

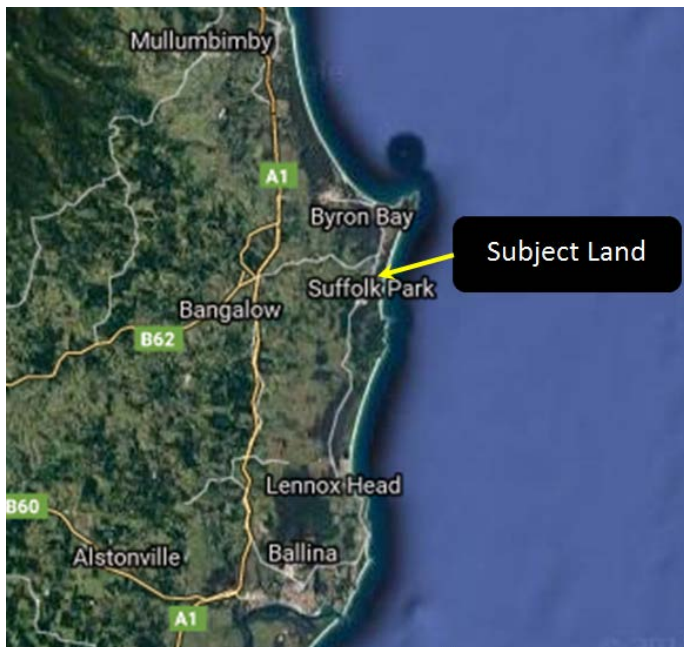
Redevelopment of the Former South Byron Sewage Treatment Plant **DRAFT** PRELIMINARY EXPRESSION OF INTEREST

1. Purpose of Preliminary EOI

1.1. Overview

The property is the site of the former South Byron Sewage Treatment Plant (STP) which has been demolished since its decommissioning in 2005. Remediation of the site is currently underway and will be completed prior to any further beneficial use of the site. The property is located within the southern fringe of the Byron Bay township and is formally situated within the suburb of Suffolk Park.

Byron Bay features various residential enclaves and commercial/retail precincts. The main CBD is centred on the intersection of Jonson and Lawson Streets, and consists of numerous two level commercial buildings, retail outlets and restaurants, together with various motels, hotels and low rise home unit development. This is a popular coastal residential town which attracts a large number of Australian and international tourists, including a strong contingent of backpackers. The residential areas comprise mainly semi-modern to modern style, average to good quality residential housing and units.



The surrounding development of the subject property is broadly shown in the above map. The immediate surrounding locality is diverse in nature. The Arakwal National Park is located opposite the property to the north and east. Tallow Creek forms the

eastern boundary. Tallows Beach is located on the eastern side of the Coastal reserve and is accessed via a footbridge. The 'Byron Holiday Park' caravan park adjoins part of the western and southern boundary.

Surrounding locality includes the Byron Bay Golf opposite to the west and the Byron Bay rugby league ground to the north-west. Nearby developments range from conventional detached houses, more modern residential developments, semi rural residential properties on above average sized allotments to the west, the Byron @Byron Resort to the south, a nursing home as well as the nearby local Suffolk Park commercial centre which includes hotel/motel and neighbourhood shopping centre.

Byron Shire Council is seeking preliminary Expressions of Interest from suitably qualified and experienced companies/consortia who would like to collaborate with Council on the master planning and redevelopment of this strategically located precinct at the southern entrance to Byron Bay (the Project). Council is also seeking and will consider feedback from the community about the future use of the site.

While this stage is a preliminary EOI, the project may ultimately be in the form of a public private partnership (PPP) with Council. Should the project proceed beyond the preliminary EOI, any future PPP will be prepared and implemented in accordance with the provisions of the *Local Government Amendment (Public Private Partnerships) Act 2004* and the *Local Government (General) Regulation 2005*.

1.2. Objective of the Project

The overall objective of the Project is the master planning and redevelopment of the high value (environmental, cultural, social, economic) and uniquely situated coastal property at the southern entrance to Byron Bay.

1.3. Purpose of this Request for Preliminary EOI

The purpose of this EOI is to:

- Invite responses from capable and experienced proponents to enable Council to gauge the level of preliminary interest in the project; and
- Based on level of interest, to allow Council to consider proceeding to the next stage of the project.

