BYRON ECOPARK HOLDINGS P/L

THE CONCEPT SUMMARY 2026





A Regenerative Precinct for Culture, Innovation & Ecological Stewardship

Founder: Dieter Horstmann

Location: Tyagarah, Northern NSW, Australia

Land Size: 73 hectares (175 acres)

We acknowledge the Bundjalung people of Byron Bay – the Arakwal, Widjabal and Minjungbal peoples – as the Traditional Custodians of the land on which we live and work. We pay our respects to Elders past and present, and extend that respect to all Aboriginal and Torres Strait Islander people who now reside within the Shire.

BEP-CS-V8 2026

1. Executive Summary

Byron Eco Park is a visionary regenerative precinct located in Tyagarah, NSW, founded by environmental steward and cultural facilitator Dieter Horstmann.

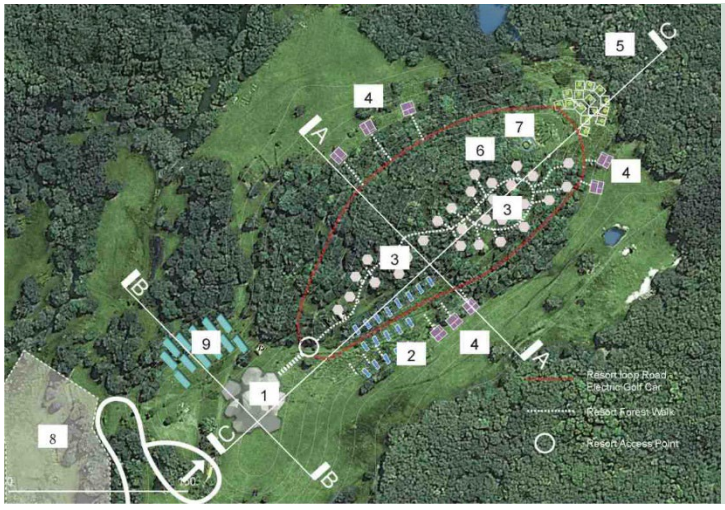
The project integrates sustainable technology, ecological restoration, cultural expression, and ethical enterprise across a 73-hectare property known as *Eagle Farm*.

The Park is designed as a living showcase of what becomes possible when community, innovation, and nature work in harmony. With nearly 1.9 million annual visitors to the Byron region, Byron Eco Park is positioned to become a landmark destination for eco-tourism, arts, education, and sustainable industry.

The project blends:

- Monumental art
- Agrivoltaics & Battery Storage
- Commercial EV Truck Stop & Charging Station
- Eco-Crete and sustainable building technology showcase
- Wildlife conservation and care
- Eco-accommodation
- Smart-grid energy systems including V2G (E.ON Next & E.ON Drive) Made in Europe
- Aviation tourism
- Reafforestation
- Cultural and educational facilities

Byron Eco Park is not simply a development — it is a legacy project intended to uplift the region, honour First Nations heritage, and model a regenerative future.



Proposed Eco Resort Masterplan - Aerial view

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BSC File No: LMC/AMR/224070D x 10.2001.651.1 (#322660)

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION
issued under the
Environmental Planning and Assessment Act, 1979 Section 81(1)(a)

Development Application No. 10.2001.651.1

2 May 2002

Applicant's Name and Address

Mr D Horstmann
PO Box 549
BYRON BAY NSW 2481

Land To Be Developed:	Lot 1 DP 882985, 19 Grays Lane, TYAGARAH
Proposed Development:	Environmental Facility (observation tower/deck)
Building Code of Australia Building Classification:	10a (observation deck/tower)

Determination

Made On:	1 May 2002
Determination:	**Consent granted subject to conditions described below**
Consent to operate from:	2 May 2002
Consent to lapse on:	2 May 2005

Details of Conditions *(including Section 94 contributions)*

Parameters of this consent:

