



IRF20/5024

Mr Mark Arnold
General Manager
Byron Shire Council
PO Box 2019
MULLUMBIMBY NSW 2482

Dear Mr Arnold

Byron Shire Business and Industrial Lands Strategy

Thank you for your letter dated 22 October 2020 regarding amendments to the Byron Shire Business and Industrial Lands Strategy (BSBILS).

The Department would like to acknowledge Council's ongoing efforts and commitment to establish a comprehensive and strategic approach to land use planning in the Byron Shire.

This letter provides the Department's response to the amended BSBILS and supersedes the Department's letter dated 29 September 2020.

I am pleased to approve the amended BSBILS, subject to the following qualifications and amendments:

- a. The Department notes the addition of actions to the Strategy regarding the amendment of the B7 Business Park zone objectives (Action 15) and precinct planning for the Byron Central Hospital (Action 16). Council is encouraged to consult broadly with the local community and relevant State Government agencies, including Transport for NSW during preparation of the Hospital precinct plan.
- b. The Department supports the proposed investigation of land to increase the supply of employment land in the Byron Shire, consistent with Action 6.6 in the North Coast Regional Plan 2036 and is pleased to endorse the investigation areas at Billinudgel, Bangalow, West Byron Bay, Mullumbimby and Gulgan Road North, subject to more detailed investigations at the planning proposal stage.

The investigations for these areas will need to address a range of issues, including flooding and the management of areas of high environmental value and heritage/cultural significance, to ensure that any proposed development is consistent with relevant State and regional planning provisions. A detailed assessment of agricultural capability and impact on surrounding land will be required as part of any planning proposal for the Mullumbimby, Bangalow and

Gulgan Road North investigation areas, consistent with Section 9.1 Direction 5.3 Farmland of State and Regional Significance on the NSW Far North Coast.

The agricultural investigations for the Gulgan North area should be undertaken in consultation with DPI Agriculture, at the Structure Plan stage in Action 14. Council should also undertake further community engagement at the Structure Plan stage to ensure that the community is well informed and engaged in the decision-making process.

- c. The Department supports the proposed strategic planning for the Gulgan East and West areas in Action 12 of the BILS, including the proposed preparation of a structure and staging plan for proposed new release areas. This preliminary strategic planning is important as a first step to determine the suitability and appropriate extent of the investigation areas, including consideration of:
- i. The agricultural potential of the sites and surrounding areas and the likely impact of development on regionally significant farmland
 - ii. Other major constraints, such as flooding and buffer requirements, that will determine the scope for potential development in the investigation areas;
 - iii. The relationship to surrounding uses, such as the Tyagarah Airstrip;
 - iv. Regional planning for employment lands and the potential for agricultural ancillary development (e.g. food packaging/production) in the Northern Rivers.
 - v. Infrastructure requirements, funding arrangements; and
 - vi. A land release program for the investigation areas.

The Gulgan East and Gulgan West areas may be approved by the Department as a basis for the preparation of planning proposals, following completion of Action 12.

- d. The Department supports the preparation of a database of developed and vacant zoned industrial land in Action 9 as an input to the annual North Coast House and Land Monitor, consistent with Action 6.7 in the North Coast Regional Plan.

Should you have any further enquiries about this matter, I have arranged for Mr Peter Cameron to assist you. Mr Cameron can be contacted on (02) 65885518.

Yours sincerely



11/11/2020

Jeremy Gray
Director, Northern Region
Planning and Assessment