



BSC File No: 26.2015.2.1 - #E2015/56061  
Contact: Julie Francombe

2 September 2015

Department of Planning & Environment  
Locked Bag 9022  
GRAFTON NSW 2460  
Attention: Mr Jim Clark  
By email

Received  
- 3 SEP 2015  
15 | 13261  
Northern Region

Dear Jim

**Planning Proposal to amend Byron LEP 2014 to permit Secondary Dwellings in Zone RU5 Village**

A report was considered by Byron Shire Council on 20 November 2014 where Council resolved as follows:

*14-596 Resolved:*

- 1. That Byron LEP 2014 be amended to permit secondary dwellings with Council consent as an additional use in the RU5 Village zone.*
- 2. That Staff prepare a planning proposal to achieve this and forward it to the Department of Planning and Environment for Gateway Determination.*

The enclosed planning proposal directly affects all land zoned RU5 Village under Byron LEP 2014. This currently includes Billinudgel, Federal and Main Arm villages.

In accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposal for a Gateway determination. It is requested that plan making functions be delegated to Council as the planning proposal is only of local significance. In this regard please find attached the completed evaluation checklist.

As the planning proposal is not considered to be 'low impact' as outlined in the Department of Planning and Infrastructure's, *A guide to preparing local environmental plans*, a 28 day public exhibition period is recommended.

Should you have any enquiries please contact Julie Francombe by phone (02) 6626 7118 or email [julie.francombe@byron.nsw.gov.au](mailto:julie.francombe@byron.nsw.gov.au).

Yours sincerely

Alex Caras  
Team Leader – Strategic Land Planning

Enc. Planning Proposal E2015/13874  
Delegation Evaluation Checklist E2015/55563  
Council Report E2014/71486



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