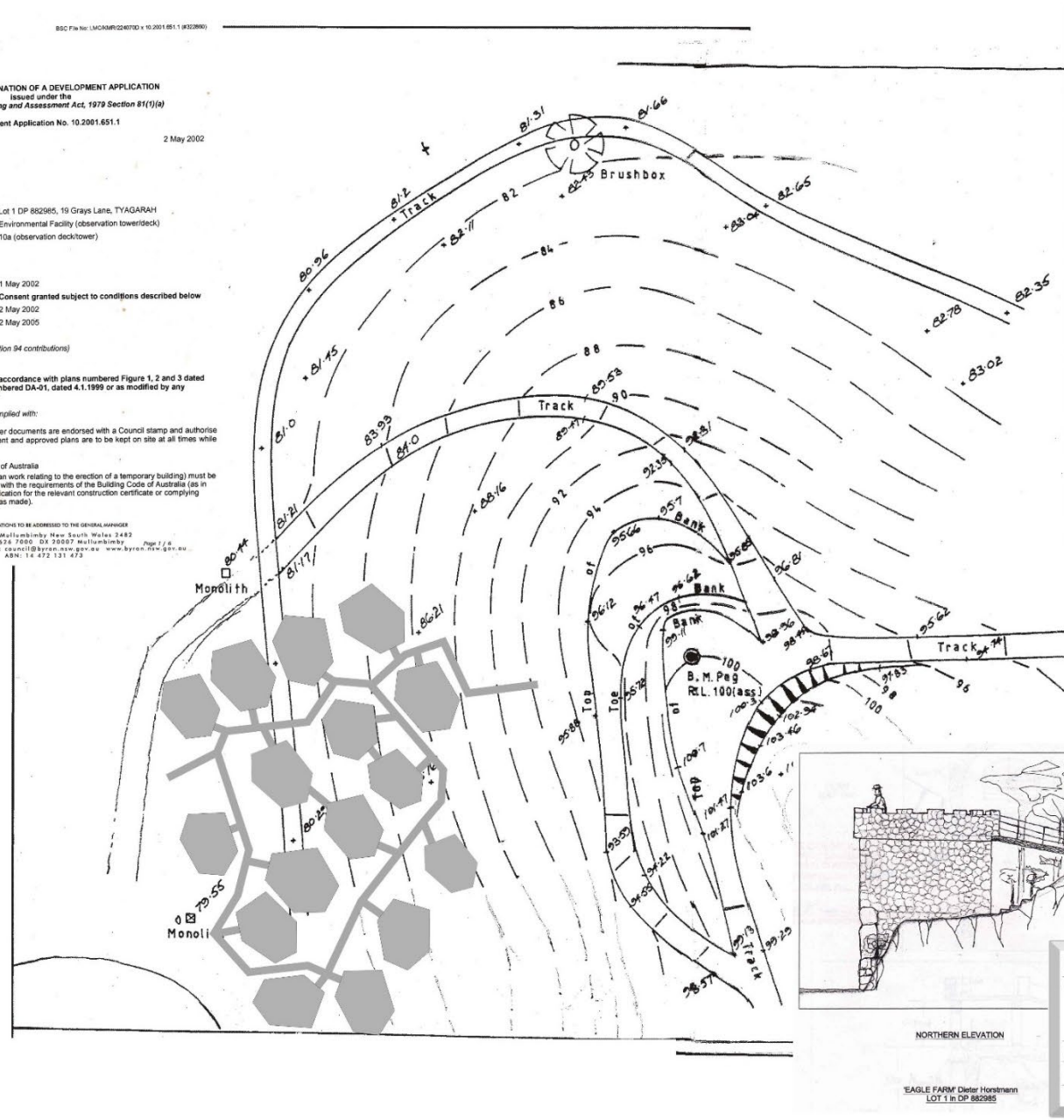
1 **Development to be strictly in accordance with plans numbered Figure 1, 2 and 3 dated 14/11/01 and the site plan numbered DA-01, dated 4.1.1999 or as modified by any conditions of consent.**

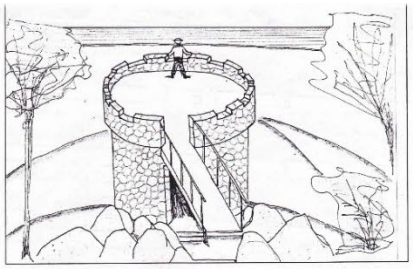
The following conditions are to be complied with:

2. The **"approved plans"** and other documents are endorsed with a Council stamp and authorise signature. A copy of this consent and approved plans are to be kept on site at all times while work is being undertaken.

