICITY 20 WIDE (DPI065439)
- (D) EASEMENT FOR OVERHEAD POWERLINES 11 WIDE & VARIABLE (DPI252414)
- (E) RESTRICTION ON USE OF LAND (8917212)
- (F) EASEMENT FOR SERVICES (DPI252414)
- (G) RESTRICTION ON USE OF LAND (5292421)
- (H) EASEMENT FOR EFFLUENT DISPOSAL VARIABLE WIDTH (DPI259162)
- (K) RESTRICTION ON THE USE OF LAND (DPI079007)
- (L) RESTRICTION ON USE OF LAND (DPI079007) (SITE)
- (N) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS (S700000A)
- (O) LAND EXCLUDES MINERALS & IS SUBJECT TO RESERVATIONS & CONDITIONS - SEE CROWN GRANT
- (P) RESERVATIONS & CONDITIONS - SEE CROWN GRANT
- (Q) RIGHT OF ACCESS 13 WIDE (DPI259162)
- (R) RIGHT OF ACCESS 3.5 WIDE
- (S) EASEMENT FOR SERVICES VARIABLE WIDTH (DPI22186)
- (V) RESTRICTIONS ON THE USE OF LAND (DPI130643)
- (Z) EASEMENT FOR DRAINAGE OF SEWAGE 1 WIDE (DPI259162)

\* MANAGEMENT LINES PLOTTED FROM MAP PI - RURAL ZONES DCP 2011

REVISIONS	Rev.	Date	Drn.	Chk.	Description
	C	13.06.23	BF	AF	ADDED DWELLING MOUNDS AND LAA
	C	22.02.23	BF	AF	AMENDED LOT LAYOUT OF 100 & 101, ADD 100m RIVER SETBACK LINE
	B	23.08.22	BF	AF	CHANGED LOT LAYOUTS, ADDED DETAIL SURVEY INFORMATION
	A	22.07.22	BF	AF	FIRST ISSUE TO CLIENT

**A. FLETCHER & ASSOCIATES Pty. Ltd.**  
Land and Engineering Surveyors  
Development Consultants  
86 Victoria Street, P.O. Box 1213, Grafton, 2460  
Ph. (02) 6642 3300, Fax (02) 6642 5990  
Email: afletcher@atkey.net.au

PLAN OF PROPOSED 6 LOT SUBDIVISION OF LOT 10 DPI259162 RIVER ROAD, PALMERS ISLAND  
CLIENT: PRIDEL PTY LTD

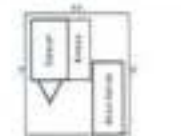
SURVEY:	DRAWING No. 9582 PROP SUB
DESIGN:	ORIGIN:
DRAWN: BF	Sheet No. of Sheets
DATE: 22.07.2022	
SCALE: 1:800	
CAD REFERENCE Z:\9582\9582_PROP_SUBDIVISION.dgn	Revision: D

\* This plan is only to scale if plotted at A2 size

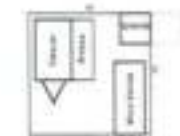
Attachment 1:  
Proposed Plans



- LEGEND**
- 10m x 6.5m Blue
  - 10m x 7m Yellow
  - 12m x 6.5m Grey
  - 15m x 6.5m Blue
  - 18m x 6.5m Yellow
  - 20m x 6.5m Grey
  - 25m x 6.5m Yellow
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  - 995m x 6.5m Yellow
  - 1000m x 6.5m Yellow



TYPICAL CARAVAN SITE LAYOUT  
10m x 6.5m Blue



TYPICAL CARAVAN SITE LAYOUT  
15m x 6.5m Blue

- NOTES:**
1. The boundaries, areas and locations of this development are subject to the results and to the requirements of Council and any other authority under the legislation.
  2. In particular, you should obtain the relevant council information on this plan for any relevant conditions or approvals regarding the use.
  3. Because design and construction of the development is the responsibility of the applicant or contractor, you should ensure that any works, including any other plan (or plan) for the site, are completed in accordance with the conditions of the plan and the requirements of Council and any other authority under the legislation.
  4. This plan is an integral part of all approved conditions.
  5. This plan is an integral part of this plan and the applicant must not modify or alter the plan.

Scale: 1:500  
Date: 11/12/2023



PROJECT: Development Application     DATE: 11/12/2023     DRAWING NO: 14/10/23  
SCALE: 1:500 at A1     DRAWING NO: 14/10/23

**THE VILLAGE CARAVAN PARK**  
RIVER ROAD, 'ALMERS ISLAND'

PROPOSED SITE LAYOUT

A





**LEGEND**

- C Cabin
- Ve Van Site with Ensuite
- V Van Site no Ensuite
- D/T Drive Through Sites

**NOTES**

- ① entry landscape with backdrop of feature trees & signage wall in low, colourful garden
- ② street trees (Cupaniopsis anacardioides & Tibouchina Alstonville)
- ③ screen planting between cabins (2 to 3m high) including shrubs and small trees
- ④ existing planting with Melaleuca spp. to be supplemented with additional shade tree planting
- ⑤ community picnic area with covered BBQs, picnic settings & shade trees
- ⑥ open grass areas with shade trees to maintain visibility to amenities building
- ⑦ pool area with pavement & grass surrounds to pool & colourful, layered planting featuring Pandanus, Frangipanis & Bangalow Palms
- ⑧ screen planting with tall shrubs & shade trees
- ⑨ low planting with shade trees
- ⑩ shrub & groundcover planting between sites
- ⑪ screen planting to boundary with shade trees between sites
- ⑫ shade trees at cabin entries
- ⑬ stormwater filter area

"The Village" Caravan Park  
River Road, Palmers Island  
for Paul Reid

DEVELOPMENT APPLICATION

dwg 1525-02  
Issue: C  
scale: 1:1000 @ A3

LANDSCAPE MASTERPLAN



jackie zenos landscape architect  
ph: 02 4254 2020  
fax: 02 4254 8330  
m: 0427 647748  
194 Ryeleigh Road,  
WARRA CLIFF NSW 2487





STAGE 1	
Caravan Site (C)	10
Hot Water Unit (HWU)	4
Hot Tap Hot Shower (HT)	12
Bus Through Van (BT)	10
Car Parking Motor	1
Car Parking Motor (Unroad)	1
Compost	11 Sites & 11 Car Spaces
Recreation Deck	
Pool Area	
Caravan Station	
Caravan Station (BT)	
Room Deck	
Waste Treatment Plant	
Free Open Space	
STAGE 2	
Hot Tap Hot Shower (HT)	4
Bus Through Van (BT)	4
Hot Tap Hot Shower (HT)	1
STAGE 3	
Caravan Site (C)	4
Car Parking Motor	1

**NOTES**

- The proposed site plan shows the location of all proposed structures and utilities in this site and is to be used in conjunction with the site plan and any other documents under the project.
- In particular, the site plan should be used in conjunction with the site plan for site layout, design, and construction of all proposed structures and utilities.
- Reserve design and management. The site plan should be used in conjunction with the site plan for site layout, design, and construction of all proposed structures and utilities.
- Other site plan notes. The site plan should be used in conjunction with the site plan for site layout, design, and construction of all proposed structures and utilities.
- The site plan is a plan of the proposed site.
- The site plan is a plan of the proposed site.

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Sat, 18 Nov 2023 15:36:04 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** (ECM:2538097) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Campbell Construction Co c/- Ed Munday  
**Attachments:** CCC28440\_231118\_Submission to CVC Draft Local Housing Strategy.pdf  
**Categories:** ECM;Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Campbell Construction Co c/- Ed Munday

Contact details	
First name	Campbell Construction Co
Last name	c/- Ed Munday
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Buddina
State	Queensland
Postcode	2463

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>The owner of Lot 361 in DP751388 at Boundary Road, Gulmarrad is supportive of the inclusion of Intervention 14 in the Clarence Valley Local Housing Strategy as a logical response to match Council's "housing vision" (DCVLHS p13). The site of Intervention 14: -</p> <ul style="list-style-type: none"> <li>* presents only a minor &amp; contiguous variation to Gulmarrad's established settlement pattern;</li> <li>* whilst mapped as bushfire-prone, can easily be established &amp; managed to withstand bushfire risk; and</li> <li>* is flood-free and accessible from Maclean in extreme flood events.</li> </ul> <p>Consequently, Intervention 14 ensures housing "is appropriately located to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts".</p> <p>Therefore, the owner of Lot 361/751388 requests Council to include Intervention 14 as proposed in the finalised Clarence Valley Local Housing Strategy. A more detailed submission in support of the owner's request is uploaded.</p>
Please upload	<a href="#">CCC28440_231118_Submission_to_CVC_Draft_Local_Housing_Strategy.pdf</a>

any additional supportin g document s	
--	--



Our ref: CCC28440

18 November 2023

The General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

**For attention of the Manager – CVC Strategic Planning**

Madam/Sir

**Re: Submission to "DRAFT Clarence Valley Local Housing Strategy  
– for exhibition October 2023"**

Campbell Construction Co represents the owner of Lot 361/751388 at Boundary Road, Gulmarrad to which Intervention 14 in the DCVLHS (pp157-158) applies. The site is highly disturbed from past logging and quarrying activities with emerging regrowth vegetation containing few remnant habitat trees, and much of it requires remediation under the consents to extract gravel and sand.

The site of Intervention 14 is located adjacent to, and between, large-lot-residential development along Boundary Road to the south, Parklands Drive to the west, and Armstrong Road to the north-west so that the delivery of infrastructure required to service it is physically and economically feasible at no cost to State and Local Government. It thereby **presents only a minor and contiguous variation to the settlement pattern** established from the Part 5 precinct plan controls of the *Clarence Valley Development Control Plan 2011*, which originated from the exhaustive *Maclean Local Environmental Study 1989*.

Part of the site of Intervention 14 **contains consent to DA2010/734 to erect and establish a childcare centre**, which is a land use compatible with residential development. The approved childcare centre development has been commenced.

More significantly, whilst Lot 361/751388 is mapped as bushfire-prone, the site of Intervention 14 **can easily be established and managed to withstand bushfire risk**. Furthermore, the locality presents the site with options to evacuate in the event of bushfire. Regardless, and compared to the high significance of flood events in the Lower Clarence region, the site's bushfire threat is from one direction only and likely to be of low intensity, and can be easily defended. The locality is equipped with Rural Fire Service resources to respond readily in bushfire emergencies; there is no recent record of direct bushfire-impact on dwellings in Gulmarrad.

Most importantly, the site of Intervention 14 **is elevated well-above the locality's flood planning level** to provide flood-free allotments for residential use, and **is accessible by vehicle from the "important centre" of Maclean in extreme flood events**. The flood-free significance of the site of Intervention 14 and its flood-free context with Maclean is illustrated in **Figure 1** below.

../2





Figure 1: Extract CVC IntraMaps97 – 1 in 100yr flooding in Lower Clarence



Therefore, the owner of Lot 361/751388 is supportive of the inclusion of Intervention 14 in the *Clarence Valley Local Housing Strategy* as a logical response to match Council's "housing vision" (DCVLHS p13). In this regard, **Intervention 14 ensures housing "is appropriately located to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts"**.

The owner **requests Council to include Intervention 14** as proposed in the finalised *Clarence Valley Local Housing Strategy*.

Yours faithfully  
CAMPBELL CONSTRUCTION CO



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 19:03:23 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** (ECM:2570696) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joseph Holloway  
**Categories:** ECM;Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joseph Holloway

Contact details	
First name	Joseph
Last name	Holloway
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Grafton
State	NSW
Postcode	2460
Submission details	



<p>Item on public submission</p>	<p>Draft Local Housing Strategy and Draft Affordable Housing Policy</p>
<p>Comments</p>	<p>This is a good time to rezone land to east of St Joseph's primary school at Hyde st South Grafton and land south and north of the school to permit residential housing as clearly some of this land was given the current zoning to provide a buffer for the previous meatworks. As this use is no longer viable, the land with two primary schools nearby and generally out of flood risk would be ideal for affordable housing or even seniors residential thereby allowing current family homes to be available for younger families. Thank you for considering this request for rezoning. Rev. J Holloway [REDACTED]</p>
<p>Please upload any additional supporting documents</p>	

**From:** "Executive Support" <executivesupport@clarencensw.gov.au>  
**Sent:** Wed, 21 Feb 2024 11:01:14 +1100  
**To:** [REDACTED]  
**Subject:** Draft Local Housing Strategy and Draft Affordable Housing Policy  
**Attachments:** Iluka Community Submission.pdf

Dear Sonya

Thank you for your Submission to Council on 16 February 2024 regarding the Draft Local Housing Strategy and Draft Affordable Housing Policy.

The contents of your Submission have been provided to our Planning Department for review.

Council will consider all submissions and proposed revisions to the draft documents. It is expected this will occur at a Council meeting within the first quarter of 2024.

Regards

Janelle Hale

---

**From:** [REDACTED]  
**Sent:** Friday, 16 February 2024 11:12 AM  
**To:** CVC Council Email <council@clarencensw.gov.au>; Mayor <Mayor@clarencensw.gov.au>  
**Cc:** [REDACTED]  
**Subject:** Iluka Community Submission on Draft Housing Strategy

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi Peter and Laura,

I hope this message finds you well.

We write to advise the Iluka community submission in regards to the Draft Housing Strategy is now complete and attached for your consideration. We are grateful you allowed us the extended time to submit this and appreciate the chance to provide valuable insights gathered from a broad cross-section of the community.

We ask that you please forward this report to the relevant planning staff as it serves as a valuable resource for your team as they assess the current landscape and consider any necessary revisions.

In light of the significance of the findings outlined in the submission, we wish to request a meeting with your planning team and our focus group in the coming weeks. We understand the importance of allowing ample time for review and thoughtful consideration of the document and are flexible regarding the timing and format of the meeting and will fit in with your team's schedule.

Please let us know at your earliest convenience when it would be possible to arrange this meeting. We believe this collaborative approach will be instrumental in shaping the direction of future planning initiatives to best serve the needs and aspirations of the Iluka community.

We thank you again for assisting our community and look forward to hearing from you or your planning staff in the near future.

Best regards

Sonya Maley

**Community Feedback Submission on:**  
**Clarence Valley Council Draft Housing Strategy**  
**and**  
**Affordable Housing Policy (Iluka, NSW focus)**

**Date: 16 February 2024**

**Prepared by: Residents of the Iluka Community**

*Acknowledgements: This report recognises the efforts of the Iluka Focus group with special thanks to Simon Clough, Ian Gilliard, Jacky Overington, Lisa Iredale, Peter Iredale, Sonya Maley, Paul Maley, Tim Morrison, Stephen Wesener, John Morton, Nikko Raffin and Annie Roberts.*

## EXECUTIVE SUMMARY

This report presents comprehensive feedback from the Iluka community regarding the proposed Draft Housing Strategy 2023 and Affordable Housing Policy initiated by the Clarence Valley Council. The feedback was obtained through a consultative process led by the community itself. Feedback methodologies and results are included in this report.

The community's response to the Draft Housing Strategy is resoundingly negative. The recorded reasons for rejecting the draft include:

- Lack of adequate community consultation
- Deficiencies in addressing the needs of current and future residents
- A failure to preserve Iluka's unique character
- Negative impact on Iluka's natural environment and World Heritage Rainforest
- The inadequacy of infrastructure and services.

Although the Council's initial community consultation experienced a low turnout, the subsequent community led engagement process produced a significant and robust response, rich in ideas.

The Iluka community is almost unanimous in its rejection of the proposed R3 rezoning and increased building height limits. Instead residents express a desire for more affordable housing options that align with community expectations and aspirations.

A thorough analysis of survey responses revealed a diversity of ideas and concerns regarding affordable housing, ranging from practical suggestions such as utilising existing land and zoning regulations to advocating for policy adjustments and creative community living arrangements. Residents emphasised the importance of reducing bureaucratic barriers, incentivising permanent housing, and addressing the issue of short-term rentals to increase the availability of long-term rental properties.

Recommendations put forth by the community include the withdrawal of the rezoning plans, meaningful engagement with the community to develop housing solutions, and prioritising the preservation of Iluka's unique character and environment.

In conclusion, the community requests the R3 rezoning and increased building heights in Iluka be removed from the Draft Housing Strategy. The community further requests a more creative and transparent approach to housing solutions in Iluka. One that respects the community's wishes, preserves its unique character, and addresses the future need for housing. Effective collaboration between the Clarence Valley Council and the Iluka community is essential to ensure the development of housing strategies that meet the needs and aspirations of all residents while safeguarding the town's environment and heritage.

## **Introduction:**

This report presents feedback from the Iluka community about the proposed Draft Housing Strategy 2023 and Affordable Housing Policy. It was written after a consultative process initiated by the community itself. It presents the Iluka community's stance on the proposed strategy and advises the main concerns raised. The community shares an opinion that lack of adequate consultation by Clarence Valley Council has resulted in a draft document that is deficient in ideas or strategy to meet the needs and aspirations of both current and future residents of Iluka.

Council's draft strategy document has been difficult to accept as it provides no rationale for rezoning the designated areas, comprising over 80 properties significantly distant from transportation hubs, employment opportunities, essential services and infrastructure.

## **Background:**

Council hosted its community consultation for Iluka on 23 November at the Bowls club where it is reported only three Iluka residents attended. No relevant community organisations including the Chamber of Commerce or the Iluka Ratepayers Association were informed or made aware of the planned meeting.

The vast majority of Iluka's community first became aware of the rezoning plans on December 8, primarily through a Facebook post featuring an image from the Draft Strategy. This initial revelation prompted an immediate and predominantly negative response from the community. The significant volume of written submissions to Council prior to the 22 December cut off date illustrates the resolve of the Iluka community in opposing this draft.

## **Initial Community Response:**

In response to the proposed rezoning, the Iluka community demonstrated solidarity and resilience. Despite a failed Council consultative process, community members actively engaged with one another, resulting in over 300 submissions to the Council within two weeks.

The number of submissions originating from Iluka constitute approximately 37.5% of the total 800 submissions received (source: Cr Karen Toms). Such figures are disproportionate given that Iluka accounts for only 3% of the overall population. This disparity serves as additional evidence of the willingness for engagement and conviction of Iluka's residents.

## **Engagement with Council:**

After submissions closed, a meeting was held on 25<sup>th</sup> January between a small group of concerned residents, Clarence Valley Council General Manager, Laura Black and Mayor Peter Johnstone. At this meeting, the community representatives were given assurance that Council would accept and consider further feedback from the community including suggestions for alternative options and solutions for housing in Iluka.

## **Community engagement:**

On February 1st, a meeting organised by community members was held at the Iluka Community Hall to address the proposed Draft Strategy and R3 rezoning plans for Iluka. The meeting aimed to provide information about the strategy and foster discussions around alternative solutions. The

meeting attracted significant attention, with 190 attendees filling the hall to capacity. It was evident from discussions during the meeting, that residents are strongly against the proposed Strategy and wanted their voices heard.

At the conclusion of the meeting, two motions were moved, calling upon the Clarence Valley Council to take two specific actions:

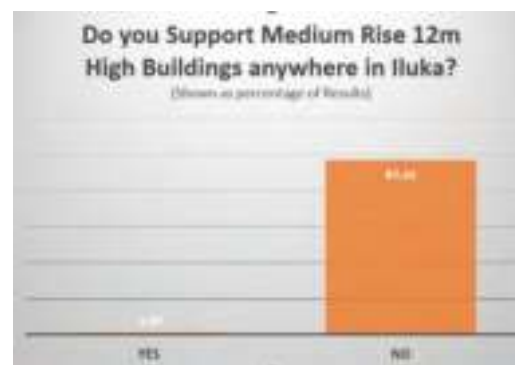
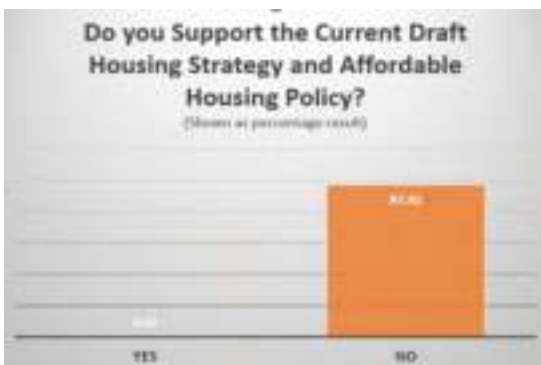
- 1) Withdraw the R3 rezoning plans for Iluka.
- 2) Engage effectively with the Iluka community to develop plans for affordable housing.

Both motions received unanimous support from attendees, again reflecting the unified stance within the community.

To gain further insight, an anonymous survey form was made available for residents to complete. The survey asked a series of questions about the Draft Housing Strategy and also encouraged respondents to provide their ideas for housing solutions specific to Iluka.

### Key Findings of Survey:

The overwhelming sentiment among residents, as indicated by respondents to the survey, is staunch opposition to the proposed rezoning. Of the 193 survey forms returned, 97.4% of respondents opposed the draft strategy and rezoning, with only 0.52% expressing support for it.



\*\*\*Note- Qualify results shown as less than 100% \*\*193 Survey forms were received back. On the question of Supporting the Draft Housing Strategy, 4 people did not answer this question resulting in Percentage less than 100. In the question of 12 high Buildings of 193 surveys received 2 people did not answer that question resulting in percentage less than 100

Additionally, 97.4% of respondents rejected the building height of 12-metres anywhere in Iluka, highlighting a strong consensus against the proposed strategy.

Concerns voiced by community members primarily centred on:

- a) A strong desire to preserve Iluka's unique local character.
- b) Significant risk to the town's environment, wildlife and adjoining World Heritage rainforest.
- c) Insufficient infrastructure and services.
- d) Lack of affordability.
- e) Likelihood of increased rates, rents and housing prices.





\*\*Note, Respondents could provide in writing 3 concerns they had about the Draft Housing Strategy. Where respondents listed more than 3, only the first 3 were used. Where respondents did not provide a written concern, no concern was listed. Where no figures are shown, these concerns were written but show as less than 2 percent of total responses.

### Recommendations:

Based on the overwhelming opposition expressed by the community, as well as the unanimous support for motions calling for withdrawal of the rezoning plans and meaningful community engagement, the community request that the Clarence Valley Council action the following:

- Respect the community's wishes and action an amendment to the draft strategy, withdrawing the R3 rezoning plans for Iluka.
- Initiate a comprehensive and transparent engagement process with the Iluka community to develop a community driven solution to housing diversity that meets the needs of current and future residents of Iluka.
- Prioritise preserving Iluka's unique character and environment because that sentiment aligns strongly with community values and aspirations.

## COMMENTS ON STRATEGY

The Draft Housing Strategy and Affordable Housing Policy lacked clarity. The Policy clearly states:

*“In 2023, Council prepared the Clarence Valley Local Housing Strategy, which highlights the urgent need for more diverse and affordable housing options to meet the needs of residents. Based on an analysis of demographic indicators, and housing supply and demand, there is a mismatch between the housing that is needed in Clarence Valley and what is being delivered by the market. There is a growing need for more diverse and affordable housing to better meet current and future needs, including smaller homes and housing for students, older people, and key workers”.*

This left many readers with the reasonable belief that the primary goal was to deliver affordable housing. The strategy did not clearly specify the proportion of homes that would be delivered to meet the definition of “Affordable” nor did it specify the proportion of homes that would be for “Students, older people and key workers”.

The documents consistent inclusion of language relating to affordable housing, coupled with acknowledgement that Iluka has a high proportion of residents reliant on government support payments as their primary income source, led residents to believe that affordable housing was planned for Iluka. The strategy for Iluka has rezoning of its most expensive streets to allow developers to construct townhouses. These will have to be luxury townhouses sold at a premium price for developers to recoup and capitalise on investment outlay. There is nothing leading to affordability in the strategy for Iluka and this sentiment was reinforced in the community surveys repeatedly stating that "It's not affordable housing."

The draft strategy states that the Census data from 2011 to 2021 has been used to guide decisions and will be taken as the ‘status quo’. The methodology assumes all future trends will continue. It is important to remember that this period of time includes the exodus of people from cities to regional destinations during the COVID pandemic. Based on the Bureau of Statistic’s Census data, Iluka experienced an increase in population over the stated 10 year period of 62 people or a 3.64% increase over the same time. If the methodology of the strategy is applied, Iluka should expect another 133 people in the next 20 years.

Feedback from the community indicates that Iluka is already well supplied to accommodate this expected growth with the 141 lot new urban release land at the Birrigan estate upon which currently sits five homes. Additionally the community highlighted that Iluka already has an underutilised R3 zone located in the main street which could be used for infill development if required.

Iluka appears to be adequately equipped to manage its anticipated population growth, with no imminent shortage of housing expected. The draft strategy's failure to accurately apply its own methodology to predict Iluka's future population, and in the absence of any other rationale, suggests an overestimation of housing demand in the area.

## MAJOR CONCERNS EXPRESSED IN COMMUNITY SURVEY

### 1. Inconsistent with local character/amenity of the area

The survey results underscore a significant concern regarding the proposed 12 metre high townhouses, specifically pertaining to the ultimate loss of amenity and its impact on the distinctive

local character of Iluka. Residents overwhelmingly do not perceive Iluka as a luxury destination and do not believe it caters to tourists or residents seeking such an experience. Iluka is cherished by both residents and tourists for its laid-back, unpretentious, friendly and peaceful lifestyle. Accommodation is already diverse, low set and blends in with the coastal town ambience.

The phrase "Iluka naturally" is more than a mere catchphrase; it embodies how the community perceives its local character and deeply identifies with it. The proposal to introduce 12 metre luxury townhouses starkly contradicts the established aesthetic and ambience of the Iluka landscape, a sentiment echoed by 97.4% of survey respondents.

It is imperative to consider these sentiments when evaluating any proposed developments within the Iluka community. Preserving the unique essence of Iluka, which resonates so strongly with its residents, should remain a paramount consideration in any planning decisions moving forward.

## **2. Lack of Infrastructure and Services**

Another primary concern voiced by residents in the survey relates to the inadequate infrastructure and services available in Iluka. Public transport options are limited and the area lacks sufficient job opportunities, essential services, and robust infrastructure. With minimal shops, parking and facilities, Iluka faces challenges in meeting the needs of its current population during holiday time, let alone accommodating any significant increase.

Should Council's strategy go ahead, Council could be facing significant expense for upgrading water services with costs no doubt passed on to ratepayers, many of whom are low income and dependent on government benefits.

Situated at the end of a single access road that traverses 14km through National Park, Iluka is susceptible to natural disasters such as bushfires and floods. In the event of road closures, residents have limited alternative exit routes, with the river posing additional hazards during flood events.

In light of these circumstances, it becomes evident that the proposed strategy fails to account for the potential amplification of current challenges resulting from a projected significant population surge. Such oversight risks jeopardising the safety and welfare of the community.

## **3. Impact on Environment**

The community has voiced profound concern regarding the potential ramifications of the proposed strategy on its distinctive natural environment, particularly its exceptional World Heritage-listed Rainforest. This area holds international significance due to its ecological heritage and biodiversity, being the last remaining forest of its kind in NSW and one of only a few remaining in the Southern Hemisphere.

Historically, Iluka's community-led organisations have played a pivotal role in preserving and safeguarding its heritage status. Consequently, the forest is deeply ingrained as an integral part of the community's identity and supports a thriving low impact nature based tourism sector.

*"Iluka is a jewel on the Northern Rivers Coast. It is wild, untouched, is rich in wildlife and is deserving of being a Destination Town - unique in its gifts, unique in characteristics, complete with wildlife, unspoiled"*

*environment. ILUKA NATURALLY - it says it on the sign when you drive in.” ( response from a community survey) anon.*

The strategic plan proposes rezoning to R3 in areas situated less than 100 metres from the forest edge, which serves as habitat for a variety of threatened or endangered bird and mammal species. The advancement of development in this area exacerbates conflicts with wildlife, posing additional risks to animal safety. Development will further contribute to the destruction of vital connecting habitats and wildlife corridors.

The community urges conservation measures, emphasising the critical need for effective land-use planning, habitat restoration, and community engagement. It is imperative to safeguard world heritage forests for future generations, ensuring the preservation of biodiversity, ecosystem services, and natural heritage.

## **SUMMARY OF AFFORDABLE HOUSING RESPONSES TO SURVEY**

The “Focus Group” has analysed the handwritten responses to the question, “Can you suggest ideas for making housing more affordable in Iluka?” The comments are taken directly from the people responding to the question and offer direct insights from residents providing valuable perspectives for the Council’s consideration.

The residents' comments cover a range of ideas and concerns, reflecting the diversity of viewpoints within the community. These include practical suggestions, creative solutions, and considerations for policy adjustments.

### **Comments about land availability and R3 zoning.**

- "Iluka/Woombah already has enough housing opportunities for affordable housing, including 130 blocks in Birrigan, 33 blocks in Anchorage, and 117 blocks at Woombah Woods."
- "There’s plenty of R3 zoning already (117 blocks), but long-term AirBnB rentals should be banned."
- "There's been no mention of Woombah; there's lots of room for expansion there, with large blocks that could be subdivided."
- "Make use of current holiday rentals with incentives for low-cost permanent rentals for families, and utilize Birrigan's vacant land."
- "Encourage affordable housing in areas like Gulmurrad and Townsend, where land sizes are large, and consider community living projects such as Anchorage for over 55s."

These are very persuasive points when one realises that Iluka/Woombah has approximately 3% of the Clarence Valley population and has 253 building blocks available and 117 underutilised blocks already zoned R3.

### **Comments for more creative ideas**

- “Look for more creative ways of community living, look where other communities have created medium density housing where occupants share infrastructure, eg. Villages for similar needs”

- “Reduce council red and green tape, no stamp duty for first home buyers, reduce stamp duty this proposal by council should be eliminated because it places too many unreasonable conditions on existing property owners with nothing in return for the community”
- “We do not need cookie cutter thinking at any level, we need some serious re thinking and re designing of the many policies that contribute to affordable housing. New thinking outside the box of the "Money GOD" mentality that truly services community.”
- “doesn’t look at any viable more practical alternatives such as granny flats, duplexes and subdivisions, plus inviting owners to utilise their land (Blocks that are not selling) to be used for gov funded affordable community housing, relax rules around granny flats, subletting, subdivision so larger blocks can accommodate more than one household.”
- “90 day cap on all short term rentals, cheaper rates for landlords willing to permanently rent”
- “rate reductions for landlords providing affordable housing”
- “make it easier for caravan parks to develop affordable housing, change current holiday semi perm/permanent ratios currently enforced on parks to allow greater number of permanent residents, Birrigan estate - stages not yet released for sale to be rezoned.”

In summary, residents are calling for creative solutions to housing affordability, advocating for reduced bureaucratic barriers and innovative community living arrangements. They emphasise the need for policies that prioritise community welfare over profit and suggest practical measures such as caps on short-term rentals and incentives for permanent housing.

### **Comments on Granny Flats**

- “allow small additional buildings e.g granny flats and cabins, remove ridiculous regulations making it almost impossible to add granny flats, I am not sure if duplexes are allowed on Birrigan blocks”
- “relax requirements and fees for granny flats and tiny houses”
- “utilise existing zones which allow for smaller more appropriate increased density options,
- “encourage granny flat development easing up constraints. In areas where there is corresponding community infrastructure. Consider small block size to allow subdivision on existing blocks.”
- “cabins, granny flats and tiny homes offer affordable housing solutions for young couples, single persons, and elderly. The definition of granny flat has changed and any structure erected with internal walls becomes a secondary dwelling which requires all features of BASix for a primary dwelling. The CVC makes this option extremely costly and time consuming for any land owner considering this. We have spend 2 years jumping through incredibly ludicrous rules to pass the cabin, rules which do not apply in other adjoining jurisdictions. Once a dwelling has been erected and completed final inspection the CVC doubles rates”

- “follow Western Australia lead and relax rules around building granny flats.”
- “allow building of granny flats without fees and all the hoop jumping.”

Granny flats have many advantages, their rent can supplement the income of low income earners, and they can accommodate family members and others who would otherwise be homeless. In an ageing community like Iluka granny flats can be critical to ageing in place which considered to be the gold standard in aged care.

If Council is serious about affordable housing it will require a whole of Council response involving Councillors, the compliance officers and planning staff of Council.

### **Comments about Short Term Rental Accommodation**

- “limit short term rentals to release housing for long term tenants, could potentially provide availability for all price brackets, review existing developments for potential for amendments to include low cost housing”
- “Limit holiday rental example 90 day limit per year”
- “a ceiling on Air BNB so people can rent long term at a reasonable rate”

Survey results indicated there is some support for Council restricting short term rentals and thereby expanding the longer term rental market.

### **Conclusions**

Overall, the responses emphasise the importance of considering a range of options, including creative community living arrangements, regulatory changes to facilitate granny flat construction, and addressing short-term rental platforms to increase the availability of long-term rental properties. There's also recognition of the need for a comprehensive approach involving various stakeholders within the Council to effectively tackle the issue of affordable housing in Iluka.

NAME: JADE DEWI

ADDRESS:

WOOMBAH NSW 2469

Dear Clarence Valley Council

I write to object to Councils proposed housing solution for Iluka. Your proposal puts our World Heritage area at risk. Building townhouses along Spenser Street would mean having to widen the road for the increased number of people and traffic movement you are planning for. To do this you would need to clear the existing tall established trees that form part of the transition zone from World Heritage to the river destroying important habitat and placing our endangered birds and mammals at further risk.

Multi level 12 m/40 feet high buildings are not apart of our community now and never should be. These townhouses are proposed for the most expensive streets in Iluka which will raise the medium house price and force our rates and rents even higher. Far from solving an affordable housing crisis your proposal will do the opposite and force more young families, pensioners and financially vulnerable people out of our town. We've already experienced a drop in young families living in town and your proposal will just make it harder for them to find a home. This will hurt our community.

Iluka has limited jobs, services or public transport to warrant further development and has adequate affordable housing still available in the Birrigan Estate and elsewhere that council has approved.

Your proposal will change the local character of this small village and its natural amenity forever and does not reflect my vision or aspiration for its future. It is absolutely unique and we don't want it to become another ruined coastal town through inappropriate development.

Yours faithfully

SIGNATURE





**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 23:20:08 +1100  
**To:** "CVC Council Email" <council@clarencenew.gov.au>  
**Cc:** "Councillors" <councillors@cr.clarencenew.gov.au>  
**Subject:** SUBMISSION: CVC Local Housing Strategy and Affordable Housing Policy  
**Attachments:** 231221 Submission - CVC Local Housing Strategy and Affordable Housing Policy - Chiplin.pdf

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Submission attached.

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*Leigh Chiplin*

[REDACTED]

21 December 2023

By email: [council@clarence.nsw.gov.au](mailto:council@clarence.nsw.gov.au)

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

Ms Black

**CLARENCE VALLEY DRAFT LOCAL HOUSING STRATEGY (the "Strategy") AND AFFORDABLE HOUSING POLICY (the "Policy")**

The draft Strategy states "the vision is for housing in the Clarence Valley to be:

- appropriately located, to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts;
- designed to be consistent with the desired character of the area, ecologically sustainable and resilient to natural hazards; and
- diverse, affordable and adaptable to respond to the diverse demographics of our community, including young people, seniors and particular groups in need."

The views I express here on the Clarence Valley draft Strategy and Policy relate specifically and necessarily to Yamba. This is where I live, and I can only speak from my own experience and convey my own personal opinions as a Yamba resident.

I firmly believe that local people have a right to determine their preferences and desires for their own unique communities. These preferences and desires will vary greatly between the towns/villages in our LGA, according to the diversity of demographics and outlooks of the residents. These differences and preferences need to be respected and accommodated when considering appropriate town planning strategies, including in regard to housing.

Further increases in population in Yamba as outlined in Council's Strategy and Policy (152 dwellings on Yamba Hill and CBD shop top housing) will exacerbate the following, whether occurring during natural disasters or not:

1. Increasing adverse impacts on the amenity and lifestyle of residents. This is currently, mainly due to the approved developments and the filling of the Yamba floodplain.
2. Yamba's infrastructure is currently unable to keep pace with the increasing population.
3. Yamba's road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network and with only one road in and out of town.

4. Difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops and availability of parking spaces, access to support care and medical and health treatment, access to schools and recreation and leisure facilities, risks to water supply, power outages causing health stress and food wastage, internet outages, sewer pumps failing, transport services paused and safe evacuation and potential risk to life.
5. The proposed diverse mix of infill housing options for Yamba Hill (premium town houses, residential flats and multi-dwelling housing (12m high)) and the CBD (including apartments above shops (18m high)) will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods as it will just be increasing the population and density of housing.
6. The Strategy mentions sale prices of dwellings in Yamba are higher than most in Clarence Valley Local Government Area (LGA) and "Yamba has proportionally more residents receiving government benefits or allowances as their main source of income". The Policy states "Affordable housing must be made available to very low, low and moderate income households". Housing stress may contribute to an increased demand for affordable housing; however, the locations identified on Yamba Hill and the CBD are unsuitable and unfeasible in achieving the objective of "affordability" as Yamba is one of the highest priced areas in this LGA.
7. Residents will continue to be isolated during stormwater and riverine flooding as the one road in and out and other roads in the network, become flooded and close without adequate warning for evacuation.
8. It appears CVC and State Planning Departments have failed in their duty of care to Yamba residents.

All in all, the infrastructure in Yamba is overloaded and will inevitably only become worse under the proposed plans. Yamba is presently not well served by supporting infrastructure and services. The plans proposed under the Strategy will be detrimental both to residents and to Yamba's reputation as a desirable, friendly, safe and family-oriented holiday destination for visitors.

I fully understand and support the need for more affordable housing. It is a troubling and nationwide problem. However, PLANNING IS EVERYTHING!

Housing, and especially affordable housing, is not an initiative for CVC to drive. It is primarily a State Government responsibility, and State Government needs to consider other areas for priority development and infrastructure upgrades to facilitate any future growth. I believe that is already the case and that focus is on other areas of NSW, close to existing infrastructure, services, employment opportunities and transport (train lines in particular) - and rightly so.

According to that logic, any reasonable person will recognise, as many local people already have done, that this proposed idea of developing "Yamba Hill" for affordable housing is an impractical, "pie-in-the-sky" idea. Similarly, the plans for Yamba CBD are also highly impractical and will not address the stated housing problems.

By no means is this an "anti-development stance". All new housing in Yamba (as with any other type of development) must be appropriate, sustainable, and well-designed. That means floodplains and fragile coastal areas must be ruled out of contention. With current science about climate change modelling and data about sea level rises, etc, we must heed the warnings and common sense must prevail.

Others in their submissions will have highlighted the many practical problems associated with things like car parking, rubbish collection, lack of medical services, lack of employment, lack of childcare facilities, almost non-existent public transport, sewerage upgrades required, etc. The list of needs is endless and would be well beyond CVC's capacity to provide.

CVC cannot even supply town water of an acceptable quality to meet modern-day standards. As you will be aware, this has been a major concern of mine (and of a growing number of other residents) for many years now. It appears the basic need to provide clean, safe drinking water remains beyond CVC's capability! It's something that needs fixing before any significant population growth can even be considered anywhere in the Clarence Valley!

Looking beyond Yamba, there are far more appropriate areas within our LGA to serve the purpose of this Strategy for responsible and sustainable future housing growth.

The main focus areas need to be closer to the provincial seat of Grafton, where there is already better access to the aforementioned infrastructure, services, transport, medical, retail and employment opportunities. A targeted injection of funding and infrastructure improvements, coupled with the increased population base, would serve to revive and invigorate that area.

The residents of Glenreagh, for example, are enthusiastic about the possibility of development in their village. This would be a far better prospect to meet "affordability" criteria, as well as offering the advantage of established services available nearby in Coffs Harbour. Employment, shopping, medical, transport, education - all already established, minimising investment required by CVC and State Government to support growth.

Existing facilities in Grafton such as Grafton Base Hospital, Library, Regional Art Gallery, TAFE, the new Aquatic Centre (currently under construction) and a range of other retail and recreational options, together with better employment opportunities, could be utilised by new residents in the southern section of the LGA. This area is still within easy reach of the coast and beaches to make it a desirable and attractive lifestyle housing choice for new residents.

Yamba has for many years punched well above its weight in providing new housing for the Clarence Valley. This trend will continue into the foreseeable future. With the enormous number of developments recently approved and currently being determined, and an expected continuation of that trend, no further "forced" development is required for Yamba. The average figures quoted in the Strategy report for housing in Yamba clearly show "requirements" are not only being met but significantly exceeded in actual numbers. [Refer Annexure 1]

This urgent need for "affordable housing" on Yamba Hill and in Yamba's CBD is merely an opportunistic attempt to allow CVC to rush through radical new zoning and planning rules. There is no proof that such a rezoning would result in achieving more "affordable"

housing targets. There are no guarantees that any such developments in this location would meet the Strategy objectives. It is more likely that market forces would prevail, with developers selling to the highest bidder - an investor or cashed-up retiree.

The Strategy as presented is an extremely immature and poorly thought through document, in my opinion. It needs much more rigorous investigation before adoption and/or execution.

The document cites results from CVC's Housing Strategy Survey, conducted online during June-July 2023, which was flawed methodologically and only returned approximately 80 responses. Many of those responses seem to have been disregarded or ignored in formulating the Strategy anyway.

The Survey results showed "a somewhat negative response for high and medium density apartments"; however, that is the prevalent choice included in the Strategy for Yamba!

CVC's Survey was clearly a pointless exercise.

"Community engagement" has also been appalling for a matter of such importance to our whole LGA and the future quality of life for all residents! I trust others, such as the amazing, hardworking Yamba CAM committee, have outlined concerns about CVC's poor performance in this regard. It is not good enough! CVC needs to organise town hall meetings, with question-and-answer sessions for all residents, before proceeding with any proposed actions under this Strategy and Policy. Such meetings need to be widely promoted, giving reasonable prior notice.

Council must act responsibly and in the best interests of the community. There is much more work required before any of the proposed changes and actions can be adopted or implemented.

Thank you for considering my objections to this inappropriate Local Housing Strategy and Affordable Housing Policy.