Proponents may be either consortia or individual firms, but Council will expect responses to demonstrate the project management, technical, financial, commercial and other



experience, capability and capacity, and quadruple bottom line benefit (environmental, social, cultural (including governance), economic) for the preparation of a detailed master plan and undertaking of future development at the site. This preliminary EOI is the first stage of the project.

2. The Opportunity

2.1. The Site

The subject site comprises of the following lots and areas:

Address: Broken Head Rd Byron Bay NSW 2481	Legal Description	Site Area (Ha)
Lot 1	Lot 1 DP573835	4.8910
Lot 2	Lot 2 DP573835	2.5930
Lot 7	Lot 7 DP580423	0.2761
TOTAL		7.76

The subject property comprises three allotments which form an irregular, hatchet shaped, 7.76 hectare parcel of land. Of the total land area, 1.99 hectares has been identified as unconstrained land.

The majority of the property is classified within the RU2 Rural Landscape zone under the Byron Local Environmental Plan (LEP) 2014. The far eastern section of the property is classified W1 – Recreational Waterways. The balance land is designated DM (Deferred Matter) under the new LEP 2014. The zonings for the land designated DM are 1 (d) (Investigation Zone) and parts of 5 (a) (Special Uses Zone) as per the Byron LEP 1988.

The land is slightly undulating over the western section of the property and rises to an elevated hill located within the mid section of the property. The land then falls to the eastern section of the land which includes two man made sewerage ponds. The rear eastern boundary of the land is formed by Tallow Creek.

The property is located on the southern fringe of the Byron Bay Township and north of the Suffolk Park precinct. The “Byron Holiday Park” Caravan Park adjoins to the south and west and the Arakwal National Park is opposite to the north and east. Tallows beach adjoins the coastal reserve to the east and is accessed via a bridge and public walkway which forms the northern boundary.

The subject property is close to infrastructure such as:

- Local state and catholic primary schools within 4 kilometres;
- Local state and catholic high schools within 1 kilometre;
- Byron Bay Golf Course opposite to the west;
- Tallow Beach located via a walking track approximately 500 metres to the east;
- Suffolk Park Shops and tavern within 1.5 kilometres;
- Regional shopping facilities within 4 kilometres; and
- Local transport within the immediate locality.

Regional shopping and commercial facilities and a hospital, airport and other educational establishments including a Southern Cross University campus are situated in Lismore.

Major services include reticulated water, sewerage, telephone and electric power which are adjacent to the boundary of the property. The properties have single road access to Broken Head Road. Broken Head Road is bitumen sealed with earthen shoulders fronting the property. This road is one of Byron Bay’s main arterial roads, servicing the southern section of Byron Bay and Suffolk Park to the towns CBD and Lennox Head and Ballina to the south. Vehicular access is easy and direct. Due to the hatchet shape of the site, it has minimal exposure to both vehicular and pedestrian traffic.

A pedestrian and cycleway currently traverses the northern edge of Lot 1 DP573835, and is a popular and important route connecting Byron Bay and beachside Suffolk Park. This access way is to be retained in perpetuity via the application of an easement on the title of the land in favour of Council. Council



will maintain responsibility for maintenance and operation of the access way.

The property was utilised as the South Byron Bay STP. Demolition works were undertaken in 2016 resulting in the removal of infrastructure relating to the treatment plant (comprising holding tanks, sheds and storage buildings and a separate shed that was located on the eastern side of the treatment ponds).

Remediation of the site by Council is underway and completion is anticipated mid-2018. The site will be remediated to an NEHF A level which allows for the most sensitive receptors using the site in future developments. The remediation is being undertaken in accordance with the NSW site auditor scheme to achieve the requirements of the NSW *Contaminated Land Management Act 1997*.

2.2. The Anticipated Development

Given the strategic value of the beachside properties at the southern entrance to Byron Bay, the site has the potential to host a landmark development that will be a catalyst to stimulate quadruple bottom line benefits for the Byron Shire.

Council resolved in its XXX meeting to *{insert resolution on retaining ownership}*. Council is interested in partnering with companies/consortia to ensure that a truly outstanding development is achieved on the site and yields benefits for the Byron Shire community.

The development should be sympathetic to neighbouring land uses and complement the Byron Bay Town Centre Master Plan (BBTCMP) 2016 which sets a vision and strategy to guide the future form of Byron Bay's Town Centre. The vision statement for the Byron Bay town centre is "*Connect the centre of Byron Bay with the spirit of its community*" and the development at this site should likewise reflect the spirit of the Byron Bay and Suffolk Park communities.