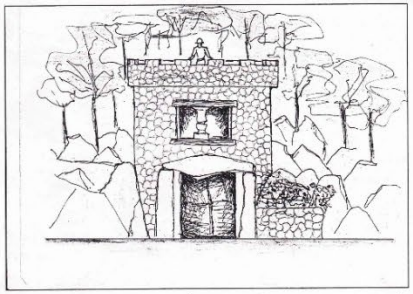
3. Compliance with Building Code of Australia
   a All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate or complying development certificate was made).

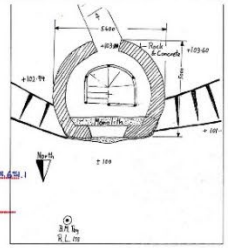
ALL COMMUNICATIONS TO BE ADDRESSED TO THE GENERAL MANAGER
PO Box 219 Mullumbimby New South Wales 2482
Tel (02) 6626 7000 DX 20007 Mullumbimby Page 1 / 6
Fax (02) 6684 3018 Email: council@byron.nsw.gov.au www.byron.nsw.gov.au
ABN: 14 472 131 473





EASTERLY ASPECT FROM PARAPET

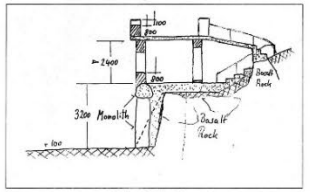




PLAN
SCALE 1:100

BYRON COUNCIL
DEVELOPMENT CONSENT
THIS IS THE PLAN ATTACHED TO
DEVELOPMENT CONSENT NO 10.2001.651.1
DATED: 02.05.02
PRINCIPAL DEVELOPMENT OFFICER

NORTHERN ELEVATION



Northern Section Diagram

'EAGLE FARM' Dieter Horstmann
LOT 1 in DP 882985

Plan Type:	**Exhibit 08 Underground Resort**
Project:	**Byron ECO park**
Location:	LOT 11 DP 1066623
Scale:	1:2000
Date:	21.2.2011
	Extension of approoved Structure
Drawn by:	Dieter Horstmann

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2. Vision & Mission

Vision

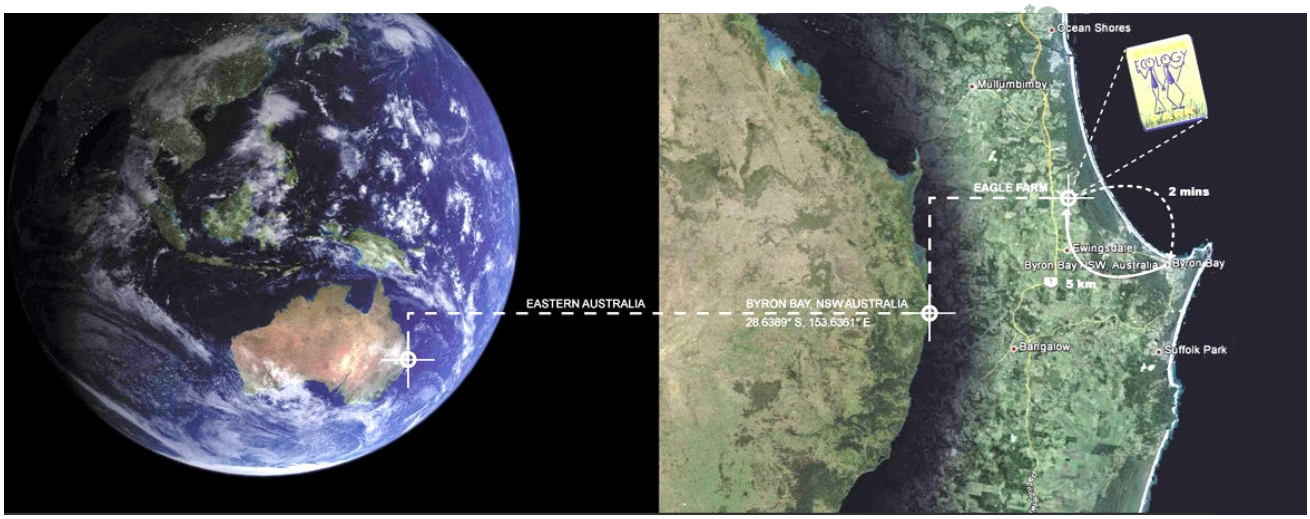
To create a world-leading regenerative precinct that demonstrates how ecological stewardship, cultural creativity, and ethical enterprise can coexist and thrive.