Yours sincerely  
**Leigh Chiplin**

**Annexure 1**

**Pink text** are those developments not included in the Housing Strategy.

<p><b>Over the past few years, the number of homes, units, townhouses and developments in Yamba have increased, negatively impacting on the lifestyle and amenity of residents.</b></p>		
Kahuna, Carrs Drive	277 residential lots	Partially filled – more fill and lots not approved
Clifton, Carrs Drive - existing	193 MHE	Approved – filled and being constructed
Clifton – new DA, Carrs Drive	216 MHE	Not approved
Senior living	52 senior living units	Approved – not filled/constructed
Parklands – 3 stages	161 lot subdivision	Approved – being filled/constructed
Park Avenue	136 MHE	Partially filled – more fill & MHEs approved (see page 17 below)
Orton Drive	78 MHE – 71 two storey and 7 single storey	Approved – filled and being constructed (see page 17 below)
Palm Lakes Resort	Approx. 184	Existing/approved
Grevillea Waters	156 MHE	Existing/approved
The Dunes estate	24 lots	Approved – filled and being constructed
The Links estate	68 lots	Approved -
<b>Total number of homes</b>	1545 homes	493 not approved 1028 being constructed or existing
<p>Other developments approved: Quays estate Stage 2 (24 lots), Stage 3A (11 lots) (about another 25 to 30 lots yet to be released); 6 lot subdivision Sullivan's Road; Caroonah aged care facility 84 units; 17 apartments 6 Yamba Road; 14 townhouses Mulgi Street. 186 extra homes, units and townhouses.</p>		

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 15:03:47 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Deirdre Lawrie  
**Attachments:** CVC Submission Draft Local Housing Strategy etc December 2023 Deirdre Lawrie.docx, CVC Pro Forma Draft Housing Policy 21 Dec 2023.pdf, COASTAL EROSION - NSW suburbs identified at risk of coastal erosion now and in 30 years.docx, CVC SUBMISSION Dec 2023 - One in three GPs to retire in next five years.docx  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Deirdre Lawrie

Contact details	
First name	Deirdre
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Suburb	YAMBA
State	NSW
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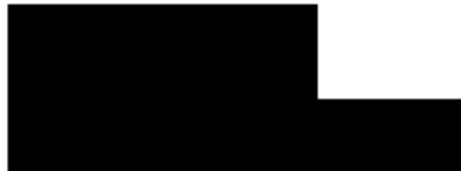
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Summary of detailed submission attached.</p> <p>I do not support the proposal for affordable housing in Yamba CBD and on Yamba Hill for the following reasons:</p> <ul style="list-style-type: none"> <li>- I doubt that it would be affordable given the high cost of land and property and demolition costs.</li> <li>- Yamba Hill is an unstable combined nature and man-made sand hill which is not suitable for heavier structures</li> <li>- coastal erosion</li> <li>- loss of character and heritage</li> <li>- lack of parking, traffic congestion in CBD and on Yamba Hill</li> <li>- infrastructure overload</li> <li>- insufficient medical services</li> </ul>
Please upload any additional supporting documents	<p><a href="#">CVC Submission Draft Local Housing Strategy etc December 2023 Deirdre Lawrie.docx</a></p> <p><a href="#">CVC Pro Forma Draft Housing Policy 21 Dec 2023.pdf</a></p> <p><a href="#">COASTAL EROSION - NSW suburbs identified at risk of coastal erosion now and in 30 years.docx</a></p> <p><a href="#">CVC SUBMISSION Dec 2023 - One in three GPs to retire in next five years.docx</a></p>

# **SUBMISSION TO CLARENCE VALLEY COUNCIL RE DRAFT LOCAL HOUSING STRATEGY AND AFFORDABLE HOUSING POLICY**

**21 December 2023**

**From**

Deirdre Lawrie



## **Preamble**

I grew up in affordable rental accommodation in one of the many new towns in the United Kingdom established in the 1950s and 1960s. Each town was run by a Development Corporation which was a separate entity from local government and the UK government.

The housing was mainly short rows of 2-storey terraced houses, 2-storey semi-detached (duplexes) with a few 3-storey flats and one block of flats around 8-storeys which was regarded as an eyesore. Later on some private housing estates were built.

The town had green spaces, playgrounds, tennis courts, libraries, primary schools, secondary schools, a high school, community centres, churches, and basic shops.

The problem with the town was that it was all new. There were very few old buildings. The town had no character, charm or soul.

I am not into property. To me, a house is just a shelter from the elements and a place to sleep. We only have a small two-bedroom house. I take no joy in the fact that our land had doubled in value in the most recent land valuation.

I do not live on Yamba Hill or Yamba CBD or own a business or have family who do and therefore do not have a vested interest in whether these areas are developed for affordable housing

***While I agree that there is a need for more affordable housing in the Clarence Valley, Yamba Hill and Yamba CBD are not appropriate places for such housing.***

## **Assumption**

I assume that all staff involved in this proposal and all Councillors who will be making a decision on it have actually visited Yamba and looked at all the past, current and proposed future development. If not, please do so before making decisions which affect our community. You can read development proposals and submissions and look at maps, plans, photos and videos but in my view there is no substitute for looking at something in person with 360-degree vision.

## **MY OBJECTIONS TO THE DRAFT LOCAL HOUSING STRATEGY AND AFFORDABLE HOUSING POLICY INCLUDE:**

### **Yamba Hill**

#### ***Affordability***

I do not see how affordable housing could be built on Yamba Hill.

Current land values on the designated area of Yamba Hill range from \$1 million to \$1.5 million.

There is the additional cost of purchasing and demolishing buildings.

A house on nearby Ocean Street sold recently for \$5 million.

Yamba is one of the highest priced areas in the Clarence Valley LGA.

#### ***Roads and parking***

The streets are about 8 metres wide. During holiday periods visitors' vehicles are parked on both sides, reducing traffic to one lane. Increasing population density would exacerbate parking and traffic problems.

#### ***Instability, landslips***

Yamba Hill is an unstable combined nature and man-made sand hill which has suffered several landslips over the years and was originally stabilised for only lighter single-storey development.

In recent years, extensive stabilisation work has been undertaken at Main Beach, Yamba.

The Chairman of the Coastal Council of NSW, Professor Bruce Thom,:

- has warned that any further major density development on Yamba Hill would be a great disaster.
- has pointed out that over the years, many coastal holiday shacks or houses had been demolished on Yamba's surfside coastline and other sand-based hills and had been dangerously replaced by buildings too large for the local landscape and the future security of local inhabitants.

Professor Thom is an eminent geoscientist and educator, who has written widely in the areas of physical geography, coastal management, coastal policy, coastal

geology and geomorphology, and has held very senior positions in academia and in coastal and environment organisations. (see *Wikipedia* for details).

**Coastal erosion** - Reference *Daily Telegraph* online 14 November 2023 5am article by Fiona Killman

Yamba has been identified as the **fifth worst** NSW suburb affected by coastal erosion **both now and in the next 30 years** in a GroundsureClimateIndex™ report available through InfoTrack.

NSW Homebuyers are now able to access a new tool which analyses coastal erosion, flooding and bushfire data.

## **Yamba CBD**

### ***Affordability***

Purchase and demolition costs would be very high.

Yamba is one of the highest priced areas in the Clarence Valley LGA.

### ***Parking***

It is already quite difficult to find a parking spot within Yamba CBD.

During holiday periods it is **almost impossible**.

I do not think that Yamba Bowling Club would be happy accommodating the additional parking that would be required for the increased population density.

Underground parking is **not viable** due to possible flooding.

The draft policy proposes shops on ground level but not parking.

I do not think that car sharing is realistic.

### ***Shops***

Does Yamba **need** more shops, cafes and restaurants? ***I don't think so***. Yamba already has a lot of shops for its population size. Many of the shops are **mainly** for tourists, visitors and the well-heeled residents of Yamba. Yet more shops would **increase competition** making existing businesses **less viable**.

### **Loss of character and heritage**

People visit Yamba **because** it is a *lovely, charming, small* coastal town with a centre which has not yet been **completely** destroyed by development. They come here **because** it is **not** like Coffs Harbour, Port Macquarie or the Gold or Sunshine Coasts. We need to maintain **its Yambience by preserving** what is left of Yamba's **essential character** and **restore** the remaining old buildings, not knock them down and replace them with modern multi-storey buildings.

Grafton has some **charming, restored** old buildings with **a beautiful, peaceful atmosphere**. Likewise, other parts of the valley such as Ulmarra.

## **Extensive past, current and proposed future developments in Yamba overloading infrastructure**

In 1985 Yamba was a tiny place with very few shops. When we built our house in 1994 we were on the outskirts of Yamba and ours was only the fifth house to be built in our street. Since then, there has been a *massive amount* of development in Yamba which has *overloaded* and will continue to overload the existing infrastructure –

### ***Completed Developments***

Beachside

The Links Estate

The Dunes Estate

Boat Harbour Estate

O’Gradys Lane stage 2

Harold Tory Drive area

Yamba Quays

Lady Nelson Estate,

Newport

Palm Lake Resort additional housing

Grevillea Waters additional housing

Parklands Estate, Carr’s Drive

Clifton Lifestyle Village

Allan’s Close, Carr’s Drive

Caroona Aged Care Facility – independent living units and apartments

Parkside Lifestyle and Retirement Village, Park Avenue – 136 dwellings - DA approved October 2022

Habitat, Yamba Road – 17 luxury apartments - DA approved 2023 – work commenced

181 Carr’s Drive, Yamba - 6 residential lots – DA approved 24 October 2023

Yamba Shores Tavern – 5 luxury townhouses, approved (according to The Yamba Times December 2023)

Mulgi Street, Yamba – 14 townhouses – DA submitted

Various townhouses etc. replacing existing dwellings which have been demolished

### ***Proposed developments***

52-54 Miles Street – DA20230001 - submissions close 18 December 2023

Clifton Lifestyle Village Stage 2, 120 Carr’s Drive Carr’s Drive, WYURA.

Dougherty development proposal for MHE, commercial development and medical centre on the south side of Yamba Road near Oyster Channel Bridge

### **Population growth and targets**

I have been informed that, in 2002:

- Council conducted a survey on the desired population growth of Yamba
- Yamba's then population of 5,500 residents voted for the population being **capped at 8,000** due to the lack of land and services.
- Council instead set a target population of **17,000**.

I have also been informed that **three significant problems** were identified in relation to the survey:

- the available options to choose from were weighted to a particular response
- the survey was anonymous
- the survey was available for collection at the post office (not delivered to houses) and people were able to collect multiple copies

***If any of the above are true the survey should be regarded as invalid.***

As this survey was conducted more than 20 years ago and many residents did not live here then and most of those who did would not have kept a record of the survey, ***I request that Council publicise details of the survey*** including:

- the ***actual questions***
- ***how*** the survey was delivered and distributed
- whether it was ***anonymous***
- whether it was possible to obtain and ***submit multiple*** copies
- how many people voted for ***each category***
- what Council's decision was and its ***reasoning*** for arriving at that decision

### **Flood prone area**

Yamba is located at the mouth of the largest coastal river in NSW and is a coastal, flood prone area vulnerable to rising sea levels, coastal erosion and tsunamis.

I have witnessed several floods in Yamba in the last 20 years, the February/March 2022 flood being the worst in terms of severity, duration, lack of basic and essential supplies to the town's burgeoning population, and lack of SES support.

## **Lower Clarence Flood Model 2022**

Please note the Lower Clarence Flood Model 2022.

At its 24 October 2023 meeting Clarence Valley Council resolved to undertake community consultation regarding the Flood Model from 3 November 2023 until 29 January 2024. This consultation is underway.

In an article in the *Clarence Valley Independent* 29 November 2023 page 3, Craigh McNeil outlined *several problems* with the Flood Model Update including:

- Lake Wooloweyah has not been properly modelled
- absence of post-flood data collection
  
- none of the model's elevation levels have been verified against any residential infrastructure

## **Fire prone area**

Yamba is very close to Yuraygir National Park with a concomitant bush fire risk.

I have had to be ready to evacuate twice during the 20 years I have lived here due to bush fires. The September 2019 bush fire which encroached on Yamba came within a couple of kilometres of our house. Luckily, for us the ferocious wind was blowing towards the coast that day and we did not have to evacuate although we were on a be ready to evacuate order.

People in other parts of Yamba may think that they are safe from bush fire – they are not.

## **Tsunami**

There have been several tsunami warnings during the 20 years I have lived in Yamba. There is very little higher ground to relocate to. People would need to evacuate Yamba resulting in congested roads.

## **Building on flood plains and swamp land**

I am fully aware that there is a housing shortage. However, building on flood and swamp land is not a viable solution to this problem.

## **Impact of fill on flood prone land**

In Yamba, the land being developed is being built up much higher than existing residential areas resulting in:

- people's houses being flooded
- insurance premiums escalating e.g. premiums increasing by 43%, 64%
- people whose insurance company has declined to insure them even though their house was not flooded and was quite a long way off being flooded



- people who have only been able to get insurance by hunting around but flood cover would cost an additional \$10,000 per year which they can't afford  
We are talking about people on low incomes here, some of whom live alone and have no-one to share the cost with.

Seniors have to cope with the aftermath of flooding to their property, some of them on their own as they have no partner or other family support,

### **Impact on access to services**

Even if people's homes are not actually flooded, they are unable to access shops, medical and health facilities etc. because their homes are cut off by flood water across local roads.

In February/March 2022 Yamba was cut off for 7 days. The major supermarket and other food shops had empty shelves. The Pacific Highway was cut to the north and the south. Many people cannot afford to stock up on food in advance and even if they can there is the extra electricity cost of freezing and refrigeration and the possibility of spoilage if the power is cut off, appliance failure, bush fire or flood damage.

### ***Aged demographic***

Yamba has a very high proportion of aged people – the average age is around 57. [2021 Yamba \(NSW\), Census All persons QuickStats | Australian Bureau of Statistics \(abs.gov.au\)](https://www.abs.gov.au/australian-bureau-of-statistics/publications/census-quickstats/2021-yamba-nsw)  
Most of the developments are for retirees.

### **Insufficient medical services for current population**

Yamba now has only 4 GP practices with a total of 5 full-time GPs servicing a population of almost 8,000.

One of those GP practices is closing from 22 December 2023 to 8 January 2024 inclusive.

The usual waiting time for a GP appointment is 2 to 3 weeks.

I know of one person who had to wait 6 weeks.

Most, if not all, of the 4 remaining GP practices in Yamba are currently not taking new patients.

I know of one person who had to travel to Ballina (1 hour drive, no public transport) to get a GP appointment and another who had to travel to Grafton.

It is a similar story with dental appointments. A further influx of Seniors will put even more pressure on medical (including hospital) and dental services.

The prospect of gaining more GPs is slim. A recent survey found that **29% of practising GPs intend to retire within the next five years**. The number of incoming GPs is low and the hours they intend to work lower too. *Ref. The Medical Republic <http://www.medicalrepublic.com.au>>one-in-three-gps...*

### **Aged population and medical emergencies**

An aged population means a higher incidence of stroke, heart attack, bowel obstruction and other medical emergencies. It is likely that people suffering such emergencies during a flood or bush fire would not be able to obtain timely medical assistance resulting in severe incapacitation or death. I do not believe that helicopter evacuation resources would be sufficient to meet the need during such events.

### **Evacuation assumptions DA20230001 52-54 Miles St – West Yamba Flood Evacuation Plan 3.5.2 Assessment Assumptions**

***“There will be sufficient doorknockers to generate an evacuation stream of 600 vehicles per hour.”***

I seriously question this assumption. Elsewhere in the plan it states that there will be 50 teams of doorknockers. Where are all these doorknockers going to come from? I doubt that the local SES has the resources to do this.

***“It will take evacuees one hour to accept the warning.”***

***“It will take evacuees one hour to respond and prepare to evacuate.”***

Given that Yamba has an aged population with concomitant age-related health issues, both physical and mental (e.g. dementia) I seriously question the above two assumptions. Try getting a person with pronounced dementia to do what you want or someone in pain, post-operative, chronic or acute. Plus there is the propensity for people to feel overwhelmed in such situations resulting in an incapacity to either fight or flee – they become immobilized instead.

Evacuation plans for two other developments seem to me to be unsatisfactory.

- *Grevillea Waters* does not have a dedicated on-site manager every night.
- The 136 dwelling *Parkside* Manufactured Housing Estate (MHE) aims to accommodate all its residents and their pets in a 500 square metre community building; that’s 3.67 square metres per household (not person). Residents are required to take dry food, pet food and medication to the community building. The MHE will apparently also invite residents adjacent to the complex to stay in the community building. Mention was made during the Northern Regional Planning Panel Meeting that the community building would house 500 people for 7 days.

Yamba Bowling Club is the designated evacuation centre for Yamba. If roads within Yamba are cut by storm or floodwater people would not be able to get there. Even if they could it would not be big enough for 8,000 people and how would it cope with having to feed so many people. Similarly for the new Treelands Drive Community Precinct when completed.

### **Supermarket – Coles, Yamba**

Yamba has only one large supermarket. As it does not have a storage area, only a loading dock, it is reliant on daily deliveries. When any of the roads leading into Yamba are cut by flood or storm water, deliveries cannot be made and the supermarket runs out of food. This would be exacerbated by any further increase in the population.

### **Impact on roads**

Yamba Road is already quite congested, and even more so in holiday periods. Continued development and the consequent increase in population will exacerbate traffic congestion.

At its 24 October 2023 meeting Council considered a Preliminary Environmental Investigation into the potential for a new Yamba Urban Bypass (first proposed in the 1950s or 1960s). The investigation scoped potential environmental impacts and provides advice on the future planning for the proposed bypass corridor. The study showed there are significant environmental and First Nations heritage values.

Council and Transport for NSW have commenced discussions about the preparation of a Network Plan to investigate Yamba's transport planning challenges and to identify solutions.

When the Survey has been conducted Council will decide whether to proceed with a Yamba bypass corridor which would provide another route into Yamba from Oyster Channel Bridge at the entrance to Yamba.

I question whether a Yamba Bypass corridor will ever be built as it would be very costly. Even if it does eventuate I foresee traffic bottlenecks at the intersection of the bypass corridor and Yamba Road, especially at busy periods and in the event of an evacuation.

There is only one road into Yamba from the Pacific Highway. Building another road is not feasible given that the land between the Pacific Highway and Yamba is flood prone.

### **In addition**

I attach a signed pro forma letter which covers some points that I have not addressed in the above comments.

Dear General Manager

**RE: Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy  
Submissions close 9am Friday 22 December 2023**

The Draft Strategy states "the vision is for housing in the Clarence Valley to be:

- appropriately located, to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts;
- designed to be consistent with the desired character of the area, ecologically sustainable and resilient to natural hazards; and
- diverse, affordable and adaptable to respond to the diverse demographics of our community, including young people, seniors and particular groups in need."

My objections to the Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy include:

Further increases in population in Yamba as outlined in Council's Draft Housing Strategy and Affordable Housing Policy (152 dwellings on Yamba Hill and CBD shop top housing) will exacerbate the following, whether occurring during natural disasters or not:

- a) Increasing adverse impacts on the amenity and lifestyle of residents and this is currently, mainly due to the approved developments and the filling of the Yamba floodplain.
- b) Yamba's infrastructure is currently unable to keep pace with the increasing population.
- c) Yamba's road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network and with only one road in and out of town.
- d) Difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops and availability of parking spaces, access to support care and medical and health treatment, access to schools and recreation and leisure facilities, risks to water supply, power outages causing health stress and food wastage, internet outages, sewer pumps failing, transport services paused and safe evacuation and potential risk to life.
- e) The proposed diverse mix of infill housing options for Yamba Hill (premium town houses, residential flats and multi-dwelling housing (12m high)) and the CBD (including apartments above shops (18m high)) will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods as it will just be increasing the population and density of housing.
- f) The Strategy mentions sale prices of dwellings in Yamba are higher than most in Clarence Valley Local Government Area (LGA) and "Yamba has proportionally more residents receiving government benefits or allowances as their main source of income". The Policy states "Affordable housing must be made available to very low, low and moderate income households". Housing stress may contribute to an increased demand for affordable housing, however the locations identified on Yamba Hill and the CBD are unsuitable and unfeasible as Yamba is one of the highest priced areas in this LGA.
- g) Residents will continue to be isolated during stormwater and riverine flooding as the one road in and out and other roads in the network, become flooded and close without adequate warning for evacuation.
- h) It appears CVC and State Planning Departments have failed in their duty of care to Yamba residents.

All in all, the infrastructure in Yamba is overloaded and will inevitably only become worse potentially causing disgruntled residents. Yamba is not well served by supporting infrastructure and services.

Yours sincerely

Sign

Print name:

DERDRE LAWRIE

Email or postal address:

YAMBA

Date: 21 DECEMBER 2023



# NSW suburbs identified at risk of coastal erosion now and in 30 years

Some of NSW's most prestigious locations have been identified at risk of coastal erosion in a new report, some under immediate threat and others under a cloud over the next 30 years.



**Fiona Killman**

@FionaKillman

2 min read

November 14, 2023 - 5:00AM



NSW suburbs under threat from coastal erosion now and in the next 30 years have been revealed. Picture: Darren Leigh-Roberts

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NSW suburbs impacted by coastal erosion now and in the future have been revealed – and homebuyers warned – with some of Sydney's most prestigious locations at risk.

A new report has listed current coastal erosion hot spots along with 20 locations expected to be impacted over the next 30 years, spanning from Sydney Harbour and Northern Beaches to the Central Coast, Hunter and Northern Rivers.

Some of the state's most expensive real estate is under threat in suburbs such as Vaucluse in Sydney's Eastern Suburbs as well as Byron Bay.





Byron Bay's erosion after wild weather and hazardous swells lash in 2020.  
Picture: Regi Varghese/Getty Images



Vaucluse is under threat over the next three decades.

## **MORE**

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[Unit sells \\$750k above reserve](#)

It comes as NSW homebuyers become the first in Australia able to access a new tool which analyses coastal erosion, flooding, and bushfire data. The tool ranks suburbs most at risk both today and in 30 years' time.

Port Stephens, Cronulla, Palm Beach and Yamba are included in the top locations impacted by coastal erosion now and in the future, according to Groundsure ClimateIndex™ reports which are available through InfoTrack.

The locations not under direct threat, however deemed most at-risk over the next three decades include Wamberal, Old Bar, Batemans Bay, Sandringham, North Arm Cove, Corlette, North Shore and Booker Bay.

Top 20 NSW suburbs affected by coastal erosion now		Top 20 NSW suburbs affected by coastal erosion in 30 years	
1	Port Stephens	1	Cronulla
2	Cronulla	2	Port Stephens
3	Palm Beach	3	Stockton
4	Pindimar	4	Palm Beach
5	Yamba	5	Yamba
6	Stockton	6	Port Macquarie
7	Vaucluse	7	Pindimar
8	Port Macquarie	8	Byron Bay
9	Burraneer	9	North Arm Cove
10	North Batemans Bay	10	Vaucluse
11	Byron Bay	11	Old Bar
12	North Harbour	12	Batemans Bay
13	Coalcliff	13	Sandringham
14	Swansea	14	Corlette
15	Palmers Island	15	Burraneer
16	Maianbar	16	North Batemans Bay
17	Watsons Bay	17	Swansea
18	Port Kembla	18	North Shore
19	Culburra Beach	19	Wamberal
20	North Arm Cove	20	Booker Bay

InfoTrack has revealed coastal erosion hotspots across NSW now and in the next 30 years

The Central Coast beachfront suburb of Wamberal hit national headlines in 2020 when severe weather events saw home partly crumble into the ocean.

A Groundsure report for a beachside address Wamberal states that “multi-million dollar beachfront homes sit on a cliff which is eroding at a rate of over 1 metre per year”.

“Sea level rise, increased storms and the effects from powerful future El Nino/La Nina events could all accelerate the demise of some seriously expensive investments,” the report says.

Groundsure chief executive officer Dan Montagnani said while he didn't predict the findings would impact property value in sought-after coastal locations, it was important homeowners and prospective buyers were aware of risks.



Homes partially collapsed into the ocean in the Central Coast suburb of Wamberal in 2020. Picture: Troy Snook





Image along the coastline of North Cronulla in October 2022. Picture: Ashleigh Tullis

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“Climate change is already considered a Tier 1 risk by lenders on the impact to investment and value, and homeowners in some affected locations are already living with the consequences through higher insurance premiums,” Mr Montagnani said.

InfoTrack Global head of property John Ahern said the Groundsure reports were unique in that they provided property-specific assessments for individual residences, instead of broad regional ratings.

“They are specifically designed for property lawyers and conveyancers to do their due diligence and better inform buyers,” Mr Ahern said.

“Until now, climate change has not been front of mind, but a new generation of homebuyers is demanding insight on risks, to consider the potential long-term impact for their families and financial security.

“Homebuyers have a right to know what could lie ahead as they make the most expensive financial decision of their lives.”

Originally published as [NSW suburbs identified at risk of coastal erosion now and in 30 years](#)

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# One in three GPs to retire in next five years

POLITICAL | RACGP



By HOLLY PAYNE



*With the workforce stumbling closer to a cliff's edge, the number of GPs who would not recommend the profession now outweighs the number who would.*

High workloads, low remuneration and increasing administrative requirements paint a picture of a frustrated, burnt-out workforce in this year's *Health of the Nation* report.

The annual report, which is compiled by the RACGP, was released today and makes for what college president Dr Nicole Higgins called "very sober reading".

Headline findings included that 29% of practising GPs intend to retire within the next five years – a figure that typically hovered between 14% and 18% prior to 2022.

A full 64% of working GPs said they were considering either retiring or reducing the amount of time spent practicing, including the majority of early- and mid-career fellows.

The top three reasons for withdrawing from practice were the regulatory and compliance burden, burnout and financial concerns.

"A lot of my colleagues and I are now seriously considering a change of career because it is no longer possible to provide good quality care at low cost to patients and literally pay bills/buy groceries, despite working 50–60 hours per week," said one GP.

A GP's job should be caring for patients, Dr Higgins told *The Medical Republic*, not filling in forms.

One group that bucked the trend in terms of general negativity were salaried GPs, who were far more likely to report job satisfaction than their peers working fee-for-service (81% vs 66%).

Dr Higgins was fairly certain as to why this was.

"[Salaried] GPs work in services such as Aboriginal medical services and community health services, which are supported by a [multidisciplinary care] team that is funded," she said.

"That's what contributes to increased job satisfaction."

The short-term solution to bring funded wraparound care into wider general practice, Dr Higgins said, would involve increasing the Workforce Incentive Payment.

She also hinted that funding to embed pharmacists in primary care would potentially be provided for in the next Community Pharmacy Agreement.



For the first time since the survey was launched, the respondents who said they would not recommend being a GP outnumbered those who said they would. Just two years ago, around two thirds of GPs said they would recommend the profession and 24% said they would not. These measures now sit at 38% and 39%, respectively. The workforce hole left by GPs flowing out of the profession appears unlikely to be plugged by the stream of GP registrars coming in; not only is the number of incoming doctors low, but the hours they intend to work are lower too.

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More than half of the GP registrars surveyed for *Health of the Nation* said they only intended to work part-time, and just one in six said they intended to own their own practice in the short term.

Taken together, William Buck director of business advisory Paul Copeland told *TMR*, these trends spoke to the need for good succession planning.

“A lot of doctors don’t like having this discussion because they all feel as though as soon as they start talking to people about retirement, everyone’s going to get worried,” Mr Copeland said.

“But on the flip side, if you’re a doctor and you’re 75, coming into work each day and owning the practice, somebody needs to be saying, ‘well, this doctor is going to stop working at some point, what is the plan?’”

As it stands, there is nothing to suggest that there will be a flood of young doctors wanting to buy up GP practices any time soon.

“The rules and regulations and the stress of running a practice makes it very unattractive,” he said.

“[As for] the financial viability of GP practices – you’re not financially viable unless you’ve got at least three or four doctors working with you.”

The cost to establish a practice was also “ridiculously high”, he said, and while there were resources to help people take on ownership of a practice, they still needed to take on a very high financial risk.

“Ultimately, you need someone that’s willing to commit to that stress,” said Mr Copeland.

“And because of all that, you don’t see them taking it up.”

He linked this to the rise in large corporate chains of 50 to 60 practices.

“It’s a corporatisation of the GP space,” the accountant said.

“Is that where is that where the industry wants to go? If not, then doctors have to take ownership themselves.”

IN THIS STORY: [political RACGP workforce](#)

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 00:17:00 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Elise Jeffery  
**Attachments:** Objection to Drat housing Strategy.docx  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Elise Jeffery

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Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	I believe the Draft Local Housing Strategy in regards to Iluka does not fulfil the requirements it sets out to or the requirements under the Local Housing Strategy Guidelines - Please see my attachment for my full submission.
Please upload any additional supporting documents	<a href="#">Objection to Drat housing Strategy.docx</a>

I do not believe the planned proposal of the Draft Local Housing Strategy for Iluka is either appropriate or meets the guidelines given in the Local Housing Strategy Guidelines, in fact I don't believe it even meets the requirements set out in the Draft Strategy.

The first step of developing a Local Housing Strategy according to page 2 of the Local Housing Strategy Guidelines that a council should consider is specific housing gaps. According to the 2021 census Iluka had a population of 1,764 up only 46 people from the 2016 census, considering the new Birrigan Iluka Beach development has well over this number of plots currently for sale (and by all accounts they are not selling fast) one would question where this apparent housing gap comes from? Unfortunately, I cannot from the data you have provided in the Draft Strategy assess the requirements for additional housing in Iluka by 2041 as you have grouped it with Ashby, Woombah and 'district', which doesn't really assist with understanding the needs of Iluka.

There are four components to consider when establishing the evidence-base:

- Demographic indicators of social and economic factors
- Housing demand trends and diversity
- Housing supply trends and diversity
- Land use opportunities and constraints.

**Lets look at the demographic factors that the council should be considering.**

- Population change: the historic and current populations and the projected population change, and the drivers of population change.
- Population age: the population by age grouping and the projected change over time. – Currently the median age of Iluka is 62 years old which is steady from 2016 but up from the 2011 census by 5 years suggesting Ilukas population as all of Australias but its is still 23 years above the average age in NSW.
- Dwelling requirements: the projected dwelling requirement. – currently the average dwelling is less than 2 people per a household, however as its already been mentioned in my submission its an aging population, we can expect a proportion of the population to be leaving their houses to either move into a nursing home or due to death at higher rate than the rest of NSW.

Council has not shown any evidence of demand for additional housing in Iluka, and as previously stated the Birrigan estate is not selling as fast as projected? Page 7 of the Local Housing Strategy Guidelines advises councils need to establish demand both from underlying demand (the theoretical need) and the effective demand (the size, type and location people want to rent). I would be really interested in the studies that council undertook to decide this was a need for Iluka.

In fact, I note in the draft strategy on page 6 it notes that market demand is for large single dwellings.

I also note that though Councillor Karen Thoms said that "council cannot take into consideration the fact that Iluka doesn't have a doctor" the draft strategy on page 13 that the draft strategy "live in an area of their choice, connected to local services, facilities, jobs and social networks", local services include doctors, especially in an area where there is an aging population a doctor is a necessity. And

while council cannot force a GP to open a clinic in Iluka, I believe it is irresponsible and dangerous of council to try to create a larger population where there is limited health care.

On page 9 of the Local Housing Strategy Guidelines it states That councils should consider opportunities and that opportunities may include:

- Existing residential development – type, age, dwelling density, condition, ownership pattern, urban design, scale, form and amenity
- Transport infrastructure – road, rail, light rail, bus, ferry, cycleways
- Urban form and liveability – scale, form, character, open space, connectivity, walkability
- Employment centres – retail centres, business and industrial centres
- **Social infrastructure – schools, parks, health services.**

I would like to note that councillor Karen Thoms asked me if I had bothered to read the draft strategy or Local Housing Strategy Guidelines. Considering that the councillor believed that council shouldn't be taking into consideration the lack of health services in Iluka, I wonder, has the councillor read what she is suppose to be voting on or the Guidelines surrounding it? Because its very clear that health services should be taken into consideration.

Page 10 of the Local Housing Strategy Guidelines states that councils should take into consideration that development opportunity areas may consist of areas within the LGA that are in council's view able to accommodate more development due to having strategic, environmental, amenity and/or infrastructure capacity.

There is no strategy behind adding low density housing to Queen St in Iluka, or at this point in time anywhere else in Iluka. Iluka does not have the infrastructure capacity (ie public transport, healthcare), environmental stability or the required amenities for increase to population such as what the council is pushing for.

Further on this point, lets talk about jobs in Iluka, a quick google search shows one job currently available in Iluka, and it's a relief position (ie not permanent), and the position is a live in position (ie will not require housing).

If this housing is suppose to be affordable then what are the council plans to increase public transport in the area?

Local Housing Strategy Guidelines page 7 advises that councils should consider the cost of housing in conjunction with the cost of accessing employment, services, and utilities. As someone who has lived in Iluka and worked in Grafton with a good paying job, its expensive to get to and from work. The main employment hubs are Yamba and Grafton. There is no direct public transport between Iluka and Grafton and the transport between Iluka and Yamba, finishes to early to suit most workplaces and types. Maclean also the public transport ends to early for most work types.

You also state that housing in the Clarence is supposed to reduce the risk of natural hazards, now I know this is a secret but by now council should have a plan to fix it, avoid or work around it. You know that Iluka Road is going to be cut by sea rise, and council knows this will occur within the next 10 to 20 years. How is increasing the population in Iluka reducing the risk of natural hazard, when council knows the risk to Iluka and the population and has zero plans to fix it. I know your request for funding has been refused, that doesn't mean you go "oh well screw it lets risk lots of peoples



lives because we didn't get what we wanted". Perhaps this is why Iluka was grouped with Ashby, Woombah and 'region' because council doesn't believe Iluka will exist in 2041?

Furthermore, as the increase of severe weather events is expected to occur within the region (<https://www.climatechange.environment.nsw.gov.au/impacts-climate-change/weather-and-oceans/storms-and-floods>) the chances of Iluka being cut off due to floods or fire is increasing, this will increase pressure on food stability and medication, as both of those things run low during the five days we were cut off in the last flood.

Page 9 of the Local Housing Strategy Guidelines also expects councils to take into consideration constraints to housing growth.

Constraints may include:

- Environmental factors – riparian zones, contaminated lands, hazardous activities, high fertility soils
- Natural hazards - flooding, tidal inundation, bushfire, slope, unstable land
- Incompatible uses – heavy industry, sewage plant, high voltage transmission lines, aircraft noise, agricultural land
- Lack of financial feasibility – due to market forces or planning controls
- Utility service availability – water, sewer, drainage, electricity, gas, telecommunications
- Conservation resources - places of ecological, scenic, heritage or archaeological value.

We have already talk about the environmental hazards. Consideration should also be given to the fact that town is on a sewerage system, what is the capacity of that system and how close to capacity is it already over the holidays periods?

Aircraft is a concern according to the guidelines, and aircraft come over low all the time doing training exercises out of Evans Head.

Of course, concern has to be given to how increasing the population may negatively impact on the World Heritage Rainforest.

Let's talk about the affordability, Councillor Karen Thoms is on the record saying that council cannot control the price of the rental and real estate market. If your plan is to create affordable housing within Iluka, why would you choose Queens Lane as part of that plan, if you cannot control the cost of the houses at the end of the process? Blocks of lands regularly sell for over a million dollars there. It doesn't make sense to choose the most expensive street in the town for 'affordable living'. What you will create is more holiday homes or townhouses that no one who currently lives in Iluka will be able to afford to rent.

Figure 24 in the Draft Housing Strategy shows Iluka is already ahead of the rest of the Clarence in terms of affordable housing and smaller dwellings with over 40% of the dwellings in Iluka already having 2 or less bedrooms.

Basically, researching this policy with the small amount of time I have had (seriously right before Christmas? Dodgy and you know it) shows that the plans for Iluka don't even fit with the strategy the council has put forward and your councillors are unsure what they are supposed to be considering in relation to the proposal. The vote on this should be stayed until all councillors can adequately show they understand what the policy they are proposing is and the community has a decent amount of time to go through relevant information and legislation.



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 20:59:56 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - gerardine Burke  
**Attachments:** submissionllukaDraftHousingStrategy.pdf  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - gerardine Burke

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Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	THank you for the opportunity to comment. My concerns are outlined in the attached brief and focus on lack of cohesion on the document that clearly demonstrates how the rezoning of some areas in Iluka will result in more affordable housing in the iluka/Woombah area.
Please upload any additional supporting documents	<a href="#">submissionIlukaDraftHousingStrategy.pdf</a>

**Submission:** Draft Local Housing Strategy and Draft Affordable Housing Policy

**Date:** 21 December 2023.

**From:** Gerardine Burke

Thank you for the opportunity to comment on the Housing strategy. Its good to see Clarence considering how it can be part of an affordable housing solution. However, I found the document lacking in a cohesive plan as well as providing action items that were in conflict with other of its own policies. My main concerns are:

Iluka is surrounded by water and national parks which brings with it its attraction and ability to continue to bring in holiday makers and visitors. It might not have capacity to expand through housing developments, it still needs to ensure that council strategies are designed to support a broad community base made up of permanent residents and holiday makers. Many other coastal communities across Australia are becoming ghost towns through 'out of towners' owning prime real estate they rarely visit. To maintain a vibrant community, we need people. I feel it is important that Iluka makes sure it has affordable housing in the community to ensure we have workers to service small businesses who in turn look after 'locals' and holiday makers in the area. Just as there is a policy for short term rental accommodation, I suggest we also look at how to use rates or similar levies on properties that are left vacant for extended periods of time. This in turn can be used to support low income residents with rental relief or more actively encourage vacant properties to be put into the rental market.

To provision affordable housing in Iluka, existing R2 areas are to be re- zoned to R3 with an increase in height from 9 metres to 12 metres applicable only to those areas which primarily are located along Queens Lane. At this stage, existing R3 zoned areas will not have a height increase.

What is not clear from the draft strategy is how these changes will supply more affordable housing in Iluka or nearby Woombah. This is especially of concern given the existing Affordable housing policy (ECM 1594397, version 3.0 dated 20 October 2015) provides similar policy including contributions from developers. This new strategy needs to clearly outline how this will be different from what we already have in place. I understand that changing the zoning in what is prime real estate for developers, investors and buyers (who want to live in it for holidays only) may better attract development and therefore funds for affordable houses in Iluka. However, we need a strategy that demonstrates where affordable houses will be built, by whom, how funds drawn in from developers because of the re-zoning will be used and how and who will be accountable for the use of those funds for housing. In conjunction, with a strategy that covers those factors, we also need more detail on how urban controls will be put in place to ensure the additional height is sympathetic to the other surrounding residences. The paper also needs to discuss other options for rezoning that might achieve similar outcomes. For example, Is there an option to rezone some of the berrigan development for R3 or modify the height on existing R3 zones areas to increase height and offer financial incentives where duplex or smaller units are built. These types of options can therefore be discussed and compared against what currently seems very developer driven strategy.

The 2022 floods and the recent rain event with Cyclone Jasper has highlighted how at risk some areas of Iluka are from future flood events. The key strategic directions listed on page 9 of the document calls out the need to plan to reduce the impact of natural disasters.

Feedback from the housing survey also called out a need for housing to be flood free. Already, I have seen some residents commenting on the cost of insurance in the region – some not able to afford it anymore. It seems at odds with the strategic direction to support changes to zoning that would increase housing stock in identified flood areas. Whilst the ground floor could be used for car parking, it would still be a significant impact on a strata to cover costs of flooding – potentially an uninsurable event. More information is needed in the strategy that demonstrates how the Council will mitigate against flooding for these new residences along with removing any impacts for neighbouring properties.

The laneways of Iluka is definitely part of the character of Iluka. They support the original town plan and lots are designed and built to use the laneways. Whilst this approach is not something that is 'done' now, we have to work with the legacy it has given us. Its clear that Queens lane can just cope with current traffic and parking arrangements off street based on existing dwelling types and numbers. The parking guidelines in the strategy do not reflect reality when permanent residents of a single unit will have more than one car and especially not 1.5 cars. Whilst inclusion of walkways and cycle paths is excellent, we still need to acknowledge that Iluka residents and visitors need a car to get to the beach or most services. To allow an increase of dwellings along this lane without suitable coverage in the strategy on how realistic parking will be achieved again demonstrates the lack of cohesion in the document.

I am not against development in Iluka. I am just looking for a strategy and subsequent implementation that is sound, realistic and cohesive.

Kind regards

Gerardine Burke

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Sat, 25 Nov 2023 10:58:22 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Hazel blunden  
**Attachments:** CVC housing stratgies submission Hazel Blunden.docx  
**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Hazel blunden

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Submission details	



Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Key points:</p> <p>The housing strategies are very important.</p> <p>However the affordable housing goals need major intervention if they are to be reached.</p> <p>CVC needs to be bold and ambitious in its next steps toward greater housing affordability.</p> <p>My submission makes some suggestions.</p>
Please upload any additional supporting documents	<p><a href="#">CVC housing stratgies submission Hazel Blunden.docx</a></p>

# Submission to Clarence Valley Council On the Housing and Affordable Housing strategies December, 2023

Dr. Hazel Blunden

Disclaimer: This submission reflects the views of Hazel Blunden<sup>1</sup>, individual, not in any work capacity.

November 25, 2023

## Introduction

Clarence Valley Council should be congratulated for producing such an informed and comprehensive draft housing strategies. The strategy outlines next steps and will allow Council to pursue more ambitious interventions to secure more affordable housing for residents.

### **The need for affordable housing is well-established.**

The strategy outlines the need for more affordable housing. While it is important to collect and present this data, the need is well-established. CVC should prioritise implementing its strategy to address the issue rather than putting any more resources to data analysis.

While the Affordable Housing Strategy instrument is a good start, by itself it won't deliver enough affordable housing in the short to medium term.

### **Developing an Affordable Housing Contribution Scheme (AHCS)**

The Strategy refers to developing an AHCS which is overdue and should be accomplished relatively quickly with reference to existing schemes used by other NSW Councils. Some responses to the questions posed in the Strategy about the AHCS are below.

*What location should the scheme apply to?*

The Affordable Housing Contribution Scheme ('the Scheme') can apply to land and development within specified precincts. This can be for areas where housing growth is planned – for multi-unit infill developments in Grafton, Maclean and Yamba, and to new greenfield site like James Creek, Clarenza, Junction Hill etc).

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<sup>1</sup> About the author and disclaimer: I was a renter from ages of 18 into my late 40s. I bought a house in 2009 in Maclean after ten years of saving up. It cost \$285,000 then which was what I could afford. I got the FHOG and stamp duty waiver. I moved in, then was a landlord for a few years, and now reside here in Maclean permanently, working remotely at UNSW much of the time. I only own my house (principal place of residence), no other properties. I am still paying off my original mortgage of \$214,000 after 13 years of home ownership. My house is now valued at least 3 x what I bought it for. Every day I am thankful that I was able to buy an affordable home, and to be living here in Maclean, on Yaegl country.

*What type of development should be levied?*

All developments over a certain size or value - x square metres or more; x units or more; or x value development or more.

*What should the rate be based off?*

As above – on land size or value. Or a threshold number of units

*What should the contribution look like?*

Contributions should be on-site units (dwellings) -the preferred option; or monetary (or a combination of both).

A good start would be a requirement of 2%-10% of the residential floorspace of the development must be provided as an affordable housing contribution. While the Strategy suggests 2-5% contribution, given the scale of the challenge, larger contributions may be appropriate for bigger developments where hundreds of new dwellings are planned (e.g. James Creek, etc) a significant proportion should be earmarked for social and affordable housing.

A contribution of 2% is unambitious and 5% not much better. Other jurisdictions require more – in South Australia<sup>2</sup>, up to 15% is required. In some developments in London (e.g. Canary Wharf), up to 50% is required.

Affordable housing units are to be distributed throughout the development with a unit mix determined by Council in consideration of affordable housing need and social inclusion.

*What will the ownership structure be?*

Dwellings will be owned by CVC Council or its nominee.

Dwellings will be provided and retained as affordable rental housing in perpetuity.

where Affordable Housing is proposed for on-site provision, the applicant must transfer title of the dwellings to Council free of cost. The dwelling(s) to be dedicated to Council as Affordable Housing must be identified on development application plans.

The transfer of title must occur within two months of the registration of any strata subdivision for the development.

Council will require as a condition of consent that an affordable housing covenant be registered before the date of the issue of the occupation certificate, against the title of the property, in accordance with section 88E of the Conveyancing Act 1919.

The covenant will ensure that the benefits of affordable housing are secured in accordance with Council's affordable housing program in the long term, and will also allow at the sole discretion of Council for the removal of the covenant to facilitate the sale of affordable rental housing where Council is satisfied equivalent or better replacement stock is to be provided within the LGA.

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<sup>2</sup> 'Developer responsibilities for affordable housing', <https://www.sa.gov.au/topics/business-and-trade/building-industry/planning-professionals/developer-responsibilities-for-affordable-housing>

In certain circumstances, alternative arrangements may be made such that an in lieu monetary payment may be provided so that affordable rental housing can be provided elsewhere within the CVC LGA.

