

19-281 Resolved:

1. That the Employment Lands Strategy be updated to incorporate:
 - a) a State Policy Compliance Check (see Attachment 3 E2019/38001);
 - b) an overarching servicing and infrastructure delivery framework for industrial and business land;
 - c) business centre urban design principles and industrial land 'physical form' principles, including a requirement for a structure and staging plan for new release areas; and
 - d) an ongoing review of strategy actions in terms of their need, priority and clarity.
2. That at the request of the State government:
 - a) Site 5 Bangalow East be deleted from the Employment Lands Strategy as a Possible Investigation Area;
 - b) Lot 181 DP 755695 - 268 Ewingsdale Road be included in the Employment Lands Strategy as a Possible Investigation Area.
3. That the Employment Lands Strategy be renamed to 'Business and Industrial Lands Strategy'.
4. That the format of the Employment Lands Strategy be refined to generally align with the template in Annexure 1 of the 'Community Engagement and Submissions Summary Report' (Attachment 2 E2019/19253).
5. That both the Employment Lands Strategy and Background Report data be updated to:
 - a) correct or update relevant technical data to inform policy directions and/or intended outcomes over the Strategy's 20-year timeframe;
 - b) include clarifying statements as required to improve readers understanding of the documents;
 - c) refine the mapping of Industrial Precinct Investigation areas to exclude pending Environmental Zone areas.
6. That the Employment Lands Strategy actions relating to the Mullumbimby, Bangalow and Brunswick Heads business centres be revised to:
 - a) remove any references to (i) investigating an increase in building height up to 11.5m' and (ii) the words '*consistent with the Byron Town Centre*'; and
 - b) insert a new action '*to undertake an urban design review to determine appropriate building heights*'.

7. That the potential expansion area as shown on 'Figure 17: Bangalow town centre capacity analysis' of the Employment Lands Strategy be deleted due to the limited number of submissions, lack of clear direction in the submissions, heritage designation and adopted Village Plan.
8. That the potential southern expansion area as shown on 'Figure 24: Mullumbimby town centre capacity analysis' of the Employment Lands Strategy be deleted due to the limited number of submissions, lack of clear direction in the submissions and heritage designation.
9. That a new Employment Lands Strategy action be inserted to investigate opportunities for use of the Mullumbimby surplus rail corridor lands for mixed use purposes.
10. That the site specific request for 5 & 7 Browning Street Byron Bay not be included as a potential business centre expansion area, as inconsistent with the Byron Town Centre Master Plan.
11. That the Sand Hills potential expansion area as shown on 'Figure 20: Byron Bay town centre capacity analysis' of the Employment Lands Strategy be deleted as inconsistent with the Byron Town Centre Master Plan.
12. That a new Employment Lands Strategy action be inserted to update Development Control Plan provisions for business and industrial land requiring landscaped buffers along roadways to mitigate the negative visual impacts of industrial development — particularly along the Highway frontage and gateways to towns.
13. That the Employment Lands Strategy Action 2.1 be amended to replace words "*Commence planning for the release of Gulgan east and west as new employment precincts for industrial purposes*" with:
"Commence planning investigations for the Employment Strategy Site 3 - Gulgan East and Site 4 - Gulgan West Investigation Areas for industrial and supporting business purposes as follows:
 - i. *business case viability and modelling (including examination of the potential for food manufacturing anchor location)*
 - ii. *flood management*
 - iii. *infrastructure and access (road, rail and pedestrian/cycling) servicing*
 - iv. *environmental rehabilitation, enhancement and landscaping*
 - v. *cultural heritage and social impact assessment*".
14. That prior to reporting a final strategy back to Council for adoption before the end of the year:
 - a) staff consult with the community and relevant government agencies in regard to the *Gulgan North Precinct 'A' & 'B' (part of Lot 2 DP 1159910, 66 The Saddle Road, Brunswick Heads)*, as identified in 'Table 1' of this report; and
 - b) update the Employment Lands Strategy to reflect the outcomes of this consultation, as applicable.
15. That Council not support inclusion of the following sites as Possible Investigation Areas in the Employment Lands Strategy, for the reasons outlined in Table 1 of this report:
 - *Gulgan North Precinct 'C' & 'D' (part of Lot 2 DP 1159910, 66 The Saddle Road, Brunswick Heads); and*
 - *Lot 1 DP 940938 – Mullumbimby Road, Mullumbimby.*

16. That Council support *Lot 4 DP 635505 - 150 Lismore Road, Bangalow*, as identified in 'Table 1' of this report, being included in the Employment Lands Strategy as a Possible Investigation Area due to agglomeration of industrial land uses, suitable site topography, potential to connect to existing internal road network and to utilise existing access to Lismore Road.
17. That Council:
- a) not support further expansion of the IN1 zone (industry) on *part of Lot 7 DP 626084 – 204 Lismore Road, Bangalow*, as identified in 'Table 1' of this report, until such time as the landowner can demonstrate legal access off Bugam Place and subdivision development has commenced on undeveloped IN1 zoned land; and
 - b) if a subdivision development application has not been lodged by 1 July 2022, commence a process to rezone the undeveloped IN1 zoned land to RU1 to enable agricultural use of land consistent with the important farmland designation under the North Coast Regional Plan.
18. That a new section be inserted in the Employment Lands Strategy, along with supporting criteria/principles to guide 'Potential Anchor Location Activities' associated with:
- i health services
 - ii knowledge and creative industries
 - iii co-operative business and innovation hubs.
- (Coorey/Lyon)

The motion was put to the vote and declared carried.

Crs Coorey, Martin, Lyon, Ndiaye, Cameron, Hackett and Hunter voted in favour of the motion.

Nil Councillors voted against the motion.
