



IRF20/1403

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 of 5 March 2020 in relation to the Byron Shire Business and Industrial Lands Strategy, which was adopted by Council in December 2019.

I would like to acknowledge Council's efforts and commitment in preparing the strategy and commend Council for seeking a comprehensive approach to strategic land use planning for the Byron Shire.

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

- a. The Department supports the Direction in the Strategy to enable business centres to retain an individual identity and fulfil their potential and the aim of the strategy to provide guidance on the development of key precincts, including development close to Byron Central Hospital. It is recommended that Council prepare a precinct plan for land around the Byron Central Hospital to inform the preparation and assessment of individual development proposals and ensure the long-term functionality of this key service precinct in the Byron Shire.
- 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*.

The Department is pleased to endorse the planned investigation areas at Billinudgel, Bangalow, West Byron Bay and Mullumbimby subject to more detailed investigations at the planning proposal stage. The investigations will need to address a range of issues, including the management of areas of high environmental value, flooding 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 and

Bangalow investigation areas, consistent with Section 9.1 Direction 5.3: Farmland of State & Regional Significance on the NSW Far North Coast.

- c. The 'Business and Industrial Suitable Land Principles' on p.79 of the BILS should be amended to be consistent with the Land Release Criteria in the North Coast Settlement Planning Guidelines 2019. The 'important farmland' provisions in the Business and Industrial Land Suitability Principles should be amended to align with Section 9.1 Direction 5.3, the *North Coast Regional Plan 2036* and the Northern Rivers Farmland Protection Project - Final Recommendations, February 2005.
- d. The Department supports the proposed strategic planning for the Gulgan East and West areas in Action 12 of the BILS and recommends that this is extended to include the Gulgan North area. The Department is willing to assist in the delivery of this action. 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. The potential for agricultural ancillary development (i.e. food packaging, food production etc.);
  - v. The potential impact of business park development on existing business centres;
  - vi. Infrastructure requirements;
  - vii. Funding arrangements; and
  - viii. An appropriate land release program.

Council is also asked to review the need for additional employment land in the Gulgan East, West and North areas as part of a land release program for the Byron Shire, noting that the estimated yield in the endorsed investigation areas and existing vacant industrial areas will exceed the 8-12ha total projected demand, which Council estimates will be needed by 2040. The Gulgan West area alone is approximately 50ha.

It is recommended that Council collaborate with other Northern Rivers councils and the Department of Planning Industry and Environment to build an evidence base, consistent with Action 5.1 of the Regional Plan and Principle 2 of the North Coast Settlement Planning Guidelines, to '*consider a regional approach to land supply*'.

Until this strategic planning is completed, the Gulgan East, Gulgan West and Gulgan North areas are not approved as investigation areas for the purpose of planning proposals. Council may wish to show these areas as 'preliminary investigation areas', for strategic planning purposes, noting that they have not been approved by the Department at this time.

These areas may be considered in a future review of the Byron Shire Business and Industrial Lands Strategy, following the strategic planning

described above, that would be submitted to the Department for review and approval, as the basis for planning proposals for the investigation areas.

- e. 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.

Council is requested to forward a copy of the revised strategy to the Department once the above amendments have been made.

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 6588 5518.

Yours sincerely



12-5-2020

**Jeremy Gray**  
**Director, Northern Region**  
**Local and Regional Planning**