*Who will be responsible for the management of the affordable housing properties?*

Council has two options 1. Hire its own housing asset manager with a real estate or tenancy management background or 2. Outsource management as follows:

Dwellings acquired under this Scheme will be managed by a Community Housing Provider nominated by Council and rented to very low, low and moderate income households at a per cent of gross household income or at a discount-to-market rent.

Rental income will be used to cover all reasonable costs of managing and maintaining the affordable rental dwellings, and any surplus from rental income will be deposited in Council's Affordable Housing Fund to be used only for the purpose of improving, replacing, maintaining or providing affordable rental housing stock within the CVC local government area.

Properties acquired by Council under this Scheme will be managed in accordance with a Residential Property Management Agreement.

### **The holiday rental issue**

The report states that "within the LGA there are 900 available listings... these are homes that would be otherwise available for long-term rentals." This is surprise and not 100% the case as many of these properties may always have been used as holiday rentals via real estate agencies (i.e. in Yamba) or are let in whole or in part as short-term rentals on an ad hoc basis by owner-occupiers. As the report notes, tourism provides significant income and employment to the region, and Yamba, for example, seems to now be full of visitors nearly all year around. It is the case other councils like Byron Shire have sought to put limits on the number of days premises can be available for short term lettings. While this is one option, fundamentally the issue is a lack of affordable housing with secure tenancy for local people. Even if these short-term let properties were all 'returned' to the private rental market, private rental is still an expensive and insecure tenancy type, and many locals would be unable to afford rents for beach-proximate properties. While CVC could follow Byron and adopt limits on short-term letting (no. of days), this simply may create more instability or shorter leases for tenants, in between holiday peaks, or drive these onto informal platforms to escape regulation and detection.

To expect landlords to provide properties for rent at affordable levels to local people in tight rental market areas like Yamba is unrealistic. Locals on lower incomes will still be priced out by those on higher incomes including recent arrivals from outside the LGA unless there is a significant increase in housing supply with a proportion reserved as social/affordable housing. Rents are not regulated and leases are easily terminated under NSW tenancy law. So seeking to reduce short-term holiday lettings may not yield much affordable housing.

### **Delivering housing diversity – including smaller, semi-detached and medium density housing**

The report identifies roadblocks to 'the market' (developers) building new medium density housing as they favour detached greenfield. This is clearly the major barrier to providing

new, smaller, medium density housing that could house those on lower incomes in the valley. Given the lack of options, council should facilitate development of semi-detached and medium density housing and a mixture of rental and for sale would be ideal. This is what younger people, and retirees who don't require high levels of aged care, need. If developers cannot deliver such housing, then how can CVC intervene?

The NSW Government and its agency, the Department of Communities and Justice, is unfortunately trapped in an outdated straitjacket where it focuses only on providing loss-making highly targeted and residualised social housing. Community housing organisations like North Coast Community Housing or Anglicare do not have enough landholdings or funds to develop. The 'market' can't or won't build this type of housing.

Therefore Government needs to facilitate the type of housing people need. CVC in partnership with LandCom, as the NSW developer agency, could task itself with building new affordable housing for rent and sale at affordable levels (means tested) in the Clarence Valley if developers are unable or unwilling to develop the diverse housing forms that are needed. This was the role of the 'Housing Commission' post WWII. If, as the report notes, the 'market' can't deliver the required diversity of housing, then someone else needs to step in. Currently housing policy settings are a recipe for massive failure, because we know people are being driven into severe housing stress and homelessness. CVC has outlined all of this in the strategy – but needs to take action.

### **Using council and government-owned land**

The Strategy's suggestion at 2.1 of "Identify suitable Council and government-owned land and pursue a pilot project to demonstrate a well-designed and well-located housing development offering a range of dwelling types and sizes, with a focus on building market confidence in such developments." should be pursued as a matter of priority. This will provide examples to people of what is good design and what is achievable.

On 'community opposition', there is hidden community support for new, smaller housing forms, as younger residents, as well as older retirees, would welcome well-designed smaller housing types if these are more affordable. The NIMBY voices are selfish ones if they seek to shut out housing options for renters and asset-poor older retirees who are currently disenfranchised and struggling.

Council and government owned land should be used for housing delivery of the type of housing people need. There is no need for, as the strategy states, endless 'pilot projects' but rather CVC should get on with facilitating development of the types of housing that is missing.

CVC should retain land title rather than go down the 'public-private partnership' partial privatisation route with developers. Council should not surrender ownership of **any part** of its land but rather pay architects and developers on a fee-for-service basis to develop its sites. The 'government developer', LandCom,, is one option as developer, or there are private developers that have track records of delivering affordable housing on Council land elsewhere (e.g. Grocon in Melbourne). Local architects and/or developers may offer concessionary terms as part of an ethos of community service.

How to manage the assets? This is not rocket science – CVC already manages its own land/building assets. If Council feels it cannot manage its newly created housing assets itself, it can outsource management of its housing assets to a community housing provider or even a real estate agent via tenders as other Councils do (Inner West Council, Waverley Council, Randwick Council, North Sydney Council, etc).

CVC can and should become a housing provider via leveraging its land. As the Strategy notes, the market is unlikely to deliver what is needed – so the choice is either inaction or CVC taking a more active role as an agent of change! If Council can provide swimming pools, libraries, community halls, civic centres, etc., then it can provide housing too.

### **Affordable housing – ambition and partners**

While 3.1 states CVC should ‘Work with other councils in the North Coast Region to advocate for investment in, and increased supply of, social, affordable and community housing by all sectors (private, public and community).’, this doesn’t seem to be enough on its own. ‘Advocacy’ has been going on for years, and yet, the housing affordability problems are only getting worse! As argued above, CVC must take on a more active development role, in partnership with LandCom, or other agencies and/or community housing providers, to develop **at scale across multi-sites in the LGA**, possibly on co-operation with other Northern Rivers councils (e.g. Coffs, Lismore, Ballina) if a consortium approach is required to create economies of scale.

### **Ineffective or marginally effective policies – VPAs and Build to Rent**

While Voluntary Planning Agreements (VPA) Policy and Guidelines should be created, as noted in the Strategy, VPAs have so far yielded **zero units** of affordable housing. This is not reason to stop trying this avenue, however it works best in medium to high rise multi-unit developments, which as the strategy notes, private developers don’t want to build. Further, the fact that many VPA agreements stipulate that the housing is reserved as affordable for only 10-15 years means that it will revert to being unaffordable in the future. It is a classic case of ‘short-termism’ which is what has led to the affordable housing crisis we are now in. Affordable housing should be created in perpetuity through any planning agreement and title of the affordable housing dwellings should pass to Council. So while council should pursue VPAs, developers will always insist any imposition will render their development ‘unfeasible’. A mandatory affordable housing contribution requirement will be much more effective.

Built-to-rent (BTR), likewise, is no panacea and cannot be relied on to deliver affordable housing, especially in the Clarence Valley. While it is true most landlords are individuals or couples and we have a low level of BTR institutional investing, this seems to be posed as a new ‘magic bullet’. However, it is a mirage. BTR is based on obtaining ‘premium rents’<sup>3</sup>. BTRs are simply units provided by a corporate landlord that is marginally better to rent from as they may offer longer-term leases (e.g. 2 or 3 years instead of the standard 12 months favoured by most landlords and real estate agents). BTR landlords typically charge higher than median rents than other landlords as BTRs tend to be new and higher quality, and appeal to affluent tenants. **BTR landlords expect returns of up to 6-7% so they will never target the lower-income renters segment.** Further, BTR tends to be offered at scale, so BTR not a solution for Clarence Valley as BTR investors concentrate on lucrative city markets where they can build medium and high rise for high income renters. The advice to CVC is “forget about it” – it will be marginal at best..

### **Housing for older residents**

Medium density complexes closer to main streets and shops, in areas for example like Treelands Drive, Yamba or some of the flat areas in Maclean, as well as south Grafton and inner Grafton, could host smaller complexes of 2-6 storeys which have accessible design

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<sup>3</sup> As NAB’s Michael Carr notes, “the BTR model is built around a premium rent being paid”, <https://www.trilogyfunding.com.au/is-build-to-rent-the-new-miracle-panacea-for-affordable-housing/> ,

and are close to main streets, doctors and services. For example, on my street, there are four apartments housing a mixture of older retired people and younger workers on a 550m block. The residents walk everywhere and one works in retail locally. They have small gardens/courtyards/outdoor space. If 2 storeys were allowable this could provide 8-10 units of housing within 5 minute walk of the main street. This is a good example of 'infill' development. Sympathetic in-fill to high architectural standards should be allowable where it blends in with the materials and feel of a precinct. This could deliver hundreds of smaller homes close to our main streets.

Older residents have few options outside of the family home apart from manufactured home estates like those in west Yamba. As the Strategy notes some of these are not well-located and residents would prefer to be close to services. Medium density complexes, structured as owner-co-operatives could be encouraged where older people can buy into owner co-op housing (like is common in the Scandanavian countries). Ideally these would be completely owner-run or could be a product offered by CHPs (however they are not in this type of housing segment). Limited capital gain provisions can maintain affordability (via caveats on title).

We need to preserve our historic streetscapes that are unique. However a blanket heritage listing may also be a block to sensible infill developments. Some of Maclean's housing is mass-produced, 1950ss-60s Masonite and asbestos. In my opinion, it's pretty average and where ageing, or falling into major disrepair, owners could redevelop or sell for strata titled new dwellings, as long as these were sympathetic to the streetscape.

### **Other actions that can enhance affordability**

Some of these are out of scope of CVC but CVC needs to exert influence on the NSW Government.

1. Amend the NSW Residential Tenancies Acts to limit (a) frequency of rent increase to once a year and , more importantly, (b) limit the quanta of rent increase to for example, a percentage linked to CPI or set with reference to some other reference price indicator, and/or determined by an independent board (as in Germany). There are no end of models that operate elsewhere right now.
2. Utilise residential premises: CVC and the NSW government should identify vacant residential dwellings (often left empty by domestic and foreign investors) and offer both incentives and costs (levies) to allow these to be leased for social and affordable housing rental (for example, via tax concessions similar to the US's Low Income House Tax credit or the tax concession used in the National Rental Affordable Housing scheme). Victoria already has such a levy; however these levies need to be more substantial and should ratchet up over time (the longer the premises has been vacant, the higher the levy). If a landlord chose to pay the levy, they can continue to leave their premises vacant, that is their choice, but the revenue stream can be put towards social and affordable housing and other housing supply measures. Empty office space could be converted to residential.

### **Final comments – escaping our housing cul-de-sac**

Housing policy is a mess. Governments (including local governments) need to realise that relying on asset price speculation and inflation is not a good economic strategy. People are suffering. They are paying way too much for housing or are homeless.



Too many politicians favour landlords (and are landlords themselves) and know that if they increase social and affordable housing supply, private rents will moderate, developers' profits will moderate, thus impacting on profits. This is a bias in policy which advantages the 20% of relatively affluent Australians who own residential property against the 30% of Australians who don't. We often hear that landlords are 'mum and dad' investors. We never hear about the 'mum and dad' struggling wage earners on casual incomes, the 'mum and dad' homeless and marginally housed.

CVC should take some bold and proactive steps to address the issue, in the same way it leads on many other issues - because if nothing is changed, nothing changes!

*Thanks for the opportunity to comment on the Strategy.*

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 15:44:54 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** (ECM:2571388) Submission on Yamba Draft Proposal Yamba Hill  
**Attachments:** 20231220 - Submission on Clarence Valley Draft Housing Strategy - FINAL.docx  
**Categories:** ECM;Ashleigh

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Attached my final submission re Draft Proposal

Yours Sincerely,

Anthony James

[REDACTED]  
Yamba

2 January 2024

Laura Black  
General Manager  
Clarence Valley Council  
2 Prince Street  
Grafton NSW 2460

*Attention: Stephen Timms (Strategic Planner)*

**Submission on Draft Local Housing Strategy  
Area 6 – Yamba Hill Rezoning**

I refer to the public exhibition of the Clarence Valley Council's *Draft Local Housing Strategy*, and welcome the opportunity to make a submission on this important strategic planning document. I write as the owner of 10 Pacific Parade, Yamba (Lot 18 Deposited Plan 26994) and wish to rescind my previous submission which was sent in haste.

In general the key principles and actions of the Draft Housing Strategy are supported, however, the decision to adopt a mid-block boundary for the proposed 12 metre height limit within the Yamba Hill (Area 6) precinct is not supported. I recommend instead that the boundary for Area 6 be extended to include 10 Pacific Pde and the adjoining properties at 9 and 8 Pacific Pde, which are already zoned R3 Medium Density Residential, in order to allow these properties to be developed up to a 12 metre building height to facilitate a more orderly and feasible development outcome in this location, deliver additional housing, and minimise the impacts of redevelopment on existing properties.

**The Site**

10 Pacific Parade, Yamba (Figure 1) has a site area of approximately 662m<sup>2</sup> with dual street frontages to Pacific Parade and Yamba Street. The site is currently developed for a detached dwelling. The site is zoned R3 Medium Density Residential and is subject to a maximum building height development standard of 9 metres.



**Figure 1 – Subject Site**

Comments

The Draft Housing Strategy recommends that the Area 6 rezoning would be the subject of a 12 metre building height limit and an R3 Medium Density zoning. Whilst this change is supported in-principle to facilitate the delivery of new housing within the region, it is important that these changes achieve consistent and equitable planning outcomes which do not result in adverse impacts on local properties.

As illustrated in **Figure 2**, many beachfront properties within Yamba are already the subject of 12 metre building height limit, including land directly to the south of the subject site along Pacific Parade and land to the north fronting Convent and Main beaches. The subject site is already an anomaly in this regard, particularly when considering that many of the properties to the north along Pacific Parade that are subject to the 9 metre limit have already been developed to 3-storeys and are unlikely to be redeveloped further (refer Figure 2). There is a clear strategic planning rationale in providing a consistent set of planning controls for R3-zoned land within the beachfront area of Yamba that facilitates a suitable built form outcome and the delivery of more housing.

Providing a consistent building height limits to allow for 3-storey development will increase the potential for lot consolidation and redevelopment by ensuring that controls allow equitable development across multiple sites. This will also increase the likelihood that the site could be redeveloped in conjunction with adjoining properties fronting Pacific Parade, Yamba Street and Harwood Street, enabling the more efficient delivery of housing and better design outcomes across a larger site area (with respect to built form, design, vehicular access, parking, landscaping and residential amenity).

Increasing building height limits immediately to the north of our property, without a commensurate increase in height for our property, will create the potential for additional overshadowing that will both adversely affect our amenity as well as unnecessarily constraining development of properties to the north. Instead, providing an equitable planning outcome by applying the same controls to the subject property would ensure that redevelopment could occur consistently and enable lot consolidation or sympathetic design and development outcomes across all properties.

**I therefore request that 10 Pacific Parade together with 9 and 8 Pacific Parade be included within the Area 6 boundary to facilitate an increase to the building height development standard from 9m to 12m to be consistent with the proposed planning controls for the immediately adjacent properties.**



**Figure 2 – Existing Height Limits and Proposed Area 6 Rezoning**

I would welcome the opportunity to discuss this matter further with Council should the opportunity arise. Please do not hesitate the undersigned should you have any queries in relation to this matter.

Yours sincerely,



Anthony Neale James



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 14 December 2023 1:53 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Agg

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Agg

Contact details	
First name	Peter
Last name	Agg
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>Adequate Community consultation is lacking.</p> <p>The plan does not reflect my community's expectations or aspirations</p> <p>The proposed changes will not provide affordable housing solutions, Iluka is earmarked as a desirable location and the entire waterfront will be crowded with high rise apartments. Where would the storm water end up from this development? Iluka does not have a stormwater system, currently all run off floods the streets and eventually ends up in the river. Access to air and sunshine will be limited for houses other than the 4 storey apartments that are planned to crowd the desirable, riverside location. Overshadowing and overcrowding would be a major issue</p> <p>There is ample land available for new homes in the Birrigun Estate which has plenty of allotments still available for sale. The Anchorage and Woombah also have affordable housing options still under development</p> <p>There is no economy or services to support additional employment and limited services. We are conscious of water issues including lack of pressure and water restrictions. A major development in Iluka would exacerbate this problem</p> <p>Queens Lane is a narrow one way lane that would not cope with the huge increase in traffic this development would create</p> <p>We enjoy a peaceful, natural and unique environment and we demand this town of Iluka and its natural beauty is conserved for many generations to come. There is plenty of affordable housing options available in Grafton where the accommodation will be required as the population continues to grow and job security will be guaranteed into the future.</p> <p>Please preserve Iluka as a town that reflects "the bygone years" as a unique, healthy holiday and residential location for many generations to enjoy into the future.</p>
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 10:54 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Debbie Green

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Debbie Green

Contact details	
First name	Debbie
Last name	Green
Email	
Phone number	
Address	
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I STRONGLY object to the proposed housing strategy for Iluka;</p> <ul style="list-style-type: none"><li>-This plan does not meet with my community expectations for Iluka NOR my expectations and aspirations for the environment in which I live.</li><li>-Proposed changes will NOT provide affordable housing solutions it will only be investment opportunities for the already wealthy.</li><li>-Existing property opportunities are available in existing Iluka estates, Anchorage and Woombah.</li><li>-Iluka services and infrastructure and work opportunities will not support increased density</li></ul>

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 8:11 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Candice Bale

---

**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Candice Bale

Contact details	
First name	Candice
Last name	Bale
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Iluka is a special place with a strong community and lots of character. The reason I moved here from the Gold Coast 12 months ago was because it had gone to the developers. Please leave iluka for the people that live here and not in the name of tourism, development and money. There is something

	special here that could easily be taken away. If it ain't broke don't fix it! Pleaseeee
Please upload any additiona l supportin g documen ts	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 18 December 2023 7:17 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bronwyn Perkins

---

**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bronwyn Perkins

Contact details	
First name	Bronwyn
Last name	Perkins
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	LUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	A description of what is to be constructed. We require pictorial of what council intends. What is intended timeframe of construction?What has to be demolished? Iluka does not need to look like every other ruined coastal village. The answer for me given information provided thus far is NO
Please upload any	

additional  
supporting  
documents

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 9:21 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bruce Howard

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bruce Howard

Contact details	
First name	Bruce
Last name	Howard
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Gulmarrad
State	NSW
Postcode	2463

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I believe that the proposed plan for Yamba is flawed given the fact that the current infrastructure [ roads - traffic flow, one road In one road Out ] What happens in emergencies eg - flood / road closure due to vehicle accidents, has a risk assesment been completed ? Obviously CVC do not have the finances to maintain the main road to a high standard at the moment. Have they applied for additional / long term funding from State or Federal Government or are the local ratpayers left to pay ? Additionally the Medical services currently available are under extreme pressure and the Maclean Hospital is also facing staffing and costing issues. There seems to be pressure from Governemts to increase housing availability but are they actually helping local Councils financially to achieve an outcome ?</p> <p>The plan for Maclean / Townsend and Gulmarrad is more logical in respect to transport infrastructure and connectability as it is less flood prone and is accessible to main transport links. Maclean Hospital needs to be upgraded as a priority, currently Lismore is the Hospital of choice for many people on the Lower Clarence.</p>
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 17 December 2023 6:54 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Catherine Leseberg

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Catherine Leseberg

Contact details	
First name	Catherine
Last name	Leseberg
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Iluka is not a town that could accommodate 4 storey buildings. The infrastructure would not cope, the services would not cope.</p> <p>We are a town of natural beauty surrounded by rainforest and national park. Bringing bigger buildings and more people to the town would destroy the ambience that exists now. Wildlife would lose their habitat, increased traffic would lead to more road kill of native animals.</p> <p>The plan would completely go against what Iluka represents and would increase beyond what is feasible for most.</p> <p>Iluka needs to remain a quiet and peaceful holiday retreat.</p>

Please upload any additional supporting documents	
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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Friday, 15 December 2023 12:36 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Dianne Morrison

---

**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Dianne Morrison

Contact details	
First name	Dianne
Last name	Morrison
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Objection to the Draft Local Housing Strategy and Draft Affordable Housing Policy include the following. Can Council please explain how they intend to manage noise pollution increases, traffic and parking increases, late night partying from short term

	<p>stays? How will these properties be managed to ensure they are owner occupied? Potentially resulting in further increasing adverse impacts on current residences. Yamba has a current shortage of doctors, care for elderly and health care.</p> <p>As a Yamba town home owner and resident of 25 years I have noticed a major decrease of owner occupied dwellings, and a significant increase in dwelling investment for holiday rental and convenient owner Airbnb letting. Can Council advise what are the future plans for Yamba to have a public hospital and a public high school when this development is addressing affordable housing, and Yamba's extreme growth.</p>
Please upload any additional supporting documents	

	<p>-The local character and natural amenity of Iluka and its foreshore will be damaged and and permanently changed</p> <p>-NO buildings in Iluka should exceed 2 levels.</p> <p>-No public face to face consultation has taken place to precede this plan. Lack of public consultation is amoral and does not meet my expectation for a council that is supposed to represent its residents needs.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 12:35 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Greg Wyllie

---

**Categories:** Ebony



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Greg Wyllie

Contact details	
First name	Greg
Last name	Wyllie
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Objection to the Draft Local Housing Strategy and Draft Affordable Housing Policy include the following. Can Council please explain how they intend to manage noise pollution increases, traffic and parking increases, late night partying from short term stays? How will these properties be managed to ensure they are owner

	<p>occupied? Potentially resulting in further increasing adverse impacts on current residences. Yamba has a current shortage of doctors, care for elderly and health care.</p> <p>As a Yamba town home owner and resident of 25 years I have noticed a major decrease of owner occupied dwellings, and a significant increase in dwelling investment for holiday rental and convenient owner Airbnb letting. Can Council advise what are the future plans for Yamba to have a public hospital and a public high school when this development is addressing affordable housing, and Yamba's extreme growth.</p>
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 1:43 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Martin Van Weerdenburg

---

**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Martin Van Weerdenburg

Contact details	
First name	Martin
Last name	Van Weerdenburg
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

c subm ission	
Com ment s	<p>I submit my comments with respect to the proposed changes that would impact housing developments in Iluka.</p> <p>I strongly advise that properties with Queen Lane frontage should be excised from the proposed rezoning for the following 2 specific reasons:</p> <ul style="list-style-type: none"> <li>- Any proposal that increases residential densities along Queen Lane will lead to a significant increase in traffic circulation problems. Existing traffic flows are already problematic, especially with heavy truck movements servicing commercial businesses operating in Young St, rubbish truck collection movements and vehicle traffic related to Sedgers Reef Hotel - these problems are exacerbated during holiday periods when traffic numbers spike and vehicles clog the lane by parking on the narrow verges. The lane is not well formed and, due to a lack of any maintenance suffers severe potholing due to unresolved drainage problems.</li> <li>- The proposed increasing in housing density along Queen Lane (together with other proposed rezoned area that is serviced by drains feeding into Iluka Bay) will result in a significant increased storm-water runoff entering the bay. Water quality in the bay following periods of high rainfall is already problematic due to the volume of detritus that is flushed directly into the protected children's swimming area.</li> </ul> <p>I note that the Council has yet to develop the Voluntary Planning Agreements (VPA) policy and guidelines that would underpin the provision of new affordable housing tied to new housing developments arising from the proposed rezoning - I respectfully submit the following comments:</p> <ul style="list-style-type: none"> <li>- The policy must be mandatory as any voluntary provisions will not be enforced thereby ensuring increased development without any improvement in social or affordable housing. Council approval of the Birrigan Estate development in Iluka without any requirements for the provision of affordable (or first nations) housing, is difficult to comprehend</li> <li>- The VPA must be completed before the housing strategy is finalised.</li> </ul>
Pleas e uploa d any additi onal supp ortin g docu ment s	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 17 December 2023 11:59 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Young

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Young

Contact details	
First name	Peter
Last name	Young
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	new
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I wish to raise following significant concerns on the effect the proposed Local Housing Strategy and Affordable Housing Policy will have on the local township of Iluka.</p> <p>Infrastructure: there is no GP in town; current electricity, water, sewerage and drainage would need significant upgrade; local roads would not cope with increased traffic; there is one inadequate IGA store; current school would not accommodate additional students. Environmental: Pressure associated with the population growth such as threat to water quality from increased toxic and high nutrient urban run off causing risk to human health, fish habitat and fish health, increase of boating, swimming and fishing would have an adverse effect on the well documented sensitive waterways; soil exposed from construction may be washed into stormwater and would end up in the Clarence river; pollution of natural water courses can result from construction altering the changes to natural land surfaces; habitat of green tree frogs, small birds and echidnas, regularly seen in backyards would be destroyed.</p> <p>Affordable Housing: The need for more affordable housing is acknowledged, however the premise of the proposal is significantly flawed. Current average price of an Iluka home is \$800,00. Developers generally pay double the value for existing land and dwelling to purchase land for development. At today's prices one townhouse would cost well over 1 million dollars, this would be significantly higher in years to come if development goes ahead. This is not affordable living!</p> <p>The Birrigan Iluka Beach Estate subdivision is currently significantly under subscribed. As this area is already approved for housing, the use if this land for the proposed R3 medium density development would not affect the aesthetics of the current village and presumably would not incur additional strain on the local infrastructure and environment as this has already been accounted. Note av. land price is a far more affordable \$350K.</p>
Please upload any additional supporting	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 17 December 2023 11:49 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Tracey Settree

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Tracey Settree

Contact details	
First name	Tracey
Last name	Settree
Email	
Phone number	
Address	
Suburb	Woombah
State	NSW
Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I write in reference to the current devopment application to increase the build height to 4 stories currently before you.

	<p>I wish to object to this development for the following reasons.</p> <p>1. Procedural fairness has not been afforded to the whole community. When did Council staff sit in an advertised location in Iluka to get a wholistic view from community that is full of elderly people who do not use online services. We urgently don't even have traffic lights in Iluka and you are considering 4 STORIES and online consultation only?</p> <p>2. This will diminish and change the community atmosphere of the area including wildlife. I describe this area as an established seaside residential area bordering World Heritage National Park. How does 4 stories fit with that? Also, without all the lovely backyards that we currently have what path will the existing local wild life use..it will all be concrete. Is it a good idea to do that on the edge of a world heritage national park? The lay man says no it is not a good idea for obvious reasons....</p> <p>3. If any consideration is given to 4 stories in Iluka council should place this variation on new Birrigan Development. The new development currently under construction with only 4(?) house built for minimal disruption to already established community will also minimize legal action as only 4 residents (these phrases/words come to mind - planning, not doing this in isolation and minimize local disruption to existing residents)</p> <p>4. Not enough local services taking into consideration current developments like Woombah Woods Caravan park, Gumarrad Development and the others I am not aware of.</p> <p>Examples of services:</p> <ul style="list-style-type: none"> <li>*transport</li> <li>* Dr's</li> <li>*Hospitals</li> <li>* Mental Health Services</li> <li>* Police</li> </ul> <p>All of the above services are in crisis currently. In my opinion, Council should give a compulsory public response to these issues (and allow time to respond) and include these outcomes in the decision making process and report.</p> <p>For the above reason I strongly object</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 18 December 2023 10:59 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - sonya Maley

---

**Categories:** Ebony



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - sonya Maley

Contact details	
First name	sonya
Last name	Maley
Email	
Phone number	
Addresses	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comm	R3 Extension Zone



ents	<p>The proposed R3 Extension across the region, while strategically sound for urban centres like Grafton, does not align with the specific housing needs of smaller coastal towns such as Iluka. The plan to secure land for 12-meter high residential apartment and townhouse developments overlooks the fact that Iluka lacks existing structures of this height and does not demonstrate a significant market demand for such developments. This is evidenced by the modest increase of 55 permanent residents over the past five years.</p> <p>Furthermore, the imposition of building restrictions through the Local Environmental Plan (LEP) and Development Control Plan (DCP), which limit homeowners' ability to demolish and rebuild their own homes, is unreasonable. Mandating that only multi-level townhouses be constructed in future developments appears to overly cater to developers' interests, potentially influenced by the advice of Sydney-based property consultants involved in the strategy formulation.</p> <p>The choice of the three most expensive streets in Iluka for this development raises concerns about the true intent of these plans. Iluka, predominantly known for its tranquil coastal lifestyle, does not require additional holiday accommodation, as the current supply is adequate. Introducing more short-stay accommodations could exacerbate the existing rental crisis, further distorting the local housing market and risking the unique character of this small coastal town.</p> <p>It is hoped that this oversight was unintentional. However, there is a growing apprehension that this strategy may lead to unwelcome changes, undermining the essence of Iluka as a community.</p> <p>Regards Sonya Maley Iluka Resident</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 16 December 2023 12:01 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Steven Wallace

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Steven Wallace

Contact details	
First name	Steven
Last name	Wallace
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	[REDACTED]
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	There's is no need for this type of housing especially if you guys are going to make it government housing or for sex offenders witch u have been placing in the northern rivers  Leave our little town nice and quiet
Please upload any additional supporting documents	

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um  
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s

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 5:23 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Wendy Howard

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Wendy Howard

Contact details	
First name	Wendy
Last name	Howard
Email	
Phone number	
Address	
Suburb	Gulmarrad
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I object to the clarence Valley Draft Local Housing Strategy and Affordable Housing Policy. At the moment there is not enough doctors and their books are closed as I have auto- immune disease and need to see frequently.
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Wednesday, 6 December 2023 9:49 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Rosewell

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Rosewell

Contact details	
First name	David
Last name	Rosewell
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	This does nothing for affordable housing it only paves the way for developers and investors to build high end town houses in prime real estate locations which will be unaffordable to the people in most need.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 12:12 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Tony Smith

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Tony Smith

Contact details	
First name	Tony
Last name	Smith
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <ul style="list-style-type: none"><li>* there has been no face to face community consultation</li><li>* the plan does not reflect our community's expectations and aspirations</li><li>* the proposed changes will not provide affordable housing solutions</li><li>* there is ample land available for new homes in areas such as Woombah, Lawrence, MacLean, and Grafton plus other areas</li></ul>

	<p>which would provide affordable housing options</p> <ul style="list-style-type: none"><li>* there is no economy to support this project from no doctor, lack of public transport, no prospect of employment and other limited services</li><li>* the local character and natural amenity of Iluka will be changed forever</li></ul>
<p>Please upload any additional supporting documents</p>	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 6:04 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Amanda Andrews

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Amanda Andrews

Contact details	
First name	Amanda
Last name	Andrews
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I object to the proposal to change the rezoning of land in Iluka to increase density . This change is not inline with NSW planning policy relating to residents safety with only ONE access road in and out of Iluka. Which has been cut and isolated the town and residents in recent fires 2019 and floods 2021-22. With no route of escape in case of evacuation. The lack of infrastructure, increase on the already strained water supply

	<p>and no additional services has shown little or no foresight on councils proposal.</p> <p>I also am concerned with the lack of transparency in alerting the rate payers and residents of Iluka to these major changes to this small village. Where is the data showing that affordable housing will increase with this rezoning .</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 7 December 2023 10:11 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Amanda Pellagredn

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Amanda Pellagredn

Contact details	
First name	Amanda
Last name	Pellagredn
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Post code	2466

e	
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I object to the proposed re zoning of Iluka for R3 medium density housing. How is this proposal going to help with more affordable housing?Where the re zoning is being proposed is in the oldest area of Iluka that has heritage listed buildings. The negative affect this would have on our community would be huge. As you are already aware there was a whole sub division passed recently that has 143 blocks. Our infrastructure is already under pressure and the extra traffic in the busy holiday seasons is having a detrimental impact on our roads and wildlife. It seems that all councils rush through re zoning and developments without any thought on the long term affects for communities. Iluka is unique in its geographical location, with world heritage rainforest, flora and fauna. That's why people love Iluka and want to live and visit here!</p> <p>Please protect beautiful Iluka and keep it the quiet peaceful fishing village it is trying to maintain for all present and future residents and visitors to enjoy for years to come!!</p>
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 15:58:22 +1100  
**To:** "Customer Service Enquiry" <CustomerServiceEnquiry@clarence.nsw.gov.au>  
**Subject:** Feedback Form - ANDERS & JULIE HALVORSEN



## Feedback Form - ANDERS & JULIE HALVORSEN

First name	ANDERS & JULIE
Last name	HALVORSEN
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	NSW
Postcode	2466
Is your comment a:	Compliment
Comment:	We own a property here on Queen Lane Iluka. We have only just arrived for an annual holiday and are only just becoming aware re

	<p>the proposed future development plans. We would very much like to be kept notified please of future meetings to discuss this proposal and be a part of any community engagement. We were disappointed to find that the submission for our comments closed at 9am on 22nd December. We had been led to believe we had until close of business. I have holidayed in Iluka for almost 70 years and we finally were able to purchase the property from my parents believing we eventually could retire here so we very invested in the future of our property, to retain the amenity of the area. My husband is also very invested in Affordable Community Housing in the Northern Rivers being on the Board of a Tier 1 Community Housing Provider. My husband believes that for the same value of community housing on the waterfront that developing an area further back from the river would allow for up to 2 - 3 times the affordable housing outcome.</p> <p>We have rented our property for a number of years and as my husband is a Spinal Cord Injured person in wheelchair, this property has attracted many disabled occupants who have been able to enjoy the river and its surrounds who return year after year. We would like it noted please that we have requested you keep us abreast of any further community discussion and/or development. We regret we were unaware of necessity and timing for the feedback. Thankyou.</p>
<p>Would you like to receive a response from Council?</p>	<p>Yes</p>

Privacy advice	
Disclaimer	
	I agree



**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 14 December 2023 1:28 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kathryn Agg

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kathryn Agg

Contact details	
First name	Kathryn
Last name	Agg
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comm	I strongly object to the proposed housing strategy for Iluka for the following

ents	<p>reasons:</p> <p>The plan does not reflect my community's expectations or aspirations</p> <p>The proposed changes will not provide affordable housing in Iluka instead classed as desirable location</p> <p>There is ample land available for new homes in the Birrigan Estate and other affordable options for housing at The Anchorage and Woombah Woods</p> <p>There is no economy or services to support additional employment and limited services in the area. We do not have a doctor to service the residents, only 3 bus services per day, the only access road is subject to inundation with flood water and Queens Lane is a narrow 1 one street that would not provide access for occupants of 4 storey apartments. There is potential for major traffic congestion in a town that has no infrastructure to provide services and amenities for an explosion of the population</p> <p>High rise apartment blocks will limit access to air, light and sunshine and there will be no more sea breezes. Overshadowing would be a major concern for all residents including lack of privacy in our peaceful, natural neighbourhood.</p> <p>Please leave our beautiful peaceful natural Iluka as it is now and forever. Build houses where there is access to public transport, employment and services.</p> <p>Our future generations deserve to have the natural beauty preserved for many years into the future.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 4:23 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570624) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Alan Roberts

---

**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Alan Roberts

Contact details	
First name	Alan
Last name	Roberts
Email	
Phone number	
Address	
Suburb	Palmers island
State	Nsw
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	It will be the ruination of yamba and will only benefit the greedy developers.
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 09:32:57 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy

You don't often get email from [REDACTED]

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21<sup>st</sup> December, 2023

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

Dear General Manager

**RE: Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy**

Submissions close 9am Friday 22 December 2023

The Draft Strategy states "the vision is for housing in the Clarence Valley to be:

- **appropriately located**, to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts;
- **designed to be consistent with the desired character of the area, ecologically sustainable and resilient to natural hazards; and**
- **diverse, affordable and adaptable to respond to the diverse demographics of our community, including young people, seniors and particular groups in need."**

My objections to the Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy include:

Further increases in population in Yamba as outlined in Council's Draft Housing Strategy and Affordable Housing Policy (152 dwellings on Yamba Hill and CBD shop top housing) will exacerbate the following, whether occurring during natural disasters or not:

- a) Increasing adverse impacts on the amenity and lifestyle of residents and this is currently, mainly due to the approved developments and the filling of the Yamba floodplain.
- b) Yamba's infrastructure is currently unable to keep pace with the increasing population. Our infrastructure is
- c) Yamba's road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network and with only one road in and out of town.
- d) Difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops and availability of parking spaces, access to support care and medical and health treatment, access to schools and recreation and leisure facilities, risks to

water supply, power outages causing health stress and food wastage, Internet outages, sewer pumps falling, transport services paused and safe evacuation and potential risk to life.

e) The proposed diverse mix of infill housing options for Yamba Hill (premium town houses, residential flats and multi-dwelling housing (12m high)) and the CBD (including apartments above shops (18m high)) will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods as it will just be increasing the population and density of housing.

f) The Strategy mentions sale prices of dwellings in Yamba are higher than most in Clarence Valley Local Government Area (LGA) and "Yamba has proportionally more residents receiving government benefits or allowances as their main source of income". The Policy states "Affordable housing must be made available to very low, low and moderate income households". Housing stress may contribute to an increased demand for affordable housing, however the locations identified on Yamba Hill and the CBD are unsuitable and unfeasible as Yamba is one of the highest priced areas in this LGA.

g) Residents will continue to be isolated during stormwater and riverine flooding as the one road in and out and other roads in the network, become flooded and close without adequate warning for evacuation.

h) It appears CVC and State Planning Departments have failed in their duty of care to Yamba residents.

All in all, the infrastructure in Yamba is overloaded and will inevitably only become worse potentially causing disgruntled residents. Yamba is not well served by supporting infrastructure and services.

Yours sincerely



Sign:

Print name: \_Amanda Allan

Date: 21/12/2023

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Monday, 11 December 2023 10:16 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Michelle Anderson

---

**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Michelle Anderson

Contact details	
First name	Michelle
Last name	Anderson
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I do not approve of the draft local housing strategy for Iluka. Inadequate public transport, lack of employment opportunities, lack parking etc to support the increase in population. It would give rise to more people seeking unemployment benefits.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 8:52 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Andre Kuter

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Andre Kuter

Contact details	
First name	Andre
Last name	Kuter
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I object to this policy being implemented as it will destroy the ambience and character of Yamba
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 17 December 2023 3:23 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Andrew Peene

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Andrew Peene

Contact details	
First name	Andrew
Last name	Peene
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	There is not enough infrastructure, nor work to support this scheme.
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 15 November 2023 12:37 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Angeline Shoveller

---

**Categories:** Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Angeline Shoveller

Contact details	
First name	Angeline
Last name	Shoveller
Email	
Phone number	
Address	
Suburb	Yamba
State	New South Wales
Postcode	2464

tcode	
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>The proposed area for affordable housing on Yamba Hill makes no sense. Properties in this location are already under occupied because of short term rentals (AirBNB), and the land value precludes the notion of 'affordability'. A one bedroom unit recently sold for over a million dollars on Yamba Hill. Additionally, Council's decision to relocate some existing community services away from central Yamba to a 'hub' in Treelands Drive makes this proposal more confusing from a strategic planning context. Council is approving multiple over 50's developments that are comprised of freestanding 3 bedroom dwellings and this activity is skewing the population towards a demand dwellings with less bedrooms, the presentation of statistical data supporting the strategy appears to be intrinsically flawed. Council will surely be seeking partnership with Homes NSW rather than DPE for social and affordable housing?</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 7 December 2023 9:06 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Angie Cordin

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Angie Cordin

Contact details	
First name	Angie
Last name	Cordin
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2480
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	This is a big no from me. Iluka doesnt have a pool, hospital or the infrastructure to accommodate such an eye sore. Iluka is a great little town and something of this scale will damage the community.
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Wednesday, 20 December 2023 4:33 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Maria Walsh

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Maria Walsh

Contact details	
First name	Maria
Last name	Walsh
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item	Draft Local Housing Strategy and Draft Affordable Housing Policy

on publi c sub missi on	
Com ment s	<p>The proposal to allow 12m high buildings on the iluka foreshadow is totally out of character with the place, and will ruin the appeal and attraction of this low key holiday area. It will not help any affordable housing because they will just end up being expensive dwellings or holiday letting. It will also ruin the foreshore look as there will be less available space for trees, and will add to the already overdeveloped suburbia impacting on the environment. I also have grandchildren and the lane is totally unsuitable for any additional traffic. It is narrow and would be dangerous. It appears to be a proposal put together by real estate agents without any consultation. It makes me very angry.</p> <p>There is ample land for building in Iluka with large blocks suitable for low key medium density housing or granny flats or smaller dwellings, all of which would actually impact on housing affordability. High rise on Queens lane would do nothing for local affordable housing. This is clearly a profit making developers proposal.</p>
Pleas e uplo ad any addi tiona l supp ortin g docu ment s	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Friday, 8 December 2023 10:37 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Anne McCallum

---

**Categories:** Ebony, CHECKED



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Anne McCallum

Contact details	
First name	Anne
Last name	McCallum
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	As a long term resident of Yamba I would like to make a comment on the above.  Yamba's ambience is it's low density, laid back vibe which is the main reason

	<p>visitors and locals come to Yamba rather than the Gold Coast or other areas, high density and high building heights will ruin this.</p> <p>How can this area of Yamba ever be affordable housing when the houses are selling at the high end \$5 million dollars and at the bottom end over \$1 million dollars.</p> <p>Does Council realise that probably over 90% of dwellings on Yamba hill and surrounding areas are Airbnb let residences and mostly vacant holiday houses, Council is only helping the developers who will purchase in the area and build high density which will add to the holiday rentals, a developer is not going to purchase at the high prices and then build affordable housing, it will be high spec expensive housing to be occupied only a few weeks in a year.</p> <p>Yamba is already bursting at the seams, the medical facilities are inadequate, there is only one road in and out of the town, one supermarket, inadequate parking downtown etc. West Yamba is already slated for development of housing which will bring many more residents into the area making congestion etc. worse, why add to this by also adding high rise to the mix.</p> <p>I would like to object to the Draft Local Housing Strategy and Draft Affordable Housing Police on the above grounds.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Tuesday, 19 December 2023 3:24 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Annick Kay

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Annick Kay

Contact details	
First name	Annick
Last name	Kay
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>This is not suitable for Iluka and Charles Street as there is not appropriate civil infrastructure in place, notably roads and parking. We also do not have a permanent Doctor or medical Centre in town. I do not want my house to be surrounded by 4 story units/townhouses, the height limit &amp; density proposal are out of character with this local town of Iluka that is surrounded by national parks and wildlife.</p> <p>I totally object to this draft local housing strategy proposal. This development will also cause overshadowing to existing residences and neighbouring properties.</p> <p>I am a current resident and I am in this zone.</p>



	Regards Annick Kay
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 08:13:47 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Anthony Broderick  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Anthony Broderick

Contact details	
First name	Anthony
Last name	Broderick
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Nymboida
State	Nsw
Postcode	2460
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	How will higher density living on the most expensive streets in iluka make more affordable housing?
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 5:42 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gayle Armour

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gayle Armour

Contact details	
First name	Gayle
Last name	Armour
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>I do not support the Draft local housing strategy and draft affordable housing policy as cheaper rental properties would be a false economy as residents have minimal services in Iluka. Residents have to rely on being mobile with their own transport which negates any rental savings.</p> <p>The typical single dwelling single and double storey townhouses, flats seems more than adequate for the infrastructure and businesses that exists here in Iluka. Businesses and services have drastically declined in Iluka and the community is not self sufficient. To allow the population to expand in the Iluka area without greater public transport, services and facilities such as Doctors Community Nurses, Dentists is inappropriate to give people affordable housing but exponentially greater living expense due to the lack of everyday living services.</p>
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Wed, 20 Dec 2023 08:43:55 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Submission re the zoning changes proposed for Iluka NSW  
**Categories:** Kym

You don't often get email from ejadarthur@gmail.com. [Learn why this is important](#)

Dear Sir,

My husband and I have owned property in Iluka since 1995, and lived here since 2002.

