



## *Planning Proposal – Byron Local Environmental Plan 2014*

### **» Environmental Zone Implementation Program – Stage 2**



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# 1. Introduction and Background

## 1.1. Summary of Planning Proposal

This planning proposal seeks to integrate land identified as “deferred matters” into Byron Local Environmental Plan (LEP) 2014, and includes the application of environmental zones to certain “non-Deferred Matter” areas already included in LEP 2014. Appropriate zones are proposed having regard for legislative requirements, the NSW Department of Planning and Environment’s Northern Councils E Zone Review Final Recommendations Report (2015), the associated s.117 Ministerial Direction 2.5 and Councils resolutions of 17 November 2016 and 22 March 2018.

This planning proposal is **Stage 2** of a staged program to integrate the majority of deferred matters into the Byron LEP 2014, with exception of Coastal 7(f1) and 7(f2) zones which will be considered under a separate process in consultation with the State Government. Stage 2 includes Deferred Matter areas that do not meet the criteria for an environmental zoning (excluding LEP 1988 7(d) zoned land), as well as early agreements reached between landowners and Council staff on how environmental zones and non-environmental zones will be applied to certain land in Byron Shire.

## 1.2. Project Background

Byron Shire Council engaged in the preparation of a comprehensive local environmental plan (LEP) under the State Government’s Standard LEP Instrument program between 2006 and 2014. This planning process was underpinned by a comprehensive and sustained community engagement program and considerable and careful deliberation by the elected Council and staff over a prolonged period.

Council received authorisation to exhibit a new draft Plan in August 2012. Prior to Council’s draft plan being exhibited, the then Minister for Planning, the Hon. Brad Hazzard made a decision to initiate a review of environmental protection zones in five local government areas on the Far North Coast. This included Byron Shire.

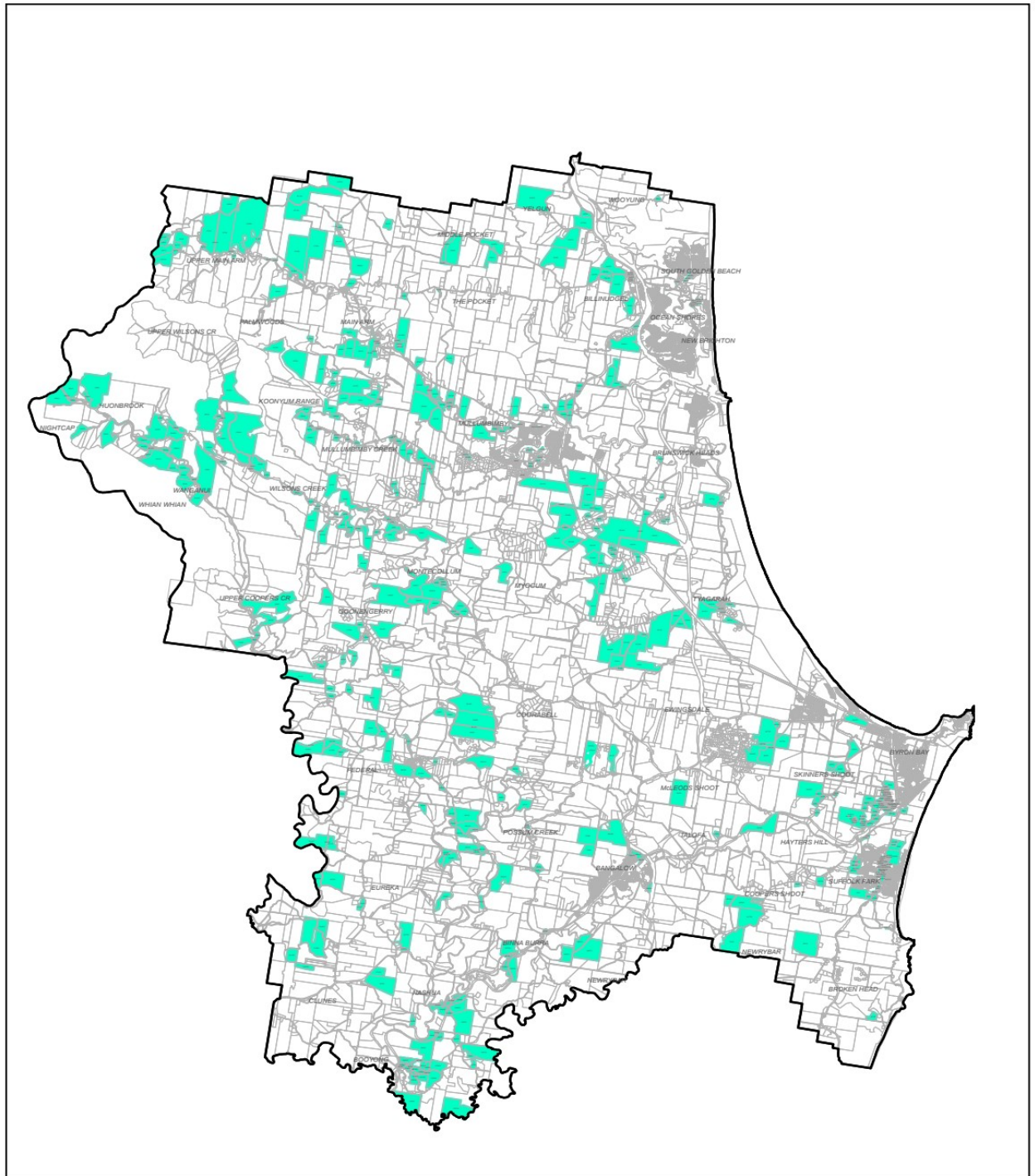
The consequence of the Minister’s decision was that Council’s Byron LEP 2014 was only partly made, with areas identified as having environmental values excluded from the plan. These ‘deferred matter’ areas remain subject to the provisions of the Byron LEP 1988 (being the instrument the new plan was to replace).

