

Byron Bay & Hinterland Lifestyle Guide 2024

Explore all you need to know about living in Byron Bay
and the Byron Hinterland in Northern NSW.



Local Transport Options



The Byron Bay & Hinterland Region is serviced by several bus providers with a multitude of services across the region.

Byron Bay and the surrounding Hinterland suburbs are serviced by at least one bus provider, with most covered by several operators. Bus services include access to Byron Bay as well as dedicated school drop-off routes.



The nearest train station is Casino.

Casino Station is approx. 61km from Byron Bay and connects Byron Bay to:

- Brisbane CBD
- Sydney CBD
- Newcastle

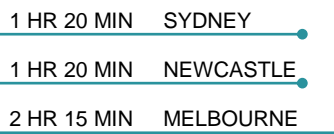
Travelling Interstate and International

For intrastate and interstate travel, Ballina Byron Gateway Airport (BNK/YBNA) offers up to 68 direct flights per week servicing 5 cities.

From the Byron Bay township, taxi and shuttle services are approximately 30 minutes and bus services take about 75 minutes.



DIRECT FLIGHTS ESTIMATED FLYING TIME FROM BALLINA BYRON GATEWAY AIRPORT

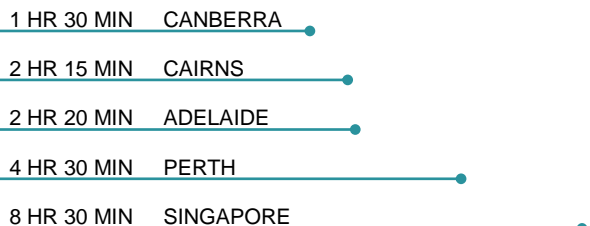


Gold Coast International Airport (OOL) has regular daily interstate flights with a growing number of international routes.

From the Byron Bay township, taxi and shuttle services take approximately 45 minutes.



DIRECT FLIGHTS ESTIMATED FLYING TIME FROM GOLD COAST INTERNATIONAL AIRPORT



Dining Out

Boasting some of the best food and produce in the country, the Byron Region is synonymous with an *innovative & organic food scene* from eclectic cafés to farm-to-table restaurants.

Cafés



Bayleaf Café
Marvell Street, Byron Bay
 Hip and relaxed café

Folk Byron Bay
Ewingsdale Road, Byron Bay
 Vegetarian & Vegan cafe

Federal Doma Café
Albert Street, Federal
 Rustic Japanese-inspired cafe

The Top Shop
Carlyle Street, Byron Bay
 Casual corner café & kitchen

The Rock & Roll Coffee Company
Burringbar Street, Mullumbimby
 Characterful Asian-inspired café

Restaurants



Three Blue Ducks Byron Bay
Ewingsdale Road, Ewingsdale
 Gourmet restaurant on an 80-acre farm

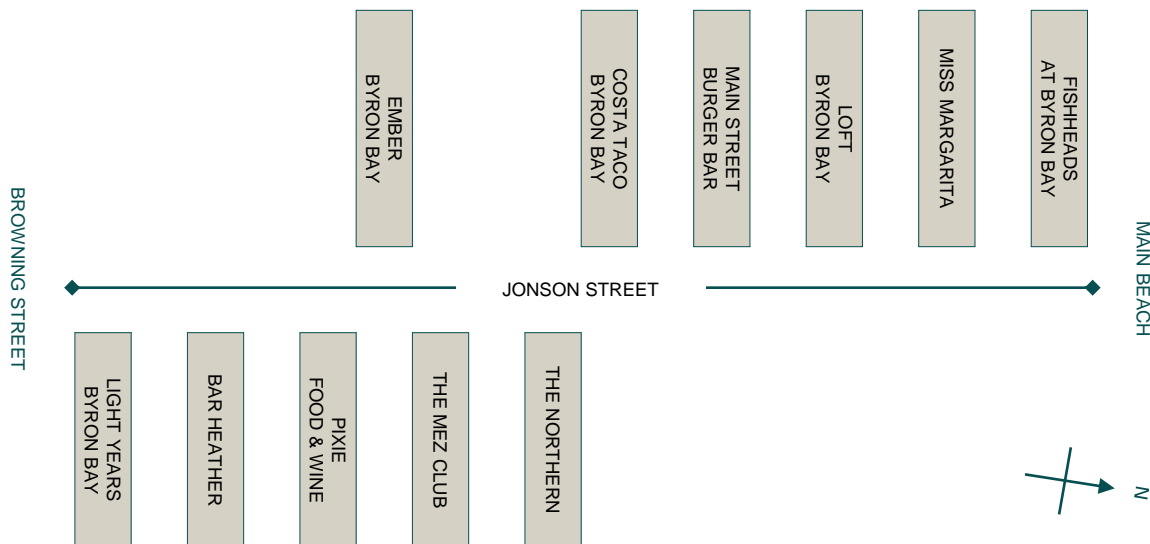
The Mez Club
Jonson Street, Byron Bay
 Mediterranean restaurant & bar