I have spoken to many locals about the proposed changes and not one has said they supported them.

Most common remarks are -

- spoil the village ambience. "We don't want another Byron or Yamba."
- block river views.
- increase density beyond the capabilities of existing infrastructure.
- force current home owners to sell up due to rate rises.
- increased vehicle traffic and parking problems in the village commercial centre, and village access road.
- What about the oft mentioned sea level rises? If this does occur, waterfront properties would be inundated.
- The council road past the pre-school into the Birrigan development needs to be sorted out before any other future development is considered.

Birrigan development still has many blocks for sale and when full it will increase the village population beyond current capacity of services. The proposed re-zoning will compound this problem.

A far more pressing issue in Iluka is our lack of a full time doctor in the village. Council help to get a doctor back in the village would be appreciated.

The proposed rezoning by CVC is not supported.

Thank you for considering this submission.

Anne and Eric Arthur.



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 14 December 2023 12:18 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lucille Atkins

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lucille Atkins

Contact details	
First name	Lucille
Last name	Atkins
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>This is the most irresponsible draft proposal for Iluka. There is no such thing any more as affordable housing in beach village in the Northern Rivers, except for caravan parks. Council is deluded if this is the only option available to solve the housing shortage.</p> <p>I have witnessed the change in Byron Bay, Lennox Heads, Kingscliff etc etc. as I have been a long time resident (70years).</p> <p>This proposal for Iluka is not an option.</p>
Please upload	



any additional  
supporting  
documents

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Saturday, 9 December 2023 11:09 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Wayne Baker

---

**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Wayne Baker

Contact details	
First name	Wayne
Last name	Baker
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I strongly object to the proposed housing strategy for iluka for the following reasons. no community consultation The plan does not reflect my community's expectations or aspirations. The proposed plan will not deliver affordable housing solutions. There is no economy or services to support additional employment and limited services in the area.the local character and natural amenity of iluka will be changed for ever
Please upload any	

additional supporting documents	
---------------------------------------	--

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 6 December 2023 9:03 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Barbara Craig

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Barbara Craig

Contact details	
First name	Barbara
Last name	Craig
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Affordable housing, or are we talking government housing? If so Iluka is not the place for that. It is retirement village filled with resident that don't need to work. I total disagree with this plan. An age care facility would do better to fill the needs for Iluka residents. Government housing always brings Drugs, and Crime, with it and I'm talking from experience Thank you B CRAIG

Please  
upload  
any  
additional  
supportin  
g  
document  
s

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 8:49 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - BARBARA SOUTH

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - BARBARA SOUTH

Contact details	
First name	BARBARA
Last name	SOUTH
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	WOLOWEYAH
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>Please take the time to fully consider the ramifications of building high density, high rise buildings in our beautiful town. Our family have lived here for 25 years, and we fully appreciate the incredible environment and the attractions that draw so many tourists to Yamba. People come for the relaxed lifestyle, friendly service and the pristine natural beauty. We understand the need for more housing in the area, but can't see how anything good can come from ruining the appeal of the town.</p> <p>The necessary infrastructure is not in place to cope with such a rise in population - already in tourist times there are significant traffic issues, and the development of West Yamba is going to put increased pressure on all services. It is an absolute joke to think that any housing in Yamba CBD could be classed as contributing to affordable housing. It will only increase the amount of property held by wealthy investors, rented out at exorbitant prices so that more hardworking locals are forced out.</p> <p>Yamba has a distinct character that should be protected at all costs - our gorgeous old beach houses, laidback lifestyle, a lack of traffic lights, high rise buildings and ugly overdevelopment are our point of difference when compared to places like Ballina, Coffs Harbour, Gold coast, and Byron Bay. Please listen to the Yamba community, everyone we speak to is upset about the possibility of such unnecessary, grossly miscalculated development. It would be an absolute tragedy to ruin such a gem of the Clarence Valley.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 8:19 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Barry Dunne

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Barry Dunne

Contact details	
First name	Barry
Last name	Dunne
Email	
Phone number	
Address	
Suburb	Iluka
State	nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I fail to see how this can be a positive step as only wealthy people can afford to pay for these houses .This has been done elsewhere and the results were totally negative to the places.
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 6 December 2023 8:56 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ebonnie Batinovic

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ebonnie Batinovic

Contact details	
First name	Ebonnie
Last name	Batinovic
Email	
Phone number	
Address	
Suburb	Woombah
State	Nsw
Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	To be able to build 12 metre townhouses, will not benefit the locals in anyway. The only ones it will help will be the developers, their wallets get fatter and us locals get poorer. And our beautiful little town will look like it belongs in the city. It's a HUGE no from me.
Please upload any	

additional supporting documents	
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 16 December 2023 5:00 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Belinda Burke

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Belinda Burke

Contact details	
First name	Belinda
Last name	Burke
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

c sub missi on	
Com ment s	<p>Yamba already lacks the infrastructure to support the current population. Doctors and dentists have closed their books, there is no hospital, no permanent police, not enough schools, parking on streets and at supermarkets is at breaking point. It would be an act of sheer stupidity to allow for an extra 1,000 homes - and they would only be affordable to wealthy Queenslanders who after destroying Surfers Paradise, Noosa Heads and Byron Bay decide to go south and destroy the ambience of Yamba. Why not focus on rebuilding Grafton which has space to develop and more infrastructure? Coastal towns are already vulnerable with climate change. This is a terrible idea and would ruin Yamba.</p>
Pleas e uplo ad any addi tiona l supp ortin g docu ment s	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 6:29 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570645) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Belinda White

---

**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Belinda White

Contact details	
First name	Belinda
Last name	White
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Walloway
State	SA
Post code	5431

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I grew up visiting Iluka as a child on family camping trips. Fast forward 35-40 years and I now enjoy visiting our family that now choose to live there with my own family.</p> <p>I object to the proposed re zoning of Iluka for R3 medium density housing. How is this proposal going to help with more affordable housing? Where the re zoning is being proposed is in the oldest area of Iluka that has heritage listed buildings. The negative affect this would have on our community would be huge. As you are already aware there was a whole sub division passed recently that has 143 blocks. Our infrastructure is already under pressure and the extra traffic in the busy holiday seasons is having a detrimental impact on our roads and wildlife. It seems that all councils rush through re zoning and developments without any thought on the long term affects for communities. Iluka is unique in its geographical location, with world heritage rainforest, flora and fauna. That's why people love Iluka and want to live and visit here!</p> <p>Please protect beautiful Iluka and keep it the quiet peaceful fishing village it is trying to maintain for all present and future residents and visitors to enjoy for years to come!!</p>
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Thu, 14 Dec 2023 16:25:15 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** (ECM:2567338) Building Regs.  
**Categories:** ECM;Casey

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello at council,why have you got to try and change the building regulations here in Yamba,the infrastructure we have can't cope now & we don't want our villiage changed.We also don't want more housing on floodplains which is a no brainer,cheers Max Bell,ratepayer Yamba.

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Saturday, 16 December 2023 8:59 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Beth Clements

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Beth Clements

Contact details	
First name	Beth
Last name	Clements
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Woombah
State	NSW
Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>If you're truly concerned about affordable housing put a cap on rental increases and limit the amount of holiday houses. So many houses sitting empty majority of the year that could be family's homes. Please don't ruin our town.</p> <p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>There has been no face to face community consultation.</p> <p>The plan does not reflect my community's expectations or aspirations.</p> <p>The proposed changes will not provide affordable housing solutions.</p> <p>There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the Ancourage and Woombah.</p> <p>There is no economy or services to support additional employment and</p>



	limited services in the area. The local character and natural amenity of Iluka will be changed forever.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 1:52 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Beverley Burnes

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Beverley Burnes

Contact details	
First name	Beverley
Last name	Burnes
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>There has been no face to face community consultation. The plan does not reflect my communities exceptions or aspirations.</p> <p>The proposed changes will not provide affordable housing salutations.</p> <p>There is ample land available in the Birrigan Estate for new homes and other affordable options for housing, also housing at the Ancourage and Woombah.</p> <p>There is no economy or services to support additional employment and limited services in the area.</p>

	<p>The local character and local amenity of Iluka will be change for ever.</p> <p>Im one of many retired residents of Iluka, that relies on letter box information, as I don't own a computer or do social media.</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 18 December 2023 6:55 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Beverley Millar

---

**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Beverley Millar

Contact details	
First name	Beverley
Last name	Millar
Email	
Phone number	
Address	
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I am against the proposal to rezone areas in Iluka for the construction of 12 m high medium density housing. This area is a quiet fishing village with protected areas for our wildlife. The impact of all this building would be devastating. Why someone would select this area for change is extremely strange. There is

	very little infrastructure or shops to support the increase in population which this would bring. Please reconsider for all our sakes.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 7:34 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Katee Blizzard

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Katee Blizzard

Contact details	
First name	Katee
Last name	Blizzard
Email	
Phone number	
Address	
Suburb	Maclean
State	Nsw
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	The need for more affordable housing on our area is evident and I am happy to see a strategy that will focus on attracting development for housing to satisfy this need. Ultimately, with an aging population and majority of homes owned by 55+ it is critical that we have an adequate supply of housing to

	attract working aged / young families in order for our region to continue to prosper and provide essential services.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 6 December 2023 10:40 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bonita Tyson

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bonita Tyson

Contact details	
First name	Bonita
Last name	Tyson
Email	
Phone number	
Address	
Suburb	
State	New South Wales
Postcode	2480
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	You cannot put affordable housing along the Bay in Iluka. Leave it as it is
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 9 December 2023 2:49 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Roger Bowden

---

**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Roger Bowden

Contact details	
First name	Roger
Last name	Bowden
Email	
Phone number	
Address	
Suburb	
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>For something as important as this, there has been no face to face community consultation and with it only being made public with a few weeks before xmas makes me wonder about the "transparency" of this policy.</p> <p>The plan does not reflect my community's expectations or aspirations which for the majority, would not like to see 12m high developments</p>

	<p>anywhere in Iluka, let alone close to the river.</p> <p>The proposed changes would not provide affordable housing solutions due to the premium cost of the land in the proposal. There are other areas including Birrigan Estate, where low level affordable housing options would be available. Woombah is also a more obvious area.</p> <p>There is no economy or services to support additional employment and limited services in the area.</p> <p>The local character and natural amenity of Iluka will be changed forever.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 9:50 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jamie Bradley

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jamie Bradley

Contact details	
First name	Jamie
Last name	Bradley
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	Nsw
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I am no wordsmith however I would like to make it very clear, I am 100% against your supposed "housing" recommendations. How you this is a healthy move for an already struggling community is beyond me.
Please upload any additional supporting documents	

NAME: Erin Brady

ADDRESS: 2464

Dear Clarence Valley Council

I write to object to Councils proposed housing solution for Iluka. Your proposal puts our World Heritage area at risk. Building townhouses along Spenser Street would mean having to widen the road for the increased number of people and traffic movement you are planning for. To do this you would need to clear the existing tall established trees that form part of the transition zone from World Heritage to the river destroying important habitat and placing our endangered birds and mammals at further risk.

Multi level 12 m/40 feet high buildings are not apart of our community now and never should be. These townhouses are proposed for the most expensive streets in Iluka which will raise the medium house price and force our rates and rents even higher. Far from solving an affordable housing crisis your proposal will do the opposite and force more young families, pensioners and financially vulnerable people out of our town. We've already experienced a drop in young families living in town and your proposal will just make it harder for them to find a home. This will hurt our community.

Iluka has limited jobs, services or public transport to warrant further development and has adequate affordable housing still available in the Birrigan Estate and elsewhere that council has approved.

Your proposal will change the local character of this small village and its natural amenity forever and does not reflect my vision or aspiration for its future. It is absolutely unique and we don't want it to become another ruined coastal town through inappropriate development.

Yours faithfully

SIGNATURE



**From:** [REDACTED]  
**Sent:** Tue, 19 Dec 2023 09:20:00 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Affordable Housing Submission  
**Categories:** ECM;Casey

You don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern,  
please accept my submission to reject the Affordable Housing Policy. As a resident in Yamba Street, I believe this strategy would be detrimental to our street and community. Yamba street currently has inadequate infrastructure to provide for increased population, for example pedestrian footpaths. There is currently not a footpath to walk from the main street of Yamba all the way to Pipi beach. By purchasing existing dwellings off rate paying residents in Yamba, will only increase social issues within our community.  
There have been concerns for development in the west Yamba area, however, at least there is available land in this section of Yamba.  
Please take my submission into consideration when reviewing your proposed policy.

*Kind Regards,*

*Sarah Bramwell*  
[REDACTED]

[REDACTED]  
\*\*\* This message is intended for the addressee named and may contain privileged information or confidential information or both. If you are not the intended recipient please notify the sender and delete the message. \*\*\*

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Wed, 13 Dec 2023 01:38:34 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bree Dunbar  
**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bree Dunbar

Contact details	
First name	Bree
Last name	Dunbar
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	Nsw
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Do not do this !!!!! Dumb idea I've lived here 19 years and this would not be a good move

Please upload any additional supporting documents	
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 4:29 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570625) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bree-Anna Roberts

---

**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bree-Anna Roberts

Contact details	
First name	Bree-Anna
Last name	Roberts
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Palmers island
State	Nsw
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Please don't turn yamba into another gold coast with ugly high risers. Yamba is unique and needs to be preserved.
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 10:44 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - BRENDA CORDIN

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - BRENDA CORDIN

Contact details	
First name	BRENDA
Last name	CORDIN
Email	[REDACTED]
Phone	[REDACTED]

u m b e r	
A d d r e s s	17 OWEN STREET
S u b u r b	ILUKA
St a t e	New South Wales
P o s t c o d e	2466
Submission details	
It e m o n p u b l i c s u b m i s i o n	Draft Local Housing Strategy and Draft Affordable Housing Policy
C o m m u n i t y	Dear Councillors, The proposed strategy of building townhouses on waterfront properties that already have family homes built on them and is the most expensive real estate in Iluka and also on Spencer Street that has heritage listed homes will not create affordable housing the properties along Queens Lane are already valued at

e Millions of dollars. To purchase them and demolish then re-build townhouses 12  
nt meters high will have a price tag beyond any average income earner or retiree they  
s will be for investors to purchase and rent out to tourists at high prices there will be  
no affordable housing there at all. Iluka has a new estate called Birrigan there was  
supposed to be 142 lots released with stages 1 ,2 ,3 ,4, 5, 6 . Over 2 years 5 homes  
have been build only 16 lots sold in stage 3 still more than half of that stage are for  
sale and they have decided not to go ahead with stages 4, 5, 6 plenty of land  
available to build town houses the council just has to re-zone and the building code  
needs to be changed. There are many homes empty in Iluka as they were built or  
purchased many years ago for holiday homes . During the 6 years i have lived and  
retired here i have seen many people/ families move out of town as there is no  
employment here in Iluka. And there is no affordable housing if you are not  
employed so by building expensive million dollar town houses how do you class  
them as affordable housing this is the worst Housing Strategy proposal i have ever  
read and is not for Iluka .

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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 19 December 2023 5:01 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brenda Loughman

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brenda Loughman

Contact details	
First name	Brenda
Last name	Loughman
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>There has been no face to face community consultation The plan does not reflect my community's expectations or aspirations The proposed changes will not provide affordable housing solutions There is ample land available for new homes in the Birrigan estate and other affordable options at the Anchorage and Woombah Caravan Parks</p>

	<p>There is no economy or services to support additional employment and limited services in the area The local character and natural amenity of Iluka will be changed forever</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 1:00 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Debbie Brennan

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Debbie Brennan

Contact details	
First name	Debbie
Last name	Brennan
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I strongly object to the proposed housing strategy for Iluka for the following reasons: <ul style="list-style-type: none"><li>* there has been no face to face community consultation</li><li>* the plan does not reflect my community's expectations or aspirations</li><li>* the proposed changes will not provide affordable housing solutions</li><li>* there is ample land for new homes in Grafton, Lawrence, Maclean and other affordable options for housing in Woombah</li></ul>

	<ul style="list-style-type: none"><li>* there is no economy or services to support additional employment and very limited services in this area</li><li>* the local character and natural amenity of Iluka will be changed forever</li></ul>
Please upload any additional supporting documents	



**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 10 December 2023 1:05 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Sean Brennan

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Sean Brennan

Contact details	
First name	Sean
Last name	Brennan
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <ul style="list-style-type: none"><li>* there has been no face to face community consultation</li><li>* the plan does not reflect my community's expectations or aspirations</li><li>* the proposed changes will not provide affordable housing solutions</li><li>* there is ample land in other areas such as Woombah, Lawrence, Maclean, Grafton etc</li><li>* there is no economy or services to support additional employment and Iluka has very limited services</li></ul>

	* the local character and natural beauty of Iluka will be changed forever
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 7 December 2023 6:05 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brett Hill

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brett Hill

Contact details	
First name	Brett
Last name	Hill
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	[REDACTED]
State	Nsw
Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	With one road in and that being subject to flooding. The extra people will put tremendous strain on roads and services. When the road does flood and there is no food in town there is extra strain on community services
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 2:45 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brian McCormack

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brian McCormack

Contact details	
First name	Brian
Last name	McCormack
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I object to the proposed action by Council regarding the Iluka Draft Housing Policy along Queen Lane both with new height and location. There is not enough Land, Medical (permanent doctor) in town , Employment for increase in population, Local Police to stop the increase in burglaries that will happen. This will also change the value of all properties in Iluka which will include a decrease in the rate values to Council .</p> <p>I have also tried to speak with both S Timms &amp; J Oakes in Council on the phone numbers that were listed over two weeks several times without</p>

	any luck, Both were unavailable. Also went through Councils switch on 20th Dec, with the same answer .
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Wednesday, 6 December 2023 9:51 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Isla Brittain

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Isla Brittain

Contact details	
First name	Isla
Last name	Brittain
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>Please do not take our houses away. Locals have lived in these homes many of years, family, friends and memories of many generations are on these blocks. I will not support the councils wishes to take these houses down for a housing strategy. If they need houses to build, why not consider the newly made blocks of land, created for the sole purpose of building houses. Why take the already established houses from people. This is not a solution to your problem, only a cheaper one. If you really wish to help, expand your "budget" and use the land that is there to use.</p> <p>Thankyou for reading.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 10 December 2023 3:22 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lorri and Glenn Brown

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lorri and Glenn Brown

Contact details	
First name	Lorri and Glenn
Last name	Brown
Email	
Phone number	
Address	
Suburb	James Creek
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	We have just submitted and ask that a typographical error on the 10th last line be corrected: the text should read: "The current implementation section is inadequate" .....thank you. Also; we didn't have the space to add but: would like to say_ recently we visited a former Rotary Exchange student who is living with his young family in affordable housing. (in Denmark) The system is



	excellent: and we would be more than happy to speak with any staff who would like to know any details about affordable housing elsewhere. Lorri and Glenn Brown
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 9:24 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jessica Buchmann

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jessica Buchmann

Contact details	
First name	Jessica
Last name	Buchmann
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>There has been no face to face community consultation.</p> <p>The plan does not reflect my community's expectations or aspirations.</p> <p>The proposed changes will not provide affordable housing solutions.</p> <p>There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the</p>

	<p>Ancourage and Woombah. There is no economy or services to support additional employment and limited services in the area. The local character and natural amenity of Iluka will be changed forever.</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 5:23 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ian Burston

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ian Burston

Contact details	
First name	Ian
Last name	Burston
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka

State	nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposal to rezone Queen Lane,Iluka to R3 Medium Density, maximum building height of 12 metres (four stories) and to prohibit future dwelling houses in this area.I object on the following grounds:</p> <p>There has been no consultation with me or any of my neighbours in Queen Lane. The erection of four storey unit/townhouse blocks along the foreshore of Iluka Bay will destroy the charm and amenity of the area,the very qualities that attracted us and most residents to Iluka.</p> <p>This concept is contrary to most of the principles set out in Council's 2011 DCP with regard to shading of adjoining properties,privacy and outdoor public spaces.At 48 Queen Lane our site faces South South West and, due to a two storey house on the eastern side, our property sees no sun ( in winter) until 9-9.30am when the sun rises above the 5.5 metre high rear shed.Until the sun hits the northern side our house is dark and cold.If the building next door was 12 metres high we would see no sun until at least midday necessitating the use of lighting and gas or electric heating for several hours each day.Additionally,all of our 6.6KW of solar panels would be shaded for most of the day and we would have no privacy in our garden/lawn area with four storeys of windows looking down on us.As all of the blocks in Queen lane face the same direction and are relatively narrow there could eventually be a row of tall ugly buildings,all shading each other,dark,cold and energy inefficient,limited privacy,limited open areas,limited parking and difficult access via a narrow poorly maintained lane.</p> <p>These units will not be either attractive or affordable to residents due to current land values and development costs.Most will be purchased by investors for holiday rentals and will not add to the housing supply.</p> <p>Queen Lane is the wrong area on which to enforce this medium density 12m height zoning.Dual occupancies YES,multiple occupancy 2 storey townhouses YES.Four storey unit blocks NO.</p>

Please upload any additional supporting documents	
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 5:07 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Charlene Buzzolan

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**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Charlene Buzzolan

Contact details	
First name	Charlene
Last name	Buzzolan
Email	
Phone number	
Address	
Suburb	
State	Nsw
Postcode	2481
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	We do not want any more buildings in the foreshore or anywhere else in iluka as it would ruin the beauty of this little town. No more building please! As it is inappropriate for iluka
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Sat, 9 Dec 2023 12:40:32 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - callum everson  
**Attachments:** The Draft Strategy states.docx  
**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - callum everson

Contact details	
First name	callum
Last name	everson
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	[REDACTED]
State	nsw
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy



Comments	SEE ATTACHED
Please upload any additional supporting documents	<a href="#">The Draft Strategy states.docx</a>

The Draft Strategy states “the vision is for housing in the Clarence Valley to be:

- appropriately located, to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts;
- designed to be consistent with the desired character of the area, ecologically sustainable and resilient to natural hazards; and
- diverse, affordable and adaptable to respond to the diverse demographics of our community, including young people, seniors and particular groups in need.”

My objections to the Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy include:

Further increases in population in Yamba as outlined in Council’s Draft Housing Strategy and Affordable Housing Policy (152 dwellings on Yamba Hill and CBD shop top housing) will exacerbate the following, whether occurring during natural disasters or not:

a) Increasing adverse impacts on the amenity and lifestyle of residents and this is currently, mainly due to the approved developments and the filling of the Yamba floodplain.

b) Yamba’s infrastructure is currently unable to keep pace with the increasing population.

c) Yamba’s road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town’s inefficient road network and with only one road in and out of town.

d) Difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops and availability of parking spaces, access to support care and medical and health treatment, access to schools and recreation and leisure facilities, risks to water supply, power outages causing health stress and food wastage, internet outages, sewer pumps failing, transport services paused and safe evacuation and potential risk to life.

e) The proposed diverse mix of infill housing options for Yamba Hill (premium town houses, residential flats and multi-dwelling housing (12m high)) and the CBD (including apartments above shops (18m high)) will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods as it will just be increasing the population and density of housing.

f) The Strategy mentions sale prices of dwellings in Yamba are higher than most in Clarence Valley Local Government Area (LGA) and “Yamba has proportionally more residents receiving government benefits or allowances as their main source of income”. The Policy states “Affordable housing must be made available to very low, low and moderate income households”. Housing stress may contribute to an increased demand for affordable housing, however the locations identified on Yamba Hill and the CBD are unsuitable and unfeasible as Yamba is one of the highest priced areas in this LGA.

g) Residents will continue to be isolated during stormwater and riverine flooding as the one road in and out and other roads in the network, become flooded and close without adequate warning for evacuation.

h) It appears CVC and State Planning Departments have failed in their duty of care to Yamba residents.

All in all, the infrastructure in Yamba is overloaded and will inevitably only become worse potentially causing disgruntled residents. Yamba is not well served by supporting infrastructure and services.

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Wed, 20 Dec 2023 13:05:11 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Candice Bale  
**Attachments:** lluka.pdf



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Candice Bale

Contact details	
First name	Candice
Last name	Bale
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	lluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>To whom it may concern,</p> <p>Obviously in Iluka at the moment there is growing concern among the local community for the proposed change to legislation regarding dwellings in Iluka. I have read through the proposed plan and even though it looks like u mean well it's quite obvious it is nothing but an elaborate plan for developers to come in and destroy a very sensitive and flourishing community. Planning to zone land for town houses along the river will contribute 0% towards affordable housing within the community. It will contribute 0% to the aging population as high density housing is not even appropriate for the elderly nor can most normal people afford water front property. How do u propose affordability? Iluka was and is still affordable for renting (not so much for buying anymore). Proposing higher density living in Iluka is going to make prices go up no doubt about it. Not only that but iluka does not have the infrastructure to support a growing population. This raises the next question of what that proposes for the development of the rest of the community?? We do not want it. I like that there are no shops here, no high rises, tourists come here because they like the town how it is. If they wanted Yamba they would go there. Please value and hold some respect for the area and it's people. This is not ok. Once iluka is gone it will never get back to how it was and that will be a crying shame. I state again making way for town house dwellings on the most expensive land in Iluka or anywhere in Iluka will not make housing more affordable (how stupid do u think we are) all it makes it is</p>

	more desirable to people with money who have no respect or love for the area. Please keep your high density plans for areas that can already handle the growth and for places who want the growth. this is where WE live and we do NOT want it.
Please upload any additional supporting documents	<a href="#">lluka.pdf</a>

To whom it may concern,

Obviously in Iluka at the moment there is growing concern among the local community for the proposed change to legislation regarding dwellings in Iluka. I have read through the proposed plan and even though it looks like you mean well it's quite obvious it is nothing but an elaborate plan for developers to come in and destroy a very sensitive and flourishing community. Planning to zone land for town houses along the river will contribute 0% towards affordable housing within the community. It will contribute 0% to the aging population as high density housing is not even appropriate for the elderly nor can most normal people afford water front property. How do you propose affordability? Iluka was and is still affordable for renting (not so much for buying anymore). Proposing higher density living in Iluka is going to make prices go up no doubt about it. Not only that but Iluka does not have the infrastructure to support a growing population. This raises the next question of what that proposes for the development of the rest of the community?? We do not want it. I like that there are no shops here, no high rises, tourists come here because they like the town how it is. If they wanted Yamba they would go there. Please value and hold some respect for the area and its people. This is not ok. Once Iluka is gone it will never get back to how it was and that will be a crying shame. I state again making way for town house dwellings on the most expensive land in Iluka or anywhere in Iluka will not make housing more affordable (how stupid do you think we are) all it makes it is more desirable to people with money who have no respect or love for the area. Please keep your high density plans for areas that can already handle the growth and for places who want the growth. this is where WE live and we do NOT want it.

Yours sincerely

Candice Bale

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 09:50:47 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Iluka housing draft submission

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi,

Please add my contact details to be kept informed of any decisions.

The timeframe for submissions was completely inadequate. I was planning to lodge today and have just been informed the cut off time was 9am.

I am opposed to the Iluka proposals and would like to be able to make comments on any future notifications.

Kind Regards  
Deby Camm

[REDACTED]

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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 12:15 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - MORRIS CANN

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - MORRIS CANN

Contact details	
First name	MORRIS
Last name	CANN
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>PROPOSED ILUKA DEVELOPMENT</p> <p>You consulted Real Estate Agents and Developers and of course they would agree. Do they not care about our Environment (NO) Money and Profits (YES) Infrastructure Improvements to cater extra population - Who is to pay for same?</p> <p>Waterfront Multi Story Units is NOT affordable housing. You are proposing to change the whole structure of Iluka for the profit of developers.</p> <p>Please tell me what this is likely to cost me as a ratepayer.</p> <p>I TOTALLY DISAGREE with the proposal.</p>

Please upload  
any additional  
supporting  
documents

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 7 December 2023 10:16 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Carl Greenaway

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**Categories:** Ebony



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Carl Greenaway

Contact details	
First name	Carl
Last name	Greenaway
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I object to the proposed re zoning of Iluka for R3 medium density housing. How is this proposal going to help with more affordable housing?Where the re zoning is being proposed is in the oldest area of Iluka that has heritage listed buildings. The negative affect this would have on our community would be huge. As you are already aware there was a whole sub division passed recently that has 143 blocks. Our infrastructure is already under pressure and the extra traffic in the busy holiday seasons is having a detrimental impact on our roads and wildlife. It seems that all councils rush through re zoning and developments without any thought on the long term affects for communities. Iluka is unique in its geographical location, with world heritage rainforest, flora and fauna. That's why people love Iluka and want to live and visit here!</p> <p>Please protect beautiful Iluka and keep it the quiet peaceful fishing village it is trying to maintain for all present and future residents and visitors to enjoy for years to come!!</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 12:09 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Casey Burgess

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**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Casey Burgess

Contact details	
First name	Casey
Last name	Burgess
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Maclean
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I do not want this going ahead. I do not agree
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 11:37 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Barry Cason

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Barry Cason

Contact details	
First name	Barry
Last name	Cason
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>The proposal regarding R3 changes for Maclean seems to cater for the aging population requiring smaller, accessible dwellings located close to centres and services. The area identified includes a large number of large allotments, generally under-utilised. There is currently very few R3 zoned allotments in Maclean. I support this.</p> <p>However, I absolutely reject fully the changes proposed for Iluka. Your mapping shows some 118 allotments currently zoned R3 and under-utilised, some very large. This proposal will add a further 97 allotments.</p>

	<p>My objections, in point form for the purpose of condensation follow.</p> <ul style="list-style-type: none"><li>- Iluka already has many R3 allotments. Further R3 zoning will destroy the village feel and amenity of the town.</li><li>- The Birrigan development is under subscribed, plenty available for housing.</li><li>- The proposal for Queen Lane will allow 2 and 3 story development which would presumably be for holiday accommodation which does nothing for affordable housing and also congests the bay front and Queen Lane.</li><li>-Queen Lane is just that, a laneway, already busy with limited opportunity for, and difficult access to off-street parking.</li><li>-Queen Lane allotments are generally small and fully utilised.</li></ul> <p>Clarence Valley Council should review the community communication and consultation model used. Apparently there has been consultation with those who are to gain most from the proposal (developers and real estate agents), while barely considering the views of those who stand to lose most (community members, ratepayers).</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 6:23 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jennifer CASON

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jennifer CASON

Contact details	
First name	Jennifer
Last name	CASON
Email	
Phone number	
Address	
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I see that changing to R3 the prescribed area in Maclean with its large blocks, broad streets and proximity to services wouldbe viable to increase sensible, affordable, uncrowded housing in the town.</p> <p>But I object strongly to the same strategy in Iluka because</p> <ol style="list-style-type: none"><li>1) there has been no community consultation</li><li>2) according to your map there are already plenty of R3 residential areas in iluka that are not being used as medium density.</li><li>3) multi storey buildings along the river foreshore would bring excessive</li></ol>



	<p>traffic to Queen Lane (lane not street) during construction and forever after. Noise, vehicular access and road safety will be ongoing problems. It is a lane. There is little room for error.</p> <p>4) our river's natural frontage and green space and native trees will be minimised in favour of brick, mortar and cement. Wildlife (kangaroos, echidna, water dragons, local birds, visiting waders) will be negatively impacted.</p> <p>5) will these units really be 'affordable' to residents?</p> <p>6) what comes first, infrastructure or population?</p> <p>Thank you. I look forward to further correspondence.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 2:50 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Cassie Hew

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**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Cassie Hew

Contact details	
First name	Cassie
Last name	Hew
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Firstly, I cannot believe Council is still considering WYURA. I'm not against the construction of dwellings in West Yamba. I'm against the addition of excessive amounts of fill exceeding 2 metres!!!</p> <p>The floor level of the dwellings in West Yamba is at the eaves of adjoining dwellings. Unnecessary.</p> <p>The fill creates a dam wall during flooding impacting the existing houses. You don't need a degree to see that, just common sense.</p> <p>Secondly, the construction of 'premium townhouses' 'close to the ocean', please explain how these are going to be affordable housing</p>

	<p>for very-low, low and moderate income households? Moderate income households may have a chance but very-low and low, no hope. Forget the cost for a minute, they're proposed to be 12 metres (generally 5+ stories). Doesn't that go against the character and charm of Yamba and historically built housing like The Sands. The proposed shop-top housing of 18 metres (generally 6 stories) in Yamba's CBD would also be detrimental to the towns character. Any new construction of shop-top and townhouses housing should not exceed 3 stories to maintain the towns character and charm. Which is a draw card for visitors and local residents. I cannot see how Council can regulate/enforce affordability of any dwellings located in Yamba's CBD and 'top of town'. Overall, I do NOT agree with the construction of 5+ stories of shop-top housing and townhouses in Yamba's CBD or continues filling for dwellings in WYURA. Regards.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 5:26 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570640) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Catie Smith

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**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Catie Smith

Contact details	
First name	Catie
Last name	Smith
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Robina Town Centre
State	Queensland
Postcode	4230
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Good afternoon.</p> <p>I am submitting this statement to say that we are strongly opposed to the proposed Clarence Valley Affordable Housing Policy. Here are some of our reasons why:</p> <ol style="list-style-type: none"><li>1. The infrastructure in Iluka is not adequate to support medium density housing in the situation suggested in the Policy proposal.</li><li>2. Multilevel dwellings are not in keeping with Iluka's atmosphere/culture/aesthetic, and multilevel buildings ie townhouses</li></ol>

	<p>would prohibit our cooling sea breeze from reaching our town centre.</p> <p>3. Iluka does not have adequate parking for so many people moving to the proposed areas.</p> <p>4. Iluka is accessed by one road in and out from the highway, and there are various and numerous times that it has been cut off and isolated (eg bushfires, severe weather etc)</p> <p>5. Medical facilities are inadequate for the current population. This situation would worsen if this development were to go ahead.</p> <p>6. It makes no sense to build “affordable housing” in some of the most prime real estate in the town.</p> <p>7. Some options already available or possible could be the vacant land at Birrigin, Woombah Woods Cabins.</p> <p>8. If all levels of government could find a way to free up short term rentals (such as Air B&amp;B) and convert to long term rentals, this would add a significant number of dwellings to the pool. This proposal was not communicated very well to the local community.</p> <p>9. Iluka is a small town with limited resources, but during peak periods can’t keep up with the influx of people and their needs. This would only increase if higher density housing was approved.</p> <p>Thank you</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Friday, 22 December 2023 6:35 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Cheryl Dimmock

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Cheryl Dimmock

Contact details	
First name	Cheryl
Last name	Dimmock
Email	[REDACTED]
Phone	[REDACTED]

e n u m b e r	
A d d r e s s	
S u b u r b	Iluka
S t a t e	NSW
P o s t c o d e	2466
Submission details	
e m o n p u b l i c s u	It Draft Local Housing Strategy and Draft Affordable Housing Policy

b m i s s i o n	
C o m m e n t s	<p>Iluka lacks many resources and utilities that other small towns in the Clarence Valley possess. While only 34 new houses are intended to be developed this will expand as the proposal is for a minimum of 4 townhouses to be built on each block. The Birrigan Estate is also expected to have approximately 140 houses built in the estate and this will increase Iluka's population considerably and place further pressure on the limited resources in Iluka. However, currently only 4 houses have been built in this estate.</p> <p>The Council should ensure this estate is populated before developing other areas in Iluka. Furthermore, the areas identified for development in the policy (Queens Lane, Spenser Street, Charles Street) are some of the most affluent streets in Iluka. This does not correlate with an affordable housing policy as presented by the Clarence Valley Council. The Birrigan Estate would be a far better option, however, many cannot afford to buy and build on these blocks due to cost. If the Council is serious about this being an affordable housing policy they should ensure that the properties to be developed will be affordable for those on low incomes. The proposed development sites do not adhere to this criteria and would not be affordable for the majority of people residing in Iluka. The increase in building height will destroy the aesthetics of Iluka. To increase the height by another storey would see existing houses dwarfed by the new buildings and devalue these existing homes. Iluka is also a vulnerable town to hazards, particularly bushfire. Increasing the population would require increasing its ability to adequately support the community in emergency situations. There has been no provision in this policy for such events and it is imperative when drafting such a submission that issues such as these are identified and made a consideration in planning.</p>
P l e a s e u p l o a d a n y a d	



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**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Tue, 19 Dec 2023 02:08:03 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Chloe Pringle  
**Attachments:** Iluka is a unique and diverse community.pdf  
**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Chloe Pringle

Contact details	
First name	Chloe
Last name	Pringle
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2481
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Iluka is a unique and diverse community; people love with a deep passion for its natural beauty. The proposed rezonings along the river, setting precedents for 4-storey high townhouse developments, will totally undermine the character and feel of this place. It's a reflection that my community itself hasn't been consulted, apart from real estate agents and developers, who stand to profit largely from it....</p> <p>You can't honestly tell me their main concern is 'affordable housing'. This will get the changes through, then the townhouses will be sold to the highest bidder. It's the nature of the beast. Seriously. Such an act would flow on, increasing rates for folks who own their homes, but aren't necessarily affluent, and a populace of renters, including folks who've grown up here and relative newcomers like me, who would be pushed out as prices rise.</p> <p>Land of bland, indeed greed, is this what council really wants to encourage? There's already a plethora of areas on the road to this, please don't let Iluka become another! SOS!</p> <p>Myself and others, both like, and different to me, will potentially become refugees, the thought is devastating. Older residents, young families, fishermen and creatives amongst the range of people potentially affected.</p>

	<p>How can further development be proposed when the Birrigan Estate is still virtually empty? Why not build here, where land has already been cleared, and it won't impact either visually the river front utilised by many folks, or environmentally with proximity to the precious World Heritage Listed Littoral Rainforest? It just doesn't seem to add up? Is this the beginning of the end, camouflaged as "affordable housing" and therefore ethical?</p> <p>Please, consider carefully any decision making around this rezoning, I feel strongly it will create a portal into the kind of reality seen in areas where the soul has been ripped from them. Been to Byron Bay lately? Avoid it like the plague these days myself.....</p> <p>Kindly, Chloe Pringle</p>
Please upload any additional supporting documents	<p><a href="#">Iluka is a unique and diverse community.pdf</a></p>

Iluka is a unique and diverse community; people love with a deep passion for its natural beauty. The proposed rezonings along the river, setting precedents for 4-storey high townhouse developments, will totally undermine the character and feel of this place. It's a reflection that my community itself hasn't been consulted, apart from real estate agents and developers, who stand to profit largely from it.

You can't honestly tell me their main concern is affordable housing'. This will get the changes through, then the townhouses will be sold to the highest bidder. It's the nature of the beast. Seriously. Such an act would flow on, increasing rates for folks who own their homes, but aren't necessarily affluent, and a populace of renters, including folks who've grown up here and relative newcomers like me, who would be pushed out as prices rise.

Land of bland, indeed greed, is this what council really wants to encourage? There's already a plethora of areas on the road to this, please don't let Iluka become another! SOS!

I came here as a rent refugee from a place where exactly the process being birthed with this proposal, if carried through, completely reconfigured the community, and not for the better.

In Suffolk Park there was a development passed next to the BP station, as affordable housing, to contain a percentage of Department of Housing townhouses, which curiously all ended up being sold privately to highest bidders, once the DA was approved. There's a misalignment of purpose here between, developers and the folks who dwell in and steward such lands. I feel the lack of consultation and Christmas pushing through of these changes reflects this. Who do our councillors represent?

I am a Department of Housing subsidised client, on the DSP, someone who requires affordable housing. Yet this doesn't define me here. I am currently working towards my 3rd feature artist slot at The Iluka Emporium in November, featuring plants and animals of this place, where I have been given the opportunity to live beyond labels and contribute something back.

If rents were to rise, I and others, both like, and different to me, will potentially become refugees, the thought is devastating. Older residents, young families, fishermen and creatives amongst the range of people potentially affected.

How can further development be proposed when the Birrigan Estate is virtually empty? Why not build here, where land has already been cleared, and it won't impact either visually the river front utilised by many folks, or environmentally with proximity to the World Heritage Listed Littoral Rainforest? It just doesn't seem to add up? Is this the beginning of the end, camouflaged as "affordable housing" and therefore ethical?

Please, consider carefully any decision making around this rezoning, I feel strongly it will create a portal into the kind of reality seen in areas where the soul has been ripped from them. Been to Byron Bay lately? Avoid it like the plague myself.

Kindly, Chloe Pringle

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 9:12 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Cook

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Cook

Contact details	
First name	Mark
Last name	Cook
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>The above strategy and Policy should not increase the number of residents and concentration of dwellings in Yamba for reasons below:</p> <ol style="list-style-type: none"><li>1. Yamba is not a town that should have high rises on the hill nor in the shopping precinct beyond current restrictions because they are not likely to be "affordable", meet the needs of an aging population ( hills and steps).</li><li>2. Catering for "students" doesn't happen now as there is no secondary school in Yamba and the nearest universities are UNE Armidale and the Gold Coast. TAFE is located to a large extent in Grafton.</li><li>3. Environmental impact of sewerage, water supply and waste disposal</li></ol>

	<p>should be considered as well as the impact of flooding if sea levels are to rise in the near future and Yamba is surrounded by waterways and National parks.</p> <p>4. Traffic flow, roads and bridges are insufficient now, an increase of 152 dwellings would see at least 100 more vehicles moving through town.</p> <p>5. The town has a good balance of tourism and permanent residents, it is tourism which largely drives the local shops, a change to the balance of that would make it like Parramatta Rd- apartments and shops- not in keeping with the culture.</p> <p>6. The existence of infrastructure like hospitals, industry and schools means that population growth should be concentrated around the large centre of Grafton, not Yamba or Maclean which lack such facilities.</p>
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Tue, 19 Dec 2023 16:32:15 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Geff Cramb  
**Attachments:** 20231219 CRAMB Grafton Submission CVC Draft LH Strategy AH Policy.pdf  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Geff Cramb

Contact details	
First name	Geff
Last name	Cramb
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	



Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Dear Sir/Madam,</p> <p>As property owners and residents we take this issue very seriously, and thank you for the opportunity to comment on the Strategy &amp; Policy.</p> <p>Please find below our objectional submission in relation to the two above-mentioned documents.</p> <p>Increasing pressures on existing zoned areas for increased redevelopment and higher densities may exist, but does not automatically mean they must be satisfied.</p> <p><b>DEMAND FOR DEVELOPMENT DOES NOT MEAN WE MUST DEVELOP</b></p> <p>There is no need to zone any more of Yamba Hill as R3 and a far more pressing urgency is to maintain the character and amenity of this last remaining R2 area for the benefit of present and future generations.</p> <p>Our objections focus around the proposed rezoning of Yamba Hill to R3 Medium Density Residential (12 metre height of building) and the proposed increase in building height in the Yamba Centre (18 metre height of building).</p>

	<p>In summary, our objections are based on:</p> <ul style="list-style-type: none"> <li>• Maintaining the character of Yamba;</li> <li>• Visual impact;</li> <li>• Social needs must be considered;</li> <li>• Increased noise;</li> <li>• Exacerbation of the traffic, traffic noise and parking congestion;</li> <li>• Inadequacy of infrastructure and roads;</li> <li>• Overshadowing and loss of Views;</li> <li>• Reduced residential amenity;</li> <li>• Access to air, light and sun and loss of sea breezes;</li> <li>• Yamba Hill Controls (DCP 2011);</li> <li>• Consideration of State Planning Policies;</li> <li>• Using hindsight as your foresight; and,</li> <li>• Higher rates and taxes.</li> </ul> <p>YAMBA IS UNIQUE, LETS KEEP IT THAT WAY</p> <p>Please find attached our full submission, uploaded through the upload box.</p> <p>Regards Geff &amp; Therese</p>
<p>Please upload any additional supporting</p>	<p><a href="#">20231219 CRAMB Grafton Submission CVC Draft LH Strategy AH Policy.pdf</a></p>

document s	
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19 December 2023

General Manager  
Clarence Valley Council

By email: council@clarence.nsw.gov.au

Dear Sir/Madam

**Re: Draft Local Housing Strategy (the Strategy) and Draft Affordable Housing Policy (the Policy)**

As a property owner in Grafton I take this issue very seriously, and thank you for the opportunity to comment on the Strategy & Policy.

