

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2023-2959)

I, Director, Northern Region, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 25 October 2022 for the proposed amendment to the Byron Local Environmental Plan 2014 as follows:

1. Delete condition 1:
 1. The planning proposal is to be amended prior to public and agency consultation to:
 - (a) include an alternate approach to managing tourist and visitor accommodation developments by incorporating a 'heads of consideration' clause or amendment of existing clause 6.8 of the Byron LEP 2014 that addresses key matters to be addressed before the consent authority can grant consent;
 - (b) remove the proposal of a 20ha minimum lot size for tourist and visitor accommodation in the RU1 Primary Production and RU2 Rural Landscape zones;
 - (c) include discussion on the consistency of the proposal with the Agri-tourism reforms released on 6 October 2022; and
 - (d) include discussion on the consistency of the proposal with the draft North Coast Regional Plan 2041.

Dated 13 day of February 2023.



Jeremy Gray
Director Northern
Local and Regional Planning
Department of Planning and Environment

Delegate of the Minister for Planning