



THE CORSO
A PROPOSED NEIGHBOURHOOD CENTRE
FREQUENTLY ASKED QUESTIONS

DEVELOPMENT OVERVIEW

Q. WHERE IS THE CORSO?

A. *94 Kingsford Drive, Bayside, Brunswick Heads, NSW, 2483*

Q. WHAT IS THE CORSO DEVELOPMENT?

A. *The proposal is a Neighbourhood Centre development consisting of a café, grocer, co-working space, six shop top houses and a boarding house. The development will be known as 'The Corso'*

Q. HOW MUCH OPEN SPACE WILL THE DEVELOPMENT INCLUDE?

A. *Landscaping will account for 1451m² of the 4300m² total site area. Approximately one third of the subject lot.*

Q. WHO OWNS THE DEVELOPMENT?

A. *The property is owned by local developers The Kollektive who live and work in the Byron Shire.*

Q. WHAT IS THE ZONING OF THE LAND?

A. *The vacant land is zoned commercial – B1 Neighbourhood Centre and as such the café, grocer, co-working space, six shop top houses and a boarding house are identified as permissible uses.*

The proposal is generally consistent with the key planning controls of Byron Local Environmental Plan 2014, Development Control Plan 2014 and State Environmental Planning Policy (Affordable Rental Housing) 2009 including, building height, car parking and private open space.



Q. HOW IS THE DEVELOPMENT ACCESSED?

- A. *Vehicle access is via Torakina Street but the address is Kingsford Drive. A one-way traffic flow is proposed.*

Q: HAS THE DEVELOPER CONDUCTED A PRE-LODGEMENT MEETING WITH BYRON SHIRE COUNCIL?

- A. *Yes, the developer has met with Council to discuss compliance with the Byron Local Environmental Plan and Development Control Plan and engineering matters. Development advice has been provided by Byron Council's waste management team to ensure adequate general waste and recyclables facilities are provided.*

Q. WHO IS THE KOLLECTIVE?

- A. *The Kollektive is a privately owned developer based in Byron Shire, which specialises in long-term affordable rental housing for moderate income singles, couples and young families. The Kollektive is one of the only active private developers in the Byron Shire delivering innovative housing for key workers (e.g. nurses, school teachers, bus drivers) and small business owners and their staff.*

The Kollektive is not a social housing provider and does not provide holiday-let accommodation. The Kollektive does not permit its tenants to sublet via Airbnb or similar holiday let platforms.

The Kollektive 'Build to Rent' strategy combines highly flexible, compact living dwellings with carefully considered ongoing property management strategies e.g. onsite caretakers. The result is genuinely positive affordable housing with minimal negative social and environmental impact.

The Kollektive has over 10 years experience in managing and maintaining rental accommodation.

Q. IS THE PROPOSAL SUSTAINABLY DESIGNED AND ENVIRONMENTALLY FRIENDLY?

- A. *The development has been designed to strictly comply with Part J of the Building Code of Australia as well as BASIX (The Building Sustainability Index). Compliance with these enforceable building codes ensure best practice is achieved. Part J and BASIX cover thermal energy and water use.*

No significant earthworks or vegetation removal will be required in the construction of the development.



Q. WHAT WILL THE ECONOMIC IMPACTS OF THE DEVELOPMENT BE?

- A. *The provision of diverse housing stock is a critical aspect in attracting and maintaining quality businesses and staff, therefore it can be contended that the proposal will have a positive economic impact.*

The proposed development will deliver employment for local tradesmen during the construction phase of the project and once completed The Corso will employ several staff within the grocer and café.

The Kollektive will employ an onsite manager to monitor operation of the boarding house. Cleaners and waste collection contracts will also be required as part of the day to day operations of The Corso.

