

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

Report No. 13.9 **PLANNING - 26.2022.2.1 Gulgan North Planning Proposal -**
BILS Area 5
File No: I2023/142

23-490 **Resolved** that Council:

1. Notes the current deficit of available zoned and fit for purpose 'Business and Industrial Land' in Byron Shire, and that the Planning Proposal for Area 5 Gulgan North partly addresses this.
2. Notes that the Planning Proposal provides for a mix of uses compatible to the site opportunity and constraints, including a new sub land use category of 'Work-Live' dwelling.
3. Accepts the applicant's letter of offer to enter into a Planning Agreement (Attachment 10 E2023/102502) with Council as part of this planning proposal and require that a draft Planning Agreement be prepared in accordance with the letter of offer.
4. Amends the Planning Proposal land use zone mapping to accord with Figure 5 of this report.
5. Amends the Planning Proposal to identify the subject land on a Local Clauses Map, with that portion of the subject land proposed to be zoned E3 Productivity Support identified as a 'Work-Live precinct'.
6. Prior to requesting a Gateway determination:
 - a) requires the proponent to submit an updated Cultural Heritage Assessment,
 - b) forwards the draft planning proposal and relevant studies to Transport for NSW to obtain an 'in-principle' agreement to a speed zone reduction at the approach to the proposed roundabout,
 - c) forwards the draft planning proposal and relevant to studies to the Biodiversity Conservation Division of the NSW DPE for comment and any necessary changes to the Planning Proposal
7. Pending completion of '6, finalise and forward the planning proposal and supporting documents for the land known as Area 5 Gulgan North (informed by the Byron Shire Business and Industrial Lands Strategy) to the Department of Planning and Environment for the purpose of obtaining a Gateway Determination, and that Council exhibit the Planning Proposal in accordance with the Gateway Requirements.

BYRON SHIRE COUNCIL

ORDINARY MEETING MINUTES

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8. Notes that a draft Development Control Plan to support the Planning Proposal will be prepared to manage building design and general site requirements including public transport, active transport, location of any bus stops and integration with any intersection upgrade and be exhibited alongside the Planning Proposal.
9. Notes that legal drafting of the draft Planning Agreement will be prepared and exhibited alongside the Planning Proposal. (Westheimer/Lyon)

The motion was put to the vote and carried unanimously.

Crs Dey, Ndiaye, Lyon, Westheimer, Balson, Pugh and Hunter voted in favour of the motion.

Nil voted against the motion.

STAFF REPORTS - GENERAL MANAGER

Report No. 13.1 **Bangalow Heritage House**
File No: I2023/1370

23-491 **Resolved** that Council:

1. Defers consideration of this matter until no later than December 2023 so that Council can engage with the Bangalow Historical Society about the matters raised during public access regarding the future use of Bangalow Heritage House.
2. Appoints Councillor Pugh as a councillor representative and Councillor Dey as an alternative to be involved in these discussions. (Dey/Ndiaye)

Cr Ndiaye left the Chambers at 11:24AM.

The motion was put to the vote and carried.

Cr Ndiaye was not present for the vote.

Cr Ndiaye returned to the Chambers at 11:26AM.

DELEGATES' REPORTS

Delegate's Report No. 12.1 **National Inaugural First Nations Dingo Forum**
File No: I2023/1560

Cr Balson gave a Delegate's Report on the National Inaugural First Nations Dingo Forum.