Harvest Newrybar
Old Pacific Highway, Newrybar
 Restaurant, deli, bakery & gardens

No Bones Byron Bay
Fletcher Street, Byron Bay
 Trendy plant-based kitchen & bar

Raes Dining Room
Marine Parade, Byron Bay
 Beachside Modern Australian restaurant

SPOTLIGHT ON DINING OPTIONS: JONSON STREET, BYRON BAY



Local Shops & Education Options



Local Grocery Conveniences

- ALDI, Byron Bay
- Bay Grocer, Byron Bay
- Fundies Organics, Byron Bay
- IGA SUPA, Byron Bay
- Red Ginger, Byron Bay
- Santos Organics, Byron Bay
- The Source Bulk Foods, Byron Bay
- Woolworths, Byron Bay
- Coles, Alstonville
- Foodworks Bangalow
- IGA Local Grocer Plus Liquor, Clunes
- Crabbes Creek General Store
- Federal General Store
- IGA, Mullumbimby
- Woolworths, Mullumbimby
- Nimbin Emporium



Private Schools

- Byron Community Primary School | Primary
- St Finbarr's Primary School | Primary
- Cape Byron Rudolf Steiner School | Primary & Secondary
- St Joseph's Primary School, Alstonville | Primary
- Hinterland Christian College | Primary & Secondary
- Shearwater, The Mullumbimby Steiner School | Primary & Secondary
- Lindisfarne Anglican Grammar School | Primary & Secondary



Tertiary Education

- TAFE, Byron Bay
- TAFE, Ballina
- TAFE, Wollongbar
- Southern Cross University, East Lismore
- TAFE, Lismore
- Bond University, Robina
- Griffith University, Southport

Hotel Options

Byron Bay is host to a collection of resorts and hotels, perfectly suited for a luxurious *staycation or additional accommodation* for when large groups of guests visit.

Nearby Accommodation



Elements of Byron

5-star

- Beachfront resort bordered by rainforest with absolute frontage onto Belongil Beach
- Lagoon pool, adults-only pool, beach lounge, day spa, tennis court, gym, restaurants, bar and café
- 203 villas



Crystalbrook Byron

5-star

- Nature-oriented luxury resort set within 45 acres of subtropical rainforest
- Resort pool, tennis court, gym, bars, restaurants, day spa and event facilities
- 92 suites



Hotel Marvell

5-star

- Newly completed contemporary hotel in the Byron Bay township, close to Main Beach
- Restaurant, rooftop bar and rooftop pool area
- 24 guest rooms and suites



Raes on Wategos

4-star

- Iconic boutique hotel on Wategos Beach with a coastal bohemian aesthetic
- Restaurant, bar, pool and day spa
- 7 suites and penthouses

71
hotels

6
5-star hotels

39
4-star hotels

Outdoor Living

Beaches



Main Beach **Patrolled Beach**

The closest beach to the Byron Bay township, Main Beach is a popular beach option with adjacent parking, playground and park, and a short stroll to restaurants, bars & cafés.



Tallow Beach **Patrolled Beach**

Surrounded by pristine national park and spanning 6.5km south of town to Broken Head, Tallow Beach is perfectly suited for swimming, birdwatching, whale watching and beach fishing.



Torakina Beach **Sheltered Beach**

Located in Brunswick Heads and adjacent to parkland, Torakina Beach is a small, protected beach perfect for families with space for picnics, multiple BBQs and calm waters for swimming.



Wategos Beach **Patrolled Beach**

Picturesque, peaceful and sheltered, Wategos Beach is perfect for swimming and surfing and situated next to the Cape Byron Walking Track leading to the Cape Byron Lookout and Lighthouse.