Please find below my objectional submission in relation to the two above-mentioned documents.

Increasing pressures on existing zoned areas for increased redevelopment and higher densities may exist, but does not automatically mean they must be satisfied.

**DEMAND FOR DEVELOPMENT DOES NOT MEAN WE MUST DEVELOP**

There is no need to zone any more of Yamba Hill as R3 and a far more pressing urgency is to maintain the character and amenity of this last remaining R2 area for the benefit of present and future generations.

The proposed placement of infill development (e.g. premium town houses, residential flats and multi-dwelling housing) amongst the suburban Yamba Hill area is a major concern. Yamba is in danger of becoming another anonymous, homogenous coastal town.

My objections focus around the proposed rezoning of Yamba Hill to R3 Medium Density Residential (12 metre height of building) and the proposed increase in building height in the Yamba Centre (18 metre height of building).

People bought and now reside in the Yamba Hill area based on a faith in Council to preserve their lifestyle. That faith is well and truly shaken by this proposal.

Council should take the opportunity presented to develop a long term plan for Yamba (in association with permanent residents) which establishes a long term vision for the area and puts in place policies and controls which will ensure that long term community objectives are not able to be derailed in future by short term economic considerations by absentee developers.

**YAMBA IS UNIQUE, LETS KEEP IT THAT WAY**

In summary, my objections are based on:

- Maintaining the character of Yamba;
- Visual impact;
- Social needs must be considered;
- Increased Noise;
- Exacerbation of the traffic, traffic noise and parking congestion;
- Inadequacy of infrastructure and roads;
- Overshadowing and Potential Loss of Views;
- Reduced residential amenity;
- Access to air, light and sun and loss of sea breezes;
- Yamba Hill Controls (DCP 2011);
- Consideration of State Planning Policies;
- Using Hindsight as your Foresight; and,
- Higher Rates and Taxes.

My detailed comments on the above issues are provided below.

#### Character of Yamba

The character of Yamba would change with a change in zoning of Yamba Hill to R3 Medium Density Residential. The village-character and charm of Yamba is one of its main attractions and is one of the features Council should be working to retain. A change in the rezoning from Low Density Residential [R2 / 2(a) / 9 metre – 2 storey] to Medium Density Residential [R3 / 2(b) / 12 metre – 3 storey] would result in a density of development that is out of keeping with the town's character. The 'village atmosphere' and 'Yamba's character' are important assets to attract holiday makers and also for permanent residents. It would be desirable to retain Yamba's heritage and to keep Yamba unique.

The 'weekender' style of housing is fast disappearing even though this is one of the main attractions for tourists to the area.

Only residential housing is allowed under the existing zoning, which is a driving reason people have bought and settled in the area. Many people bought in this area because of the current R2/2(a) zoning and renovated accordingly.

You only have to look at the developments at number 4 (Seacrest) and 6 (Zinc) Henson Lane, to illustrate what the detrimental effects infill development have on the streetscapes, character and amenity, overshadowing, loss of views, access to air, light and breezes and reduction in privacy of a neighbourhood. These infill developments look and feel like the Gold Coast, Tweed Heads or Coffs Harbour which is not a good look – especially for Yamba. The character of the eastern end of Henson Lane has changed irrevocably.

#### Visual Impact

The visual impact of infill development 12 metres high on the hill, would be disastrous when viewed from the flat. The Yamba Hill area has a significant visual amenity that is worth preserving, including being seen from the beach and ocean.

### Social needs must be considered

Social change will occur with a change in housing type.

The current R2 Low Density Residential provides a housing choice in the area and creates a housing mix that is part of the character and charm of Yamba. A change to more infill development could have the potential for social and community impacts, i.e. with a greater number of short-term and holiday rental units in the area there would be a smaller permanent population to sustain local businesses and community involvement in local activities. There would be empty units for much of the year, and a rapid escalation of rowdiness and traffic in holiday season.

Denser infill development adjacent to single dwelling houses, is not appropriate. It would lead to loss of amenity for single storey residences, forcing redevelopment.

### Noise

Infill development will bring noise, especially in holiday time.

### Traffic and parking

Increased traffic, traffic noise and parking issues associated with proposed infill development (e.g. premium town houses, residential flats and multi-dwelling housing) is a major concern.

The streets in the Yamba Hill area are too narrow to allow medium density development.

Narrow streets not coping with additional traffic and an increase in on-street parking, particularly during weekends & holiday times is a real concern. There are plenty of examples of the existing Development Controls requirement(s) for the provision of car parking spaces in developments in Yamba e.g. in Development Control Plan, being relaxed by Council in the approval process.

Traffic and parking issues are exacerbated when Council parking signs are ignored. Indiscriminate parking is not policed by Council (Rangers) to try and address and redress the problem.

Below are just two examples of the issues faced in Church Street over the years. They illustrate that the narrow streets soon reduce to a single lane down the middle of the street if cars are parked on either side, which will only get worse with a higher density of living.



21 January 2023: Church Street Yamba – looking west



15 March 2020: Church Street Yamba – looking west

### Inadequacy of infrastructure and roads

Yamba's infrastructure is currently unable to keep pace with the increasing population.

Yamba's road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network and with only one road in and out of town.

If the proposal was supported there will be an increase in demand for limited services which is not environmentally sound e.g. limited water supply, decrease in water pressure, the lack of water etc.

### Overshadowing and loss of views

Loss of views and overshadowing are concerns if the height limits are increased.

There will undoubtedly be a loss of residential amenity for single houses if infill development occurs. For example infill buildings in Link Street, would increase the overshadowing in Harwood Street.

### Access to air, light and sun

Infill development will decrease access to air, light and sun.

A loss of sea breezes will occur.

### Yamba Hill Controls

The Strategy omits a 'Specific DCP Controls' that would appear to be incompatible with the proposal.

Annexure 4 – Planning Interventions of the Strategy detail the recommended targeted planning control amendments to be pursued to encourage compatible and resilient infill housing in Yamba (specifically Page 152).

Part W of the CVC Residential Zones DCP 2011 (23 December 2011) details the Yamba Hill Controls, for an area which includes all of Yamba Hill as described in the Strategy. The Yamba Hill Controls apply to all development, including dwelling houses, dual occupancies, attached dwellings, multi dwelling housing, residential flat buildings, semi-detached dwellings and serviced apartments.

Development controls for Yamba Hill in Part W include: minimum site areas; maximum height controls; shadow diagram requirements; and, car parking.

Part W implemented as per the CVC Residential Zones DCP 2011, would be incompatible with the Strategy. Part W should be maintained and upheld by Council as was intended by its insertion into the CVC Residential Zones DCP (2011).



### Consideration of State Planning policies

A rezoning of Yamba Hill, will change the character of the locality.  
Hence the proposed rezoning does not comply with:

- **SEPP 71 – Coastal Protection;**  
Responding to the character of a place.  
Preserving diversity.  
Providing quality pedestrian environments.  
Height responsiveness to the predominant surrounding environment.
- **NSW Coastal Design Guidelines.**  
State that it is no longer appropriate to build coastal houses and unit blocks at locations where they dominate the landscape without any appreciation of scale and sense of place.  
A two-storey height limit is supported in the Guidelines.  
Generally heights of up to 2 storeys in suburban areas (e.g. Yamba Hill).  
Heights are subject to place specific, urban design studies.  
New development is appropriate to the predominant form and scale of surrounding development (either present or future) surrounding landforms and the visual setting of the settlement.

Using hindsight as your Foresight

Height limits have already been exceeded in the past e.g 3 & 4 storey developments along Pacific Parade, Indigo Terraces (corner Queen & Clarence Streets).

Council approval to build the Bindaree and Beachside Developments against existing height limits at the time was a disgrace. They are an eyesore from both the land, beach & ocean.

Let's learn from our mistakes.

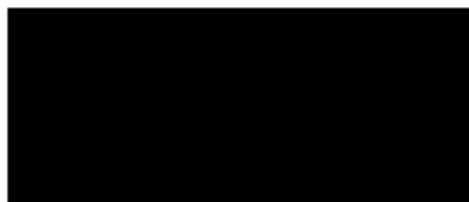
Council should be rigorous in ensuring builders / developers adhere to LEP's and DCP's.

### Higher rates and taxes

A change to R3/2(b) zoning would result in an increase in the Unimproved Capital Value, meaning higher rates and taxes. Land values have skyrocketed in the past few years and rezoning would accelerate this increase. While this would be a windfall for Council, it has the effect of forcing long term residents to sell as the cost of owning land escalates.

Geff Cramb

Owners of a property in Grafton for over 20 years



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 16 Nov 2023 15:31:49 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Dave Schwarz  
**Attachments:** CVC Local Housing submission.docx



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Dave Schwarz

Contact details	
First name	Dave
Last name	Schwarz
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

submission	
Comments	I have taken the liberty of copying the Executive Summary of this Local Housing report and making comments against each of the points made - see the attached file. As far as the Affordable Housing policy goes, I do not believe it is a council responsibility at all and should be left to higher levels of government.
Please upload any additional supporting documents	<a href="#">CVC Local Housing submission.docx</a>

## Local Housing

The draft strategy establishes the demographic, housing and affordability context to gain an understanding of local housing needs. Key findings are summarised below:

♣ In recent years, we have experienced greater than expected housing demand resulting in a lack of housing availability and increasing housing costs, and this is likely to continue in the coming decades.

*You never know what federal govt immigration policy will be nor birth rates (which primarily depend on economic factors). NOT OF ANY SIGNIFICANCE IN COUNCIL PLANNING.*

♣ There is sufficient residential zoned land in the Clarence Valley LGA to accommodate forecast demand, but not all land that is currently zoned for housing can or will be developed. There are issues with activating latent zoned supply to bring housing 'to market' due to barriers such as infrastructure provision and servicing, development feasibility, land-banking and environmental constraints.

*Again, no issues, plenty of appropriate land available, just the cost of infrastructure is an issue, let the developer pay the lot? COUNCIL CAN FIX THIS ITSELF.*

♣ There is also a mismatch between the housing that is needed by our diverse population and what is provided in existing and new housing. There is a growing need for more diverse and affordable housing to better meet current and future needs, including smaller homes and housing for students, older people, and key workers, but delivery of diverse and affordable housing is a significant challenge. It is unlikely that the market alone will adequately respond to the challenge.

*Disagree, you buy what you can afford and what you need/ want. Many elderly living in e.g. Yamba don't want 1 or 2 bedroom smaller homes, they want lots of space for when the family visits during school holidays. And why on earth would any person look to move to something new anyway when the on costs (stamp duty, real estate and legal fees, moving fees etc) are so high, the simple solution if council wants older people to get out of big homes is to provide them with appropriate cost savings to move)! SO BALL IN STATE GOVT COURT, NOT A COUNCIL ISSUE AT ALL.*

♣ Most local housing continues to be delivered in the form of large, detached dwellings. The lack of smaller dwellings means one or two person households have few options, whilst the low supply of rental housing and tight vacancy rates mean some households cannot find a home. This situation places certain residents at risk of homelessness or forces them to live in substandard housing, including dwellings that are overcrowded.

*As stated before, individuals wanting new housing design and build what they want, it's only spec homes that are built to pre-determined 250sqm+ mini-mansions because they're easier to sell! Low supply of rental housing is an economic issue, poor returns means investors go elsewhere, who on earth wants tenants and the associated problems that come with them? BALL IS IN FEDERAL GOVT COURT, NOT A COUNCIL ISSUE AT ALL.!*

♣ A lack of housing diversity in terms of housing types, size, tenure and price, is a serious issue that will worsen over time if the types of housing that are supplied, predominantly large, detached houses, do not change to meet changing housing needs.

*Again, I see this as a distraction and is not necessarily true; people build what they want/need/can afford, nothing more, nothing less! NOT A COUNCIL ISSUE AT ALL.*

♣ Smaller, accessible dwellings that are located close to centres and services are needed to house Clarence Valley's ageing population and to provide appropriate accommodation for smaller households. There are also broader environmental, social and economic benefits of minimising urban sprawl in favour of more compact growth patterns.

*Disagree, many people dislike living close to busy centres, if the aging population cannot get to where they need to go then that's a public transport issue, it seems pointless to build homes for people who struggle to walk right next to shops etc? A PUBLIC TRANSPORT issue, not a housing issue?*

♣ Despite the high and growing need for diverse housing including smaller dwellings and higher densities, external factors and market demand is resulting in continued development of large single dwellings in the Clarence Valley. There is also ongoing demand for rural residential housing which needs to be balanced with the need to manage environmental constraints and protect agricultural productivity.

*Surely normal economic forces ensure demand matches supply? The building industry build either 1. Purpose homes designed by the owner, or 2. Species they can sell, if they can't sell small houses they don't build them? Leave the market free, nothing is worse in my opinion than government attempting to influence a market, when they do so there are often unintended consequences. NOTHING TO DO WITH COUNCIL.*

♣ Prioritising infill development in existing areas such as Grafton and Yamba could improve the efficiency of infrastructure and service delivery and support improved housing diversity and affordability. However, to date, current planning policies and mechanisms to encourage diverse and affordable infill housing have had limited impact due to market forces.

*Nothing is worse as a strategy in my opinion than infill of established areas. To me this destroys the existing amenity of the area that's already there, nobody wants nearby parks and gardens destroyed for housing, nobody wants high rise buildings right next door. COUNCIL SHOULD ACTIVELY DISCOURAGE INFILL, ACTIVELY DISCOURAGE "GROWTH", THE DISTRICT WILL BE ALL THE BETTER THE FEWER HUMANS INHABIT IT!*

♣ Recent events have highlighted that many people's needs are not being met by the private housing market, particularly the rental market. This situation is exacerbated by short term rental accommodation reducing availability of longer-term rentals.

*Council has had many opportunities to limit the spread of AirBnB's etc for the short term holiday letting market, in particular in Yamba, yet have refused to bite the bullet and force these ex-long-term rental houses to obey their zonings – nothing is worse for adjoining neighbours than so-called party houses appearing all over residential areas! COUNCIL CAN FIX THIS THEMSELVES.*

♣ The LGA's housing market is vulnerable to spikes in demand caused by seasonal or temporary workers and tourism. While both are important for the local economy and productivity, these can negatively impact on housing supply and affordability.

*It is self evident that tourist areas have lots of holiday housing, surely in areas zoned for same that is what is needed to support the local tourist economy. NOT AN ISSUE AT ALL.*

In terms of the overall land use planning approach for the next 5-20 years, it is anticipated that new development (greenfield housing) in the Clarence Valley will continue as the dominant form of new housing.

*Good, so it should be.*

However, increasing the share of housing that occurs in the established urban areas (infill development) is also important, as this will maximise the use of existing infrastructure and provide access to a range of existing services and facilities.

*Disagree strongly, there is plenty of land, council seems to want to force people to all live very near each other and I see that as socially unacceptable. What this is really saying is council has squandered o much money on nonsense over the years it cannot afford, without huge rates increases, to provide appropriate infrastructure to new housing estates. That being the case, clearly the developer has to pay the costs, and eventually the consumer will continue to suffer through high land prices. COUNCIL REAPS WHAT IT HAS SOWN?*

In the short to medium term, encouraging compatible and resilient infill housing in Grafton, South Grafton, Yamba, Maclean and Iluka can provide more housing options with good access to public transport, parks, shopping, schools and important social infrastructure.

*Strongly disagree. To get more people in a confined area means either the standard 700sqm+ block gets 2 homes on it instead of the existing one, we build more units in suburbia, we build in existing open spaces etc etc. Meanwhile, our existing road systems cannot cope with this big influx of road users. Insofar as public transport goes, far as I'm concerned if you need public transport to get around you go live in a big city, it is unaffordable in the general Clarence.*

This can encourage a greater diversity of housing products, including townhouses and apartments above shops. These can provide housing forms suitable for the ageing population, households seeking to 'downsize' or locate close to employment opportunities and entry points for young people and families to enter the housing market.

*What a horrible thought (just my opinion), I have a unit in Brisbane above a bunch of shops and next to a large shopping centre, it is bearable short term but there is no way anybody should have to cope with long term living, the noise cannot be turned off, even at 2am in the morning supermarkets are getting food delivery trucks, etc etc.!*

The Strategy identifies opportunities to amend local planning controls to create capacity for an additional 1,730 dwellings in the Clarence Valley LGA, with capacity for 1025 additional dwellings in the upper clarence area (59%) and capacity for 705 additional dwellings in the lower clarence area (41%) (former Maclean Shire area).

*Personally I'm of the opinion Yamba is already full, but I accept there is significant land well above flood levels in Maclean/Townsend/Gulmarrad/Ilarwill/Ashby in the Lower Clarence. To me I would suggest far more development should occur inland in the Upper Clarence, forcing more people to live around Grafton which, it would seem, council wants to acquire regional city status?*

Future opportunities for housing identified for investigation in the long term (+20 years) include: the investigation area at James Creek identified in the North Coast Regional Plan; land to the east of Clarenza Urban Release Area; and land to the east of Junction Hill URA (east of Trenayr Road).

*I am horrified with the proposed James Creek subdivision which is completely out of line with the existing homes on acreage style there at the moment. As for elsewhere, it fits in with the attempts to make Grafton our regional centre.*

The main risk factors holding back delivery of housing development at present are market based, given the current economic climate, including:

- building risk - pressures from inflation, supply and skill shortages, building standards bonds, lack of competition in the tendering process, inability to secure fixed-price contracts.
- liquidity risk – financing costs, which have increased from 3 - 4% up to 6.5 - 7.5%, due to RBA increasing the cash rate; loan to value ratios increasing, meaning developers need their own equity; increased pre-sales covenants; and
- sales risk – demand for off the plan sales remains subdued and alternative forms of housing (smaller houses, town houses, units and higher density) is viewed as higher risk than traditional housing product (3-4 bed homes).

*Tend to agree. I see the cost of new housing as being one major deterrent, the scarcity of building contractors another, the cost of borrowing money a third, and never ending inflation and cost of living pressures another. Add to that tenancy laws that make the property owner the meat in the sandwich when there are tenant disputes, and the fact that pressure from government to keep rent prices low exists but all that does is remove investors into another area! None of these can be fixed by council so I question the need for any local housing strategy, let the federal and state governments sort it out. Council is attempting to be all things to all peoples, I would far prefer my rates money to be spent on updating existing aging infrastructure than this sort of feel-good exercise in futility!*

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Wednesday, 6 December 2023 9:49 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Rosewell

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Rosewell

Contact details	
First name	David
Last name	Rosewell
Email	
Phone number	
Address	
Suburb	
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	This does nothing for affordable housing it only paves the way for developers and investors to build high end town houses in prime real estate locations which will be unaffordable to the people in most need.
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 10:30 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Hind

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Hind

Contact details	
First name	David
Last name	Hind
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed Housing Strategy for Iluka for the following reasons.</p> <ol style="list-style-type: none"><li>1. There has been no face to face community consultation</li><li>2. The plan does not reflect my community's expectations or aspirations</li><li>3. The proposed changes will not provide affordable housing solutions</li><li>4. There is ample land available in the Birrigan estate and other affordable options for housing at The Anchorage and Woombah</li><li>5. There is no economy or services to support additional employment and limited services are available in Iluka</li></ol>

	<p>6. The local character and natural ammenity of Iluka will be changed forever.</p> <p>7. Changes to zoning etc will only serve to increase rates for the long term locals of Iluka for the benefit of the Council itself.</p> <p>8. Long term unemployed and age pensioners make up a large number of local community in Iluka itself. Rate increases which will be attached to rezoning of this nature will only force long term residents to have to leave</p> <p>I, along with my family strongly object to any change in the strategy proposed.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 9:02 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Elysha Davidson-West

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Elysha Davidson-West

Contact details	
First name	Elysha
Last name	Davidson-West
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Post code	2466

e	
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I STRONGLY object to the proposed housing strategy and rezoning for Iluka. There has been absolutely no communication or consultation with the community and it does not reflect our desires for the area. The proposed changes will not provide affordable housing, but I believe, have the opposite effect by encouraging property developers to come in and sell waterfront housing at a premium price. The council will benefit from increased rates, but this will in turn will force many lower income families and retirees out of the area as they will no longer be able to afford to live here. There are no plans for increased infrastructure or services, such as school expansion. We don't even have a local GP in Iluka! The peaceful, natural beauty of Iluka will be spoiled forever as well. Everyone I know in this community opposes this proposal.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 19 December 2023 4:54 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Deborah Logan

---

**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Deborah Logan

Contact details	
First name	Deborah
Last name	Logan
Email	debbielogan@hotmail.com
Phone number	
Address	
Suburb	
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	We want to maintain the character of Yamba Traffic and parking is already a problem The roads are inadequate The infrastructure is inadequate
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 12:11 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Debra Wells

---

**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Debra Wells

Contact details	
First name	Debra
Last name	Wells
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly oppose the Draft Proposal for R3 Medium Density Residential in Iluka! Iluka is one of the very few untouched coastal villages surrounded by pristine beaches and heritage listed rainforest and national parks. What Council is suggesting will greatly impact the natural beauty of our village.</p> <p>For example:</p> <ul style="list-style-type: none"><li>. Insufficient medical facilities</li></ul>

	<ul style="list-style-type: none"><li>. Not enough infrastructure</li><li>. Traffic congestion and parking problems</li><li>. The natural aesthetics will be lost and breeze from river and bay will be limited</li></ul> due to the imposing high rise buildings <ul style="list-style-type: none"><li>. Iluka already has enough land zoned for construction .... Birrigan Estate</li></ul> <p>There are many more ongoing problems that will arise from this development and it is a very strong NO from me!!!!</p>
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 18:04:02 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** RE: ILUKA DRAFT PLAN FOR LOCAL HOUSING

You don't often get email from [REDACTED] [learn why this is important](#)

We, as Ratepayers and Full-time Residents of Queen Street, ILUKA., ONE area marked for this re-zoning, are **VERY, VERY STRONGLY AGAINST** this Proposal for re-zoning.

NO - NO - NO !!!!

For *Many, Many* reasons. *Pages & Pages* of Reasons. Far too many to mention here.

The Plan is **Flawed!!!!**

As the Clarence Valley Council, you may be only the ones to fire the bullets and are taking orders from Higher-Up (e.g. State Government). However, remember you have a duty to Serve and Stand-Up for the Local ILUKA people against this madness and protect the Village of ILUKA and it's uniqueness.

Yours Faithfully,

T.R.& D.A. LUCAS,  
D.A. (Del) Lucas

[REDACTED]  
ILUKA, NSW 2466  
[REDACTED]



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 4:41 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Denise and Steve Cassidy

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**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Denise and Steve Cassidy

Contact details	
First name	Denise and Steve
Last name	Cassidy
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Post code	2464

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I feel that CVC, has not adequately submitted a future affordable housing plan. Why would you select already developed areas and in locales that would be classed as expensive. Where is the infrastructure, we are sadly lacking in doctors and associated medical facilities, hospitals, we have 1 supermarket in town, the roads are in poor condition, there is no high school, Yamba does not have the capacity to cope with major events such as storm water flooding or riverine flooding, even the internet provision to the region is barely adequate. There are no jobs. We do not want high rise be it 12 or 18 meter developments within the existing housing areas. It is bad enough with the influx of tourists in peak times with parking, simply going down to the township for everyday purposes. What about areas slightly out of town, the industrial area, the so called high school land never developed. Your headings for Yamba Hill, premium townhouses with a beach location. Seriously, why would you make low income affordable housing in a "premium" location. You don' even have enough footpaths in the area, so now with a plan for "shop top" development, what is the parking going to be like. We already can not get into dentists, doctors of our choice, for weeks at a time. Council really need to make amendments to the current draft and consider not turning Yamba into Byron Bay. Your draft plan for Yamba is laughable.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 9:36 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - barbara dennett

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - barbara dennett

Contact details	
First name	barbara
Last name	dennett
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	iluka
State	nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for iluka for the following reasons:</p> <ul style="list-style-type: none"><li>there has been no face to face community consultation</li><li>the plan does not reflect my community's expectations or aspirations</li><li>the proposed changes will not provide affordable housing solutions</li><li>there is ample land available for new homes in the Birrigan estate and other affordable options for housing at the Anchorage and Woombah</li><li>there is no economy or services to support additional employment and limited services in the area</li></ul>

	the local character and natural amenity of Iluka will be changed forever
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Mon, 11 Dec 2023 10:00:49 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** (ECM:2565670) Submission for affordable housing development in Iluka  
**Categories:** ECM;Ashleigh

You don't often get email from [REDACTED] [Learn why this is important](#)

I strongly object to the proposed housing strategy for Iluka for the following reasons:

We moved to Iluka for the quiet, peaceful less populated area.

In times of emergency there is only one road in and out, being 18ks from the hwy.

There has been no face to face community consultation

The plan does not reflect my community's expectations or aspirations

There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the Ancourage and Woombah

There is no economy or services to support additional employment and limited services in the area.

The local character and natural amenity of Iluka will be changed forever.

Yours sincerely,

Gary Dennett

[REDACTED]  
Iluka 2466  
[REDACTED]

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 4:54 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570633) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ken & Jenny Dewar

---

**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ken & Jenny Dewar

Contact details	
First name	Ken & Jenny
Last name	Dewar
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

submis sion	
Comm ents	<p>Re Yamba Hill future development</p> <p>This is not on area consistent with affordable housing given recent housing sales &amp; its proximity to beach &amp; town. How would Council ensue that further development would not go to investors &amp; contribute to the already over supplied holiday rental market. Our reasons against this policy include... the lack of current infrastructure in Yamba with only one flood affected access road into Yamba,... the current provision of only 1 supermarket that does not cope during holiday season...lack of adequate medical facilities that is a continuing problem....lack of parking in downtown Yamba again exacerbated at weekends &amp; during holidays...and most importantly the loss of character, amenity &amp; charm, the reason why visitors love our area. Do we want Yamba to become like every other overdeveloped beach side town.... No.. will the greed of developers win out against the will of the residents &amp; will Council sincerely listen to us or is the ruination of Yamba, the Jewel of the Clarence Valley inevitable.</p> <p>Ken &amp; Jenny Dewar</p>
Please upload any additio nal suppor ting docum ents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 22 December 2023 7:43 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Dianna Coronakes

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Dianna Coronakes

Contact details	
First name	Dianna
Last name	Coronakes
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comment	I oppose this Draft strategy for Yamba Hill .Yamba is already struggling with



ents	parking issues in town and at the beaches .A road network that does not cater for extra vehicles.Yamba Rd is already a speedway.One road in and out . Absolutely no infrastructure available now for the extra residents that have moved here.Bigger Bigger Bigger does not always mean better. We already have many ongoing developments that are putting pressure on our infrastructure services and beautiful but fragile environment .Why continue to do so ?? Thankyou
Please uploa d any additi onal suppo rting docu ments	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 14 December 2023 12:48 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Carole Doherty

---

**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Carole Doherty

Contact details	
First name	Carole
Last name	Doherty
Email	
Phone number	
Address	
Suburb	
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy in Iluka because: I was unaware of the community meeting about the new strategy as it was not advertised to the general public.</p> <p>There are many available places to build housing at the Ancourage Caravan Park, Birrigan Estate, newly created Yamba and Woombah housing estates, so why create more when there is already vacant land awaiting new builds and new owners?</p> <p>There is very little employment available and services are limited. One doctor visits Iluka on a Friday and is always booked out.</p>

	<p>The public transported is limited making it difficult for community members to leave for appointments.</p> <p>Iluka offers a unique, friendly connected community too many extra people will change its peaceful, small seaside village feel.</p> <p>I don't believe the townhouses in the specific zoning will be affordable as the current average price for an old property in Iluka is \$792,000, what will it cost for a new townhouse in a prime location?</p> <p>Please consider my application and review.</p> <p>regards Carole Doherty</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 14 December 2023 3:30 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Yvonne Dunne

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**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Yvonne Dunne

Contact details	
First name	Yvonne
Last name	Dunne
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I fail to see how this rezoning will do anything to alleviate affordable housing . Only quite wealthy people will be able to afford residences in this already expensive area. It will also have an impact on utility services in the area.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 6 December 2023 8:56 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ebonnie Batinovic

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ebonnie Batinovic

Contact details	
First name	Ebonnie
Last name	Batinovic
Email	
Phone number	
Address	
Suburb	Woombah
State	Nsw
Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	To be able to build 12 metre townhouses, will not benefit the locals in anyway. The only ones it will help will be the developers, their wallets get fatter and us locals get poorer. And our beautiful little town will look like it belongs in the city. It's a HUGE no from me.
Please upload any	

additional supporting documents	
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 2:50 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Edward Henry Peene

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**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Edward Henry Peene

Contact details	
First name	Edward Henry
Last name	Peene
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Iluka does not even have proper guttering, and not enough jobs, roads etc are not equipped
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 11:24 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Colleen Fechner

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Colleen Fechner

Contact details	
First name	Colleen
Last name	Fechner
Email	
Phone number	
Address	
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I Strongly object to the proposed housing strategy for ILUKA for following reasons: There has been no face to face community consultation, The plan does not reflect my community's expectations or aspirations. The proposed changes will not provide affordable housing solutions. There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the Achourage and Woombah. There is no economy or services to support additional employment and limited services in ILUKA. The local character and natural amenity of ILUKA will be changed



	forever.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 8:17 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Henry Fenner

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Henry Fenner

Contact details	
First name	Henry
Last name	Fenner
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I support initiatives that broaden the mix of housing options in the Clarence Valley.</p> <p>Yamba – I support the proposed changes to the targeted planning control amendments in the Yamba Centre.</p> <p>I do not support and object to the changes to medium density in Yamba Hill.</p>

	<p>As some of the most sought-after and expensive land in the Clarence Valley, higher-density housing in this location will not lead to affordable housing options. It will likely lead to more short-term rental accommodation houses and the associated problems this mix of housing brings, including vacant housing for much of the year.</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 8:31 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - sarah finlayson

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - sarah finlayson

Contact details	
First name	sarah
Last name	finlayson
Email	
Phone number	
Address	
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I STRONGLY OBJECT to the proposed housing strategy for ILUKA for the following reasons:</p> <p>There has been no face to face community consultation The plan does not reflect my community's expectations or aspirations The proposed changes will not provide affordable housing options as you suggest it might There is no economy or services to support additional employment and limited services in the area to support the current population -</p>

	let alone multiplying the population possibly four fold. The local character and natural amenity of Iluka's "World Heritage" status will be changed irreparably for ever.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 6:49 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Rodney Fletcher

---

**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Rodney Fletcher

Contact details	
First name	Rodney
Last name	Fletcher
Email	
Phone number	
Addresses	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comm	I regards to the rezoning of parts of Iluka I think that it would change the face of

ents	Iluka in a negative way. Iluka needs to remain a low density area because we simply don't have the road network or services to cater for extra people in our community. I feel that the area around Queen Lane would be dangerous if there were to be extra dwellings as it is already hard enough to drive through the narrow laneway. the properties are so close together that if there was to be a fire lives would be put at risk.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 3:03 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Fran Ronan

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Fran Ronan

Contact details	
First name	Fran
Last name	Ronan
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Low Density residential with a 2 storey limit in building height will suit Iluka's future needs.</p> <ul style="list-style-type: none"><li>. Uniqueness of Iluka's character would be destroyed by the overshadowing visual impact of any building higher than 2 storeys.</li><li>. The lack of infrastructure with not support multistorey buildings.</li></ul> <p>There is little kerb and guttering, adequate drainage, roads, footpaths or parking facilities to cater for higher density living.</p> <ul style="list-style-type: none"><li>. The public transport system is inadequate to get in and out of the town.</li><li>. Facilities are extremely limited - no town doctor, banks or high</li></ul>



	<p>school.</p> <ul style="list-style-type: none"><li>. Potential silting of the Clarence River with overdevelopment, which will effect the water biodiversity.</li><li>. Access to air, light, sun and sea breezes would be affected.</li></ul> <p>Maximum building height for Iluka should not exceed 2 storeys.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 18 December 2023 12:35 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gabrielle bartogabrielle@gmail.com

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gabrielle



Contact details	
First name	Gabrielle
Last name	[REDACTED]
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I oppose enabling 4 storey townhouses development in parts of Iluka by rezoning them R3 for following reasons.</p> <p>Lack transparency by CVC; relevant meeting only CVC and real estates knew about.</p> <p>Publicised in Independent by CAN not CVC.</p> <p>Proposed rezoning not "affordable housing".</p> <p>Townhouses in most desirable part of Iluka including Queen's Lane overlooking river will be exclusive.</p> <p>Possibly become holiday accommodation inhabited only holiday</p>

	<p>periods and affordable to only the wealthy.  140 lots on Birrigan estate already meet State govt. requirements for "affordable housing" quota in Iluka.  Govt.census Iluka pop. increased by 55 people, 2016 to 2021.  Only 4 houses up since clearing 2019.  Contrary to State govt. housing policy, rezoning not close to jobs, transport hubs or existing infrastructure.  Iluka not one G.P.  Unacceptable change local character Iluka.  Area targets oldest,most heavily treed,charming cottaged, village part of Iluka, tourists and locals value most,  40 plus townhouses will destroy.  Unacceptable potential ecological impacts local habitat and wildlife.  Likely endanger many old growth food and habitat trees;endangered Coastal Cypress, Forest red Gum, Brushbox, rainforest species which augment nearby Iluka World Heritage Rainforest and Nature Reserve.  Area historically habitat threatened iconic koala and grey headed flying fox.  40 plus, 4 storey townhouses' human inhabitants add unacceptable pressure on Iluka Bay ecosystem including critically Endangered Pied Oyster Catcher observed nesting spring on nearby Moriarty's Wall.  Enable uncivil, undemocratic architecture close to public space of Iluka Bay.  "The Bay"; much loved, traditionally frequented public space for fishing, boating, swimming and dog walking, already pressure on ecology.  Inhabitants 4 storey townhouses on foreshore further impact ecology.  But exclusive 4 storey townhouses conflict with natural aesthetic of the bay and democratic nature.  I say no to this rezoning proposal.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 9:56 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Geoff Towner

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Geoff Towner

Contact details	
First name	Geoff
Last name	Towner
Email	
Phone number	
Address	
Suburb	Broomes Hd
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	There should clearly be no more development in Yamba...The infrastructure is not available.. Health services are run off their feet.Police are understaffed.Emergency services are stretched.Traffic in Yamba is like city traffic...We need to improve on what we have before anymore development takes place.
Please upload any additional	

supporting  
documents

---

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Tuesday, 12 December 2023 2:45 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Patrizia Germani

---

**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Patrizia Germani

Contact details	
First name	Patrizia
Last name	Germani
Email	
Phone number	
Address	
Suburb	
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for liuka for the following reasons:</p> <p>I was not informed of any face to face community consultation.</p> <p>The plan does not reflect my community's expectations or aspirations.</p> <p>The proposed changes will not provide affordable housing solutions.</p> <p>There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the Ancourage and Woombah.</p>

	<p>There is no economy or services to support additional employment and limited services in the area.</p> <p>The local character and natural amenity of Iluka will be changed forever. There is only one road in and out and our community is completely cut off for weeks at a time. Both floods, which cut off our only road at the Esk River, and fires which engulf the same road, cause chaos and isolation, food supply shortages and other issues.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 7:55 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Douglas & Shirley Gillett

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Douglas & Shirley Gillett

Contact details	
First name	Douglas & Shirley
Last name	Gillett
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	We strongly object to the proposed housing strategy for Iluka for the following reasons; *There has been no face to face community consultation *The plan does not reflect our community's expectations or aspirations *The proposed changes will not provide affordable housing solutions *There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the



	<p>Anchorage and Woombah</p> <ul style="list-style-type: none"><li>*There is no economy or services to support additional employment and limited services in the area</li><li>*The local character and natural amenity of Ikuka will be change forever</li></ul>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 17 December 2023 10:18 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gillian Richardson

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gillian Richardson

Contact details	
First name	Gillian
Last name	Richardson
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I am writing about the Iluka R3 Extension to voice my concerns that this strategy is completely wrong for Iluka. For the following reasons:

1. This will spoil what Iluka thrives on - an unspoilt seaside community which attracts visitors from all over Australia. Also many travelling boat owners who appreciate the laid-back beauty of the Iluka Bay to spend time in, and who spend many thousands of dollars visiting Iluka each year.

2. Townhouses at this height will interrupt the north easterly summer breezes which are so cooling in the hotter months for the surrounding properties.

3. If this is to fix lack of affordable housing, how are elite town houses going to offer rentals that the average family can afford? If council wants to add rentals to the market, then how about following Byron Bay's example and making owners of holiday houses in Iluka to only rent out to holiday makers for a maximum of 60 days per year. This would force many properties to become permanent rentals, as they were when the motorway was being built and the road workers rented local houses.

4. We have had a height restriction for many years and do not want that to change, as it will alter the character of Iluka.

5. Iluka already has limited services for the population it serves, and needs more permanent residents who can afford to live here so services such as doctors and dentists see it worthwhile setting up practice here. Also there is limited infrastructure in the town, plus the flooding issues and dangers of bushfires - these should be sorted before adding yet more accommodation to the town.

6. There must be better areas in Iluka to develop - allowing high rise development along the waterfront smacks of big developer money coming in to make dollars - how can council approve this? It will never be affordable to any but the wealthy retirees.

In summary, if CVC wants to provide more affordable housing then this way of doing it in Iluka is a complete fabrication.

Please  
upload  
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ting  
docum  
ents

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 17 December 2023 10:30 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Rhiannon Ginn

---

**Categories:** Amanda



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Rhiannon Ginn

Contact details	
First name	Rhiannon
Last name	Ginn
Email	
Phone number	
Address	
Suburb	
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I strongly oppose this going forward. It will drastically change our community, and bring in many low socioeconomic families who potentially do not have anything positive to add to our community. The owners of these homes also do not deserve to lose their

	homes for the sake of Public Housing. Many of these homes hold sentimental value to their owners. I think money should be spent on putting a beautiful nature playground on the grassland near Pippie for all the young families who are moving here.
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Sun, 17 Dec 2023 22:30:26 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Shannon Ginn  
**Categories:** Amanda



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Shannon Ginn

Contact details	
First name	Shannon
Last name	Ginn
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	New south wales
Postcode	2464
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I am strongly against this draft housing strategy. To come in and demolish peoples homes so that government housing can be built is disgusting. Not taking into consideration the people who live in these homes and only thinking about affordable houses for people who will not contribute anything to the community. It's a horrible idea and I really hope that it does not get through
Please upload any additional supporting documents	

From: David Green [REDACTED]  
Date: 13 Dec 2023 at 12:23:58 pm  
To: David Green [REDACTED]

---

General Manager  
Clarence Valley Council  
Locked Bag23  
Grafton NSW 2460

My Submission & Objections to the: Clarence Valley Draft local Housing strategy

Are as follows:

1. Streets & Lanes in Yamba already struggle to cope with existing density. Particularly Bad during Holiday times.
2. Yamba drainage ,water & sewage systems would be put under strain with extra population.
3. Further . density of extra dwellings would spoil the existing ambience of Yamba.
4. Yamba is renowned as a holiday destination & extra dwellings on the hill & in the CBD Would be detrimental to the area.
5. The rates generated by the existing housing population contributes to the local area
6. Already medical facilities are stretched... many having to seek help outside the town,
7. Public transport is also a problem.
8. During flood times Yamba can become isolated due to its sole road access.
9. To demolish the existing homes would surely come at exorbitant cost plus the demolition of all these buildings would surely cause massive pollution to the environment ..

As residents of Yamba We wish to object strongly to the Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy of demolishing existing family homes in all areas.

David & Annette Green

[REDACTED]  
Yamba 2464





**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 08:39:29 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gregory wilson  
**Attachments:** Gregory Wilson Submission on CVC Draft Housing Strategy and Policy.pdf  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Gregory wilson

Contact details	
First name	Gregory
Last name	wilson
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	NSW
Postcode	2466

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	My objections to the Housing Strategy and Policy are to do with Iluka specifically and in summary are 1. The inadequacy of Queens Lane for R3 development given the narrowness of the lane 2. The environmental effects on the vegetation transition from the rainforest to the river with allowing R3 development in Spencer Street 3. R3 development (12M high) not sympathetic to the character and amenity of the area 4. R3 development will make Iluka less affordable for low income earners, pensioners and young families. (Refer full submission supporting document)
Please upload any additional supporting documents	<a href="#">Gregory Wilson Submission on CVC Draft Housing Strategy and Policy.pdf</a>

Gregory Wilson

Iluka NSW 2466

## **Submission on CVC Draft Local Housing Strategy and Draft Local Housing Policy**

Dear Sir / Madam

My submission is to object to the proposed CVC housing strategies for Iluka.

My objections are as follows:

- One of the main areas designated for R3 development in Iluka is the river side of Queens Lane. This one-way narrow lane is presently inadequate for the existing units and houses on Queens Lane. This is without having additional multi-story townhouses as suggested in the CVC Strategy. The width of the lane from property boundary to property boundary is barely 6 metres, certainly not wide enough to create street parking and a footpath. Is there an intention for CVC to resume parts of properties along Queens Lane and then allocate substantial sums for roadworks to upgrade the lane for street parking and increased traffic?
- At present Spenser Street has well established vegetation, including many tall established trees. Destroying existing vegetation for townhouse development and roadworks, would impact this transition zone between World Heritage coastal rainforest (Joining allotments on the northern side of Spenser Street) and the river.
- The strategies for Iluka are not consistent with the strategic direction given in the CVC documents - 'New housing to be sympathetic to character and amenity of the area'. Multi-story townhouses up to 12 meters tall are totally out of character with the village character of Iluka. Indeed, Spenser Street contains heritage listed residential cottages whose visual amenity would be severely impacted by having multi-story townhouses among them.
- The proposed areas to be changed to R3 zoning have the most expensive land values in Iluka. Obviously, townhouse development in these areas will not create affordable housing but only contribute to rising property prices in Iluka, making it even less affordable to low-income earners, pensioners, and young families.

At present Iluka has a special character which acts as a drawcard for visitors and holiday makers to the Clarence Valley. Inappropriate development will change this character forever.