Q. WHAT INFRASTRUCTURE IS IN PLACE FOR THE DEVELOPMENT?

- A. *The proposal will connect to existing Council sewer and stormwater infrastructure. Electrical services already service the location.*



LOCAL COMMUNITY

Q. WILL THERE BE ANY CHANGES/UPGRADES TO THE PUBLIC RESERVE?

- A. *The developers are seeking input from the community about the potential for contributing to improvements to the neighbouring park. Initial ideas include further landscaping, playground equipment, pathways, park furniture, art etc.*

Q. WILL THE UNITS OVERLOOK LILLY PILLY PRESCHOOL

- A. *The western boarding house accommodation has been deliberately orientated away from the preschool. There will be fixed screens in place to prevent overlooking. A substantial vegetation barrier is already in place and additional hedge planting is proposed along the western boundary of the proposed development.*

Q. WILL THERE BE PRE-LODGE MENT COMMUNITY CONSULTATION MEETINGS?

- A. *Yes, community consultation meetings will take place on Monday 14th September 2020 at The Brunswick Valley Community Centre, this will be an opportunity to talk with the team involved in the creation of the proposal. The team will provide information, answer your questions and discuss your comments and suggestions. To attend a meeting please email: thecorsobrunswick@gmail.com*

Q. HOW CAN I HAVE MY SAY ABOUT THIS PROPOSAL?

- A. *From Monday 7th September to 12 midday on Monday 21st September, you can share your comments and suggestions about the proposal, before the Development Application is lodged. You can also attend a Community Consultation Meeting - See above. Email us at: thecorsobrunswick@gmail.com **The cut of time for feedback before the Development Application is lodged with Council is 12 Midday on Monday 21st September 2020.***

Q. WILL THERE BE ANY SOCIAL IMPACT?

- A. *A Social Impact Assessment is being undertaken which will assess any social impact of the proposal. This will be submitted to Council with the Development Application.*

Q. WILL THERE BE A CONTACT PERSON FOR NEIGHBOURS TO TALK TO?

- A. *The Kollektive will appoint a manager and take responsibility for establishing contact and maintaining a relationship with the neighbours of the Boarding House within 100m. The managers contact details will be available to the general public also.*



MANAGEMENT

Q. WILL THERE BE AN ONSITE MANAGER? WHAT WILL THEIR AVAILABILITY BE?

A. *The boarding house will be managed by The Kollektive who will appoint an onsite manager. The manager will be contactable 24 hours a day and 7 days per week. The cafe and grocery store will also have their own managers.*

Q. IS THERE A PLAN OF MANAGEMENT FOR THIS PROPOSAL?

A. *Yes, The Corso, Plan of Management is available to view at The Corso website: www.thecorsobrunswick.net.au The Plan of Management also contains 'House Rules' for residents of The Corso*

Q. IS THERE A PARKING AND TRAFFIC MANAGEMENT PLAN?

The proposal is being reviewed by McLaren Traffic Engineers. A report will be prepared addressing parking and traffic management and will accompany the Development Application submission to Council.

Q. HOW WILL WASTE BE MANAGED FOR THE DEVELOPMENT?

A. *Appropriate waste management practices will be undertaken during the construction and operational phases of the proposed development in accordance with Councils policies. Appropriate waste storage areas are proposed for the development.*

Council's waste management team have been consulted to ensure the proposed waste enclosure is satisfactory.



CAFE AND GROCER

Q. WILL THE CAFÉ, GROCER, COMMERCIAL OUTDOOR SPACE AND CO WORKING SPACE BE AVAILABLE TO THE PUBLIC?

A. *Yes. The café and grocer are intended to service the existing Bayside community as well as The Corso residents. The proposed café and grocer will add services and amenity missing from the Bayside subdivision. Residents of the Bayside will be able to walk or ride to The Corso to enjoy the café and grocer facilities.*

Q. WILL THE CAFÉ BE LICENSED TO SELL ALCOHOL?

A. *There is no application to license the café.*

Q. WHAT WILL THE OPERATING HOURS OF THESE BUSINESSES BE?

A. *7am to 7pm daily*

CO - WORKING SPACE

Q. WHAT IS THE CO - WORKING SPACE?

A. *The co-working space is proposed on the ground floor to the east of the site, adjacent to the grocery store area and opening onto The Corso*

The space intends to satisfy the increasing demand for people looking to live and work nearby. Therefore, removing unwanted commutes and car ownership, whilst re-establishing small dependable communities.

