

Iluka Proforma 1 - 151 received

NAME:



ADDRESS:



~~WARRIGAN~~

ILUKA.

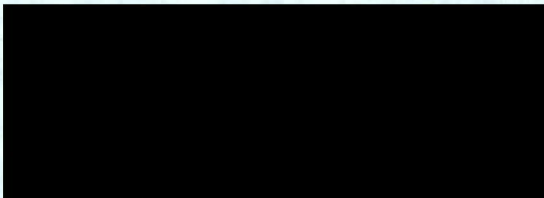
Dear Clarence Valley Council

I write to object to Councils proposed housing solution for Iluka. 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.

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.

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.

Yours faithfully



SIGNATURE

Iluka Proforma 2 - 155 received

NAME:



ADDRESS:



ILUKA

Dear Clarence Valley Council

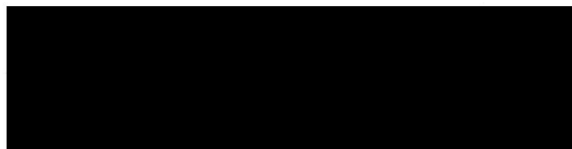
I write to object to Councils proposed housing solution for Iluka. Your proposal puts our World Heritage area at risk. Building townhouses along Spenser Street would mean having to widen the road for the increased number of people and traffic movement you are planning for. To do this you would need to 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.

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Yours faithfully



SIGNATURE



Yamba Proforma 1 - 184 received

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 4pm 11 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: _____

Clarence Valley Draft Local Housing Strategy and Affordable Housing Policy

Submissions close 9am Friday 22 December 2023



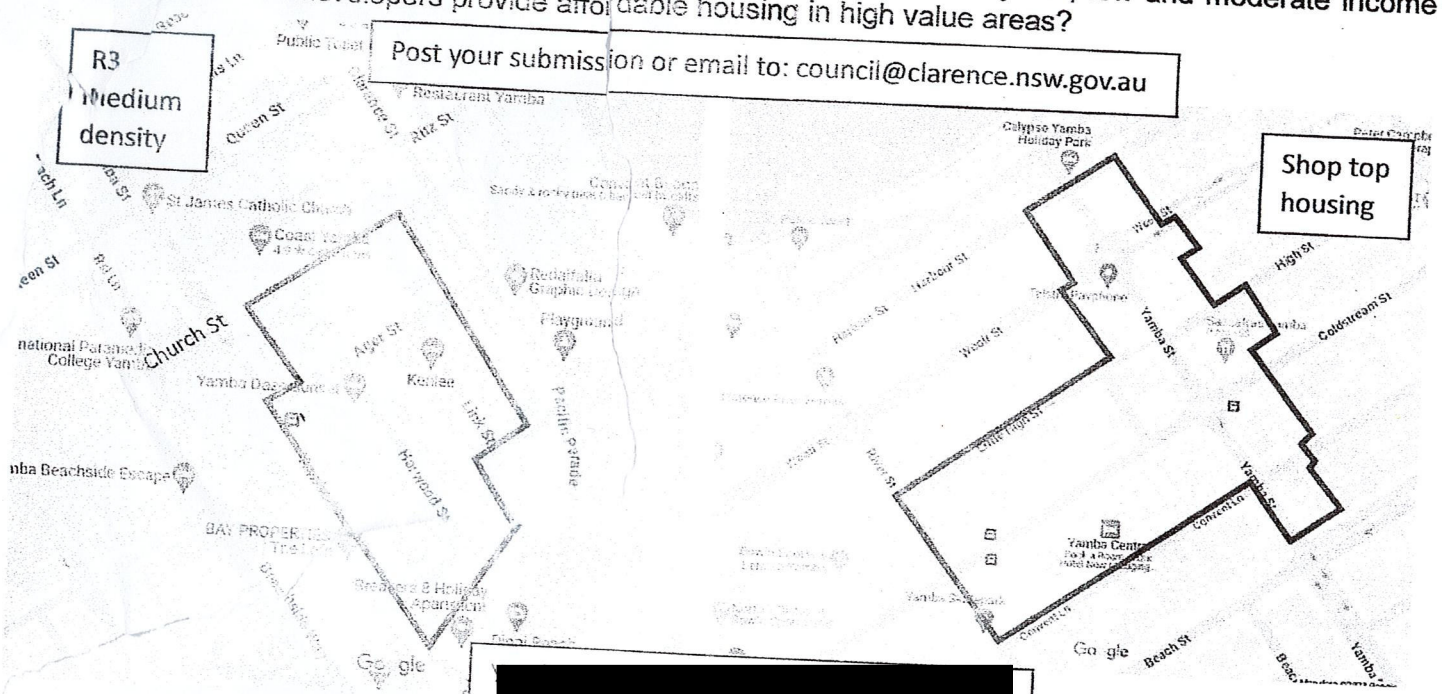
Council's Draft Housing Strategy and Affordable Housing Policy proposes 152 dwellings on Yamba Hill (premium townhouses, residential flats and multi-dwelling housing (12m high)) and the CBD (shop top housing - apartments above shops (up to 18m high), non-residential ground floor and Council to review parking). About 70 existing dwellings on Yamba Hill will possibly be demolished to allow construction of residential flats, town houses and multi-dwelling housing, up to 12m in height, on small lots 400sqm or less.

The Policy states, "Affordable housing must be made available to very low, low and moderate income households." Will developers provide affordable housing in high value areas?

Post your submission or email to: council@clarence.nsw.gov.au

R3
Medium
density

Shop top
housing



Yamba Proforma 2- 13 received

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

While I agree with the need for more affordable housing in the Clarence Valley, my objections include:

1. The infrastructure of Yamba is already overloaded and will only become worse.
2. The area proposed for R3 Medium Density on Yamba Hill encompasses a subdivision from the 1940s with lot sizes of about 450 square metres. The pavement widths are about 8 metres and during the holiday period become one lane only with visitors' vehicles parked on both sides.
3. Affordable housing is defined by the Act as housing for very low households, low income households or moderate income households. The last house sale in nearby Ocean Street was for \$5 million – does this constitute affordable housing?
4. The draft policy mentions the 127.4 ha Yamba West Urban release area which has a number of projects that could provide for almost 1,050 dwellings in the area. It claims that a servicing strategy and contributions plan is in place to deliver road upgrades, extension of sewer and water infrastructure, construction of stormwater drainage and provision of footpaths and open space. The Yamba bypass to relieve the already heavy traffic on Yamba Road has been on the drawing board since 1999 with no progress. Is this part of the strategy? There is no mention of the present lack of medical facilities and public transport or the limited shopping outlets, which struggle to cope during the busy holiday periods.
5. The greatest fear with the introduction of high rise buildings at Yamba is the loss of heritage and character of the town. Yamba is and always has been a holiday destination relying almost solely on tourism. Thousands of tourists from Brisbane bypass the over developed Gold Coast to holiday in Yamba each year, drawn by its village feel and ambiance. Why destroy that?

Sign: _____

Print Name: _____

Email or postal address: _____

YAMBA

Date: 21/12/2023