Mission

- Honour the land and its First Nations stories
- Showcase sustainable technologies and regenerative practices
- Provide spaces for cultural creators, innovators, and educators
- Inspire visitors to carry ecological awareness into the world
- Build a financially sustainable, community-centred enterprise
- Reafforestation, bush regeneration and habitat protection
- Leave a meaningful legacy for future generations

4km of stunning walking and riding tracks surrounded by Tyagarah Nature Reserve





3. Location Advantage

Byron ECO Park sits at the heart of one of Australia's most visited and culturally influential regions.

Proximity

- Byron Bay — 16 minutes
- Ballina Byron Gateway Airport — 30 minutes
- Gold Coast Airport — 40 minutes
- Brisbane International Airport — 1 hour 45 minutes

In harmony with Nature







Tourism Market

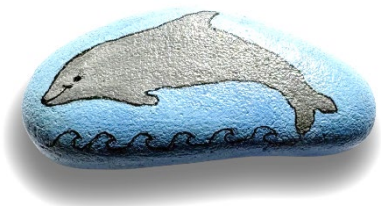
- 1.9 million visitors annually
  - 91% domestic
  - 9% international

Strong demand for eco-tourism, wellness, arts, and nature-based experiences

- High-value visitor demographic with strong environmental values

Regional Context

Region known for sustainability leadership, arts culture, and environmental activism



BYRON
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Stone Enneagram at Byron ECO Park

Entry to underground resort

As a single person, I cannot change the world.

But if others feel the same,

Come together we can!

Dieter Horstmann



4. Founder Profile: Dieter Horstmann

For over 36 years, Dieter has dedicated his life to environmental preservation, cultural support, and regenerative innovation. His work has empowered creators, innovators, and ecological practitioners by providing land, resources, and collaborative opportunities.

Byron Eco Park represents the culmination of his life's mission — a spiritual, cultural, and ecological sanctuary built on respect for the land.



5. Assets & Existing Infrastructure

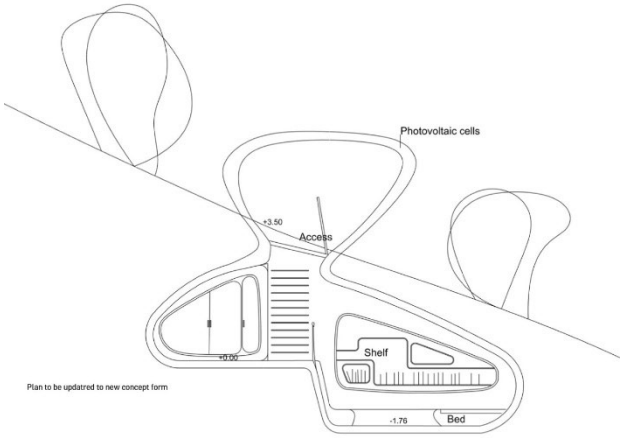
The 73-hectare property already includes:

Natural Assets

- Pristine forests, heathland, and fertile farmland
- Spring-fed creeks and multiple dams
- Native wildlife: wallabies, kangaroos, koalas, goannas, white belly eagles
- Diverse flora: Ironbark, Eucalyptus, Brushbox, Bottlebrush, Red Banksia, Macadamia

Built Assets

- Basalt rock 'stone henge'
- Underground "cave" built using alternative methods (part of future resort).
- Sculptural monoliths (Enneagram)
- Light industrial zone
- Manuka honey production facilities
- Flow Hive innovation workshop
- Aviation tourism partnerships (ballooning, skydiving, ultralights)
- Solar energy plant with onsite storage (net-zero energy)



- Community studio complex for exhibitions and gatherings
- Access roads, walking paths, and panoramic lookouts

These assets significantly reduce capital expenditure and accelerate development timelines.