Yours faithfully

Greg Wilson

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 6:58 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Harries

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Harries

Contact details	
First name	John
Last name	Harries
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I am writing this submission to state that I do not approve nor give consent to the proposed Clarence Valley Affordable Housing Policy, for the following reasons.</p> <ol style="list-style-type: none"><li>1. Iluka does not have enough infrastructure to support medium density housing in the suggested situations.</li><li>2. Multi level townhouses are not aesthetically in keeping with our town.</li><li>3. Multilevel townhouses built in Queens Lane will prohibit the sea breeze from reaching the town centre.</li></ol>

4. There is nowhere near enough parking for that many people in the proposed areas.
5. Iluka is periodically cut off from the outside world at least once every couple of years and this must be taken into consideration.
6. We do not have sufficient medical treatment for the people we have let alone more.
7. Affordable housing on the most expensive real estate in town makes absolutely no sense! The rents in these areas are the highest in town so why even consider these areas?
8. There are already options available in Iluka and surrounds that would better support affordable housing such as The Anchorage Caravan Park cabins, the empty land at Birrigin and Woombah Woods Caravan cabins. We have more than met our requirements without adding these extra eyesores to the town.
9. There was not ample opportunity for all of Iluka to understand or have right of reply due to poor communication from the CVC to the local people. A letterbox drop would have allowed all to have their say.
10. During peak holiday period Iluka can barely keep up as it is and this grows worse every year. Adding higher density housing will only make these problems far worse creating an unliveable environment for all.

I thank you for your consideration.

Yours faithfully,

John Harries

Please upload any additional supporting documents

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 1:18 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - COLLEEN hARTCHER

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - COLLEEN hARTCHER

Contact details	
First name	COLLEEN
Last name	hARTCHER
Email	
Phone number	
Address	
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I object to this proposal for the following reasons.</p> <ol style="list-style-type: none"><li>1. There has been no community consultation and in particular to the residents and rate payers in the affected areas. This changes the area significantly and the outlook that we purchased.</li><li>2. Iluka has limited infrastructure and certainly not enough for the current population, so this influx of new housing would put strain on the current resources in Iluka.</li><li>3. Our roads are already inadequate for the current population.</li><li>4. There is adequate vacant blocks in Birrigan estate still for sale.</li></ol>

	This is not an affordable accommodation option when considering the current prices in this area.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 3:54 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Margaret Harvison

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Margaret Harvison

Contact details	
First name	Margaret
Last name	Harvison
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I strongly object to the proposed housing strategy for Iluka for the following reasons: There has been no face to face community consultation; The plan does not reflect my community's expectations or aspirations; The proposed changes will not provide affordable housing solutions; There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the



	Anchorage and Woombah; There is no economy or services to support additional employment and limited services in the area; and The local character and natural amenity of Iluka will be changed for ever.
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 10 December 2023 2:19 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Heilpern

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David Heilpern

Contact details	
First name	David
Last name	Heilpern
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item	Draft Local Housing Strategy and Draft Affordable Housing Policy

on publi c sub missi on	
Com ment s	<p>I am completely opposed to the proposal to allow 12m high development on the Iluka foreshore. I recently purchased this property in low-key Iluka, and this is completely in contrast to the character and an amenity of the town. There is ample land for sale here for houses, and plenty of house sites that could have granny flats, or could be developed into at the most double story buildings. 12m high buildings on the foreshore will ruin Iluka, and make no difference to affordable housing or a lack of housing. Any such units will just be holiday flats. They will, given the position, not be affordable in any event. There is affordable housing options already. There has been no face to face consultation.</p>
Pleas e uplo ad any addi tiona l supp ortin g docu ment s	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 7 December 2023 6:05 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brett Hill

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brett Hill

Contact details	
First name	Brett
Last name	Hill
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	woombah
State	Nsw
Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	With one road in and that being subject to flooding. The extra people will put tremendous strain on roads and services. When the road does flood and there is no food in town there is extra strain on community services
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 11:36:21 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Virginia Hoddle  
**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Virginia Hoddle

Contact details	
First name	Virginia
Last name	Hoddle
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I appose the above draft for affordable housing in Iluka NSW as a detriment to our small village. It will create over crowding, traffic and parking problems in a laneway such as more cars, boats, trailers, bikes and caravans. It is not a road.</p> <p>Also to see multi storey buildings on our beautiful river front is not a good look for any small village like ours. There has to be a better way.</p> <p>Our public transport is catching the school bus into Maclean in the morning and the same in the afternoon</p> <p>We do not have a Doctor in the village at the moment</p> <p>There are no long term employment opportunities in Iluka. This could potentially create a unemployment ghetto</p> <p>Allow Birragan Estate to build Duplexes</p> <p>Make it easier for owners to subdivide their large blocks of land</p> <p>Allow Granny Flats to be put in backyards without planning permission just like VIC Gov have done. (I know this is a state policy but you could put this to the NSW government for our region)</p> <p>26-30 Charles Street Iluka is for sale. 11 Villas (8x2 bedroom &amp; 3x1 bedroom) sitting empty. Buy them. Fix them up and lease them out for affordable housing.</p> <p>Rezone other land in Iluka for affordable housing with wider streets. Not on a laneway and on our beautiful river front which is unique. Building 12m tall Townhouses on a riverfront does not make it affordable.</p> <p>You need to have another consultation meeting with the rate</p>

	<p>payers and residents of Iluka. We did not even know that this happened. Your advertising for the past consult did not work so please try to find a way so that all residents can be informed</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 8 December 2023 6:14 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Robyn Holley

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**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Robyn Holley

Contact details	
First name	Robyn
Last name	Holley
Address	[REDACTED]
Suburb	Iluka
State	State/territory
Postcode	2466



Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the 4 story townhouse developments for Queen Lane &amp; Spenser Streets Iluka. This proposal in no way reflects my expectations and will decimate the unique character of Iluka. Queen Lane: To say changes will provide affordable housing is ludicrous. These properties sell between 1 &amp; 2 million dollars and such a proposal will not provide cheap affordable housing, in fact the very opposite. Entrance to these properties is via a narrow, one-way, laneway with no room for expansion.</p> <p>Spenser St. is narrow and quite busy; school buses, trucks from the co-op, caravans and cars pulling boats all use Spenser St. as Charles St. has limitations. The Bowls Club entrance, the Ambulance Station and the sports ground are also in Spenser St. Many of the properties back on to bush land or a recognized wildlife corridor. Being in close proximity to the world heritage Litterol Rain Forrest and Iluka Nature Reserve an impact study would be vital as to the effects such multiple housing, traffic and parking would have on these sensitive areas. Iluka does not need to become another multi story coastal village. There are already so many properties for holiday rental that remain empty for most of the year. The Birrigan Estate remains relatively empty whilst the Anchorage and Woombah provide cheaper options. Most people who visit or holiday in Iluka enjoy its unique ambience.</p> <p>Council is always declaring a transparency policy regarding notifications and assumes everyone has the internet, but this most definitely is not the case. In this area Council has failed in its obligation to the whole community and all notices should be published in the Independent Newspaper so all know what's going on and given a chance to participate.</p>
Please upload any additional supporting docs	

NAME Robyn Holley

ADDRESS [REDACTED] Iluka.

RE: Proposals for Cheap & Affordable Housing in Iluka.

I have sent a submission via email (acknowledged on Friday 8th December) strongly objecting to the proposal but on such an important issue I would like to include the following:-

I object to having 4 story townhouses/units opposite mine and other properties in Spenser Street, The heat generated from concrete structures (and that's what they would be) and the constant glare from such, including from multiple windows, would be excessive and impact greatly on the surrounds.

It would be an Environmental and Visual Pollution to the ambience of Iluka, showing little regard for the sensitive areas as the world listed Litterol Rainforest and Iluka Nature Reserve.

It would be disastrous if thousands of years in the creation of these areas would be damaged, in any way, by the stroke of a pen.

Yours faithfully

[REDACTED]

Robyn Holley

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 3:08 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Sandra Hornstra

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Sandra Hornstra

Contact details	
First name	Sandra
Last name	Hornstra
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for iluka for the following reasons:</p> <ul style="list-style-type: none"><li>There has been no face to face community consultation</li><li>The plan does not reflect my community's expectations or aspirations</li><li>The proposed changes will not provide affordable housing solutions</li><li>There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the Anchorage and Woombah</li></ul>

	<p>There is no economy or services to support additional employment and limited services in the area The local character and natural amenity of Iluka will be changed forever!</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 4:23 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Eleanor Hoskins

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Eleanor Hoskins

Contact details	
First name	Eleanor
Last name	Hoskins
Email	
Phone number	
Address	
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Iluka is on a flood plain surrounded by Bundjalung Nat.Pk., By the time the current new housing development is fully occupied then that is sufficient. When fully occupied, their holiday visitors will full to capacity of what this village is able to handle. Our one only lifesaver beach in the Nat PK can only park a few cars. I can't see people walking the Nat Pk road to the beach carrying beach equipment. Wake Up! ILUKA hasn't the capacity to have anymore growth. Climate Change doesn't give any longevity for

	increased population on this flood plain. Any expansion would incur great expense of upkeep that Council would be battling to handle.
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 09:15:24 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Re Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning,

Please see below submission I have just tried to make online, but it appears the link is no longer available.

To The General Manager

Re Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy

I write to you and your Council to **strongly object to the new proposals for the rezoning of Yamba Hill.**

I first visited Yamba with my parents for a holiday in 1954 Seventy years ago in January and I have returned every year since. The main reason for this for both my parents and me after I left school and began my own business was Yamba's relaxed style of living for both local residents and holiday makers. Over the years I have met and made close friends with many people because of Yamba being such a quiet relaxing friendly town.

Eventually when I was able to afford a holiday house on the coast Yamba was the place because of its low-density style of living and very friendly casual lifestyle. We are now able to get away from our busy farming enterprise for a relaxing few days or weekend when time permits without the Gold Coast —Byron Bay style of living.

With all this in mind the proposed changes by council will take all this away. The proposed higher density style of living on Yamba Hill worries me greatly for many reasons.

The following services to mention a few would have to be increased in size once again taking away Yamba's relaxing style of living on Yamba Hill.

- 1-Super Markets
- 2-Police Station
- 3-Schools
- 4-Restaurants
- 5-Hotels and Clubs
- 6-Medical services(It is hard enough now to see a doctor if required)





**From:** [REDACTED]  
**Sent:** Tue, 19 Dec 2023 15:56:16 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>; "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff.Smith@cr.clarence.nsw.gov.au" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison.Whaites@cr.clarence.nsw.gov.au" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debra.Novak@cr.clarence.nsw.gov.au" <Debra.Novak@cr.clarence.nsw.gov.au>; "Greg.Clancy@cr.clarence.nsw.gov.au" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Karen.Toms@cr.clarence.nsw.gov.au" <Karen.Toms@cr.clarence.nsw.gov.au>; "Ian.Tiley@cr.clarence.nsw.gov.au" <Ian.Tiley@cr.clarence.nsw.gov.au>; "Steve.Pickering@cr.clarence.nsw.gov.au" <Steve.Pickering@cr.clarence.nsw.gov.au>  
**Subject:** (ECM:2568951) Landcare and Dunecare submission  
**Categories:** ECM;Casey

Some people who received this message don't often get email from liredale59@bigpond.com. [Learn why this is important](#)

The Iluka Landcare and Dunecare wish to lodge their strong objection to the proposed change of zoning in Spenser Street which lies adjacent to the World Heritage Iluka Nature Reserve.

To refresh your memory, this forest was in danger of being struck off the World Heritage list and it was only the efforts of Kay Jeffery and our dedicated Landcare group made up of volunteers from the local community that saved this forest from weed infestation. Clarence Valley Council has enjoyed the opportunity since to play host to this world renowned destination and the revenue generated by nature based tourism that it supports. This economy is one of the few employment opportunities in Iluka and the retention of the natural heritage values is vital to its ongoing attraction.

The area proposed by Council for rezoning that would allow a pathway to construction of 12 m high townhouses lies less than 100m from this forest. The area between the forest and the river is a vital wildlife corridor that hosts many species including 24 threatened and endangered bird species and 14 vulnerable mammals.

Spenser Street is peppered with remnant red gums, lillypillies, bloodwoods and coastal pines that provide an arboreal corridor along the narrow strip between the forest and the river. These trees provide important seed banks that Landcare regularly collect from to propagate and replant where gaps are identified. The area is also frequented by a rich array of native animals that move freely across the landscape providing an opportunity for locals and visitors alike to admire this relatively unspoilt and unique area.

Whilst the Iluka Nature Reserve boundary lies further to the north it is connected by thickly forested C2 conservation land to the back of the Spenser Street. From there to the river is a narrow transition zone where the presence of mature remnant trees plays a vital role allowing birds and animals to move without hindrance. Such is the importance of this area it is given special protection under the Environmental Protection Authority Biodiversity and Conservation Act 1999 because of its World Heritage status. Such protection extends beyond the boundaries of

the forest and applies to adjacent land where 'World Heritage properties' like mobile fauna move through.

The construction of a built environment of 12 m coupled with road widening that would be necessary, increased traffic, increased lighting from buildings and impact from higher human density will without any doubt have a negative and permanent impact on this unique corridor. Your proposal shows no consideration for how important this area is to the rich diversity of wildlife that reside here.

The Iluka Landcare volunteers work 2 days a week at no expense to the Council to extend wildlife corridors, collect seed, propagate, plant native food trees, fill gaps in vegetation corridors that have been previously cleared and maintain this ecological treasure that is world renowned. We ask you focused your development aspirations away from these sensitive areas and act to preserve this international treasure.

Lisa Iredale



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 14 December 2023 2:27 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lisa Iredale

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lisa Iredale

Contact details	
First name	Lisa
Last name	Iredale
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Due to Iluka and Yamba being one road in and one road out I would like to know about evacuation in the event of flooding or fires
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 9 December 2023 10:20 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lisa Iredale

---

**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lisa Iredale

Contact details	
First name	Lisa
Last name	Iredale
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>we have the last coastal rainforest in nsw which will be impacted by this proposal. Death of wildlife on roads, increased traffic and no employment.</p> <p>Birrigan estate with 140 homes still after time only has 4 homes. Changing zones will eventually cost the council money with having to fix roads, make parks and building a bridge so people can access Iluka when the sea rises due to climate change.</p> <p>Targeting of along river will only make houses and rentals out of reach for families</p> <p>We have a beautiful holiday area in Iluka with plenty of</p>

	accommodation for holiday makers. To get affordable rents you need to look at bigger centres where they can afford rent and get employment.
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Monday, 11 December 2023 5:29 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Christine Ivey

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**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Christine Ivey

Contact details	
First name	Christine
Last name	Ivey
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	[REDACTED]
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	My greatest concern regarding this proposal for Iluka is that there is not enough infrastructure to cope with the extended population that this will bring. There is already the Birrigan estate that can supply housing opportunities for people currently not being utilised.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 22 December 2023 7:57 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - jack thomas

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - jack thomas

Contact details	
First name	jack
Last name	thomas
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	New South Wales
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comment	with regard to this policy i would like to send my extreme opposition to any of

ents	the proposed changes to yamba cbd or the defined area on yamba hill. To be considering developments in the heights of 18m in the cbd and 12m on the hill would be totally out of character within the town . The suggestion to demolish 70 houses on the hill is absurdly ridiculous and more than likely an impossible task. Being residents in yamba for 43 years , changing the zonings would have severe consequences on this town s appeal.
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 4:54 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jackie Goodwin

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jackie Goodwin

Contact details	
First name	Jackie
Last name	Goodwin
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>To Councillors, I live on a small corner block in an original cottage within your proposed area of higher density changes. I do not want to be surrounded by 12 meter townhouses. The traditional old part of town should be left with its character. The excuse of affordable housing in the most desirable parts of town will only benefit developers, not the long term livability of Iluka. Council has failed in its due diligence regarding community consultation. Sincerely Jackie Goodwin</p>

Please upload any  
additional supporting  
documents

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Mon, 18 Dec 2023 10:51:50 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jade Talbot  
**Attachments:** Jade Talbot.docx



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jade Talbot

Contact details	
First name	Jade
Last name	Talbot
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Jade Talbot 38 Queen st

	<p>Iluka 2466.</p> <p>I strongly oppose the proposed draft for local housing and affordable housing policy in its current form.</p>
<p>Please upload any additional supporting documents</p>	<p><a href="#">Jade Talbot.docx</a></p>

Jade Talbot

Iluka 2466

I am writing to you, the Clarence Valley Council to voice my strong and resounding 'NO' in objecting to the proposed Draft-local Housing and affordable Housing Strategy you have put forward.

This proposed broad-stroke rezoning and housing strategy is in no way suitable for Iluka's demographic, especially in the area's you have provided in such an ambiguous manner. The hand drawn pink marker outlining of proposed areas are not what would be expected in any professional document of this type; ambiguous and poorly executed at best.

I could think of nothing worse than having a four story dwelling right next to me blocking out my sunlight, taking away my privacy, creating over-crowding, looking down into my residence. If the draft as is what it refers and a percentage of this zoned area is for affordable housing. No information has been forthcoming as to where, or even how much of a percentage that would entail. It seems strange to me that the highest valued residences in Iluka would be rezoned in this fashion, which leaves me puzzled to what is actually going on. It leads me to think there is a clandestine motive behind the whole push orchestrated not only by you the Clarence Valley Council, but the Federal and NSW government to once again push people out of the cities to create the ghettos in regional areas, causing increased crime, illegal drug trade, increased domestic violence and everything that festers from such a move.

To now have to worry more about security, peace of mind, and of course the total ruination of a very unique little town is not where my mind wants to go at this stage of my life. We already have a lack of policing, to add further pressures upon this system; one only has to look at the crime pandemic going on in well policed

areas, where the police and law is on a losing side of this battle. Why would you encourage this in our town?

Increased population equate to more traffic on sub-standard roads killing what nature is left. It is on a regular basis I am witnessing dead animals on and beside the Iluka road; and now with the new highway and the local and availability of an even larger influx of day and holiday makers coming into Iluka the amount of speeding vehicles in and out of Iluka has increased immensely... as some city drivers believe it their right to drive at high speeds regardless of speed limits.

I moved to Iluka twenty-two years ago to escape this type of poor planning and over-development. Iluka already has a less than satisfactory infrastructure throughout. We both know developers come in clear everything in their path, collect their money and leave with no added improvement to any infrastructure what so ever. To allow this type of Gold coast development here in Iluka is inappropriate for everything this special little haven stands for.

I suggest the planning staff of this Council goes back to their drawing table and create something that is suitable for the demographics of this unique town, as three or four story town houses along the foreshore and bay is ludicrous and an ugly proposal, both from the land and water vista.

Both, draft-local housing and the affordable housing strategy plans provided say a lot and at the same time say nothing with sneaky little sub-clauses only someone in the field of strategic housing planning would be able to decipher. I would suggest in future planning strategies be of a more transparent and coherent manner.

Keep Iluka natural, allow it to grow gracefully with considered planning, not yours and the government's broad-stroke approaches to one fix all methodology.

A resounding 'NO' to this housing strategy!

Yours sincerely,

Jade Talbot

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 1:06 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - JAMES HARTCHER

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - JAMES HARTCHER

Contact details	
First name	JAMES
Last name	HARTCHER
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I STRONGLY OBJECT TO THE PROPOSED HOUSING STRATEGY FOR ILUKA . FOR THE FOLLOWING REASONS:  THERE HAS BEEN NO FACE TO FACE COMMUNITY CONSULTATION THE PLAN DOES NOT REFLECT MY COMMUNITY EXPECTATIONS OR ASPIRATIONS. THE PROPOSED CHANGES WILL NOT PROVIDE AFFORDABLE



	<p>HOUSING SOLUTIONS. THERE IS AMPLE LAND AVAILABLE FOR NEW HOMES IN THE BIRRIGAN ESTATE AND OTHER AFFORDABLE OPTIONS FOR HOUSING AT THE ANCOURAGE AND WOOMBAH. THERE IS NO ECONOMY OR SERVICES TO SUPPORT ADDITIONAL EMPLOYMENT AND LIMITED SERVICES IN THE AREA. THE LOCAL CHARACTER AND NATURAL AMENITY OF ILUKA WILLBE CHANGED FOR EVER.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 16 December 2023 1:56 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - James Hawley

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - James Hawley

Contact details	
First name	James
Last name	Hawley
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Wooloweyah
State	New South Wales
Post code	2464
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>What a way to wreck the Clarence Valley and turn it into the Gold Coast. You will destroy communities all for the development dollar. By developing high rise areas this will destroy the community and turn it into a sole less concrete jungle. The areas mentioned in your policy already do not have the essential services, roads and infrastructure to cope with an already growing population. Why would you put more stress on communities that have been through so much over the last few years. How can you honestly believe that some of the locations you've chosen will be set aside for low cost housing when currently they are some of the most premium properties/locations in the valley. My family and I are completely against this policy and will fight to see the end of it.</p>
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Wed, 20 Dec 2023 07:37:28 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - James Sakker  
**Attachments:** Submission to council re Iluka development james sakker.docx  
**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - James Sakker

Contact details	
First name	James
Last name	Sakker
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Nambucca Heads
State	NSW
Postcode	2448
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I object to the proposed Local Housing Strategy and Affordable Housing Policy for Iluka.</p> <p>My objections are based on the following concerns:  Lack of Infrastructure, Impact on Natural habitat, Change to character of Iluka, Price level will not meet affordable housing criteria, better options nearby for affordable housing</p>
Please upload any additional supporting documents	<p><a href="#">Submission to council re Iluka development james sakker.docx</a></p>

I object to the proposed Local Housing Strategy and Affordable Housing Policy for Iluka. My objections are based on the following concerns:

**Lack of Infrastructure:**

At present there is no medical service or GP in town;

The current electricity, water, sewerage and drainage networks are inadequate for current development let alone future development;

The local roads will not cope with increased traffic;

there is only one small IGA store in town;

The school cannot accommodate additional students.

**Environmental Issues:**

Population growth proposed under this plan poses a significant threat to water quality from increased erosion and sediment during construction. Post construction impacts such as nutrient rich urban run-off will cause risk to human health, fish habitat and fish populations.

The increase in boating and fishing will have an adverse effect on sensitive waterways;

Increased pollution of natural water courses will result from construction and increased run off from hardened surfaces such as roads and houses;

Current natural habitat of Threatened species, green tree frogs, birds and echidnas, regularly seen in Iluka will be lost.

**Affordable Housing:**

The need for more affordable housing is acknowledged, however the premise of the proposal is significantly flawed.

Current average price of an Iluka home is around \$800,000. Developers often pay double the value for existing land and dwelling to purchase land for development. At today's prices one townhouse would cost well over 1 million dollars, this would be significantly higher in years to come if development goes ahead. This does not meet the definition of affordable living.

The Birrigan Iluka Beach Estate subdivision is currently significantly under sold. As this area is already approved for housing, the use of this land for the proposed R3 medium density development would not affect the aesthetics of the current village and presumably would not incur additional strain on the local infrastructure and environment as this has already been accounted. Average land price in this development is a far more affordable \$350K.

**Change to the character of Iluka**

This level of development is incongruous with the character of Iluka which has always been a low density housing area with less development than surrounding areas such as Yamba.

James Sakker email [REDACTED]

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Mon, 18 Dec 2023 07:42:00 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - James Talbot  
**Attachments:** James Talbot-Council sumision.docx



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - James Talbot

Contact details	
First name	James
Last name	Talbot
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>James Talbot. [REDACTED] Iluka 2466. 18/12/2023</p> <p>Attention: Clarence Council. Draft local housing strategy and draft affordable housing policy. I VEHEMENTLY OBJECT your proposed development draft in its current form.</p>
Please upload any additional supporting documents	<p><a href="#">James Talbot-Council submission.docx</a></p>



James Talbot.

Iluka 2466.

18/12/2023

Attention: Clarence Council.

Draft local housing strategy and draft affordable housing policy.

I VEHEMENTLY OBJECT your draft proposal for Iluka R3 extension.

At first glance of the poorly rudimental drawing outlining the proposed areas of Iluka that have been considered, it looks as though Crown Lands have also been included along the foreshore for the proposed amended twelve metre height limit. I can only assume the exact areas being considered are those within the boundary of poorly outlined hand drawn pink marker?

The ambiguity of this document and its drawings leads me to believe this push for further development is more for those the council have consulted with and not the actual land holders for whom these developments will greatly affect in an adverse manner as by having a three, or possibly four story building encroaching boundary's, views, privacy, personal security and sunlight, etc. Not to mention the effects of this scale of development will have on a less than satisfactory infrastructure that is already in place in Iluka.

I live by Iluka Bay adjacent to the Queen Street road reserve; my property closest to the zig-zag pathway leading down to the bay. I have had major security concerns on more than a few occasions where police had to be contacted. So any further congestion with multiple town house constructions will only bring more of the same concern. I have a vacant block adjoining my north-west boundary, with a two story block of units in between me and the vacant block that is already on an approximate one metre- to two metre elevated block right next to me and the block of four units that towers over us with the vacant block in between. What a twelve metre construction next to me would do is take away any privacy what so ever. Twelve metres height would equate to close to a fourteen metre height looking down on mine and my neighbours at 38a Queen Lane. Not desirable in anyone's books, certainly not mine or my wife's. Take into account what fourteen metres right next to me would create. I would have a fair amount of my winter sunlight stolen forever... so there goes any efficiency of my solar panels that I was lead to believe would be an end to our energy and power charging woes. More deception, bad planning, lack of transpierce to self serving cause... just as this draft appears to be. A broad stroke, one-fix all solution is not the correct direction to take for our little haven of Iluka

Iluka has recently already undertaken several large new housing developments of smaller lot sizing. The ambiguity of this proposal does not give a clear indication of what percentage is

housing strategy, and what is affordable housing policy, nor where each percentage would fall under, or where..

The only ones who seem to be at an advantage by these proposed drafts are developers, real estate agents, council and whomever the ‘others’ may be in your provided statement below.

**\*\*Council has prepared a draft Local Housing Strategy and Draft Affordable Housing Policy to guide future decision-making about where new houses should be built and the types of housing our community needs. These have been developed in collaboration with local industry representatives, social housing providers, government agencies and others.\*\***

To say, or even propose that keeping and protecting a stunning natural environment and local character will be possible with the proposed three-four story townhouses along the foreshore is not only not attainable, it’s a ridiculous statement. I have witnessed firsthand the consequences of placing affordable housing in the wrong demographic leading to an upswing of drugs and crime, coupled with domestic violence. Unfortunately, we already have a great lack of policing here in Iluka where everything is sourced through Grafton. In turn this leads to poor response time on most occasions.

How does rezoning the best of Iluka’s foreshore properties for redevelopment of this kind equate to affordable housing? No it does not! Nor does it lend itself to a pleasing aesthetics, quite the opposite both from a land and water point of view.

Have any of the other towns outlined in your provided statistic comparisons gone down into an affordable price bracket? No they have not! Like everything and everywhere else, they have skyrocketed in price. I lived in both the Byron and Ballina shire for over twenty years before moving to Iluka because of said over-development. Greed that has seen both areas congested, ruined and with inadequate infrastructure for any of their proposed development.

Iluka is not Ballina, nor Byron Bay, or any of the other towns you have compared it with in your statistics to sell this plan. Nor are supposed current median housing prices you furnished with this proposal anywhere near what median housing is selling for in Iluka. Far from it I would suggest. This proposal for Iluka is a green light to destroy a very unique town in a very sensitive area, not only for humans, but the local-natural animal inhabitants.

I’d suggest, just because the NSW and Federal Governments has green-lighted their election promise on affordable and local housing plans does not mean the Clarence Council should be eager to capitalise on this poorly thought out and broad-stroke housing policy.

No way do I want to see Iluka turned into a mini Byron Bay, Gold Coast, Harvey Bay, QLD Sunshine Coast, Whitsunday’s type of landscape and environment. That would be a crime against our beautiful council demographic

I say to you the Clarence Council, ‘go back to the drawing board, draft the appropriate dwelling and height restrictions that should be maintained in this beautiful unique haven of Iluka’ It certainly isn’t

twelve metres, nor is it just designed for developers who hold no interest in Iluka, other than making capital gain for their own requirements and greed.

Once this proposal, if it should be passed, that's it, there is no going back as has demonstrated by other communities just as unique as ours that have been totally ruined forever for the sake of greed and the mighty dollar.

Don't be 'that' Council! Your decisions affect not on mine and my wife's future, and well being, but that of future generations and all the highly sensitive nature we are so blessed to live with and within.

A resounding NO to this proposed rezoning!

Yours sincerely,

James Talbot.

General Manager  
Clarence Valley Council  
Grafton NSW 2460

Dear General Manager

**RE: Clarence Valley Draft Local Housing Strategy  
and Affordable Housing Policy-OBJECTION**

Whilst understanding a desire for more affordable housing, I object to the "Policy" as I have seen outlined in the Draft, for the following reasons

- a) Affordable housing needs to be created in affordable areas.
- b) Yamba Hill area is not suitable for low cost multi-dwellings due to the land valuations in this area
- c) There is potential danger of damaging the natural beauty of Yamba Hill and the CBD area forever
- d) Whilst developers might be eager to take advantage of this idea, the current costs of acquisition and building materials in a seaside environment would not only be prohibitive so as to make the dwellings "non-affordable" but risk establishing a ghetto-like area and losing the ambience of the whole town.
- e) There are many other issues related to the lack of infrastructure for expansion in this proposal area- road access etc
- f) Storm water drainage is pathetic along the beach end of Yamba street which has not been rectified for many years and will only be further exacerbated by this development
- g) Other Yamba services and amenities wrt internet, general services, parking, health facilities are already at capacity and this proposal would further overwhelm them

I would hope the Council reconsiders this Draft Policy for the reasons outlined and looks at more suitable and sustainable locations for low cost housing development. It needs to be envisioned in affordable locations and not to destroy the historical beauty of this township of Yamba. This Council is chartered with this responsibility

Sincerely,  
Tony and Anne-Marie James

Resident



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 19 December 2023 8:24 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - JAN PYE

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - JAN PYE

Contact details	
First name	JAN
Last name	PYE
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466

stc od e	
Submission details	
Ite m on pu bli c su bm issi on	Draft Local Housing Strategy and Draft Affordable Housing Policy
Co m me nts	<p>Living in Spenser Street we are very much opposed to the proposal for the townhouse development. The impact on our small, tight knit community will be devastating not only to our lifestyle but also to the fauna and flora. The impact to climate change will be immense and cause further heating of our environment which is already under threat. River breezes will be a thing of the past. Iluka does not have sufficient infrastructure ( currently no hospital or medical doctor in attendance, no police officer in attendance on a daily basis, one supermarket, one garage and the list continues) to cater for the increase in population to the proposed extent, our road systems would be impacted and therefore have to be upgraded which will affect all the local population eg.increase in rates, limited employment opportunities exist in Iluka so where are the new residents going to find gainful employment, increased traffic on our roads will lead to noise/air pollution which will impact our environment and the health of residents. Lack of consultation with the local residents is extremely disappointing and the timing around the festive season lacks respect for the residents of Iluka. Further consultation is paramount as there are other locations in our region which would be far more suitable to address the housing situation and meet government targets.</p>
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cu  
me  
nts



**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 4:50 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570628) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Janet Green

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**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Janet Green

Contact details	
First name	Janet
Last name	Green
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Post code	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I am writing to object to Council's proposed housing solution for the Iluka township. There has been a clear failure to adequately consult with the local community in respect to this strategy. The fact that I (and many others) only found out about it through social media posts from concerned residents, and not through any official advice from the Council, clearly demonstrates the inadequacy of Council's communication strategy in respect to this very significant proposed change to the local community.</p> <p>The plan does not reflect my community's expectations or aspirations. The plan does not sufficiently detail how the strategy will be implemented and what it actually means for the local community. For instance, how many dwellings will be built to meet the indicative requirements of 38 affordable dwellings within Iluka? Council's plan indicated several ways an Affordable Housing Contribution Scheme could work, one being that 20% of a development could satisfy the affordability provisions - so does this mean that a multiplier needs to be applied to the indicative 38 dwellings proposed for Iluka to gain an understanding of what the impact the proposal may have on this community? These are the types of questions that an appropriately planned information session should answer.</p> <p>As well, the areas indicated for the proposed development are clearly in some of the most premium areas within the town. This seems at odds with the strategy to provide for affordable housing. There are other areas within the town where the Council could look to develop affordable housing, for instance, the Birrigan Estate. This Estate would be a prime area to develop affordable housing.</p> <p>What is Council's vision for the services required to support these new residents? There will be a clear need for more services. Where and how will these services be provided?</p> <p>I urge Council to engage in appropriate community consultation to address the genuine concerns raised by this community.</p>
Please upload any additional support	

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ume  
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 3:35 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jan Jansen

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jan Jansen

Contact details	
First name	Jan
Last name	Jansen
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>I am extremely concerned about this Draft. Iluka, being a small village does not have the infrastructure to support this proposal. There is no work unless labouring or hospitality and no public transport. We have 1 supermarket. I think this proposal would only please developers who can buy up and tear down the existing cottages and turn their blocks into multi story flats. The result would be devastating for our environment. How does this solve the "Affordable" housing shortage. Totally against the proposal. The non-existent consultation process and timeline for submissions is unacceptable.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 8:43 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jeffrey Logan

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Jeffrey Logan

Contact details	
First name	Jeffrey
Last name	Logan
Email	
Phone number	
Addresses	
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

<p>Comments</p>	<p>Objection to proposed zone change allowing 4 Storey Developments in Iluka. on the following grounds.:</p> <p>CVC's community consultation process did not register with residents, who feel they have been ambushed and are now scrambling to register their objections. Most residents feel that these zoning changes are the thin end of the wedge and will erode the flavour of the town, and the very reason why people choose to live here. This will negatively impact the community.</p> <p>It is difficult to imagine the impact of the large effect on traffic density, particularly in Queens Lane which already requires great care to navigate. More traffic will certainly increase the pace and change the attitude of motorists, this will inevitably endanger the lives of elderly residents.</p> <p>This proposal is not about affordable housing, it is about making money. Because of its existing nature, Iluka is has a highly sought after property market, prices are high, and people seeking affordable house will never be able to buy into a beautiful coastal village, sad as that is. To use affordable housing as an excuse for developers to make money in a town with no ability to support large population increases, and against the wishes of the community (apart from the minority wishing to cash in) is deceitful, disrespectful and tacky.</p> <p>Don't do it.</p>
<p>Please upload any additional supporting documents</p>	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 19:59:54 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** (ECM:2570672) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joann Mannion  
**Categories:** ECM;Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joann Mannion

Contact details	
First name	Joann
Last name	Mannion
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	



Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I have objections to the strategy for the following reasons</p> <ul style="list-style-type: none"> <li>- the nominated areas in Iluka attract significantly higher realestate prices, thus unsuitable for affordable housing.</li> <li>- 4 level buildings unsuitable for older &amp; less mobile people. Instillation of lifts would enhance suitability for this population group, however their maintenance significantly increases costs, again unsuitable for affordable housing.</li> <li>- Queen lane is very narrow. Unsuitable for an increased traffic volume. Also significant maintenance is required on the road surface</li> <li>- Health services are lacking. Community Nursing available 3 days per week only. No doctor in Iluka. 5 ambulance officers insufficient to staff the station full time.</li> <li>- the Police station is not always staffed</li> <li>- Minimal public transport. People who need affordable housing are often reliant on this service.</li> <li>- Minimal employment opportunities in Iluka</li> <li>- a minority of the new Iluka housing development has been sold, and further plans have been pause due to lack of demand</li> <li>- it is uncertain if the increase of population in regional areas occurring due to the remote work culture developed during the COVID-19 Pandemic will be sustained</li> </ul>
Please upload any additional	

supportin g document s	
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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 12:07 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joanna Reece

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**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joanna Reece

Contact details	
First name	Joanna
Last name	Reece
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Ashby Heights
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Yamba Hill is not a suitable location for affordable housing. This is an affluent area and overtime the low income housing will be abused and become unaffordable. Carrs Drive and other less high valued plots should be used
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Sat, 16 Dec 2023 20:21:11 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joanne Southorn  
**Attachments:** Submission\_Draft\_Housing\_Strategy.docx



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Joanne Southorn

Contact details	
First name	Joanne
Last name	Southorn
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	Please find attached my submission on the above draft housing strategy and policy.
Please upload any additional supporting documents	<a href="#">Submission Draft Housing Strategy.docx</a>

16 December 2023

Joanne and Shane Southorn

Yamba NSW 2464

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

[council@clarence.nsw.gov.au](mailto:council@clarence.nsw.gov.au)

Dear General Manager

**RE: Clarence Valley Draft Local Housing Strategy and Draft Affordable Housing Policy**

As permanent residents living a short distance from the centre of the town of Yamba, we object to up to 18 metre high-rise apartments in Yamba CBD and up to 12 metre high housing for Yamba Hill.

Yamba is a pretty seaside town bordered by the Clarence River and Yuragir National Park, with its parks and beaches, and a good sized shopping centre with busy cafes and retail stores. It is Yamba's charm that made it the number one spot for tourists a few years ago.

Tourists visit Yamba because it is NOT like the Gold Coast. Overcrowding Yamba with multi storey buildings will take away Yamba's unique seaside character and heritage. High story buildings will block out much of the sunshine in town. By cramming larger buildings onto the blocks, we will lose green spaces, which will reduce the bird and wildlife that we see around town.

As far as properties in Yamba town and on Yamba hill being affordably priced, that will not be possible. The prices for real estate in Yamba are very high. Low and moderate income households, young people, seniors and community members in need, will not afford high priced housing. Further, multi-storey units and townhouses have ongoing strata fees which are expensive.

If Council's proposal goes ahead, the diversity of the population will decline as only 'privileged' residents will afford to live here.

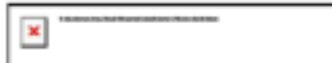
Please reconsider this draft housing strategy as it is not suitable for Yamba.

Yours sincerely

Jo and Shane Southorn

**From:** noreply@clarence.nsw.gov.au  
**Sent:** Friday, 22 December 2023 5:27 PM  
**To:** Forms  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Case

**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Case

Contact details	
First name	John
Last name	Case
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	New South Wales
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>There is already a large amount of available undeveloped residential property in Iluka. Since that property was made available there has been no upgrade in the towns' existing infrastructure. During peak holiday seasons there is a lack of parking space at the shopping areas and at the beaches and that is before the existing available property has been developed. Surely that property should be developed first, and then an assessment made what effect the additional residents have on the existing infrastructure. Further housing development as it is, would just create far more pressure on the existng infrastucture which could lead to a long-term problem. This would result in Iluka no longer being the holiday destination or residential area that it is, greatly valued for its quiet and leisurely way of life.</p> <p>Furthermore, some local natural areas appear to be undermanaged</p>

	and an increase in the number of residents could just make it harder to manage ? As a permanent resident of Iluka I therefore strongly oppose the Draft Local Housing Strategy
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 5:28 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Coop

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Coop

Contact details	
First name	John
Last name	Coop
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Councillors,</p> <p>I am a new resident of Iluka. I have lived here for 2 years.</p> <p>I am all for affordable housing but I can't see how affordable housing can be built in the areas newly put to changes within this draft policy.</p> <p>There is a brand new estate that is not selling at the back of Iluka and I think that stage 4 that has been halted would be a more suitable, desirable, cost effective and affordable option for low cost homes and capping these new builds at existing 2 storey height that is appropriate to</p>

	<p>Iluka. We should not be ruining the aesthetics of a beautiful town with 12 meter multi-storey buildings. Thank you John Coop</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 19 December 2023 5:08 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Loughman

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Loughman

Contact details	
First name	John
Last name	Loughman
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>The proposed changes will not provide affordable housing solutions</p> <p>There is ample land available for new homes in the Birrigan estate and other affordable options at the Anchorage and Woombah Caravan Parks</p> <p>There is no economy or services to support additional employment and limited services in the area</p> <p>The local character and natural amenity of Iluka will be changed foreverThe proposed changes will not provide affordable housing solutions</p> <p>There is ample land available for new homes in the Birrigan estate and other affordable options at the Anchorage and</p>

	<p>Woombah Caravan Parks There is no economy or services to support additional employment and limited services in the area The local character and natural amenity of Iluka will be changed forever</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 3:04 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Pellagreen

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**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Pellagreen

Contact details	
First name	John
Last name	Pellagreen
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I object to the proposed re zoning of Iluka for R3 medium density housing. How is this proposal going to help with more affordable housing?Where the re zoning is being proposed is in the oldest area of Iluka that has heritage listed buildings. The negative affect this would have on our community would be huge. As you are already aware there was a whole sub division passed recently that has 143 blocks. Our infrastructure is already under pressure and the extra traffic in the busy holiday seasons is having a detrimental impact on our roads and wildlife. It seems that all councils rush through re zoning and developments without any thought on the long term affects for communities. Iluka is unique in its geographical location, with world heritage rainforest, flora and fauna. That's why people love Iluka and want to live and visit here!</p> <p>Please protect beautiful Iluka and keep it the quiet peaceful fishing village it is trying to maintain for all present and future residents and visitors to enjoy for years to come!!</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Wednesday, 13 December 2023 11:14 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Anthony Johnson

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**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Anthony Johnson

Contact details	
First name	Anthony
Last name	Johnson
Email	
Phone number	
Address	
Suburb	Iluka
State	SW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	As a rate-paying resident of Iluka I feel the proposed rezoning of parts of Iluka to R3 residential is completely unnecessary & would ruin the natural beauty that attracts people to our quiet town in the first place. We have a large subdivision (Birrigan Estate) in progress now with over 130 lots for housing.... the development has covenants in place that are considerate of our natural environment as well as other peoples amenity. This development will already put pressure on our small shopping

	<p>facilities &amp; there is no more land available for more service stations, supermarkets, schools etc which would need to be facilitated if the R3 rezoning strategy proceeds.</p> <p>I feel pressure from developers , particularly those whose proposals have been rejected in Yamba are now targeting Iluka .....our town cannot cope with the increase in population such developments would bring.</p> <p>There are some very old homes in the streets targeted for rezoning; some may sell to cash in ; others will have their amenity affected severely by shading, noise &amp; lack of sea breeze.</p> <p>This is a low socio economic town that would be trashed by the type of development &amp; increase in population the rezoning strategy would encourage ..... there are not many towns like Iluka left along the east coast... that's why visitors come here &amp; spend their \$\$\$\$.</p> <p>No rezoning please !</p> <p>yours sincerely , Tony Johnson</p>
Please upload any additional supporting documents	



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 9 December 2023 8:41 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - peter johnson

---

**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - peter johnson

Contact details	
First name	peter
Last name	johnson
Email	
Phone number	
Address	
Suburb	iluka
State	nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Having come from the Central coast i have personally experienced the aftermath of over developing blocks of land,Developers when given the green light remove the ambience of towns by over developing. Iluka has one road in and out, we have issues during floods and fires.A lot of the town has no formed gutters, no doctor etc
Please upload any additional	

supporting  
documents

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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 9 December 2023 12:53 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Susan Jones

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**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Susan Jones

Contact details	
First name	Susan
Last name	Jones
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>The reason that I moved to Yamba 10 Years ago was that it was a small coastal town - very laid back, relaxing and fantastic for retirement. Things have slowly started to change but unfortunately the infrastructure has stopped and there are just not enough services, and it concerns me that if there was a disaster in Yamba with the amount of people that we have here at the moment - let alone anymore, the road in/out would not cope.</p> <p>Why do you want to change this beautiful little coastal village and create a</p>

	<p>high rise over developed town? Surely, more developments could be out at Townsend, Gulmarrad, Iluka and even Maclean - just leave YAMBA alone please.</p> <p>And whilst I am at it please stop filling the flood plain and allowing it to be developed. This is just a money making business for the council and the developers. Thankyou</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 7 December 2023 8:42 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Judith Kite

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**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Judith Kite

Contact details	
First name	Judith
Last name	Kite
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>Have a look in Iluka and you will see there is a lot of houses becoming or already is becoming Holiday Rentals and not permanent rental in the area . As we have 3 Caravan parks here for people to stay at . There is a lot of young people living here but some had to leave because they put up the rent too high for them to stay . I never thought there was so many Holiday places here since I've been living here as it's such a beautiful place as is and very peaceful as a lot of people like . The new estate can't even sell all the houses and haven't been even finished the area.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 5:16 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Julia Howard

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**Categories:** Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Julia Howard

Contact details	
First name	Julia
Last name	Howard
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Ashby
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I object to all the clarence valley draft local housing strategy and affordable housing policy because there is not enough medical support as it is.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 3:25 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Julie Yvette Chorley

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**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Julie Yvette Chorley

Contact details	
First name	Julie Yvette
Last name	Chorley
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Firstly I would like bring to councils attention that we only have one road in and out of Iluka, and if we have flooding or high rough sea s often The waters are often also too obstructed to navigate safely.</p> <p>My husband and I were not informed of any face to face community consultation .</p> <p>Iluka has limited infrastructure for many existing properties .</p>



	<p>We really do not think this proposal will benefit low income people and family housing.</p> <p>We do not have the economy or infrastructure to support too many people in Iluka. The local character and natural Surroundings including native wildlife may be negatively impacted.</p> <p>Iluka has enough land for new homes in the Birrigan estate and other affordable options at the Anchorage housing estate and Woombah woods housing estate.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 6:33 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570643) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Julie Hardy

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**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Julie Hardy

Contact details	
First name	Julie
Last name	Hardy
Email	
Phone number	
Address	
Suburb	Palmers Island
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I oppose due to the following reasons; we don't have the infrastructure to accommodate. The availability of doctors are shrinking, Coles is the only large shop, we have only one road out of Yamba, so in floods/fire to evacuate. It's a very big safety issue if there is more people. Without taking people's homes,

	my suggestion is buying LAND NOT HOMES in Gulmarrad or Ashby or both etc. PLEASE reconsider there are other alternatives.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 22 December 2023 6:41 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - JULIEANNE HINDE

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - JULIEANNE HINDE

Contact details	
First name	JULIEANNE
Last name	HINDE
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I fail to see how changing the areas indicated to denser housing eg town houses, can benefit local affordable housing. Some of the streets would not be suitable to cater for increased traffic and parking. It would create more opportunity for investors and holiday rentals. It will increase rates for existing residents with no benefit to the community.
Please upload	

any additional supportin g document s	
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 5 December 2023 12:49 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2563600) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Karen Sliman

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**Categories:** ECM



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Karen Sliman

Contact details	
First name	Karen
Last name	Sliman
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I strongly oppose this policy for Yamba Hill & Yamba Centre. We have saved & worked hard our entire life to live out our "twilight" years in this beautiful coastal town. The absolute worst thing you could possibly do to this town is turn our very elite Yamba Hill & Town Centre into a high density unit location! This would be an atrocity!