Belongil Beach **Off-Leash Area**

A 2.5km stretch of beach proximate to the Byron Bay township and is ideal for long round beach walks with a dog-friendly off-leash area.



Outdoor Living *Parklands*



Jarjumirr Park, Byron Bay

Centrally located in the Byron Bay township, the newly-completed Jarjumirr Park features elaborate skateboarding facilities for all abilities and ages as well as a climbing boulder, table tennis table, BBQ's and grassed areas.



Railway Park, Byron Bay

Set in the heart of the Byron Bay township, Railway Park has a playground, boardwalk and seating area and hosts the weekly Twilight Markets during Summer months.



Cape Byron State Conservation Area, Byron Bay

This pristine conservation area enjoys sweeping panoramas over Cape Byron with walking tracks, cafés, picnic areas and lookouts as well as the historic Cape Byron Lighthouse.



Bangalow Weir Parklands, Bangalow

Beautiful parkland along Byron Creek and next to the Bangalow Heritage House Museum with a swimming platform, rock pools for local wildlife as well as a playground, picnic tables and BBQ area.



Apex Park, Byron Bay

Located just behind Byron's Main Beach, Apex Park is a popular place for a beachfront picnic with expansive views, large playground, BBQs and picnic tables with adjacent parking.



Byron Bay Memorial & Recreational Grounds, Byron Bay

The grounds feature a variety of sporting facilities including football fields, cricket field, rugby field and tennis courts amongst others as well as containing a café and recently upgraded playground.



Embrace the Lifestyle

From farmer's markets and gourmet eateries, to beach adventures and hikes, *the Byron Region is sure to leave an impression.*

EXPERIENCE EVENTS AND ENCOUNTERS

- ✓ TAKE A RIDE ON THE **BYRON SOLAR TRAIN** IN RESTORED 1949 HERITAGE CARRIAGES
- ✓ TAKE THE SCENIC TREK TO THE HISTORIC **CAPE BYRON LIGHTHOUSE**
- ✓ ENJOY BEACH GAMES, RELAXING IN THE SUN AND **GOING FOR A SWIM** AT THE BEACH
- ✓ SOURCE THE BEST PRODUCE AT **FARMER'S MARKETS** IN BYRON BAY, MULLUMBIMBY & BANGALOW
- ✓ SAVOUR **FRESH PRODUCE AND GOURMET FAIRE** AT LOCAL CAFÉS & RESTAURANTS
- ✓ EXPLORE THE HINTERLAND HIKING THROUGH **NATIONAL PARKS**
- ✓ BROWSE LOCAL **SHOPPING BOUTIQUES** FOR INDEPENDENT FASHION & DESIGN
- ✓ PICK UP **ART, CRAFTS, FOOD & MORE** AT THE MONTHLY BYRON COMMUNITY MARKET
- ✓ ENCOUNTER LOCAL MARINE LIFE WITH A **WHALE-WATCHING TOUR**
- ✓ EMBRACE WELLNESS AND UNWIND WITH A **REVITALISING SPA TREATMENT**
- ✓ EMBARK ON A **BREWERY OR DISTILLERY TOUR & TASTING**
- ✓ **LEARN TO SURF** AT A SURF SCHOOL
- ✓ BE AMAZED BY THE NATURAL SPLENDOUR OF **THE CRYSTAL CASTLE & SHAMBHALA GARDENS**
- ✓ VOLUNTEER AND **GROW YOUR OWN VEGGIES** AT THE MULLUMBIMBY COMMUNITY GARDEN
- ✓ EXPERIENCE LOCAL AND INTERNATIONAL TALENT AT A **MUSIC OR FILM FESTIVAL**

Local Perspective



An inside view of what's *driving the Byron Bay & Hinterland residential market* with Knight Frank's Director of Project Sales, Alison Hedger.

What attracts people to want to buy in Byron Bay & the Byron Hinterland region?

Byron Bay is highly sought after as it combines some of the best beaches in the country that are swimmable year-round with a great surf culture, amazing fresh produce, cafés and restaurants and a bustling music, art & festival scene – all with a laid-back community atmosphere.

The eclectic Byron township is desired as it marries beach lifestyle and bohemian energy with a touch of sophistication and culture.

The Byron Hinterland stretches into the picturesque countryside with sweeping coastal views. It offers the privacy and serenity of your own piece of land set amongst quaint local communities and all with the cosmopolitan appeal of the Byron township.