6. Core Project Components

6.1 Monumental Art Park

- Large-scale kinetic and monolithic sculptures; rock works
- Artist residencies
- Outdoor gallery and curated pathways
- Cultural storytelling integrated with First Nations consultation

6.2 Agrivoltaics Precinct

- Single axis solar + agriculture + battery storage
- Demonstration site for regenerative farming
- Educational tours and research partnerships
- Potential for carbon credits and energy sales

6.3 Sustainable Building Showcase

- Concrete-free construction
- Earth-based and alternative building methods, tiny housing
- Workshops, training, and demonstration structures
- Partnerships with universities and sustainable architects

6.4 Wildlife Sanctuary

- Protected native flora and fauna
- Bushfire management
- Managed wildlife corridors adjacent to Nature Reserve
- Regeneration of degraded areas
- Citizen science and ecological monitoring

6.5 Eco Resort

- Low-impact cabins, tiny homes, or camping
- Immersive nature experiences
- Wellness retreats and educational stays
- High-yield, low-footprint accommodation



Agri-voltaics combine single axis solar energy harvesting with agriculture to maximize land use value.

6.6 Solar Farm, Smart Grid & Energy Innovation Hub

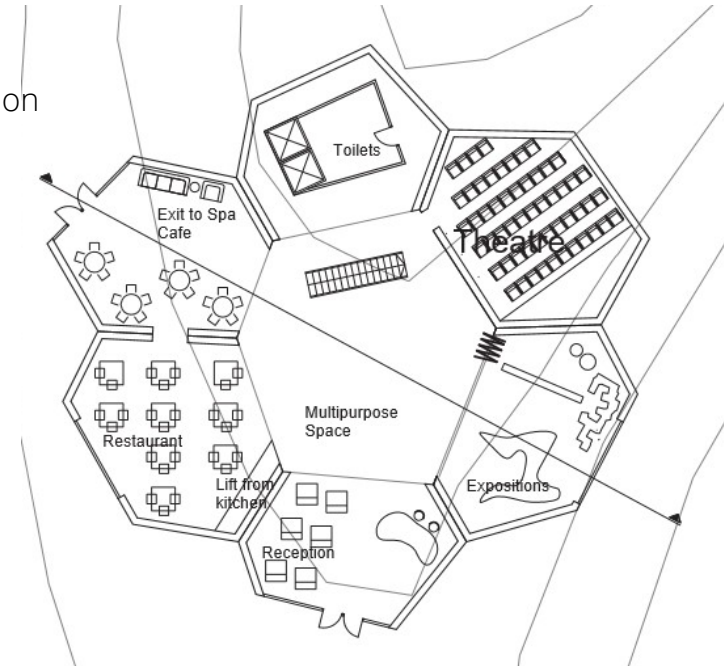
- Agri-voltaics & Collective solar generation
- Battery storage to microgrid
- Bidirectional EV & truck charging station between Sydney & Brisbane
- Demonstration site for future-energy technologies

6.7 Aviation Tourism & Innovation

- Partnerships with skydiving, ballooning, gliding, ultralights
- Potential for electric aviation trials
- Aviation-themed events and education

6.8 Cultural Centre & Café

- Gallery, theatre, event venue
- Café featuring local produce
- Workshops, talks, film nights, performances
- Anchor point for community engagement



A LAVA Design

6.9 Nature Walks

- Extensive curated pathways (4km)
- Interpretive signage
- Guided tours and educational programs

