

31 March 2011

Mr Jim Clark
Department of Planning
Locked Bag 9022
Grafton NSW 2460

Dear Jim

Planning Proposal for Amendment to Schedule 8 of the Byron Local Environment Plan 1988 for the purpose of rural community title settlement at Lot 6 DP 261219, 226 Fowlers Lane, Bangalow

Council at its meeting of 2 December 2010 considered the report *"Planning – Biannual Planning Proposals for Amendments to Schedule 8 of the Byron LEP 1988 to allow rural community title settlement"* and resolved:

10-1002 Resolved: (relevant extract only)

1. *That Council proceed with the planning proposal to amend Schedule 8 of the Byron LEP 1988 to identify 226 Fowlers Lane (Lot 6 DP 261219) for the purposes of a rural community title (village catchment) settlement. Additional information as outlined in the report be received by Council and the progression of this planning proposal not impact on staff resources. A commencement fee of \$2,000 is required.*

In accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the attached planning proposal to amend Schedule 8 of the Byron Local Environmental Plan 1988 to identify Lot 6 DP 261219, 226 Fowlers Lane, Bangalow, for the purposes of a rural community title (village catchment) settlement.

Should the Department of Planning issue a gateway determination for the planning proposal to proceed Council believes that the following studies should be undertaken prior to public exhibition of the planning proposal:

- Preliminary site contamination assessment.
- Water and wastewater assessment.
- Ecological and physical land capability assessment.
- Bushfire assessment.
- Traffic assessment.
- Identification of the site's developable land in keeping with the density and subdivision requirements of the Byron Rural Settlement Strategy.

If you have any enquiries in regard to the above matter please contact Julie Francombe on 02 6626 7118.

Yours sincerely

Julie Francombe
Planner – Strategic Land Planning

Attachment:

Planning Proposal – Amendment to Schedule 8 of the Byron Local Environmental Plan 1988 for the purpose of rural community title (village catchment) settlement at Lot 6 DP 261219, 226 Fowlers Lane.