



Planning & Environment

Mr Ken Gainger
General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Our ref: PP_2014_BYRON_001_00 (14/04215)

Dear Mr Gainger

Planning proposal to amend Byron Local Environmental Plan (LEP) 1988 or draft Byron LEP 2014

I am writing in response to Council's request for a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") and subsequent withdrawal of this request, in respect of the planning proposal to relocate an area of residential zoning currently approved for residential development at Tallowood Ridge, Mullumbimby by rezoning this and other adjacent land to a combination of R2 Low Density Residential, RU1 Primary Production, RU2 Rural Landscape, R5 Large Lot Residential and SP2 Infrastructure.

I note that on 19 May 2014, Council advised the Department of Planning and Environment of its decision to withdraw its request for a Gateway determination for the planning proposal. Consequently, this planning proposal has been stopped and will not be issued with a Gateway determination.

I understand that Council is seeking to address outstanding matters to allow this planning proposal to be resubmitted for Gateway determination in the future. I encourage Council to continue to liaise closely with the Department, if it seeks to progress this matter.

Council is reminded that any future planning proposal submitted for the subject land is to be prepared in accordance with *A Guide to Preparing Planning Proposals*, provide detail regarding proposed zones and development controls for the subject land, address relevant S117 Directions and include appropriate mapping, which clearly advises the intended outcome of the proposal.

Should you have any queries in regard to this matter, I have arranged for Ms Tamara Prentice of the Department's regional office to assist you. Ms Prentice can be contacted on (02) 6641 6616.

Yours sincerely


Stephen Murray
General Manager
Northern Region
Growth Planning and Delivery

27 May 2014