What amenities and features are buyers seeking when looking to buy in the area?

People buying in the Byron Bay township are seeking walking distance convenience to beaches,

trendy cafés, shopping boutiques and grocers.

On the other hand, buyers in the hinterland desire a sustainable idyllic lifestyle with views, land, space and connection to local communities, all while enjoying close proximity to all that Byron Bay has to offer. The homes being purchased in the hinterland range from sprawling countryside estates, to off-grid sustainable homes and cosy rustic weekenders.

For most buyers with families moving into the area, having easy access to transport to private schools is a valued amenity.

What are some buyer trends and expectations that are playing out?

Stemming from recently introduced short-term rental accommodation restrictions coming into effect for the Byron Shire in September 2024, it is expected that buyer profiles will continue to transition away from an investor market. In their place, we foresee an increase in interest amongst owner occupiers, with many taking up the co-primary living option.

Another trend is the mobilisation of the workforce and hybrid working catalysed by the pandemic which has resulted in a migration from capital cities to lifestyle destinations like the Byron region in search of space, privacy and a slower pace of life.

As we see more clients seeking low maintenance living, it's likely we'll start to see increased density integrated into well-designed, large format boutique apartment and townhouse developments within the area.

Where are Byron Bay & Byron Hinterland buyers typically coming from?

Byron is certainly on the map internationally, being attractive for the number of wellness retreats dotted throughout the hinterland and along the stunning Pacific Ocean coastline.

Currently, we're seeing buyers come from both the immediate Byron Bay and surrounding Tweed Coast areas, as well as coming from interstate, with the main cities being Sydney, Melbourne & Brisbane.

Major Infrastructure Pipeline

Old Byron Hospital Redevelopment Byron Bay | Underway | Due 2024

The proposed \$5 million redevelopment of the old Byron Hospital site into a new community space with three main precincts is now underway. The education precinct will house an Australian university, the community precinct will provide access to essential services including mental health, family support and youth services, and the commercial precinct will be a professional space for 'socially-minded health, wellbeing and for-purpose' businesses.

Tweed Valley Hospital Development Cudgen | Underway | Due 2024

The \$723 million project will deliver a new major regional hospital and master planning for additional health, education, training and research facilities with the delivery of supporting infrastructure. The new hospital will provide 430 beds, an expanded emergency department with 42 treatment spaces, 12 operating theatres and expanded outpatient services with more clinics. Moreover, there will be enhanced medical, surgical and mental health services, a new interventional cardiology and radiotherapy services.

Byron Shire Rail Trail | Eltham to Crabbes Creek | Approved

The Byron Shire Rail Trail is part of the broader 132km Northern Rivers Rail Trail, which will be a shared recreational and nature trail showcasing the natural beauty of the Northern Rivers. To be delivered in 4 stages with the first 24km section from Murwillumbah to Crabbes Creek opened in March 2023, the Byron Shire component stretches 62.8km North from Eltham and passes through Bangalow, Byron Bay, Mullumbimby and then to Crabbes Creek.

Federal Village Masterplan Federal | 2022-2042

The Federal Village Masterplan presents the strategic plan and vision for the Federal community over the next 20 years which will include constructing and upgrading roads, paths and cycleways, updating planning regulations and zonings, as well as upgrading community green space.

Alstonville Cultural Centre Upgrades Alstonville | Approval pending

Refurbishment of the existing Alstonville Cultural Centre which will include a new two-storey library annex, renovated multi-purpose hall and foyer, upgraded amenities, building facelift, solar PV system, off-street access and landscaping.

Mullumbimby Hospital Redevelopment Mullumbimby | Approval pending

The site of the former Mullumbimby Hospital has undergone remediation works with a planning proposal exploring the potential for the land to be used to deliver community facilities and services as well as housing to create a vibrant mixed-use neighbourhood.

Our Team



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Residential Intelligence



Australian Prime Residential Review



Regional NSW Residential Insight



Australian Residential Property Guide



Australian Waterfront Premium 2022



Rightsizing 2022



The Wealth Report 2023

Knight Frank Australia acknowledges the Traditional Owners of the land where we work and live. We pay our respects to Elders past, present and emerging. We celebrate the stories, culture and traditions of Aboriginal and Torres Strait Islander Elders of all communities who also work and live on this land.



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