7.0 Reafforestation

- 16 thousand native trees
- Carbon Credits

7. Market Analysis

Target Markets

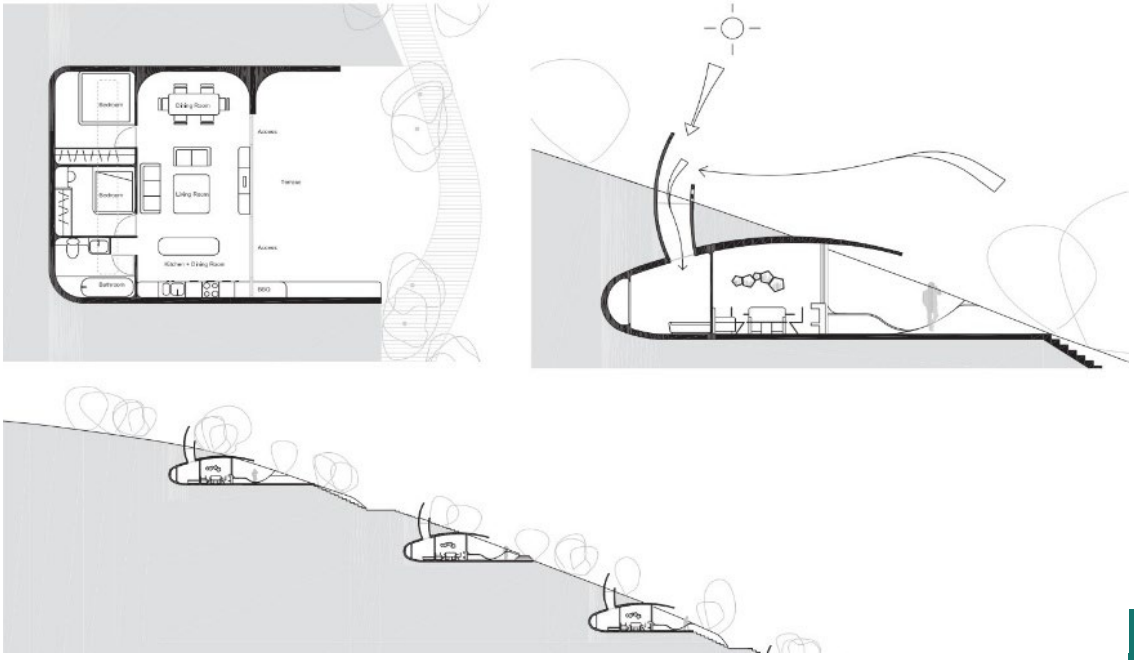
- Investors
- Energy consumers
- Electric truck transport Operators
- Eco-tourists
- Cultural tourists
- Wellness travellers
- Educational groups
- Artists and creators
- Environmental researchers
- Aviation enthusiasts
- Wedding ceremonies
- Local community tiny housing



Competitive Advantage

- Scale: 73 hectares of diverse terrain
- Proximity to Byron Bay
- Unique blend of art, ecology, aviation, and innovation
- Strong founder story and spiritual narrative
- Existing infrastructure reduces startup costs
- Alignment with global sustainability trends
- Between Sydney & Brisbane close to HW1

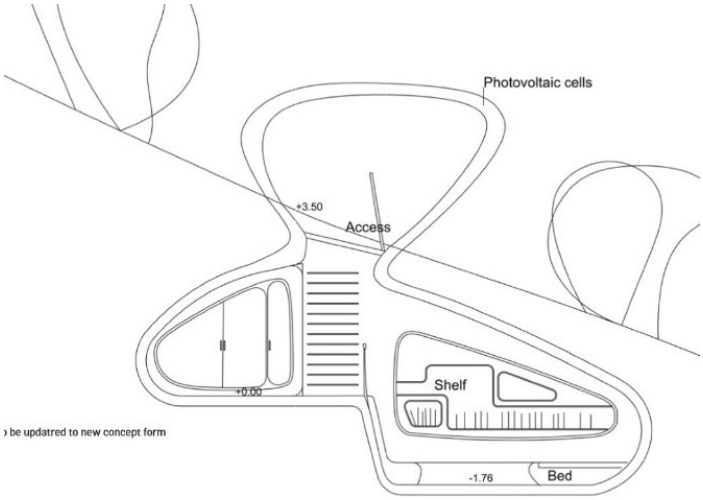
Artist's impression of proposed innovative accommodation – Byron ECO Park



