

# Preliminary Draft DCP for exhibition with the BILS Area 5 Planning Proposal.

## Note:

The Draft DCP is currently under review. A secondary exhibition will include all proposed elements of the Draft DCP. This will occur when LEP planning controls have been determined for the site.

# Byron Shire

# Development Control Plan 2014

## Chapter E11

## Gulgan (BILS Area 5)



BYRON  
SHIRE  
COUNCIL

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## E11 Gulgan (BILS Area 5)

### E11.1 Introduction

This Plan is called Byron Shire Development Control Plan Chapter No. E11 – Gulgan (BILS Area 5). This Development Control Plan Chapter provides a framework to guide the future development of the Gulgan North Business and Industrial Lands Area 5 (Gulgan). The document specifies subdivision, built form, environmental protection and other controls to achieve the vision for Gulgan.

### E11.2 Where this Section Applies

This Chapter applies to the land defined by a heavy black line on **Figure E11** known as Gulgan (BILS Area 5).

Relevant State Environmental Planning Policies (SEPPs) and BLEP 2014 are the statutory environmental planning instruments applicable to the site and will prevail over any inconsistencies with provisions contained in this Chapter. Development within Gulgan must comply with this Chapter, as well as other relevant Chapters in the Byron Shire Development Control Plan 2014 (BDCP 2014). In the event of any inconsistency between this DCP Chapter and other Chapters within BDCP 2014 or any other plan or policy of Council, this Chapter will prevail to the extent of the inconsistency.

### E11.3 Aims and Objectives of this Chapter

The general aim of this Chapter is to provide directions and specified provisions that will optimise the development and management of the subject land in relation to the aims set out in the Byron LEP 2014 (BLEP 2014) and other applicable strategies as noted below.

The specific objectives are to:

- Recognise and Care for Country;
- Promote and implement the principles of Ecologically Sustainable Development;
- Enhance and protect ground and surface water quality and hydrology and deliver development in accordance with the principles of Water Sensitive Urban Design (WSUD);
- Contribute to the implementation of the Byron Biodiversity Conservation Strategy, by protecting, enhanced and restoring the bio-physical environment;
- Contribute to the implementation of Byron Shire Affordable Housing Initiatives, the Biodiversity Conservation Strategy, the Byron Shire Cultural Policy and applicable objectives as outlined in the Community Strategic Plan 'Our Byron, Our Future';
- Contribute to the implementation of the Byron Shire Business and Industrial Lands Strategy (BILS) and the range of services and employment opportunities available to the Shire by:
  - a) Supporting a network of economic activity.
  - b) Supporting or create a local workforce.
  - c) Providing affordable working and work live accommodation.
  - d) Defining an appropriate mix and density of business and commercial

development on parts of the site with associated accommodation ("work-live").

- Give effect to the business and industrial land suitability and design principles as adapted from NSW State Government's 'Better placed' and Urban Design for Regional NSW design policy;
- Adopting the BILS strategy land design principles concerning Better value; Better working; Better performance and Better community.;
- Consider people and community by increasing economic activity and investor confidence so that it is a desirable place in which to work, invest and live by:
  - a) ensuring that the siting, scale and intensity of development enhances and protects Byron Shire's social and cultural qualities;
  - b) responding to local and regional values, community needs and aspirations; and
  - c) reflecting Byron Shire's character and scale;
- Help strengthen the resilience of Byron Shire; and
- Establish good, long term site governance to manage the property.

## E11.4 Desired Future Character

### Note:

Planning controls pertaining to this section are currently under review. A secondary exhibition will include all proposed elements of the Draft DCP. This will occur when LEP planning controls have been determined for the site.

### E11.5.1 Achieving the Desired Future Character

This Plan aims to achieve the Desired Future Character of the site as described in Section E11.4 by:

1. Providing a Precinct Plan for the major elements of Gulgan (refer to **Figure E11.2**);
2. Specifying Principles that must apply to development of the site;
3. Specifying objectives, performance criteria and prescriptive measures for a number of environmental elements relevant to the future development of Gulgan; and
4. Specifying ecological enhancement measures that are to be undertaken.

### E11.5.2 Precinct Plan

The Gulgan Precincts Plan (**Figure E11.2**) illustrates the major components and structure of the

developed site. These components include:

- a) Land use 'precincts'
- b) Major entries / exits;
- c) Internal access connections; and
- d) Zone boundaries.

The Precincts Plan provides a framework for development at Gulgan. It will assist developers and designers in understanding the context for their proposed development.

There are three 'development Precincts' and the residual part of the site that will become Community Title 'common property' after subdivision. The access road will be a Public Road. This lot will encompass the Environmental Conservation, Management and Rural Landscape Zones.

### Note:

Planning controls pertaining to the DCP sections listed below are currently under review. A secondary exhibition will include all proposed elements of the Draft DCP. This will occur when LEP planning controls have been determined for the site.

- Precinct A: E3 Productivity Support zone and Work Live area
- Precinct B: Artisanal industry E4 General Industrial zone
- Precinct C: Light Industry E4 General Industrial zone
- Precinct D: Conservation and managed landscape

## E11.5 Design and Development Controls

E11.5.1 Land Use, Management and Environmental Assessment

E11.5.2 Setbacks

E11.5.3 Environmental Assessment

E11.5.4 Access and Car Parking

E11.5.5 Building Design

## E11.6 Site and Open Space Design

- E11.6.1 Site and Landscape Design Precinct A
- E11.6.2 Site and Landscape Design Precinct B and C
- E11.6.3 Lot Size and Subdivision
- E11.6.4 Water Cycle Management
- E11.6.5 Ecological Enhancement

**Figure E11.1 Gulgan (BILS Area 5) DCP Area plan**





**Figure E11.2 Precinct Plan**