The BBTCMP can be viewed at:

<http://www.byron.nsw.gov.au/byron-bay-masterplan>

Recent consultations with the local commerce, tourism, indigenous and property sectors and identified the following development opportunities:

- High-end residential;
- Eco-residential studios (medium density);
- High-end tourism (resort style);
- Low-key tourism (affordable camping);
- Conferencing facility;
- Living and active community (affordable housing and childcare);
- Aged care;
- Commercial innovation hub;
- Pre-post film production facility;
- Education precinct;
- Civic space; and
- Environmental/biodiversity/cultural areas.

Other development opportunities may also exist within the bounds of Council's planning and development instruments. Council will consider mixed purpose developments in order to achieve the best social, environmental, economic and cultural outcomes.

The public access way extending along the northern boundary of the site provides pedestrian and cycle access between Suffolk Park and Byron Bay. This access way will be retained and operated by Council. Submissions should outline other aspects of the development proposed to be controlled and operated by Council. These may include:

- Public infrastructure (car parking, roads, cycleways, boardwalks);
- Environmental reserves;
- Public buildings; and
- Recreational areas (sports fields, passive recreation).

2.3. The PPP

This preliminary EOI is the first step in a process where Council is considering options for the development of this precinct. Depending on the response received to the preliminary EOI and the input received from the community on the preferred use of the site, Council will consider whether to proceed further. If Council does choose to proceed, it may be in the form of a PPP which will be conducted in accordance with PPP provisions of *Local Government Amendment (Public Private Partnerships) Act 2004* and the *Local Government (General) Regulation 2005*.

3. The Response

3.1. Content of the Response

Council requires the following information to be submitted as your expression of interest.

1. Statement of capabilities

Please outline the capabilities of your company/consortia that are relevant to this project.

2. Statement of previous, relevant experience

Please provide examples of previous projects you have been involved in with local government where you have undertaken master planning and development.

3. Initial development concept

Please provide an initial development concept, outlining your thoughts on the types of development possible on the site, using section 2.2 of this document as a guide to the type of development Council is anticipating.

4. Quadruple bottom line benefit

Please provide information on how the project will address quadruple bottom line elements for the Byron Shire. These may include items proposed in the Office of Local Government table below:

Social	Environmental	Economic	Civic Leadership
<ul style="list-style-type: none"> • Access and equity issues • Cultural activities • Recreation and active living • Built environment – urban design and planning for growth • Providing and maintaining community facilities • Heritage issues • Consultation networks • Public health and safety • Affordable housing • Education • Transport links between communities in our LGA 	<ul style="list-style-type: none"> • Total water cycle management • Preserving biodiversity • Waste management • Protecting specific environmental features • Climate change impacts and initiatives • Alternative energy sources • Air quality • Environmental impact of development • Environmentally sound operation of assets 	<ul style="list-style-type: none"> • Regional economic profiles and opportunities • Economic sustainability strategies • Commercial and industrial opportunities • Small business strategies • Tourism • Providing vocational pathways • Supply chain issues • Transport and trade links with other centres • Financial sustainability of the council 	<ul style="list-style-type: none"> • Policy frameworks • Decision-making principles and allocation of priorities • Leadership and representation • Levels of service • Council's role as a responsible employer • Business efficiency and probity expectations of the council • Ethical practices • Consultation and community participation in decision making • Community ownership and implementation of the strategic plan

Contact details

Please provide the contact details of your company/consortia.
Please limit your response to a maximum of **ten (10) A4 pages**.

3.2. Consideration of the Response

Council will use your response to assist in determining whether there is interest from suitably qualified and experienced companies/consortia to warrant Council proceeding to the next step of the project. The decision to proceed to the next step will also be informed by the input received from the community on the preferred use of the precinct.

3.3. Response Due Date

Submissions are due at Council by: **4pm on Friday XXX 2017**.

Submissions are to be sent to:

Nikki Bourke
Project Officer, Assets and Major Projects
Byron Shire Council
PO Box 219 Mullumbimby NSW 2482

Or electronically (PDF format) to:

council@byron.nsw.gov.au

3.4. Further Information

For further information please contact Nikki Bourke, Project Officer on 02 6626 7086 or nikki.bourke@byron.nsw.gov.au