

MEETING DATE / TIME	Thursday 18 August 2017 – 4:30 pm to 7.15pm
LOCATION	Byron Shire Council Chambers, 70-90 Station St, Mullumbimby

ATTENDEES

PANEL MEMBERS	Garry West (Chair), Stephen Gow, Sharyn French, David Milledge
COUNCIL ASSESSMENT STAFF	Rob van Iersel
OTHER	Nil

BRIEFING MATTER(S)
2016NTH015 – Byron Shire – DA 10.2016.283.1

Rural Industries Food Precinct - The proposal is to develop a Rural Industries Food Precinct on the subject site in Stages comprising three (3)x 5,000 square metre Rural (Agricultural) Industrial Buildings B1, B2 and B3 that can be doubled in size to 10,000 sq. m in later stages, a 3,000 square metre rural industry building B4, three (3) rural industry buildings of 800 square metres B5, B6 and B7, plus, a 1,000 sq.m. food excellence Facility C1 where local and regional agricultural produce can be prepared and presented to food purchasers such as overseas and domestic buyers as well as the general public. Within building C1 will be a restaurant / cafe take away food shop primarily catering for onsite employees and limited public visitor use. Building A1 is an existing dwelling relocated within the site to be used as an administration centre and information building.

The Panel heard submissions from members of the public and other stakeholders on the matter, and requested that the Council ensure that the issues raised by speakers be addressed in the assessment report.

VERBAL SUBMISSIONS

NAME	NAME
Pam Brook	Will Brook
Jane Laverty	Adrian Kennedy
Simon Field	Ean Jones
Renae Baker	Linda Sparrow
Jenny Bird	Alex Smith
Tony Gilding	Ian Holmes
Tony Hart	Chris Pratt
John McIntosh	Melanie Hughes
Jo Miller	Don Osborne
David Fligelman	Richard Jones
Peter Shoobridge	Rebecca McEwan
Massimo Scorsese	Bruce Bernauer
Rebecca Sargeant	Cheryl Renney

Councillor Simon Richardson	Councillor Basil Cameron
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PANEL COMMENT

The major issues raised from the community at the Public Briefing are summarised as follows:

- The capacity to consolidate and cluster existing regional food business operations in one location, in response to an urgent need in the industry.
- Potential for growth in the region's food production industry for domestic and export consumption, with related employment opportunities for the community.
- The intention to manage transport and traffic issues through load aggregation and management arrangements to protect Byron Street in Bangalow, supported by GPS tracking systems.
- Opportunity for sustainable food manufacturing industry.
- Need to stimulate long term economic growth in Northern Rivers Region.
- Negative impacts on / loss of prime agricultural land.
- Potential adverse ecological impacts from the development, including Threatened fauna impacts. Adequacy of the ecological impact assessment is questioned.
- Waste water/effluent impacts, particularly on Byron Creek, exacerbated by flooding.
- Uncertainty and concern about the exact nature of the land uses proposed, consequent impacts and their permissibility in the land use zone (RU1 – Primary Production) within which the site is located, considered to be industrial rather than primary production development.
- Claimed need for development disputed, in conflict with other planning instruments, whether development is "designated development".
- Bulk and scale concerns.
- The potential for negative impacts on the amenity of Bangalow and its community, traffic/pedestrian safety, noise, odour, tourism, visual, cultural and heritage impacts. The proposed development does not enjoy a social license from the community.
- The development is inconsistent/incompatible with predicted future Bangalow industrial development direction.
- The proposal would result in ribbon development on the southern approach to Bangalow.
- The project would be better situated in a location which can offer industrial/employment land with more direct access to the Pacific or Bruxner Highways.
- Traffic Impact Assessment lacks credibility. Safety issues associated with the Lismore Road, physical impacts on heritage values.
- Public interest benefits questionable.

The Panel has yet to confirm a date in which this matter will be determined.