WILL THE CO-WORKING SPACE BE OPEN TO THE PUBLIC?

A. *Yes, use of the co-working space will be open to residents of Bayside and to residents of The Corso. There will be discounted membership fees for locals.*



ACCOMMODATION

Q. WHAT TYPES OF RESIDENTIAL ACCOMMODATION WILL BE AVAILABLE AT THE CORSO?

- A. *There will be two types of accommodation: boarding house rooms and shop top houses, both types will be available to rent. They will not be for sale or for short term holiday rentals.*

The shop top housing and boarding house components of the proposal are considered consistent with the objectives of Byron Shires Residential Housing Strategy and other strategic documents. The proposal will provide permanent affordable housing for singles, couples and young families on moderate incomes living and working in the Byron Shire.

Q. WHO ARE THE TARGET RESIDENTS?

- A. *Key workers and stable long-term residents. A typical demographic is senior single women (boarding house), young couples (boarding house), downsizers & families with young children (shop top housing)*

Typical types of employment are nurses, hospitality workers, childcare workers, small business owners, tourism staff and young entrepreneurs.

The proposal will provide permanent, affordable rental housing for low to moderate income couples and young families living and working in Byron Shire.

The development will increase the stock of rental accommodation in the Shire and add to the diversity of housing options.

Q. IS THE DEVELOPMENT INTENDED TO PROVIDE 'SOCIAL HOUSING'?

- A. *The development is **not** intended to provide 'social housing'.*

Q. WHAT DOES 'BOARDING' HOUSE MEAN IN THIS CONTEXT?

- A. *Forty-eight self-contained rooms each with a sleeping area, kitchen, bathroom and private outdoor space. Tenants will be required to sign a lease with standard background checks and rental history reviews. **No short term letting will be permitted i.e. the boarding house is not a backpacker hostel. And an onsite manager will be in residence.***

Q. WHO WILL MANAGE THE LEASES?

- A. *The Collective will appoint a local real estate agent to manage the shop to housing and the boarding house. The local agent will be responsible for reviewing background checks and rental history.*

Q. HOW MUCH WILL THE RENTS BE?

- A. *\$285 - \$385 Boarding house accommodation
\$450 - \$650 Shop top houses
Tenants will be offered a discounted membership to the Co Working Space and discounted electricity consumption, benefiting from the solar system to be built on the roof of the development.*

Q. WILL THE DEVELOPMENT INCLUDE ACCESSIBLE ACCOMMODATION?

- A. *Yes, three fully accessible boarding house rooms have been included in the development. The ground floor rooms will be fully accessible for people who utilise a wheelchair.*

Q. HOW MANY BEDS ARE THERE IN THE BOARDING HOUSE AND WHAT'S THE MAXIMUM NUMBER OF PEOPLE ALLOWED TO LIVE THERE?

- A. *There is a total accommodation limit of 48-96 persons based on the room sizes and the provisions of Affordable Rental Housing - State Environmental Planning Policy.*

Q. WILL THE PROPERTIES BE USED FOR TOURISM/HOLIDAY LETTING?

- A. *No, the development consent issued by Byron Shire Council would not permit Airbnb, short term leases or any subletting.*

Q. WILL THE RESIDENTS BE NOISY AND HAVE PARTIES?

- A. *The 'Plan of Management' for the proposal contains 'House Rules' this document is issued at the time of leasing and tenants must agree to be bound by these rules.
House Rules relate to –*
- the emission of noise (from within the boarding house and also the external spaces);*
 - prohibition of large gatherings and parties on the premises;*
 - interference with the peace and quiet of other residents and neighbours;*
 - control of alcohol intake and prohibition of illegal substances; and*
 - anti-social behaviour.*

The emission of noise and appropriate hours for noise emission is dictated in legislation