8. Revenue Streams

Primary Revenue

- Eco-resort accommodation
- Cultural centre events, workshops, and exhibitions
- Aviation tourism partnerships
- Agrivoltaics energy generation
- Manuka Honey and agricultural products
- Sculpture Park ticketing
- Guided tours and educational programs



To be updated to new concept form

Secondary Revenue

- Venue hire (weddings, retreats, conferences)
- Grants and sustainability funding
- Carbon credits
- Licensing of sustainable building methods
- Retail (gallery, café, local products)



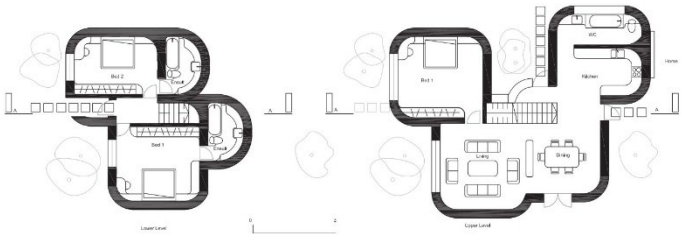
9. Development Stages

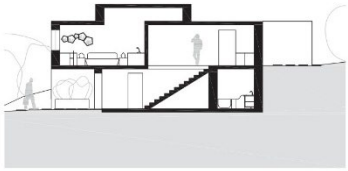
Stage 1 — Foundation (Year 1)

- Finalise masterplan
- Secure investment partners (Including overseas investment & construction)
- Establish governance and advisory board
- Begin ecological restoration and pathway upgrades
- Expand solar + storage capacity
- Launch cultural centre and café (Phase 1)

Stage 2 — Activation (Years 2–3)

- Build eco-resort accommodation
- Install agrivoltaics systems
- Expand sculpture park
- Launch educational programs
- Strengthen aviation partnerships





Mexican Cluster

Stage 3 — Expansion (Years 4–5)

- Full cultural precinct
- Large-scale events and festivals
- Research partnerships
- International marketing
- Additional accommodation and facilities

Artistic impression of monumental sculpture park



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10. Investment Proposition

Byron Eco Park offers investors:

- A rare opportunity to participate in a regenerative, future-focused precinct
- Strong tourism demand and diversified revenue
- Significant land value and existing infrastructure
- Alignment with Environmental, Social & Governance (ESG), sustainability, and cultural impact goals
- A project with long-term legacy and global relevance

Investment options may include:

- Equity partnership
- Impact investment
- Land-use partnerships
- Philanthropic contributions
- Naming rights for precincts or facilities

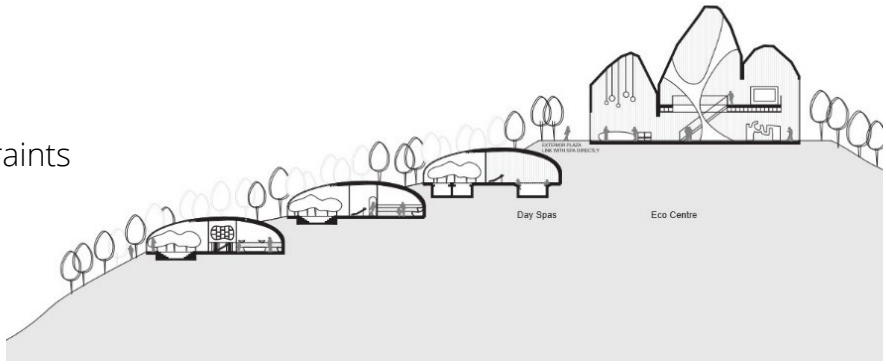
Existing 'Stone henge' monumental sculptures pepper the park & future ECO Centre entrance.



