

Mr Mark Arnold
Acting General Manager
Byron Shire Council
PO Box 219
Mullumbimby NSW 2482

Our ref:
Your ref: #E2018/17131

Dear Mr Arnold

Byron Shire Draft Employment Land Strategy Preliminary Investigations

Thank you for the opportunity to participate in the site visits and workshop for the preliminary investigations for the draft Byron Employment Land Strategy. The site visits were helpful in understanding the context of the sites identified for investigation and the workshop with State agencies was valuable in understanding the potential constraints of each site.

As discussed at the workshop, it appears that each site has varying levels of physical constraints including significant farmland, traffic issues, ecological significance and flooding. I expect that the relevant agencies will provide advice on the extent of investigations required to address these specific matters.

Further to the comments Department staff provided at the workshop, there appears to be an opportunity for Council to take various approaches to providing additional employment land in the Byron local government area (LGA).

From discussion with Council staff the future residential release areas for the Byron LGA are likely to be located in the northern part of the LGA around Mullumbimby and Brunswick Heads. For this reason, the potential employment land sites that are close to these future residential areas would be preferred as close proximity between living and working locations has positive social, environmental and economic advantages.

Council has indicated there is a strong demand for live/work style developments in the LGA and, as discussed at the workshop, it may be of benefit to the community of Brunswick Heads if this type of land use was investigated for some of the land in the B4 Mixed Use zone in Brunswick Heads. The benefits would arise from locating small scale employment generating spaces in conjunction with residential accommodation to provide opportunities for start-up businesses while strengthening the community interactions in Brunswick Heads.

It is understood that Council is exploring the possibility of increased flood mitigation infrastructure at Billinudgel where an existing industrial estate is located. The industrial zoned land at Billinudgel contains traditional small scale industrial land uses. There could be benefits in expansion of this type of employment generating development in the Billinudgel locality if the flood risk for the land can be adequately mitigated. The



Natalie Hancock – Byron Shire Council

Selina Stillman

26 March 2018

Byron Shire Draft Employment Lands Strategy Development – Potential Release Areas

Dear Natalie,

Thank you for organising the Employment Lands Strategy Bus Trip and Workshop and providing DPI Agriculture the opportunity to comment on the potential release sites during this early stage of the Employment Lands Strategy development. Please see specific comments below.

Site No. Site Location

DPI Comment

1 Old RMS Construction Site east of Bangalow
Natalie Hancock – Byron Shire Council

The subject site is identified as

Selina Stillman

26 March 2018

Byron Shire Draft Employment Lands Strategy Development – Potential Release Areas

GOVERNMENT

Dear Natalie,

Thank you for organising the Employment Lands Strategy Bus Trip and Workshop and providing DPI Agriculture the opportunity to comment on the potential release sites during this early stage of the

Agriculture's preferred option is to avoid this important resource. The site forms part of a larger agricultural landscape and hence the same concerns exist as indicated for Site 1 above.

3 East of Gulgan Road Interchange

This site is considered to have the least impact on agricultural production potential with respect to the proposed sites identified. Existing land use and surrounding vegetation limit the potential for agriculture in this area. Consideration of land use conflict risk mitigation towards the southern boundary would be a requirement should development of this site proceed.

4 West of Gulgan Road Interchange

The subject site is identified as regionally significant farmland and again forms part of a larger

agricultural landscape although some rural residential properties are located on the south-eastern corner of the site. Avoidance of regionally significant farmland is the preferred option. Consideration of an agricultural ancillary development as discussed at the workshop may be appropriate following further investigation. Main concerns and considerations would include encroachment into an important agricultural resource that could lead to further speculation in this area; availability of and impact to resources, e.g. water, potential land use conflict risk.

Billinudgel Infill

It is understood from the discussion at the workshop that there would be potential for infill development at two sites within Billinudgel should potential flood mitigation actions proceed. DPI Agriculture would not have concerns with these two sites given the infill nature of the proposal.

West of Mullumbimby Industrial Estate

It is further understood that there could be potential for expansion of the Mullumbimby Industrial Estate to the west should potential flood mitigation measures be applied. DPI Agriculture would have concerns with the encroachment of this development onto regionally significant farmland given this forms part of a larger agricultural landscape. Further investigation into this proposal would be needed if it is determined that the required land needed to meet the demand could not be met elsewhere. DPI Agriculture would welcome further discussion should this proposal be considered by council to have merit.

Should you wish to discuss any of these matters further, please contact me on 02 66261215.

Yours sincerely



Selina Stillman
Agricultural Resource Management Officer, North Coast