



MEETING DATE / TIME	Tuesday 19 June 2018 Session One, opened 3pm, closed 5.30pm Session Two, opened at 6.30pm, closed at 8.35pm
LOCATION	Mullumbimby Civic Hall, 55 Dalley Street Mullumbimby

ATTENDEES

PANEL MEMBERS	Garry West (Chair), Stephen Gow, John Griffin, Katie Milne
APOLOGIES	Vanessa Ekins
DECLARATIONS	<p>Pamela Westing declared a non-pecuniary conflict of interest as several of the submitters are known to her personally.</p> <p>Shannon Burt, David Milledge and Sharyn French all declared a non-pecuniary conflict of interest due to their involvement with the applications in their various positions held at Council.</p> <p>The Panel notes that Cllr Simon Richardson had also declared a non-pecuniary conflict of interest however prior to the meeting resigned as a council nominated member of the JRPP to allow him to address the Panel.</p>
OTHER	Kim Holt, Planning Panels Secretariat

BRIEFING MATTER(S)

2018NTH007 – Byron - DA10.2017.661.1

Ewingsdale Road Byron Bay

Subdivision of Six (6) Lots into Three Hundred and Eighty-Seven (387) Lots consisting of Three Hundred and Seventy-Eight (378) Residential Lots, Two (2) Business Lots, Two (2) Industrial Lots, One (1) Recreation Lot and Four (4) Residue Lots.

2017NTH013 – Bryon - DA10.2017.201.1

Ewingsdale Road Byron Bay

Stage 1 – Subdivision of Nine (9) Lots into Two Hundred and Ninety (290) Residential Lots in Nine (9) Sub-Stages, Stage 2 – Concept Plan for Residual Land including Medium Density Residential, Low Density Residential, Commercial, Industrial, Recreational and Environmental Management Precincts.

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.

ORAL SUBMISSIONS WERE HEARD FROM THE FOLLOWING PERSON(S):

Session One

- Asren Pugh on behalf of the Bangalow Koalas and Friends of the Koalas
- Dailan Pugh on behalf of Beacon Conservation Group
- Alison Crook on behalf of Bangalow Country Women's Association
- Dr Mary Gardner on behalf of Belongil Catchment Group
- John Lazarus on behalf of Byron Environment Centre
- Prisca Du Ressac on behalf of Star Nature Group
- Colin (surname not recorded) Bundjalung man
- Andrew Murray
- Asren Pugh
- Bruce Clark
- Eric Freeman
- Miranda Burne
- John Sparks
- Boyd Warren
- Tim Hochgrebe
- Ria Keenan on behalf of Tamara Smith, Member for Ballina
- Maryanne Smith
- Christine Willmot
- Jo Faith
- Peter Westheimer
- Brian Donnellan

Session Two

- Cr Simon Richardson on behalf of Byron Shire Council
- Cr Cate Coorey on behalf of Byron Residents Action Group
- Anthony Pangallo on behalf of Skinners Shoot Residents Group
- Cr Basil Cameron on behalf of Byron Shire Council
- Maia Osborn on behalf of Sustainability Environment and Education Research Cluster – Southern Cross University
- Tom Vidal on behalf of the Belongil Swamp Drainage Union
- Paul Jones & David Frappell on behalf of Butler Street Community Network
- Veda Turner on Behalf of Dune Care Group
- Susan Skyvington on behalf of Mullumbimby Residents Association
- Damian Antico
- Louise Harrison
- Giles Parkinson

PANEL COMMENT

The following is a summary of the issues raised:

- Need for effective habitat protection for koalas and other fauna and the Wallum Sedge Frog

- Compatibility between the two developments doesn't occur, needs Master Plan. Open space inadequate
- Acoustic barrier visual impacts and setback requirements to facilitate future road and bikeway requirements
- Lack of a Species Impact Statement or a Biodiversity Development Assessment
- Health of the Belongil Estuary/ICOLL including impact of additional sewerage load
- Lack of "social licence" or social impact assessment
- The type, bulk, scale and size of the development
- Expected traffic generation excessive for the existing road network. Rezoning was based on traffic impact of 6,000 vehicles daily, compared to 16,000 trips currently proposed
- Proposed cut and fill and vehicle impacts associated with the fill
- Impact on environmental zones
- Impacts on coastal wetlands, consistency with Coastal SEPP map
- Flooding and stormwater impacts, climate change impacts
- Acid Sulphate Soils
- Groundwater issues and impacts
- Size of the catchment and associated hydrology issues including stormwater impacts on Melaleuca Drive and neighbours' properties
- Community consultation process regarding the rezoning
- No consultation by current developers with impacted neighbours and infrastructure managers
- Site is constrained by lack of adequate road network
- Strategic planning background / process for this site
- Previous Far North Coast Regional Strategy (2006-2031) regarding site environmental constraints
- Government housing targets for Byron Shire
- Alternative uses/development opportunities
- Potential population increase
- Bypass road issues
- Tourism and other economic impacts. Byron needs to remain functional for tourism to thrive
- Housing affordability and short term holiday let issues
- Impacts on local farming enterprises
- Loss of Byron character
- Visual impact from scenic locations
- Proposed development not considered ecologically sustainable, not compatible with Aboriginal culture
- Need for EPBC referral and assessment
- Need for Sensitivity Analysis

When the Assessment Report is received from Council the Panel will meet to conduct a site inspection and seek any clarifications necessary. A Determination meeting will be scheduled when the Panel is satisfied they have all necessary information. This meeting will be advertised and all submitters will be notified.