	<p>I totally understand we need more affordable housing for the very low income households &amp; social housing but can someone please explain to me WHY these households should be presented with prime living locations that not even the high income households like ourselves can afford? We have paid such high taxes &amp; rates (unlike the households in question) but we never get given this sort of opportunity.</p> <p>There is so much available land west of our beautiful Yamba that could be used for this housing.</p> <p>PLEASE CLARENCE VALLEY COUNCIL - RECONSIDER THE LOCATION!!!!!! DON'T DESTROY YAMBA!!!!!!!!!!</p>
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 16:36:32 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Karita Case  
**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Karita Case

Contact details	
First name	Karita
Last name	Case
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	



Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I am writing to oppose the proposed housing developments in Iluka. A few of the reasons are as follows:</p> <ol style="list-style-type: none"> <li>1. Queen Lane is the most expensive real estate in Iluka, how would this benefit low cost housing? There is empty land not selling in the new estate, surely this would be cheaper to purchase for low cost housing?</li> <li>2. There is not enough road or medical infrastructure.</li> <li>3. There are always dogs off the leash chasing birds at the bay and the Bluff. Clearly not enough rangers as it is. Have there been any studies on how this would further impact the local wildlife?</li> <li>3. Iluka as a quiet tourist and residential area would be a thing of the past.</li> </ol> <p>As I see it there are already opportunities for new residents to purchase in the new estate. If they cannot afford this housing how will they afford Queen Lane? It seems this may just be to enrich developers and the council and be of no benefit to Iluka.</p>
Please upload any additional	

supportin g document s	
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 6:57 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Karla Black

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Karla Black

Contact details	
First name	Karla
Last name	Black
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Townsend
State	Nsw
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Yamba does NOT need high rise building structures. The development of this proposal is certainly not welcomed for the following reasons:</p> <ul style="list-style-type: none"><li>- Loss of the character of Yamba that we all love;</li><li>-Exacerbate the traffic and parking congestion;</li><li>-Inadequacy of infrastructure and roads;</li><li>-Reduced residential amenity;</li><li>-Overshadowing;</li><li>-Visual impact;</li><li>-Access to air, light and sun and loss of sea breezes;</li></ul>

	<p>-Potential loss of views; -Loss of Yamba's heritage; and, Social changes that would occur with a change to residential flat development. I would hope that community members voices are heard and listened to!</p>
<p>Please upload any additional supporting documents</p>	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Tue, 19 Dec 2023 09:09:19 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kasenya Bogg  
**Attachments:** Iluka rezoning strategy 2023 - Kasenya Bogg.docx



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kasenya Bogg

Contact details	
First name	Kasenya
Last name	Bogg
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Dear councillors, my response to your strategy is not positive. By adding density to expensive waterfront properties on narrow lanes will not allow for either affordable nor practical housing in Iluka.</p> <p>I propose other solutions and ask for both another consultation round with residents and some proof of any research to back up your proposals.</p> <p>Yours sincerely, Kasenya Bogg</p>
Please upload any additional supporting documents	<p><a href="#">Iluka rezoning strategy 2023 - Kasenya Bogg.docx</a></p>

Dear councillors,

I am appalled at this 'draft strategy' because I feel like I have not been actively consulted, just 'made aware' of something that has been pre-planned. Other stakeholders, such as property developers, real estate agents, council, however, seem to have been actively and practically consulted with. The problem with this approach is that are the only ones who will financially benefit from this strategy. This is an inherent conflict of interest, let alone a very skewed and unjust 'consultation'.

At the VERY minimum, you need to run another well publicised consultation process with residents, before any further action. How many residents did you actually consult with? Who were they? If your advertising channels didn't work to maximise numbers last time, then try again, using a different approach. We need a minimum of another 2 months consultation process, discounting Christmas/New Year period.

Please explain how planning for higher density along Queen LANE will effectively allow for more residents and their cars, boats, trailers, caravans and bikes? It is a LANE, not a road. Either you will need to reclaim land along the lane for vehicle access or you will create a serious problem. There is a lot of foot and animal traffic along this lane as well as vehicle traffic. This is a poor and risky plan.

What other options were proposed to realistically increase AFFORDABLE housing? Because developing high rise WATERFRONT dwellings will not be affordable. They will be bought up by higher net worth individuals as holiday homes/investment homes and used or rented out part-time. This will happen because it follows the already established housing use pattern along coastal towns in Australia.

For real affordable housing, some more practical proven ideas would be:

1. allow for multiple use land parcels by allowing granny flats and tiny homes to be built out back
2. allow for R3 zoning on wider streets
2. buy up houses and rent them out as subsidized housing or partner with individuals to co-invest in this approach.
3. rezone areas that are not waterfront (making them naturally more affordable)
4. couple employment opportunities with housing opportunities.

ACTIONS required:

1. Please allow for **another round of active consultation** with RESIDENTS, before anything else. This needs to be a minimum of 2 months later than your submission deadline.
2. Please demonstrate how this proposed policy has worked in the past for a small town like Iluka. **What research is your proposal based on?** What outcomes did you find?

Yours sincerely,

Kasenia Bogg.



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 08:21:12 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kate Leseberg  
**Attachments:** Affordable Housing Submission.docx



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kate Leseberg

Contact details	
First name	Kate
Last name	Leseberg
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>While the need for more affordable housing is apparent, not just in the Clarence Valley, but most areas across the country, the CVC draft strategy, particularly in regards to Iluka, is hypocritical and impractical. Per the Executive Summary, the strategy is supposedly to "help provide housing to meet the diverse needs of our growing population, while protecting our stunning natural environment and local character". Additionally the opportunities for Iluka specifies "desirable location" and Yamba "premium townhouses in desirable location". How are premium properties in desirable locations going to be affordable?</p>
Please upload any additional supporting documents	<p><a href="#">Affordable Housing Submission.docx</a></p>

While the need for more affordable housing is apparent, not just in the Clarence Valley, but most areas across the country, the CVC draft strategy, particularly in regards to Iluka, is hypocritical and impractical. Per the Executive Summary, the strategy is supposedly to "help provide housing to meet the diverse needs of our growing population, while protecting our stunning natural environment and local

character". Additionally the opportunities for Iluka specifies "desirable location" and Yamba "premium townhouses in desirable location". How are premium properties in desirable locations going to be affordable?

The price of real estate in these areas have already become excessive in recent years and developing them further would only increase this which would make them the opposite of affordable. Additionally, multi story townhouses would completely ruin the character of Iluka which is what draws so many residents and tourists here. Instead of protecting the integrity and character of the town and recognising very few towns like those in the Clarence Valley exist anymore, council's proposal would see property developers destroy the very things that makes it special it would become the next Byron Bay or Lennox Head. The current strategy would only make the rich richer and the poor poorer, would make living in Iluka even less accessible and seems to be driven by greed.

As the strategy states, the new housing development in Iluka has been approved and there is a great deal of affordable lots for sale. Would it not make more sense to use this area instead as opposed to on land worth millions?

The number of AirBnBs and holiday rentals is extremely disappointing, not only because of the impact it has had on the availability and therefore pricing of permanent rentals but also because it was not made available to those displaced by the floods in 2022. For council to impose a cap on these holiday rentals is a solution that would impact the property market positively both in terms of availability and affordability.

These are just two options that council should be examining more closely before implementing the draft strategy which will do nothing but impact Iluka negatively in terms of its integrity, affordability and livelihood.

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Mon, 11 Dec 2023 13:23:47 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Aaron Petts  
**Categories:** Ebony



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Aaron Petts

Contact details	
First name	Aaron
Last name	Petts
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	As you know Iluka is a small village on the edge of National park with little infrastructure to support 4 story developments with little to no work or job opportunities,it seems absolutely ridiculous to introduce such a proposal the only ones that will benefit are the developers \$\$\$\$\$.Put you housing where the infrastructure already exists! Simple! Where there are schools and hospitals and retail stores
Please upload any additional supporting documents	

# Make a submission

Submitted on	19 December 2023, 8:56AM
Receipt number	664
Related form version	147

## Contact details

First name	Kathleen
Last name	O'Sullivan
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464

## Submission details

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
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Comments	<p>Building heights for the Yamba area as proposed in the draft strategy should not be allowed. Such heights on the Hill and in the CBD would change the very nature of the town and move it towards a Gold Coast style area which no one in the Valley wants. The economy of the Yamba region is driven primarily by tourism and, as evidenced by the sheer number of QLD number plates in Yamba at the heights of the seasons, those tourists are in large part Queenslanders by passing the exact type of holiday destinations that this draft strategy would turn Yamba into. Low level building restrictions should be enforced to maintain the ambience of the town, ensure adequate access to sunlight for all buildings and protect the local economy.</p> <p>Any suggestion that such developments would result in some level of affordable housing is ridiculous and would not withstand the slightest scrutiny when subject to analysis that includes the widely accepted idea that affordable housing is that which the cost of constitutes no more than 30% of gross household income. The 2021 ABS Census reports the median weekly household income for the Yamba region as \$1106.00. How could anyone possibly suggest that expanding the housing stock in a high value real estate area like Yamba will result in ANY housing being available either for rent or to buy in the order of \$330 per week? Any</p>
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references to affordable housing in Developers submissions for Yamba would simply be a ruse to try and smooth the way forward for access to huge profits by the sale of very expensive housing on the hill and in the CBD.

Increasing the available housing stock in areas such as Gulmarrad, Lawrence and Waterview Heights may well address some aspects of housing affordability in the valley but doing so in Yamba will not.

The intensity of the potential developments suggested in the draft will achieve no improved social outcomes but merely serve to destroy the local tourist economy to everyone's year round detriment.

Thank you.

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**Please upload any additional supporting documents**

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 22 December 2023 12:22 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kay Jeffery

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kay Jeffery

Contact details	
First name	Kay
Last name	Jeffery
Email	
Phone number	
Address	
Suburb	Woombah
State	NSW
Postcode	2469
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I utterly reject and oppose the proposal for changes to the zoning of areas of Iluka. Iluka already has development growth and more is completely unnecessary at this point of time. Furthermore with the rising sea levels it is ultimately irresponsible of the council to encourage more development when they have no plans to keep Iluka connected to the mainland.
Please	



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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Tuesday, 19 December 2023 3:21 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kay Simon

---

**Categories:** Shona



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kay Simon

Contact details	
First name	Kay
Last name	Simon
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

sub mission	
Com ment s	<p>This not suitable for Iluka &amp; Charles st as there is not appropriate civil infrastructure notably roads &amp; parking. The height limit &amp; density proposed are out of character with this local town surrounded by National park. There are not enough services in town for the influx of people proposed to be living in this medium density housing notably no permanent doctor or medical centre in town. I totally object to this draft local housing strategy as the bulk &amp; scale of potential built development is out of character &amp; will overshadow existing residences adjacent to any 12 metre high buildings. Could you please respond as I am a current of a proposed zone.</p> <p>Regards Simon Kay</p>
Pleas e uploa d any additi onal supp ortin g docu ment s	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 10:10 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brenda Kay

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Brenda Kay

Contact details	
First name	Brenda
Last name	Kay
Email	
Phone number	
Address	
Suburb	
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I am against the proposal for the rezoning in Iluka for the 4 story high buildings along Spencer Street and the Queen Street foreshore. It is not needed and would destroy our quiet little town. I have lived in Iluka for 55 years, yes it is growing slowly and that's the way we all like it , "Quiet" We don't want or need high rises. So it's a big NOOOO.
Please upload	

any additional supporting document s	
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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 6:58 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570649) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kaye Becker

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**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kaye Becker

Contact details	
First name	Kaye
Last name	Becker
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Post code	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Iluka is a small fishing village . It has many holiday rentals and B&amp;B s. Some of these temporary rentals could be become permanent for the local community. This would mean a change in the Council regulations. There are three new developments that have been approved in our town. This will attract many more people wishing to settle here. High rise is not the answer. This situation will only benefit the wealthier people who want to move here. If this is meant to improve the rental situation for residents who work here and need rentals, then it is illogical reasoning. The current regulations state a maximum of double storey , I believe. This should not be changed. If this really is to provide new housing why put it in the most expensive area of the town.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 9:41 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Warren Keevers

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Warren Keevers

Contact details	
First name	Warren
Last name	Keevers
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW



te	
Pos tco de	2466
Submission details	
Ite m on pu blic sub mis sio n	Draft Local Housing Strategy and Draft Affordable Housing Policy
Co m me nts	As Iluka is only a small village with limited facilities ; ie , state school , unmaned police station , no full time doctor , small IGA & an ambulance station surrounded by national park it would inappropriate for any form of high density housing . We are easily flood bound ( Esk river bidge ) & when bush fires are active in the area we have zero escape route once fire control closes Woombah Iluka rd . For the safety & betterment of the near 2000 permanent residents , low density housing should be the only housing allowed . High density housing will incur a much higher cost to the local infrastructure. We have enough problems with wildlife incursions from the national park , continual tree debris on Woombah Iluka road wich usually locals clear so the road stays open & safe for motorists . Roadworks were completed over a month ago & still no centrelines . Basic council needs are slow at best high density will exasperate this to another level .
Ple ase upl oa d any ad diti on al sup por tin g doc um ent s	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 10 December 2023 6:14 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Andrew Kelly

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Andrew Kelly

Contact details	
First name	Andrew
Last name	Kelly
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>My submission is in reference to the Yamba hill and Yamba CBD building height proposals.</p> <p>I object to height permissions being increased for the hill and CBD to 12 metres and 18 metres respectively.</p> <p>The character of Yamba as an attractive tourist destination will be ruined as the town will resemble the ugly aspect that places like the Gold Coast present.</p> <p>Parking in the CBD precinct is difficult becoming almost impossible in busy holiday times. I do not think Council has the will or indeed the funds to purchase land in the CBD to help overcome this very obvious</p>

	<p>future problem.</p> <p>On the hill during busy time it becomes difficult and even dangerous to use the streets because parked cars reduce the streets to one lane dodgem car tracks</p> <p>Council is not thinking of affordable housing in these areas, as prices will be well above 1 million dollars, but more likely eyeing the rate revenue that would be generated.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 10 December 2023 7:54 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Kelly

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Peter Kelly

Contact details	
First name	Peter
Last name	Kelly
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Approving high density housing prior to improving infrastructure, schools, parks and hospitals is the horse before the cart. Any housing built in the town centre or in Yamba hill seems less like an exercise of affordable housing but more about achieving maximal profits.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 10:06 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - brian Kembrey

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - brian Kembrey

Contact details	
First name	brian
Last name	Kembrey
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I strongly object to the proposed housing strategy for Iluka for the following reason, There has no face to face community consultation, the plan does not reflect the community expectation & aspirations, there is no economy or services to support influx of permanent residents in this locality, the community become flood locked under some weather conditions
Please	

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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 11:29 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - ken nicholl

---

**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - ken nicholl

Contact details	
First name	ken
Last name	nicholl
Email	
Phone number	
Address	
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	<p>Whilst I appreciate the need for a housing policy of this draft , I strongly object to the increase in proposed high of dwellings. (viz. Iluka 12m) The "survey" showed that people did not like medium and high rise apartments (also read dwellings) yet the draft proposes to increase the height of dwellings which will allow and encourage this. We need more 1 and 2 bedroom dwellings in the region. This would encourage young people to remain in the area - more affordable renting or buying.: and young people cost less in respect of infrastructure and services.</p> <p>Sometimes I get the impression that council staff and councillors are pandering more, to the needs and wishes of developers rather than looking after the interests and welfare of the residents who reside in the region. That is who they are working for.</p> <p>The predominance of large, detached dwellings in Clarence Valley LGA offers little choice in the market.</p> <p>Some words from the draft.....</p> <p>"More diverse housing options are required to respond to the changing needs of households, including smaller households and those with special needs."</p> <p>"A lack of housing diversity in terms of housing types, size, tenure and price, is a serious issue that will worsen over time if the types of housing that are supplied, predominantly large, detached houses, do not change to meet changing housing needs."</p> <p>"The research shows we have higher rental stress, lower incomes and smaller households than the state average," CVC Manager Development and Land Use Planning Murray Lane said.</p> <p>"Most local housing continues to be delivered in the form of large, detached dwellings. The lack of smaller dwellings means one or two person households have few options, whilst the low supply of rental housing and tight vacancy rates mean some households cannot find a home. "</p> <p>If I wanted to live with high rise apartments and dwellings, I would live at Surfers or the Gold Coast. I live here because of the naturalness and the ambience of the area, slow and calm.</p>
Please upload any additional supporting documents	



**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Tuesday, 19 December 2023 9:48 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kerri Holland

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kerri Holland

Contact details	
First name	Kerri
Last name	Holland
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Woolowehay
State	NSW
Postcode	2464
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

subm ission	
Com ment s	As a resident of the Clarence Valley for 25 years, 21 years rate payer and business owner I am very concerned about plans for development in Yamba. We do not have the services to accommodate the community as it is. We have in adequate infrastructure, roads, public transport, doctors and parking to support the influx of holiday makes as it is. We as a community don't want the population to double permanently and Yamba to loss its character and have Yamba turn into a millionaires retreat. Don't sell the community out for short term gain. Our ecosystem system and environment is at risk. Your sincerely Kerri Holland
Pleas e uploa d any additi onal supp orting docu ment s	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 8:55 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kyran (known as Kerry) Pidcock

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## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kyran (known as Kerry) Pidcock

Contact details	
First name	Kyran (known as Kerry)
Last name	Pidcock
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I am the owner of a house at 72 Yamba Street, Yamba, where I live, which has been included in above plan.</p> <p>I wish to raise my objections based on house/land values being well out of reach for affordable housing in these designated areas of Yamba. Alternate areas should be investigated.</p> <p>If however there is a move for greater medium density in Yamba then a</p>

	<p>comprehensive survey needs to be undertaken of ALL Yamba and not just select, what appears to be ,random sections of Yamba, with no detailed reasons why they were chosen. Surely where current unit developments are permitted should be first choice ?</p> <p>Additionally, infrastructure requirements need to be established and built, particularly another main access road into the town from the Harwood bridge</p> <p>To repeat my recommendation is for a further comprehensive survey for Yamba only, not part of a Valley wide strategy. be undertaken</p> <p>As a foot note the CVC should issue a press release stating their position on the fear mongering info put out by the Community Action Group, especially about demolishing circa 70 houses. It is causing great concern. May I also add that I was treated very great courtesy by two of your lady staffers at Maclean, viz, Kim and Kelsey when I called recently to obtain info on this 'Policy</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 10 December 2023 10:11 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Wendy Lake

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Wendy Lake

Contact details	
First name	Wendy
Last name	Lake
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I have owned my house in Iluka since 1997 and one of the reasons I bought here was the 2 story height limit on housing and building development. I have continued to love the 'look' of Iluka and that needs to not change.</p> <p>Any increase in proposed building height changes the whole look of our town and it is not needed as there is ample land available at Birrigan. As for affordable housing options, the Anchorage and Woombah have addressed that issue in the market.</p>

	<p>So my questions are, why do we need this increase in height, where are the jobs - everyone I know drives out of town for paid work and our basic services of having a GP permanently in town and a bank are non-existent.</p>
<p>Please upload any additional supporting documents</p>	

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 14:47:47 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Cc:** [REDACTED]  
**Subject:** (ECM:2571348) Objection to proposed housing solution for ILUKA  
**Categories:** ECM;Ashleigh

You don't often get email from [REDACTED]

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Dear Mayor & Councillors

I wish to express my objection to the proposed changes to the planning rules and increase in building heights in Iluka. This idea fails to consider the natural environment and ambience of Iluka. More to the point, the demand for affordable housing will not be in any way addressed by this planning proposal.

Iluka is a small village with no buildings currently over two stories. Iluka is located on a sand spit or peninsula that historically was prone to drifting sand dunes impacting the development of the town. My family has owned a property at [REDACTED] Charles Street for 50 years. We also own [REDACTED] Queens Lane, purchased over 10 years ago. Iluka was always a working-class town where property was affordable. This is obviously no longer the case.

Whilst there is a shortage of affordable housing in Iluka, increasing the building height in just two streets in "old" Iluka (Spencer and Queen) that is now considered the more salubrious part of town, will not come close to addressing this problem.

If the Council is sincere in addressing the shortage of affordable housing in Iluka, then working with the traditional owners to release house and land packages at an affordable price is an obvious place to start.

Packing higher buildings in the old part of Iluka will cause congestion; will cater for the exclusive, well-heeled tourist; and impact adversely on our World Heritage Rainforest corridor. I implore the Council to rethink this proposal and find a better solution.

Yours Sincerely

Robyn & Craig Lambley  
[REDACTED]

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 13 December 2023 7:16 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Laurie Day

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Laurie Day

Contact details	
First name	Laurie
Last name	Day
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]



es s	
Su bu rb	Yamba
St at e	NSW
Po stc od e	2464
Submission details	
Ite m on pu bli c su b mi ssi on	Draft Local Housing Strategy and Draft Affordable Housing Policy
Co m m en ts	<p>Making more lots medium density on Yamba Hill and allowing an 12m height will only suit developers of high end structures that will be holiday let for maximum income - with views, lifts and private swimming pools. These lots will be completely unattainable for the average person and will NOT help any housing issue, they will be worth millions - this defeats the purpose of the re-zoning. Same in Yamba CBD, the character of the town will be completely gone with 18m eyesores built throughout the main area, this will again encourage high end apartments that will be holiday let only and will not help the housing crisis. Yamba is a massive attractor of tourist to the Clarence Valley, by destroying the character and only catering for very wealthy people the town will be busy with cars and white linen tourist only, locals and family holiday visitors will not be to afford to live or stay in the town. Lets work to retain the WHOLE reason Yamba is popular - the laid back beach town feel - not the Noosa style Sydney tourist towns. High density living is more suited to areas with affordable land prices, not land that is already selling for \$1 million per 500sq m block like in the Yamba CBD and hill areas.</p>
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**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 8 Dec 2023 14:18:38 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** (ECM:2565258) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lee-Anne Jones  
**Attachments:** Local Housing Strategy.docx  
**Categories:** ECM;Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lee-Anne Jones

Contact details	
First name	Lee-Anne
Last name	Jones
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	As a permanent resident of Yamba, I was unaware of a survey that the Council was asking for responses regarding the Clarence Valley Affordable housing. I am against any high rise or any further dense living buildings in the town of Yamba. My submission is attached.
Please upload any additional supporting documents	<a href="#">Local Housing Strategy.docx</a>

As a permanent resident of Yamba, I was unaware of a survey that the Council was asking for responses regarding the Clarence Valley Affordable housing. I am against any high rise or any further dense living buildings in the town of Yamba.

Yamba is a beautiful coastal town and I know that our visitors to the area always come back and holiday and spend their hard earned money in our local businesses. But that is the reason they keep coming back," because they love the town for what it is." If they wanted medium or high rised buildings they would stay in Queensland, but they don't, they come back to Yamba for it's character and heritage.

Yamba does not need high or medium rised buildings and it doesn't need filling brought in to build on flood plain areas. Why can't the land outside of the township be for development. And I'm not talking about the application to squeeze in as many house blocks as possible on the land at James Creek. Please be reasonable, it should not be about how much money is made by Council or the developers.

Council need to look at what they have at present to deal with before causing more problems for the town - like a second access and exit road into Yamba. With Council's strategy and developments already we have to deal with traffic jams on Yamba Road. Heaven help if there is an emergency that we have to get out of town !!! Grafton and Maclean have more than one road in and out. The fires near Angourie were close enough to make one aware of our problem.

But I think Council have put that into the "too hard basket". They would prefer to make more money on Council Rates and help businesses get rich with over planning and over building in our small loved coastal town taking away it's history, character and charm.

Please first deal with the problems you as Council have already made for Yamba like mowing all long grass on our one road into Yamba and cleaning up our parks and tourist areas for our guests on holidays. Installing more rubbish bins so people can actually put their rubbish in a bin, instead of throwing it away because there is not a bin where they are or the bin is full and has not been emptied. But that would need staff and from what I read Council have lost staff for some reason or other that they are not divulging.

Thank you for allowing my Submission.

Lee-Anne Jones



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 07:56:13 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** (ECM:2570757) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Leoni Roberts  
**Categories:** ECM;Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Leoni Roberts

Contact details	
First name	Leoni
Last name	Roberts
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>OMG. The disregard for people's existing homes by CVC is stunning . The flooding of homes to date, caused by thoughtless planning and the proposed developments that will flood even more properties. These are our largest single individual investments and council is devaluing them</p> <p>And making flood insurance impossible to secure. Developers needs and wants and councillors' egos should not dominate over the wishes and requirements of residents. Residents first. No more people until the infrastructure is provided and current constituents are satisfied that their futures are not at risk. The Hill is unaffordable. Don't pretend anything built there will be affordable. It will simply be bought by investors and used as holiday letting. Yamba for locals first.. for workers..</p>
Please upload any additional supporting documents	



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 16:19:35 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Leonie Rowe  
**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Leonie Rowe

Contact details	
First name	Leonie
Last name	Rowe
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Woombah
State	New South Wales
Postcode	2469
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>There has been no face to face community consultation. the plan doesn't reflect my communities expectations or aspirations.</p> <p>The proposed changes will not provide affordable housing solutions.</p> <p>There is ample land available at Birrigan new homes along with other housing options at Anchorage and Woombah.</p> <p>There is no economy or services to support additional employment.</p> <p>The local character and natural amenity will be forever changed. I do not believe four storey buildings fit with our communities wishes or expectations as it will simply end up being another Byron Bay.</p> <p>Iluka is known for its low key fishing village atmosphere with pristine rainforest, beaches and waterways.</p> <p>Buildings of this height massively impact neighbours light, breeze/air flow, solar capture and privacy.</p> <p>There must be community consultation with the residents in particular those who live in Iluka and Woombah.</p>
Please upload any additional supporting	

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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 19 December 2023 8:51 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lesha Old

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lesha Old

Contact details	
First name	Lesha
Last name	Old
Email	
Phone number	
Address	
Suburb	Palmers Island
State	NSW
Postcode	2463
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I would like to raise my voice to disagreeing with the Draft Local housing strategy and draft housing strategy planned. I feel that the Yamba community does not have the infrastructure for this development, and take away the character of the town.
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 08:30:11 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lesley Thomas



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lesley Thomas

Contact details	
First name	Lesley
Last name	Thomas
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <ul style="list-style-type: none"> <li>* There was no face to face community consultation</li> <li>* The plan does not reflect our community's expectations or aspirations.</li> <li>* The proposed changes will not provide affordable housing solutions</li> <li>* There is ample land available for new homes in Woombah, MacLean, Lawrence, Grafton and other areas which would provide affordable housing options</li> <li>* There is no economy or services to support additional employment and we have extremely limited services _ no doctor, barely have a police presence, no public transport, no employment opportunities just to name a few.</li> <li>* The local character and natural amenity of Iluka will be changed forever</li> </ul>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 8 December 2023 12:57 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Leslie Olesen

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Leslie Olesen

Contact details	
First name	Leslie
Last name	Olesen
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	There's been no consultation with the community ,the economy won't support this development and it would change Iluka forever rates will rise and it's a way of squeezing pensioners out of this town. For me it's definitely a No
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 17 December 2023 11:35 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Linda Marney

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Linda Marney

Contact details	
First name	Linda
Last name	Marney
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly oppose the proposed housing strategy for Iluka for the following reasons:</p> <p>There has been no face to face community consultation</p> <p>The plan does not reflect my community's expectations or aspirations</p> <p>There is no economy or services to support additional employment and there are no services available (apart from the ambulance), no infrastructure with road full of pot holes and amenities that need cleaning and upgrading</p> <p>There is ample land available for new homes in Birrigan estate and Ancourage and Woombah</p> <p>The local character and natural beauty of Iluka will be chanced for ever.</p>
Please upload	



any additional  
supporting  
documents

**From:** [REDACTED]  
**Sent:** Tue, 12 Dec 2023 13:10:25 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Clarence valley proposal to redevelop Yamba hill and CBD

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear sir,

My wife and I live at [REDACTED] Yamba. We are on the corner of Queen and Yamba streets. Traffic is busy enough at present!

We strongly object to any proposal to change building height limits both in the CBD and our neighbouring streets.

Yamba is a beautiful and charming town, don't spoil it. Developers in Agar and nearby streets can surely adhere to current restrictions and build suitable dwellings on the old housing they have purchased. Land values on the hill are extremely high and there is no chance of creating affordable housing here! The only beneficiaries would be council creating more rates and developers greater profits.

The CBD township would have its charm destroyed. There is little or no parking. Next you will want to build a parking station. Our road into town can hardly cope with the current traffic. At Xmas it can't cope. Please don't support these absurd measures proposed by Planning departments.

Yours sincerely

Col and Sue Lindsay

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 18 December 2023 7:30 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lisa Iredale

---

**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lisa Iredale

Contact details	
First name	Lisa
Last name	Iredale
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Please remember things Iluka DOES NOT have No doctor No medical centre No dentist Isolation Not much employment One road in One road out( flooding and fires) Limited police No dentist

	<p>No high school Limited transport (3-4 buses day) One childcare centre (offender full) No hospital Only volunteers for firefighting We already have the birrigan estate that isn't selling. This proposal only opens the door to developers. People will not have affordable housing in Iluka Thank you</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 8 December 2023 2:54 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2565261) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lloyd Parsons

---

**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lloyd Parsons

Contact details	
First name	Lloyd
Last name	Parsons
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Strongly object to increasing density and height of buildings in this residential precinct. There is sufficient medium density land and a new subdivision (some 100 lots) in this small village. Residential land should be retained for residential purposes in a small community environment. Our property was purchased many years ago because it was residential only and we would not

	<p>have to endure units next door. Council has allowed single residence to be built on medium density land in recent times, so why consider changing the zoning in this area to cover planning mistakes made in other areas. Please lean from the mistakes made in other areas such as the Gold Coast which is now not a liveable city.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Saturday, 9 December 2023 3:36 PM  
**To:** [Customer Service Enquiry](#)  
**Subject:** Feedback Form - John Lloyd

---



## Feedback Form - John Lloyd

First name	John
Last name	Lloyd
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Ashmore
State	QLD
Postcode	4214
Is your comment a:	Complaint
Comment:	Re : proposed residential zoning change in Iluka. As a previous resident of Iluka I was dismayed to hear of council's proposed change to zoning to permit 4 storey town house / unit development in parts of this delightful peaceful seaside town .I would be totally against this type of development.I am stunned by the very short time given for objections to be raised. The proposal would completely ruin the unique character of this seaside village. If providing affordable housing were the main reason that could be more

	than achieved with th existing vacant land in Iluka and Woombah. The lack of reasonable consultation with residents is very disappointing. Regards John Lloyd
Would you like to receive a response from Council?	Yes
Privacy advice	
Disclaimer	
	I agree



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 7:51 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - LOUISE CAMPBELL

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - LOUISE CAMPBELL

Contact details	
First name	LOUISE
Last name	CAMPBELL
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	INVERELL
State	NSW
Postcode	2360
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	To Clarence Council I am an owner of residential real estate in Yamba, both long term and short term rentals. I appreciate the need for more housing in the Clarence Valley

however I do not agree with the draft strategy outlined by the Clarence Council for Yamba. Yamba is one of the most iconic beach side towns in NSW, with a relaxed coastal vibe which people live and visit for. This will be lost with such proposals. Below is a list of some of the direct effects of which the proposed strategy will bring.

- 1- Effect the character of Yamba.
- 2- Potential traffic and parking congestion.
- 3- Inadequacy of Infrastructure.
- 4- Reduced residential amenity.
- 5- There is already an adequate amount of land zoned 2(b).
- 6- Overshadowing.
- 7- Visual impact.
- 8- Overdevelopment.
- 9- Access to air, light, sun and loss of sea breeze.
- 10- Potential loss of views.
- 11- To maintain Yamba's heritage is paramount.
- 12- Social changes that would occur with a change to residential flat development.

The Clarence Valley Council is not listening to the local people or property owners in making these decisions.

Regards  
Louise

8- Overdevelopment.

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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 10:12 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Louise Williams

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Louise Williams

Contact details	
First name	Louise
Last name	Williams
Email	
Phone number	
Address	
Suburb	Yamba
State	Nws
Postcode	4560
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	The area chosen is amongst residential homes and is NOT an appropriate area for multi dwelling housing. It is also poor use of tax payer money as this is an expensive area of yamba and other options would be more suitable and coast effective.
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 18:04:02 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** RE: ILUKA DRAFT PLAN FOR LOCAL HOUSING

You don't often get email from del.lucas@outlook.com. [Learn why this is important](#)

We, as Ratepayers and Full-time Residents of Queen Street, ILUKA., ONE area marked for this re-zoning, are **VERY, VERY STRONGLY AGAINST** this Proposal for re-zoning.

NO - NO - NO !!!!

For *Many, Many* reasons. *Pages & Pages* of Reasons. Far too many to mention here.

The Plan is **Flawed!!!!**

As the Clarence Valley Council, you may be only the ones to fire the bullets and are taking orders from Higher-Up (e.g. State Government). However, remember you have a duty to Serve and Stand-Up for the Local ILUKA people against this madness and protect the Village of ILUKA and its uniqueness.

Yours Faithfully,

T.R.& D.A. LUCAS,  
D.A. (Del) Lucas

[REDACTED]  
ILUKA, NSW 2466  
[REDACTED]

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 2:26 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lyn Bartley

---

**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lyn Bartley

Contact details	
First name	Lyn
Last name	Bartley
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Issues to be addressed: need for another flood free road in & out of Yamba; visual impact; loss of Yamba's character; more schools; more supermarkets; creation of ghetto type living; overshadowing; traffic & parking;
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 18 December 2023 4:36 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lyn Saggars

---

**Categories:** Shona



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lyn Saggars

Contact details	
First name	Lyn
Last name	Saggars
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]

es s	
Su bu rb	Yamba
St at e	NSW
Po stc od e	2464
Submission details	
Ite m on pu bli c su b mi ssi on	Draft Local Housing Strategy and Draft Affordable Housing Policy
Co m m en ts	I strongly object to the above mentioned draft. To begin with, Yamba is a unique town and does NOT need high rise buildings. The people who have moved here, your ratepayers, are here because Yamba has always in the past not been subjected to high rise. The amenities and facilities are currently faced with over taxing - traffic, supermarket, doctors, parking, road conditions, so imagine with more and more people living in high rise what it would be like. Businesses are finding it very difficult to trade due to the lack of staff who cannot afford to live in this town due to high rents brought on by investors purchasing real estate and pushing up the prices. Council should start thinking of the people HERE already, not accommodating others yet to arrive. Look after US! There is already more housing in Carrs Drive which could well finish as a disaster due to flooding etc. Deal with that problem which is already present without moving on. What about the bypass? For years it has been on the books and nothing has been done. Surely there is sufficient for Council to do CURRENTLY without introducing more buildings and people!
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do  
cu  
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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Saturday, 16 December 2023 10:49 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lynne Hackett

---

**Categories:** Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lynne Hackett

Contact details	
First name	Lynne
Last name	Hackett
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2478
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	As a resident Iluka I'm objecting to rezoning land to provide more housing! Iluka town is for peace quiet and holiday makers who enjoy this aspect! No doctor, nurse, schools, daycare!, road and sewage supply is limited times of fire flood 2019-2022!
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 7 December 2023 8:37 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lynne Wilson

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Lynne Wilson

Contact details	
First name	Lynne
Last name	Wilson
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	YAMBA
State	NSW
Postcode	2464

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Absolutely unbelievable that Council would consider this. Yamba does not have the infrastructure to support more people living here. Shopping poor, health services extremely poor, roads/parking congested now all year. Outdoor areas are very poorly kept, so imagine how many more services Council would need to provide to cater for the extra population. Plus the aesthetics of the town will be totally ruined. Crime is rampant on a daily basis...does anyone on the Council read the daily reports of thefts and break-ins on the many Yamba sites on social media? No police stationed here. Antisocial behaviour is already rife especially during holidays and weekends. Yamba residents do not want high buildings impinging on the amenity of the area. No foresight or intellect at all! Just feathering some nests of the powers that be in the town.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 12:01 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ros Mackay

---

**Categories:** Logan

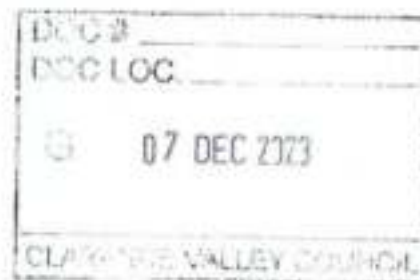


## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Ros Mackay

Contact details	
First name	Ros
Last name	Mackay
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I very strongly object to the proposed changes to housing strategies for Iluka . There has been no consultation with the residents of Iluka.</p> <p>These proposed changes will not provide affordable accommodation.</p> <p>The local character of Iluka will be lost forever. We do not have the required services for this proposal to happen.</p>
Please upload any additional supporting documents	

---

**General Manager**  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460



Dear General Manager

**Re: Clarence Valley Draft Local Housing Strategy & Affordable Housing Policy**

My objections to the Clarence Valley Draft Local Housing Strategy & Affordable Housing Policy include:

Further increases to Yambas population as outlined in The Strategy (152 dwellings on Yamba Hill & CBD Shop Top Housing) will only exacerbate the following, whether occurring during natural disasters or not:

A - further increasing adverse impacts in Yamba on the amenity and lifestyle of residents currently and mainly due to the approved developments and filling on the Yamba floodplain

B- Yamba's existing infrastructure is now totally inadequate for the current let alone envisaged population. Police and Ambulance services are overstretched and not necessarily readily available with often lengthy wait times.

C - Yamba's road network is unable to cope, increasingly on weekends and particularly during holiday periods. Traffic flow is impeded and congested, whilst parking is problematic.

D - Further difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops, availability of parking spaces, access to support care, medical and health treatment,

E - Difficulties will also increase in having adequate access to schools, recreation and leisure facilities along with risks to water supply, power outages causing health stress and food wastage. Transport services will be unable to operate in a timely and efficient manner further jeopardising safe evacuation and creating possible risk to life.

F - The proposed mix of infill housing options for Yamba Hill and the CBD will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods but rather just increase the population and housing density creating a potential future slum risk. There is no necessity to increase Yamba's population.

---

G - The Strategy notes sales prices of dwellings in Yamba are higher than most in the LGA and has proportionally more residents receiving government benefits or allowances as their main source of income. Housing stress may contribute to increased demand for affordable housing however the locations identified on Yamba Hill and the CBD is not suitable and unfeasible as Yamba is one of the highest prices areas in the LGA.

H - Residents will continue to be isolated during stormwater and riverine flooding due to the one road in and out along with other roads in the network becoming flooded without adequate warning for evacuation. For those with helicopter support there is no such problem.

I - All in all the infrastructure in Yamba is overloaded and inevitably will become far worse with the proposed Strategy. Yamba is not well served by supporting infrastructure and services.

J - It appears that CVC and State Planning Departments have failed in their duty of care towards Yamba residents

Sincerely,



**Karen Davies**



**5th December 2023**

---

**General Manager**  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460



Dear General Manager

**Re: Clarence Valley Draft Local Housing Strategy & Affordable Housing Policy**

My objections to the Clarence Valley Draft Local Housing Strategy & Affordable Housing Policy include;

Further increases to Yambas population as outlined in The Strategy (152 dwellings on Yamba Hill & CBD Shop Top Housing) will only exacerbate the following, whether occurring during natural disasters or not;

A - further increasing adverse impacts in Yamba on the amenity and lifestyle of residents currently and mainly due to the approved developments and filling on the Yamba floodplain

B- Yamba's existing infrastructure is now totally inadequate for the current let alone envisaged population. Police and Ambulance services are overstretched and not necessarily readily available with often lengthy wait times.

C - Yamba's road network is unable to cope, increasingly on weekends and particularly during holiday periods. Traffic flow is impeded and congested, whilst parking is problematic.

D - Further difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops, availability of parking spaces, access to support care, medical and health treatment.

E - Difficulties will also increase in having adequate access to schools, recreation and leisure facilities along with risks to water supply, power outages causing health stress and food wastage. Transport services will be unable to operate in a timely and efficient manner further jeopardising safe evacuation and creating possible risk to life.

F - The proposed mix of infill housing options for Yamba Hill and the CBD will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods but rather just increase the population and housing density creating a potential future slum risk.

---

G - The Strategy notes sales prices of dwellings in Yamba are higher than most in the LGA and has proportionally more residents receiving government benefits or allowances as their main source of income. Housing stress may contribute to increased demand for affordable housing however the locations identified on Yamba Hill and the CBD is not suitable and unfeasible as Yamba is one of the highest prices areas in the LGA.

H - Residents will continue to be isolated during stormwater and riverine flooding due to the one road in and out along with other roads in the network becoming flooded without adequate warning for evacuation. For those with helicopter support there is no such problem.

I - All in all the infrastructure in Yamba is overloaded and inevitably will become far worse with the proposed Strategy. Yamba is not well served by supporting infrastructure and services.