11. Risk Management

Key Risks

- Regulatory approvals
- Environmental constraints
- Tourism fluctuations
- Capital requirements



Mitigation

- Early engagement with Byron Shire Council
- First Nations consultation
- Staged development to reduce upfront capital
- Diversified revenue streams
- Strong community partnerships

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12. Conclusion

Byron Eco Park is a once-in-a-generation opportunity to create a regenerative, culturally rich, and economically sustainable precinct in one of Australia's most iconic regions.

It is a project built on respect, creativity, and ecological responsibility — a living legacy for the Northern Rivers and the world.

BYRON ECOPARK HOLDINGS P/L

www.byronECOpark.com.au

Contacts

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References & Links

Vehicle to Grid

https://publica.fraunhofer.de/entities/publication/6152a699-a369-4ece-9c50-bf063b6c857f

Agrivoltaics

https://www.energyco.nsw.gov.au/agrivoltaics-handbook

Appendices

A-B-C: Excerpts from NSW Agrivoltaics Handbook

D: A win-win Umbrella

E: Aerial of EF in A3 fold out

F: Aerial of Solar Farm, Eco industries in A3 fold out

G: Aerial of zoning in A3 fold out

Contact in Germany

Andreas Galle



Appendix A

Source: Agrivoltaics Handbook Dec 2025 – NSW Gov't Energy Co, Progressive Agriculture, Farm Renewables Consulting

Horticulture and solar – Guidance for considering opportunity and risk

Food security, renewable energy and decarbonisation are interconnected goals, however the concept of integrating solar panels over horticulture and cropping is still emerging in Australia. In contrast, many other countries have been growing crops beneath solar for decades.

In these agrivoltaics systems, food production is the primary purpose for the land and is complemented by solar, as opposed to energy generation being the primary land use as it is for solar grazing sites. One key reason is that stilted agrivoltaic systems typically require 20 to 40% more land to produce the same amount of energy as traditional ground-mounted solar systems.

This section of the Handbook provides guidance for solar developers and farmers interested in exploring small to mid-scale agrivoltaic systems for growing crops and horticulture under solar panels. Limited examples of solar over horticulture or crops exist in Australia, with more research required to progress the industry. While this form of agrivoltaics holds significant potential, the practice is still evolving, and as such, this section is not intended to be a definitive guide but rather a resource to raise awareness of some of the issues, risks and opportunities in agrivoltaics systems and how it relates to an individual's own circumstances.



Photo courtesy of BayWa r.e.

The opportunity in Australia

Australia holds considerable potential for agrivoltaics in horticultural regions, particularly with sub-5MW solar developments connected to the mid-voltage distribution network. These systems can provide behind-the-meter power to farm operations, while exporting excess energy at other times. Use of power produced by agrivoltaics behind-the-meter is particularly attractive when the network reliability around the farm is poor, adding to the business case for solar over crops.

While international experiences offer valuable insights, substantial research tailored to Australian conditions is still needed. The 2023 report, **Pursuing an Agrivoltaic Future in Australia**, outlines specific research needed for successful implementation.



Photo courtesy of SolarGik

Business Models for Agrivoltaics

There are several business models for agrivoltaics although typically, farmers do not own or operate the solar systems. Instead, they earn payments for the electricity generated or lease their land to solar developers.

Typical characteristics of this include:

- All risks and costs related to energy generation and infrastructure are the responsibility of the solar developer.
- Costs and risks related to farming activity are the responsibility of the landholder/farmer.[6]

A beneficial scenario occurs when the farmer has significant on-site energy needs, such as those in wineries, dairies or food processing, and can procure energy through a Power Purchase Agreement (PPA) with the solar developer or use the power behind the meter before it is exported. Placing solar over crops is relevant here if shed rooftop space is limited or structurally unsuitable for multiple solar panels.

Solar Power Europe have a new AgriSolar Handbook, which covers a few of the more common business models being adopted, however these do not always translate to the Australian context.

[6] Agrisolar Handbook



Photo courtesy of Fraunhofer ISE

Appendix D

A win-win Umbrella

"I believe the exploding technologies are giving the commercial e-transport in Australia the advantage more than anywhere else in the world. Low risk investment opens up in multiple ways a win-win umbrella"

DIETER HORSTMANN

