



Manentia
Ubicumque

BYRON BAY PLANNING & PROPERTY CONSULTANTS

CHRIS LONERGAN – Town Planner

Town Planning Consultants : Environmental Impact Assessment : *Project Design : Sustainable Design*

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Attn Rebecca Mercer

Additional Information PAN 290211 – DA 10. 2022.537.1

Use of Two Exempt Sheds as a Rural Industry & Design Parking and Landscaping.

Lot 2 D.P. 735538 No 736 Federal Drive Federal

I refer to the above and councils recent request for additional details on traffic movements, loading and the building design.

Please find attached final updated drawings of the proposed buildings.

We request that these plans be accepted by Council as they do not change the overall intent or location of the two buildings proposed, and as such meet the provisions of Sec 37 "Amendment of development application", under the provisions of the Environmental Planning and Assessment Regulation 2021.

See attached amended plans dated 23/06/2023

Also attached are plans from Aldersons & Associated detailing Disability Access Parking Space Long Section, dated 27/07/2023 as requested.

Operationally, Shed 1 dispatch is serviced by couriers and Australia Post and the occasional LRV.

Waste management, like at their current place of operations in the Byron Industrial Estate, will rely on yellow and red bins which are picked up approximately 20 meters from the entrance on Federal Drive.

Excess cardboard packaging from deliveries will be delivered to the tip once per month by our staff. We have an extensive recycling program using Terracycle, along with an in-house composting system and procedure that will feed into the on-site composting for botanical production so there is minimal waste production on site.

Stage 2, being Shed 2, will function as a separate wing of the Shed 1 operation, and it will be responsible for the botanical extraction to create ingredients for manufacturing used in Shed 1. These ingredients can either be carried over by hand as they will be in small, concentrated form, or rolled over from Shed 2 to Shed 1 on a cart.

In this regard, Shed 2 will only be serviced by the farm production staff on-site and small tractor. It will otherwise only serve as additional administrative, storage and work space for the Synthesis Organics team.

All functions requiring vehicle access are limited to Shed 1 which is why it is strategically located near the entrance to the property.

As mentioned to council on a recent site visit, the landuse is a artisanal boutique, small batch manufacturer, which won't change.

However, should the dispatch capacity ever expand to a point where it will require pickups from HRV's, then this would trigger the relocation of the dispatch operation to a warehouse in the Byron

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Industrial estate, which would be far more pragmatic and sensible, while maintaining the Federal operation for botanical production and small batch manufacturing only.

Likewise should the business ever require to manufacture large scale, then it will contract manufacture with local business such as Cawarra.

The subject Federal facility is only for small batch and Research and Development, and it has never been envisaged for large scale mass production.

As previously indicated in the DA, the development is to be operated by Synthesis Organics. The Rural Industry will involve the manufacture of organic skincare and botanical skincare products, which will use herbs to be grown on site, as well as those supplied by local farmers. Substances used are to be managed on site in accordance with the annexed Safety Data Sheets, which accord to Regulation (EC) no. 1907/2006.

It is hoped that this application can now be approved in a short time frame.

Should you have any questions do not hesitate to contact me.

Yours Sincerely

CHRIS LONERGAN. B.A. (Town Planning U.N.E.)

27th. July 2023.

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