J - It appears that CVC and State Planning Departments have failed in their duty of care towards Yamba residents

Sincerely,



Malcolm Davies



4th December 2023



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 7 December 2023 1:59 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Paul Maley

---

**Categories:** Narisa



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Paul Maley

Contact details	
First name	Paul
Last name	Maley
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I hereby submit my objection to the Clarence Valley Local Housing Strategy Draft specific to Iluka for the following reasons: I believe Iluka's unique natural attributes (last remaining Litoral rainforest in NSW, and its rare and endangered wildlife) give sufficient reason for current housing densities to remain unchanged. As a resident I observe regular native animal movements through the areas of town proposed for change as they transit between the

	<p>World Heritage listed rainforest and the Clarence River. The proposed dramatic increase in density of the built environment, increased traffic, reduction in vegetation, growth in numbers of domestic pets will likely adversely impact nature and the natural amenity of the town.</p> <p>The proposed changes outlined in the draft DO NOT reflect my Aspirations for the Iluka Community as they would not enhance livability for residents, maintain the existing family friendly nature for visitors nor protect the natural amenity of our town.</p> <p>The height and density of the proposed development will reduce cooling breezes for the whole town, increasing reliance on artificial cooling therefore increasing energy use and outdoor temperatures from waste air.</p> <p>I believe the abundance of existing short term rentals is the main cause for the lack of long term rentals and I have no confidence that increasing the supply of townhouses would alleviate this. Rather, I believe urgent regulation and enforcement is required to restrict short stay holiday rentals, thus increasing long term supply and reducing the severity of the boom and bust holiday cycles currently hobbling local small business.</p>
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Mon, 18 Dec 2023 15:12:19 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>; "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff Smith" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison Whaites" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debrah Novak" <Debrah.Novak@cr.clarence.nsw.gov.au>; "Greg Clancy" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Ian Tilley" <Ian.Tilley@cr.clarence.nsw.gov.au>; "Karen Toms" <Karen.Toms@cr.clarence.nsw.gov.au>; "Steve Pickering" <Steve.Pickering@cr.clarence.nsw.gov.au>; "Bill Day" <Bill.Day@cr.clarence.nsw.gov.au>  
**Subject:** (ECM:2568431) The housing proposal will not deliver affordable housing to Iluka.  
**Attachments:** Impacts on World Heritage from Housing proposal, R3 Extension Zone in Iluka  
**Categories:** ECM;Casey

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Councillors

The proposal, which aims to rezone three of the most expensive streets in Iluka for the construction of townhouses, appears to be misaligned with the State Government's mandate to develop affordable housing options, particularly in areas close to transport hubs, jobs, and services.

It is evident that the construction of high-end townhouses in these proposed areas will not cater to affordable living. Considering that the population growth in Iluka has been modest, with an increase of only 55 people over the past five years, this proposal does not meet the community's expectations or needs. The introduction of luxury townhouses (most likely for short term holiday rentals) will inflate median house prices in the area, impacting on market prices. This will lead to higher rates and increased rents, further exacerbating the affordability crisis.

Iluka is predominantly inhabited by pensioners, retirees, and young families, many of whom were either born here or have relocated from developed coastal towns like Byron, driven by the escalating cost of living in these areas. These demographics represent the groups most in need of affordable housing solutions, which the Council's proposal seems to overlook. National focus on affordable housing is a critical issue, and this proposal, in its current form, risks displacing long-term residents and young families, contradicting the intended purpose of supporting and planning for these vulnerable groups.

While the areas in question might be attractive to developers, it is crucial that Council's decision-making prioritise the community's needs, especially when guided by an affordable housing policy. Proceeding with the proposal without amendments will result in the displacement of the community's most vulnerable members. It is difficult to comprehend how Clarence Valley Council could endorse such a plan without placing the community's welfare at the forefront of its considerations.

In light of these concerns I urge the Council to reconsider the proposed zoning changes. It is

imperative to align the strategy with the broader objective of providing affordable housing and ensuring the well-being of all Iluka residents, particularly those who are most at risk of displacement.

Regards  
Sonya Maley  
Iluka Resident

**From:** [REDACTED]  
**Sent:** Mon, 18 Dec 2023 13:17:11 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>; "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff Smith" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison Whaites" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debrah Novak" <Debrah.Novak@cr.clarence.nsw.gov.au>; "Greg Clancy" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Ian Tilley" <Ian.Tilley@cr.clarence.nsw.gov.au>; "Karen Toms" <Karen.Toms@cr.clarence.nsw.gov.au>; "Steve Pickering" <Steve.Pickering@cr.clarence.nsw.gov.au>; "Bill Day" <Bill.Day@cr.clarence.nsw.gov.au>  
**Subject:** Impacts on World Heritage from Housing proposal

Some people who received this message don't often get email from [REDACTED]  
[important](#)

[Learn why this is](#)

Dear Mayor and Councillors

Further to my email relating to the R3 extension zone for Iluka, I wish to raise your awareness of the environmental concerns relating to the Spenser Street area which lies alarmingly close to the Iluka Nature Reserve, a World Heritage-listed site. This proposed rezoning would allow the construction of 12-meter-high townhouses within a critical transition zone for an array of native fauna, including 24 endangered or threatened bird species and 14 vulnerable mammal species, as identified by National Parks.

The proximity of the proposed development to the forest edge, less than 100 meters, raises significant environmental concerns. UNESCO has advised the importance of the Environment Protection and Biodiversity Conservation Act 1999 in safeguarding such areas including the requirement to protect the *"impacts even if they originate outside the property or if the values of the property are mobile (as in fauna)"*. They have gone on to advise that this includes ensuring *"habitat connectivity across the landscape"*.

As a resident of Spenser Street, which backs onto the forest, I have personally witnessed the extraordinary interaction of birds and animals moving freely between backyards, tall trees and the open spaces, enriching the experiences of both tourists and locals. It was the reason we chose to make this our home and a large reason this area is so loved as a destination. The proposed development would increase traffic, introduce a new built environment of up to 12 meters, and result in the removal of old-growth habitat trees for road widening. Your proposal clearly demonstrates a lack of consideration for the inevitable resultant loss of wildlife and contravenes the intent of the Environment Protection and Biodiversity Conservation Act.

I urge you to reconsider the development proposal for this area. It is imperative that we understand and uphold our responsibility to protect this world-class asset, the last of its kind in New South Wales, and abide by the laws established to safeguard it. The preservation of our natural heritage should be a paramount consideration in any development planning, especially in areas of such ecological significance.

Thank you for your attention to this matter.

Regards

Souya Maley

Iluka Resident

**From:** [REDACTED]  
**Sent:** Mon, 18 Dec 2023 11:05:15 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>; "Mayor" <Mayor@clarence.nsw.gov.au>; "Jeff Smith" <Jeff.Smith@cr.clarence.nsw.gov.au>; "Allison Whaites" <Allison.Whaites@cr.clarence.nsw.gov.au>; "Debrah Novak" <Debrah.Novak@cr.clarence.nsw.gov.au>; "Greg Clancy" <Greg.Clancy@cr.clarence.nsw.gov.au>; "Ian Tilley" <Ian.Tilley@clarence.nsw.gov.au>; "Karen Toms" <Karen.Toms@clarence.nsw.gov.au>; "Steve Pickering" <Steve.Pickering@cr.clarence.nsw.gov.au>; "Bill Day" <Bill.Day@cr.clarence.nsw.gov.au>  
**Subject:** R3 Extension Zone in Iluka

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Councillors (please note Ian Tilley has blocked emails to his account)

The proposed R3 Extension across the region, while strategically sound for urban centers like Grafton, does not align with the specific housing needs of smaller coastal towns such as Iluka. The plan to secure land for 12-meter high residential apartment and townhouse developments overlooks the fact that Iluka lacks existing structures of this height and does not demonstrate a significant market demand for such developments. This is evidenced by the modest increase of 55 permanent residents over the past five years.

Furthermore, the imposition of building restrictions through the Local Environmental Plan (LEP) and Development Control Plan (DCP), which limit homeowners' ability to demolish and rebuild their own homes, is unreasonable. Mandating that only multi-level townhouses be constructed in future developments appears to overly cater to developers' interests, potentially influenced by the advice of Sydney-based property consultants involved in the strategy formulation.

The choice of the three most expensive streets in Iluka for this development raises concerns about the true intent of these plans. It is certainly not for affordable housing. Iluka, predominantly known for its tranquil coastal lifestyle, does not require additional holiday accommodation, as the current supply is adequate. Introducing more short-stay accommodations will exacerbate the existing rental crisis, further distorting the local housing market and risking the unique character of this small coastal town.

It is hoped that this oversight was unintentional. However, there is a growing apprehension that this strategy may lead to unwelcome changes, undermining the essence of Iluka as a community.

Regards  
Sonya Malcy  
Iluka Resident

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Tuesday, 19 December 2023 4:15 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mandy Briggs

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mandy Briggs

Contact details	
First name	Mandy
Last name	Briggs
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>We are putting in a submission against the high rise.</p> <p>Other issues which these policies will bring to town include:</p> <ul style="list-style-type: none"><li>To maintain the character of Yamba;</li><li>Exacerbate the traffic and parking congestion;</li><li>Inadequacy of infrastructure and roads;</li><li>Reduced residential amenity;</li><li>Overshadowing;</li></ul>



	Visual impact; Access to air, light and sun and loss of breezes
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 7 December 2023 11:32 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Toni Mansilla

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Toni Mansilla

Contact details	
First name	Toni
Last name	Mansilla
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Hello,  I am a resident of Iluka. We have limited resources as it is. Roads during high tourist season, no doctors, limited transport in and out of town. Adding "lower income housing" to an area without basic necessities doesn't seem

	<p>productive. Not to mention once these townhouses are built they will be waterfront property. They won't be affordable. They will likely become holiday rentals.</p> <p>Building along the river after massive flooding also seems counterintuitive. These townhouses will be taller than most other buildings here. Ruin the natural beauty of the bay, block existing peoples homes, add more people to a town that doesn't have the infrastructure or the jobs to support families.</p> <p>In summary this plan seems like a money making scheme rather than a genuine solution to the housing crisis and the cost of living. At least for the town of Iluka.</p> <p>Have you looked at the new subdivision they are building here? Years and only 3-4 houses are built.... I don't trust that is project will be done well or have the best interest for the current residents of Iluka who came here for its small town feel and natural beauty. The bay would become a subdivision of 12m high townhouses....</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 5:14 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570635) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Marg McGrath

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**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Marg McGrath

Contact details	
First name	Marg
Last name	McGrath
Email	
Phone number	
Address	
Suburb	ILUKA
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Council needs to have more open discussions regarding this issue prior to making any concrete decisions. These meetings must be fully advertised for maximum attendance. iluka does not have sufficient infrastructure to support anymore housing & very little employment opportunities. Council needs to investigate the existing issues like poor drainage, unsealed lanes, lack of kerb & gutter etc prior to agreeing to more development.
Please upload	

any additional supporting documents	
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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 21 December 2023 2:49 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Margaret MORGAN

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**Categories:** Kim



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Margaret MORGAN

Contact details	
First name	Margaret
Last name	MORGAN
Email	
Phone number	
Address	
Suburb	YAMBA
State	NSW
Postcode	2464
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

submi ssion	
Comm ents	<p>As a resident of Yamba since 1988 I strongly object to the rezoning of parts of Yamba to accommodate high rise, high density development that will further erode the amenity of this community.</p> <p>It is clear that any proposal to ensure such rezoning and development in the CBD and the hill area would address affordable housing is a farce.</p> <p>The projected population and tourist growth such high density accommodation could generate, could not be accommodated without significant corresponding infrastructure. As recent history has demonstrated the present inappropriate growth in development that has been permitted has not come with matched growth in infrastructure. Specifically additional water storage or filtration, sewerage treatment, emergency services capacity, supported care, access to medical and health treatment, supermarket access/competition or parking.</p> <p>With the challenges of geographic access and defined area of Yamba and direct surrounds a doubling or more of the current population would not only be irresponsible and unconscionable but negligent breach of duty of care to the current residents.</p> <p>Further the risks involved in increased development of the fragile geology of the hill area could leave Council and therefore rate payers' libel should such development cause or be subsequently subject to slippage or such disaster.</p> <p>Please ensure my objections are noted.</p>
Please uploa d any additi onal suppo rting docu ments	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Wednesday, 20 December 2023 6:08 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Scanlon

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Scanlon

Contact details	
First name	Mark
Last name	Scanlon
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I object to the proposed change of zoning for land in Iluka. The proposed affordable housing in Queens Lane , Charles and Spenser Streets do not adhere to the guidelines stated in the NSW Local Housing Strategy. This land is prime real estate and the costs to develop the land will make it unaffordable house for the lower/middle income My other reasons for objection are: No increase in basic infrastructure.



	<p>The fire and flood hazard with only the one road to enter/exit Iluka for emergency situations . This road was block upto 3 days in 2019 Fires and floods of 2021-2022.</p> <p>Already existing land zoned for affordable housing.</p> <p>Isolated with little or no work opportunities, public transport, secondary education.</p> <p>Limited Health and medical facilities with no resident Doctor located in Iluka.</p> <p>I also found the lack of community consultation with the existing residents a concern.</p> <p>If you require and further information please don't hesitate to contact me</p> <p>Kind regards Mark Scanlon</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 22 December 2023 8:38 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Thomas

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Thomas

Contact details	
First name	Mark
Last name	Thomas
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <ul style="list-style-type: none"><li>* There has been no face to face community consultation</li><li>* The plan does not reflect communitys expectations or aspirations</li><li>* The proposed changes will not provide affordable housing solutions</li><li>* There is ample land available at Woombah, Lawrence, Grafton and other areas that would provide affordable housing options</li><li>* There is no infrastructure here in Iluka to handle this proposal _ we have NO doctor or medical services, barely have any police presence, school is at capacity, no public transport facilities, no employment</li></ul>

	opportunities just to name a few. * The local character of Iluka and it's natural beauty would be destroyed forever.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 16 December 2023 10:01 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Whitbourn

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mark Whitbourn

Contact details	
First name	Mark
Last name	Whitbourn
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public	Draft Local Housing Strategy and Draft Affordable Housing Policy

subm ission	
Com ment s	<p>I strongly object to this draft plan. There has been no face to face community consultation. This is core to Environmental Social and Governance policy requiring transparency</p> <p>The plan does not reflect community expectations and aspirations as the plan caters to developers who will build expensive waterview apartments - any dwelling with a river view or close to the Iluka foreshore will attract a premium price and likely end up in a holiday letting pool, air bnb arrangement when wealthy owners are not "holidaying". Take a look at Byron Bay! Affordable community development schemes include the Anchorage and others at Woombah. There is also Yamba Quays for the well to do and Carrs Road Yamba, plus Gulmarrad and Maclean. Why go to 4 storeys in Iluka when the land is available?</p> <p>The existing infrastructure at Iluka is not ready for vertical development during peak population periods such as holiday season. The natural amenity, flora and fauna will slowly be stressed as it will be "loved to death". Four storey apartment living on Queen St and the riverfront are not first home buyer dwellings but investment opportunities for the well to do. It's a joke that it falls inside Council's "affordable housing policy". What a misnomer.</p> <p>The middle class will be driven out, the fishing boats will disappear and the Iluka Harbour will be filled with luxury yachts and cruisers - the toys of the wealthy.</p>
Pleas e uploa d any additi onal supp orting docu ment s	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 9 December 2023 8:13 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Marsden

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**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - John Marsden

Contact details	
First name	John
Last name	Marsden
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>How do you think Yamba could possibly cope with the current infrastructure in place, schools , hospitals etc not to mention the un maintained roads and parking. One road in one road out.</p> <p>This will not be made affordable housing , after being re zoned it will be sold to greedy developers and investors and that is NOT what the people of Yamba want. Can't council listen for once? Doesn't seem that way.</p> <p>We are not the size of Coffs Harbour or Port Macquarie , nor do we want to be.</p> <p>Aren't the 781 already approved dwellings just in Yamba enough to</p>

	<p>take a toll on an already over populated area? One shopping centre? No hospital? What's going to happen in floods? How anyone can think this is a good idea is beyond me. This would change the heart of Yamba forever and ruin the reasons people move here in the first place. Affordable housing? That must be a joke. Clarence valley council needs to put a stop to this asap and take a long hard look at all the developments that have already been approved... Trying to sneak this in over the Christmas period while everyone is preoccupied with other things? Very clever council.. Clarence valley council strikes again. Looking forward to the local government election September 2024. What a joke</p>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Monday, 18 December 2023 10:46 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mary-Anne Purkiss

---

**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Mary-Anne Purkiss

Contact details	
First name	Mary-Anne
Last name	Purkiss
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Iluka (34) proposed medium density housing. I object to the proposed rezoning of areas in iluka highlighted in pink on the Council document on the following grounds.



	<p>The area bordered by Riverview Street partially flooded during 2022 floods, Buildings up to 12m heigh with large footprints will add to other properties risk of flooding.. The roads and lanes in this area are too narrow to support more through traffic and tenant on street parking. The change of zoning to prohibit single dwellings being built is harsh and I consider inappropriate in this area as it is a an established residential area of predominantly single story homes.</p> <p>.</p> <p>Spencer Street and Queen lane areas proposed height increase to 12m is too high. The prohibiting of single dwellings is not in keeping with the existing street scape. Medium density housing with a height of 12m is not suitable in Iluka as the topography is predominantly flat and high buildings would affect sight-lines and cause over shadowing.</p> <p>Please reconsider this zoning change.</p>
Please upload any additional supporting documents	

**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Thu, 21 Dec 2023 20:57:48 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** (ECM:2570721) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Matthew Holland  
**Categories:** ECM;Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Matthew Holland

Contact details	
First name	Matthew
Last name	Holland
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Labrador
State	Queensland
Postcode	4215
Submission details	

<p><b>Item on public submission</b></p>	<p><b>Draft Local Housing Strategy and Draft Affordable Housing Policy</b></p>
<p><b>Comments</b></p>	<p><b>My name is Matthew Holland. My family and I have been holidaying at Iluka since 1981 and at one stage owned property in [REDACTED] for twelve years. I oppose Council's plan to allow four story buildings and 'affordable' housing and the like to be built in Iluka. Iluka is known Nationally for its lack of development - for its laid back atmosphere and old fashioned fishing village charm. Changing the face of Iluka will change the culture of Iluka forever. Please ensure that this part of the Draft Housing Plan does not go ahead.</b></p> <p><b>Yours sincerely</b> <b>Matthew Holland</b></p>
<p><b>Please upload any additional supporting documents</b></p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Thursday, 21 December 2023 5:10 PM  
**To:** [Forms](#)  
**Subject:** (ECM:2570634) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Maureen Hewat

---

**Categories:** ECM, Casey



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Maureen Hewat

Contact details	
First name	Maureen
Last name	Hewat
Email	
Phone number	
Address	
Suburb	Yamba
State	Nsw
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>My objection to the draft local housing strategy and affordable housing are as follows-</p> <p>The adverse impacts on the amenities and lifestyle of residents; Infrastructure is not able to keep up with all these very dramatic policies. The road network is already a major problem, which was shown very clearing when council did road works on Yamba road And the whole town became gridlocked.</p> <p>Medical and hospital facilities are also lacking with the increase of</p>

	<p>population the pressure is going to be immense.  Unfortunately it seems unattainable to have affordable housing in the CBD of Yamba unless you class million dollar properties  As affordable, even if you have high density dwelling.  Parking is another problem, if the addition of these houses have a car or maybe even two where are these car going to be parked,.  Also with the addition of all the others developments anyone living outside of the uptown area will find it impossible to get a park anywhere near a beach for a swim, or shopping in the area. With next to no public transport this is an irresponsible proposition.  Also with the construction of the dam wall in Carrs drive it is clear the the uptown area of Yamba will certainly be cut off in several places along Yamba road, as will the rest of Yamba residents in crystal waters, will no doubt be flooded as a result of this Councils greed for more rate payers.  The lovely town that I choose to reside in has slowly been destroyed by the present council and its mates with no  Consideration of present residents, or the anxiety that they have caused to residents of Yamba.</p>
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 9:50 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Faye McClymont

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Faye McClymont

Contact details	
First name	Faye
Last name	McClymont
Email	
Phone number	
Address	
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	Re Multiple 4 storey townhouse developmnets to be allowed in Iluka and rezoning in Specer street. Four storey units and townhouses would be unacceptable on the water front in Iluka, the local character and natural amenity of Iluka would be changed forever
Please upload any additional	

supporting  
documents

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**From:** [REDACTED]  
**Sent:** Sun, 17 Dec 2023 14:55:49 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Submission

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

As stated in the movie The Castle - "you've got to be dreaming"!

This is a ridiculous proposition. Yamba is the "jewel in the crown" of the Clarence Valley, already providing significant revenue for the Council by way of rates. By altering the natural beauty of the town will certainly not enhance the desire of people wanting to live amongst a markedly increased population, already struggling because of years of neglect of the major infrastructure needs of Yamba.

The supposed \$150,000.00 given to the Council for this scoping study would have been better spent on tidying up our town and addressing infrastructure. Mind you, to get infrastructure, including roads, amenities such as schools, medical services and competitive supermarkets will need a hell of a lot more than that offered for what is really a waste of tax payers money.

I'm amazed the two Yamba-based Councillors could be a party to such rubbish.

Regards,

Philip McDougall



Document Set ID: 2560146  
Version: 1, Version Date: 18/12/2023

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

Dear General Manager

**RE: Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy**  
**Submissions close 9am Friday 22 December 2023**

The Draft Strategy states "the vision is for housing in the Clarence Valley to be:

- appropriately located, to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts;
- designed to be consistent with the desired character of the area, ecologically sustainable and resilient to natural hazards; and
- diverse, affordable and adaptable to respond to the diverse demographics of our community, including young people, seniors and particular groups in need."

My objections to the Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy include:

Further increases in population in Yamba as outlined in Council's Draft Housing Strategy and Affordable Housing Policy (152 dwellings on Yamba Hill and CBD shop top housing) will exacerbate the following, whether occurring during natural disasters or not:

- Increasing adverse impacts on the amenity and lifestyle of residents and this is currently, mainly due to the approved developments and the filling of the Yamba floodplain.
- Yamba's infrastructure is currently unable to keep pace with the increasing population.
- Yamba's road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network and with only one road in and out of town.
- Difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops and availability of parking spaces, access to support care and medical and health treatment, access to schools and recreation and leisure facilities, risks to water supply, power outages causing health stress and food wastage, internet outages, sewer pumps failing, transport services paused and safe evacuation and potential risk to life.
- The proposed diverse mix of infill housing options for Yamba Hill (premium town houses, residential flats and multi-dwelling housing (12m high)) and the CBD (including apartments above shops (18m high)) will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods as it will just be increasing the population and density of housing.
- The Strategy mentions sale prices of dwellings in Yamba are higher than most in Clarence Valley Local Government Area (LGA) and "Yamba has proportionally more residents receiving government benefits or allowances as their main source of income". The Policy states "Affordable housing must be made available to very low, low and moderate income households". Housing stress may contribute to an increased demand for affordable housing, however the locations identified on Yamba Hill and the CBD are unsuitable and unfeasible as Yamba is one of the highest priced areas in this LGA.
- Residents will continue to be isolated during stormwater and riverine flooding as the one road in and out and other roads in the network, become flooded and close without adequate warning for evacuation.
- It appears CVC and State Planning Departments have failed in their duty of care to Yamba residents.

All in all, the infrastructure in Yamba is overloaded and will inevitably only become worse potentially causing disrupted residents. Yamba is not well served by supporting infrastructure and services.

Y

S

E

Print name:

Phillip McDougall

Date: 17.12.23.



Document Set ID: 2560146  
Version: 1, Version Date: 18/12/2023

General Manager  
Clarence Valley Council  
Locked Bag 23  
GRAFTON NSW 2460

Dear General Manager

**RE: Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy  
Submissions close 9am Friday 22 December 2023**

The Draft Strategy states "the vision is for housing in the Clarence Valley to be:

- appropriately located, to reduce the risk of natural hazards, optimise the use of existing infrastructure, and minimise environmental and amenity impacts;
- designed to be consistent with the desired character of the area, ecologically sustainable and resilient to natural hazards; and
- diverse, affordable and adaptable to respond to the diverse demographics of our community, including young people, seniors and particular groups in need."

My objections to the Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy include:

Further increases in population in Yamba as outlined in Council's Draft Housing Strategy and Affordable Housing Policy (152 dwellings on Yamba Hill and CBD shop top housing) will exacerbate the following, whether occurring during natural disasters or not:

- a) Increasing adverse impacts on the amenity and lifestyle of residents and this is currently, mainly due to the approved developments and the filling of the Yamba floodplain.
- b) Yamba's infrastructure is currently unable to keep pace with the increasing population.
- c) Yamba's road network is unable to cope, particularly during holiday periods. Traffic flow is often impeded and congested causing increased bottlenecks due to the town's inefficient road network and with only one road in and out of town.
- d) Difficulties will inevitably continue to increase in relation to servicing residents, burdening the availability of goods and services, access to shops and availability of parking spaces, access to support care and medical and health treatment, access to schools and recreation and leisure facilities, risks to water supply, power outages causing health stress and food wastage, internet outages, sewer pumps failing, transport services paused and safe evacuation and potential risk to life.
- e) The proposed diverse mix of infill housing options for Yamba Hill (premium town houses, residential flats and multi-dwelling housing (12m high)) and the CBD (including apartments above shops (18m high)) will not serve to protect and enhance the unique character of Yamba. Nor will it create vibrant, sustainable and resilient urban neighbourhoods as it will just be increasing the population and density of housing.
- f) The Strategy mentions sale prices of dwellings in Yamba are higher than most in Clarence Valley Local Government Area (LGA) and "Yamba has proportionally more residents receiving government benefits or allowances as their main source of income". The Policy states "Affordable housing must be made available to very low, low and moderate income households". Housing stress may contribute to an increased demand for affordable housing, however the locations identified on Yamba Hill and the CBD are unsuitable and unfeasible as Yamba is one of the highest priced areas in this LGA.
- g) Residents will continue to be isolated during stormwater and riverine flooding as the one road in and out and other roads in the network, become flooded and close without adequate warning for evacuation.
- h) It appears CVC and State Planning Departments have failed in their duty of care to Yamba residents.

All in all, the infrastructure in Yamba is overloaded and will inevitably only become worse potentially causing disgruntled residents. Yamba is not well served by supporting infrastructure and services.

Y

S

Email or postal address

Print name: CAROL MCDUGALL

15.12.2023



**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Saturday, 9 December 2023 11:14 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bernard McGrory

---

**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Bernard McGrory

Contact details	
First name	Bernard
Last name	McGrory
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for iluka for the following reasons.</p> <p>no community consultation</p> <p>The plan does not reflect my community's expectations or aspirations.</p> <p>The proposed plan will not deliver affordable housing solutions.</p> <p>There is no economy or services to support additional employment and limited services in the area.the local character and natural amenity of iluka will be changed for ever</p>

Please upload any additional supporting documents	
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**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Thursday, 7 December 2023 2:04 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Prue McLaughlin

---



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Prue McLaughlin

Contact details	
First name	Prue
Last name	McLaughlin
Email	
Phone number	
Address	
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly disagree with this housing policy. We moved to live in Yamba because it is a relatively quiet beachside location.</p> <p>We believe that Yamba already has been partially spoiled by high rise apartments. They take away the ambience of the town. They have no character and are now largely dated. There has been no consideration into open space, trees or gardens. Every spare inch of land is taken up with buildings and concrete. Not ideal when some of us are fighting climate</p>

	<p>change.</p> <p>The proposed heights of these buildings of 12m and 18m is beyond comprehension. The plan states that the housing should be "affordable". Does this mean more cheap, ugly apartments that will not stand the test of time?</p> <p>Why can we not have low density, single storey housing with open spaces, trees and timely architectural designs? Not ugly boxes like the Gold Coast. These buildings create wind tunnels, no privacy, take away shade and overshadowing is a problem.</p> <p>They also seem to be mainly rented to holiday makers so are not providing housing for permanent residents.</p> <p>Yamba is already stretched to the limit in providing adequate medical services, schooling, police protection, recreational facilities such as bike paths and parks and the roads are very busy. For instance Yamba Rd is already very difficult to cross over and the noise level is on the increase.</p> <p>Try not to ruin our town, try to make it more liveable and attractive.</p> <p>Perhaps you could have a forum from the community asking for ideas on moving forward with housing and improving the town.</p> <p>If this proposal goes ahead we cannot imagine living here.</p>
<p>Please upload any additional supporting documents</p>	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 8 December 2023 4:59 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David McMahon

---

**Categories:** Tracie



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - David McMahon

Contact details	
First name	David
Last name	McMahon
Email	[REDACTED]
Phone number	[REDACTED]
Addresses	[REDACTED]
Suburb	YAMBA
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy

Comments	I have a negative response to the housing strategy. It appears that the strategy has too much focus on the supply of housing and not enough on the quality of life this overcrowding diminishes. Parklands in Yamba is quickly turning into an overcrowded development. Yamba is losing its appeal as a place to live because of overdeveloped housing estates. I will not be supporting the strategy. Building height increases, overcrowding, congestion and lack of existing infrastructure are not desirable outcomes for the Clarence community.
Please upload any additional supporting documents	



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 08:57:38 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy -  
Melissa Beit  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Melissa Beit

Contact details	
First name	Melissa
Last name	Beit
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Bellingen
State	NSW
Postcode	2454
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I am a home owner in Iluka and I strenuously object to the proposal to rezone Queen Lane and Spenser Street to allow for 12 metre high dwellings. Developing high rise waterfront housing will not solve affordable housing shortages in Iluka. Waterfront apartments not affordable to rent or buy. This 'solution' will benefit people who can pay for this kind of housing, not the vast majority people who live in Iluka on low to middle incomes. The development of Queen Lane is neither safe nor practical - it is a narrow track that is used by children on bikes and scooters, people walking their dogs and very slow moving traffic. In order to service a high-rise strip, the road would need to be widened, which along with view-blocking apartment blocks, would destroy the character of this unique town. People who holiday and live in Iluka do so because they rely on that uniqueness - we don't need another Yamba, Kingscliff or Byron Bay. The lack of consultation with the community, and the timing of this submission process to fall within the Christmas period seems negligent at best, corrupt at worst. There needs to be an extension to the community consultation period, and genuine consultation with every sector of the community. Practical solutions to affordable housing in Iluka - allow granny flats and tiny houses on residential blocks, higher density housing in non waterfront areas of town, so that the housing is actually affordable, consider that the Birrigan development blocks are more affordable than waterfront apartments. Finally, Iluka is a remote, small, poorly serviced town.</p>

	Development of housing without concomitant expansion of services is irresponsible. Thanks for your time.
Please upload any additional supporting documents	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 5:48 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Terence Meredith

---

**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Terence Meredith

Contact details	
First name	Terence
Last name	Meredith
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	ILUKA
State	NSW

te	
Pos tco de	2466
Submission details	
Ite m on pu blic sub mis sion	Draft Local Housing Strategy and Draft Affordable Housing Policy
Co m me nts	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>There has been no face to face community consultation.</p> <p>There is ample land available for new homes in the Birrigan Estate and other affordable options for housing in Woombah and the Anchorage. There are very few employment opportunities in Iluka at this time. The CVC is not able to maintain existing river pathways, retaining walls eg in front of Sedgers Reef Hotel and pathway towards the shopping centre near the Chemist to name a few non maintained areas in this town. The existing stormwater system in Iluka is totally inadequate to discharge runoff during high rainfall events which are of a natural event in this region, hence why we have a huge river draining the district i.e The Mighty Clarence. The CVC has acknowledged this issue with the recent Flood Warning signs alerting Iluka residents that we are about to become isolated. We do not need additional pressure on our infrastructure from multi storey developments as CVC is not able to maintain our existing infrastructure.</p>
Ple ase upl oad any add itio nal sup por ting doc um ent s	

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Friday, 15 December 2023 11:42 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Michael Finlayson

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**Categories:** Nicole



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Michael Finlayson

Contact details	
First name	Michael
Last name	Finlayson
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I strongly oppose the draft strategy and policy as it relates to ILUKA: > 4 storey buildings in Iluka will reduce the relaxed, natural feeling in the town and be detrimental to the atmosphere and amenity; > The increased population will increase traffic and be a burden to our already vulnerable wildlife along the Iluka access road; > The policy does NOT account for climate change because a higher population will be cut off during floods and increased housing density will reduce vegetation cover and increase temperatures in town; > Iluka is already accommodating a potentially large increase in

	<p>population from the Birrigan development;</p> <ul style="list-style-type: none"><li>&gt; There has been inadequate consultation with the general population;</li><li>&gt; Some would argue that the short submission period, immediately prior to Christmas, is an attempt to limit community input; and</li><li>&gt; There are many alternative development sites rather than increasing population on the edge of a world heritage site.</li></ul>
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Tuesday, 5 December 2023 6:54 AM  
**To:** [Forms](#)  
**Subject:** (ECM:2563256) Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Michael Halvorson

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**Categories:** ECM



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Michael Halvorson

Contact details	
First name	Michael
Last name	Halvorson
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	NSW
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	It appears CVC and state planning departments have failed in their duty of care to yamba residents, the infrastructure in Yamba is overloaded and cannot sustain addition housing with this proposed plan. I strongly object to this proposal.
Please upload any additional supporting documents	



**From:** "noreply@clarence.nsw.gov.au" <noreply@clarence.nsw.gov.au>  
**Sent:** Fri, 22 Dec 2023 08:06:02 +1100  
**To:** "Forms" <forms@clarence.nsw.gov.au>  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Miles Holmes  
**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Miles Holmes

Contact details	
First name	Miles
Last name	Holmes
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Bellingen
State	Nsw
Postcode	2466
Submission details	

Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Hi, I am a rate payer in iluka.</p> <p>I disagree with proposal and object to you releasing it for comment at Christmas.</p> <ol style="list-style-type: none"> <li>1. How will providing higher density housing in the most expensive streets do anything other than provide high cost apartments to high net worth individuals</li> <li>2. How can higher building envelopes do anything for the brand of iluka except reduce visual amenity?</li> <li>3. Please provide your evidence that this will reduce housing prices, this type of development is common in other coastal towns, including Yamba. Are those close to the water or places with water views cheaper now?</li> <li>4. Zone for granny flats, change zoning in wider streets further from queen lane that can handle higher density living and will remain cheaper. Invest in more community housing, put limits on air Bnb as they have done in Byron to keep houses on the rental market. Do a serious literature review of affordable housing schemes</li> </ol> <p>Please return to another round of consultations, and move the submission date away from Christmas so everyone can respond.</p> <p>You also have a new land development in iluka. Rezone some of those blocks for higher density affordable Living.</p> <p>Miles</p>

Please upload any additional supportin g document s	
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**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Tuesday, 12 December 2023 10:00 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Deb Morris

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**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Deb Morris

Contact details	
First name	Deb
Last name	Morris
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Yamba
State	Nsw
Postcode	2464
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>Sadly far too many Yamba residents are suffering from:</p> <ul style="list-style-type: none"><li>-overdevelopment on flood plains</li><li>-lack of service</li><li>-congested roads and car parks</li></ul> <p>The CVCs proposal will lead to more of the above, will have a dreadful impact on animals and flora, its landscape and population which already Yamba is drowning in due to lack of infrastructure. The CVC cannot go ahead with this, your voters do not want it. It is</p>

	not going to provide affordable housing, only further congestion, crime, traffic , the list is long. Please listen to our residents.
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 10:56:46 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** Document Set ID 2570110 Draft Subdivision and Affordable Housing Policy  
**Categories:** Amanda

You don't often get email from [REDACTED] in why this is important

General Manager  
Clarence Valley Council  
Locked Bag 23  
Grafton NSW 2460

Dear General Manager

Re SUB 2023/0001: 52-54 Miles street Yamba 284 lot Subdivision

My Comment/Objections to this proposal are as follows;

1) The Preliminary Engineering Drawing indicates a minimum fill level of 3m AHD with some lots up to 4.0m AHD

Has certified flood modelling been undertaken which details the impact this proposal will have on the existing surrounding areas? It would appear that they will have a greater likelihood of flooding.

If this was to occur, I presume that the Council will bear all costs associated with legal claims against it, which will be borne by ratepayers who will, in turn, seek recovery from Councillors and Council Staff.

2) Provisions need be imposed on the Developers for the upgrading of all infrastructure,

ie Flood Mitigation, Roads, Sewer, Water, Electricity, Telephone and Internet, both inside the development and outside including headworks.

If not undertaken by the Developer it will result in massive increased costs to existing ratepayers.

3) I trust that Council has observed its Local Environmental Plan Clause 5.21. If not why not?

Re Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy

My comments are as follows;

This draft policy seems designed to increase housing density in what is currently a highly populated and poorly serviced area of Yamba, what is the real objective? To increase already very high land values with a hope that developers will provide affordable housing?

Why is it necessary to increase density, why not impose conditions for the provision of Affordable Housing, on "Proposed Subdivision Developments" ?

I trust that these comments/objections will lead to modifications to the draft policies.

Regards

John Morschel



Yamba

**From:** [REDACTED]  
**Sent:** Fri, 22 Dec 2023 14:23:11 +1100  
**To:** "CVC Council Email" <council@clarence.nsw.gov.au>  
**Subject:** (ECM:2571187) Draft Subdivision and Affordable Housing Policy  
**Categories:** ECM;Ashleigh

You don't often get email from [REDACTED] [Learn why this is important](#)

General Manager  
Clarence Valley Council  
Locked Bag 23  
Grafton NSW 2460

Dear General Manager,

**RE: SLB 2023/0001: 52-54 Miles Street Yamba 284 lot subdivision**

My comments / objections to this proposal are:

- Changes to the natural landscape and environment, and the flow on effects with respect to flooding are of concern. What flood mitigation provisions have been considered?
- Further damage to existing houses on Yamba Road, and damage to roads from the weight and volume of trucks delivering the fill needs to be carefully scrutinised. The liability and cost of repairs needs to be considered - who is liable and by whom will the costs be borne?
- Availability of services - education, medical, sewerage, rubbish collections - need to be considered to ensure there is adequate to provide for the additional population.

**Re: Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy**

My comments / objections to this proposal are:

- This draft policy seems to be designed to increase housing density in an already highly populated area of Yamba, and one that is under serviced. As such, what is the objective of this proposal?
- Perhaps Council could consider imposing conditions for the provision of affordable housing on "proposed subdivision developments"?
- The appeal of Yamba for many is its low-height buildings. Careful consideration must be taken to ensure the town retains its appeal in this regard.
- As a small business owner I know too well the seasonality of business in Yamba. Careful consideration but be given to keeping commercial rents at a suitable level. My concern lies with expensive redevelopments that require investors to increase rents to achieve a return on investment, which in turn pushes up rents for existing tenants.



- **Yamba currently has a fantastic selection of boutique shopping in its CBD. Too much development and an increase in commercial rents could potentially see owner/operator businesses pull out of the market and be replaced by national chain stores who can afford higher rents. This would be detrimental to Yamba and runs the risk of a recurrence of what has occurred in Byron Bay - boutique shops replaced with the major brands thus losing its uniqueness. Therefore, careful thought and planning of the CBD must be undertaken.**

I hope that these comments and observations will be considered when finalising Council's policies.

Kind regards,  
Meredith Morschel

YAMBA

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Monday, 11 December 2023 6:12 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kay Munn

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**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Kay Munn

Contact details	
First name	Kay
Last name	Munn
Email	
Phone number	
Address	
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	I agree that affordable housing is desperately needed however in the centre of iluka village is ridiculous. Why not speak to the iluka golf club who may have land available?
Please upload any additional supporting documents	

**From:** [noreply@clarencenew.gov.au](mailto:noreply@clarencenew.gov.au)  
**Sent:** Sunday, 10 December 2023 8:02 PM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Stuart and Patricia Munro

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**Categories:** Logan



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Stuart and Patricia Munro

Contact details	
First name	Stuart and Patricia
Last name	Munro
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	NSW
Post code	2466

Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>We strongly object to the proposed housing strategy for Iluka, especially on Queen Street.</p> <p>Being a resident of [REDACTED] (which actually does not exist) this is the first we have heard about the plans. We believe that a courtesy letter should have been sent to the residents of Queen Street and Spenser Street. There are 3 estates available for new housing in Iluka already, Birrigan, Woombah and the Ancourage. The idea that it would be affordable housing in Queen Street/Lane is ridiculous we are paying the highest rates in the town and only have a pot holed lane to access our homes. In the 22 years we have lived here the lane has not been resealed. Also the lack of jobs and amenities in the town, no banks, no doctor does not help. The character of the bay would be lost, if you start building high rise town houses.</p> <p>Stuart and Patricia Munro</p>
Please upload any additional supporting documents	

**From:** [REDACTED]  
**Sent:** Thu, 21 Dec 2023 11:52:11 +1100  
**To:** "CVC Council Email" <council@clarencensw.gov.au>  
**Subject:** Housing Strategy - Yamba  
**Categories:** Amanda

You don't often get email from [REDACTED] [Learn why this is important](#)

General Manager

Clarence Valley Council

Dear Ms Black,

**Re Possible rezoning of certain areas of Inner Yamba ie Clarence St and Yamba St areas for possible higher rise development.**

Yamba already suffers from **poor planning and inappropriate development**. We still have 1950s infrastructure that has failed to keep up with our excessive population.

I note CVC will have on file much previous correspondence from residents from the 2003 /2004 period when some similar ideas for housing were proposed at least for **Yamba Hill**.

Nothing has changed that warrants this flawed idea from the past to be implemented. I note from many residents spoken to by YambaCAN members that many people were unaware of the strategy and the vast majority oppose the ideas contained in the strategy. A message to CVC that their community consultation is lacking. Around 20% of the Clarence Valley's residents are not connected to the internet and many of these would be **older folk** living in the coastal retirement towns.

One would hope that there was no pressure from developers to initiate this revisiting of the past (in some respects). Perhaps the ideas for the CBD area are newer but the area there already suffers from parking issues and and increased above street permanent population can only worsen this situation. **YAMBA SHOULD BE CONSIDERED FULL** given the intended further developments on the floodplain in the WYURA.

Please bin this strategy! It would also be nice to get a reply as to why this issue has arisen again – developer pressure?

Yours faithfully

Therese and Robert Mylchreest  
[REDACTED]

**From:** [noreply@clarence.nsw.gov.au](mailto:noreply@clarence.nsw.gov.au)  
**Sent:** Sunday, 10 December 2023 9:26 AM  
**To:** [Forms](#)  
**Subject:** Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Nahum Drake

---

**Categories:** Kym



## Submission - Draft Local Housing Strategy and Draft Affordable Housing Policy - Nahum Drake

Contact details	
First name	Nahum
Last name	Drake
Email	[REDACTED]
Phone number	[REDACTED]
Address	[REDACTED]
Suburb	Iluka
State	Nsw
Postcode	2466
Submission details	
Item on public submission	Draft Local Housing Strategy and Draft Affordable Housing Policy
Comments	<p>I strongly object to the proposed housing strategy for Iluka for the following reasons:</p> <p>There has been no face to face community consultation. The plan does not reflect my community's expectations or aspirations. The proposed changes will not provide affordable housing solutions. There is ample land available for new homes in the Birrigan estate and other affordable options for housing at the Ancourage and Woombah.</p>

	<p>There is no economy or services to support additional employment and limited services in the area.</p> <p>The local character and natural amenity of Iluka will be changed forever.</p>
<p>Please upload any additional supporting documents</p>	