



**Housing Matters**  
ACTION GROUP INC



# What is the Bellingen Shire Local Housing Strategy?

The LHS is a plan to guide the development, decision-making and infrastructure priorities for the next 20 years and has over 60 actions that council is in the process of implementing. It aims to make sure the housing being developed meets the needs and desires of our community.

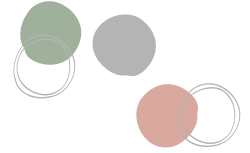
The LHS is focused on housing in the residential areas of the Bellingen Shire (i.e. the townships). It supercedes the parts of the Growth Management Strategy 2007 that deal with residential zones. A Rural Lands Strategy is in development which will include housing in rural and rural-residential zoning.

## Key Priorities

- Increase housing **diversity**
- Simplify **infill** housing processes
- Promote **affordable** housing options and benefits
- Increase housing **supply** but limit urban sprawl
- Promote **design** to reduce ongoing housing related costs
- Embrace **environmental** ethos
- Focus on **workforce** housing

## Housing Info Service

-  02 6655 1121
-  [info@housingmatters.org.au](mailto:info@housingmatters.org.au)
-  [housingmatters.org.au](http://housingmatters.org.au)
-  6A Church St Lane (Building in Telstra carpark)



## Bellingen Shire Housing Vision

Bellingen Shire offers **housing choices** by providing a variety of housing types in different sizes and configurations, with varied features and characteristics.

New housing is located mostly **in and around existing town centres**. Shops, services, parks and community facilities are close by, encouraging **walking and cycling**.

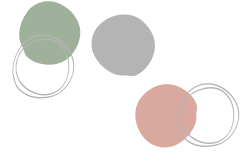
We strive for greater opportunity and **affordability** in the housing market. Our homes cater for a wide range of people and households, including for all incomes, people with a disability, and for our ageing population.

High quality design of housing and public space encourages **community connections**, and enhances **neighbourhood character** whilst respecting our shared history and heritage.

Our housing reflects the **environmental ethos** of the community, respecting our precious natural environment and supporting eco-conscious lifestyles and habits.

The **farmland** and **rural character** of the Shire is protected, and offers **regenerative and innovative** farming opportunities, supporting our country towns and villages.

Source: Bellingen Shire Local Housing Strategy 2020 - 2040



## What's the purpose of local housing strategies?

Good strategic planning enables councils to work with their **local communities**, state government agencies, and the private sector to deliver new and diverse housing in more **liveable neighbourhoods**.

This can include **identifying opportunities** for renewing local centres which provide access to transport, services and open space, and ensuring that housing and new communities in land release areas are **supported by enabling infrastructure**.

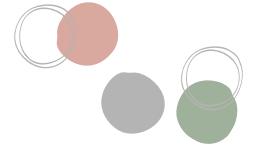
Local housing strategies should consider options to **deliver more diverse and affordable housing**, align growth with existing and future infrastructure, provide better access to **jobs, services and open space**, and enhance **local character**.

Councils are also able to identify areas that are not appropriate for significant housing growth, such as areas constrained by **environmental factors** or natural hazards, or with significant **heritage value**.

Local housing strategies can help councils to identify the **infrastructure requirements** and work with State Government agencies to support housing supply and diversity.

Source: Local Housing Strategies explained - (nsw.gov.au) (emphasis added)

**The Bellingen Shire Local Housing Strategy is designed to reflect community aspirations, guide local planning decision making and inform state government agencies about priorities, opportunities and infrastructure requirements for the next 20 years.**



## Key Strategies:

1. **Housing Choices** - increasing housing diversity to better meet needs
2. **High-Quality Infill Housing** - new housing is mostly within townships
3. **Walking & Cycling** - new houses can easily access existing services
4. **Affordability** - helping the community to be inclusive and diverse through a range of price points
5. **Community Connections** - house design and public spaces encourage connections
6. **Design & Character** - enhance neighbourhood character and respect heritage and culture
7. **Environmental Protection & Sustainable Living** - housing reflects environmental ethos and works with nature
8. **Country Towns & Farming** - finding the balance between agricultural land and towns and promoting regenerative and sustainable techniques

## Access the full documents:

The full documents are available on the council website:

Local Housing Strategy Home of Bellingen Shire ([nsw.gov.au](http://nsw.gov.au))

- Bellingen Shire Local Housing Strategy 2020 - 2040
- Bellingen Shire Local Housing Strategy Action Plan
- Bellingen Shire Local Housing Strategy Infill Capacity Study
- Bellingen Shire Local Housing Strategy Infill Design Study

[www.bellingen.nsw.gov.au/Services/Planning-and-Development/Local-Housing-Strategy](http://www.bellingen.nsw.gov.au/Services/Planning-and-Development/Local-Housing-Strategy)

