

# NEW HUB TO PROVIDE BUSINESS OPPORTUNITIES

by Jonathon Spain

Those possessing local knowledge stretching back to the early 1990s may recall the intriguing tale of Keith Coates, an aspiring developer and earthmoving contractor, who set about filling, compacting and levelling a sizable building envelope at 36 Sibley Street, Nimbin (not far past the Nimbin Servo).

Keith's objective was to build light industrial workshops and self-storage units. He obtained development consent for the project along with building approval for stage 1.

Due to Keith's work, approval for a two-stage development has remained in place within the terms of the existing consent.

Essentially, stage 1 of the project comprises: (a) two storage buildings, divided into 38 mini-storage units overall (Stage 1A); along with (b) three light industrial buildings, comprising seven factory workshop units in total (Stage 1B).

Stage 2 essentially doubles the size of stage 1, but will probably be the subject of a s.4.55 modification to the established DA so as to achieve some minor repositioning of approved buildings, as depicted in the concept plan.

Despite significant on-site work being carried out pursuant to the development and building consent conditions, Keith was murdered in the 90s, and consequently the entire project ground to an immediate halt... until now.



Acting as secretary of Alternative Arts and Industry Pty Ltd, as trustee for investors in the Alternative Arts and Industry Unit Trust, I have dedicated a great deal of time and energy over the last five years to bringing to fruition the project that Keith began all that time ago.

Now after many years of detailed and meticulous planning, we are aiming to complete Stage 1A (mini-storage units) over the next 12 to 18 months with Stage 1B (the industrial units) perhaps six to 12 months after that.

It is also possible that both Stage 1A and Stage 1B will be built concurrently, which would bring forward the completion overall.

The project is intended to bring much needed services and economic opportunity to Nimbin. Too often, local people are forced to travel a significant distance for basic goods



and services that could and should be locally available.

The aim is to create valuable, local opportunities and help to establish businesses that will become part of an innovative and productive commercial/light industrial hub and service our local community.

In general terms, the Stage 1B factory workshop/light industry buildings would be suitable for processes (or handicrafts) carried out for trade, sale or gain.

The buildings or individual

units can be used for production, assembling, altering, repairing, finishing, packing, or cleaning of goods or produce. This includes buildings such as a mechanic's workshop, even a laboratory.

Some buildings or units may also be used for food processing and manufacture.

Broadly speaking, Stage 1B, comprising seven factory units in three large buildings, will be well suited to 'light industry', which is defined in the LEP as being:

*"a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following: (a) high technology industry, (b) home industry, (c) artisan food and drink industry."*

Further to point (a), and for those of you frustrated by inadequate Internet, we expect that the industrial buildings will be connected by high speed fibre to the building, superior to anything the NBN has to offer (and with hi-speed wireless NBN also available). There is a fibre optic pit on the property for this purpose, though the connection is presently subject to approval by Telstra.

The 38 smaller mini-storage units comprising Stage 1A are classified as Class 7B buildings. Each of these will be 3m wide x 6m deep, with a roller door at the front, much like a single car garage. Whist many of these may simply be used for self-storage, some of these will be designed for the display of goods or produce for sale by wholesale.

If you are interested in establishing or moving your business to Nimbin's Alternative Arts and Industrial estate, or using the mini-storage facility once constructed, email: [nimbinstorage@gmail.com](mailto:nimbinstorage@gmail.com) so that you can be added to the database of potential tenants and/or keep you updated as the project progresses.

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