The ‘Northern Councils E Zone Review Final Recommendations Report’ was published in October 2015. Council subsequently resolved to proceed with a ‘staged’ program to amend Byron LEP 2014 in order to implement the Finals Recommendations Report. Stage 1 has already received the Department of Planning and Environment’s approval to proceed to exhibition. This planning proposal represents **Stage 2** of Council’s E Zone Implementation program

### 1.3. Land to Which the Planning Proposal Applies

This planning proposal (Stage 2 of Council's E zone implementation program) relates to Deferred Matter areas that do not meet the criteria for an environmental zoning (excluding LEP 1988 7(d) zoned land), as well as early agreements reached between landowners and Council staff on how environmental zones and non-environmental zones will be applied to certain land in Byron Shire. The latter includes both 'Deferred Matter' and 'Non-Deferred Matter' areas identified in Byron LEP 2014. Stage 2 incorporates 616 land parcels.

The subject lands are located throughout the shire as depicted in Figure 1 below).



**Figure 1: Map showing affected land parcels – Byron Shire**



## 1.4. Council Decisions

The process for implementing the Northern Councils E Zone Review Final Recommendations Report was initially considered at Council's 17 November 2016 Ordinary Meeting. At that meeting Council resolved as follows [Resolution 16-576]:

1. *That Council endorse the following process for amending Byron Local Environmental Plan (LEP) 2014 in order to implement the Northern Councils E Zone Review Final Recommendations Report:*
  - a) *accept the Department of Planning and Environment's offer of \$40,000 together with a conditional 30 June 2017 deadline for lodgement of a planning proposal;*
  - b) *prepare and exhibit a draft planning proposal that includes the proposed zoning and supporting methodology for a minimum period of 6 weeks (following the completion of Shire wide vegetation mapping);*
  - c) *invite submissions from affected landowners to determine: (i) primary land use; (ii) agreement or disagreement with proposed zoning; and (iii) alternative zoning (where applicable);*
  - d) *finalise the planning proposal for those sites where there is agreement with the proposed or alternative zoning; and*
  - e) *resolve the zoning of outstanding sites in a subsequent planning proposal.*
2. *That Council write to the Department of Planning and Environment (DPE) reaffirming Council's long standing position that a separate coastal hazard zone is required in Byron Local Environmental Plan 2014, as the current Standard Instrument LEP does not provide a suitable replacement for our current 7(f1) Coastal Land and 7(f2) Urban Coastal Land Zones and therefore appropriate alternatives such as 'E5 Coastal Hazard' and/or 'E6 Coastal Living' need to be provided. (Hunter/Spooner)*

In relation to item '1.(a)' above, DPE subsequently advised that it could not support Council's endorsed process for implementing the E Zone review recommendations for purposes of the \$40,000 funding offer. This resulted in a revised implementation plan based on funds sourced internally.

Council considered a further report on the E zone review process at its 22 March 2018 Ordinary Meeting. The purpose of the report was to provide an update on

- recent engagement with affected landowners;
- the proposed staging of planning proposals (based on the high volume of responses received) to enable an efficient and effective Gateway lodgement process with DPE.

At that meeting Council resolved the following [Resolution 18-188]:

1. *Note that land currently zoned under LEP 2014 (i.e. not Deferred Matter land) where the landowner received an E Zone notification letter but did not request an E Zone designation, will be excluded from further consideration under the E Zone review process.*
2. *Prepare Planning Proposal #1: (PP1) reflecting early agreements reached between landowners and Council staff on how environmental zones are to be applied and submit to the Department of Planning & Environment for Gateway determination.*
3. *Prepare Planning Proposal #2: (PP2) for:*
  - (i) *Deferred Matter areas that do not meet the criteria for an environmental zoning and will have a suitable rural zone applied (excluding LEP 1988 7(d) zoned land); or*
  - (ii) *Deferred Matter areas that currently have a residential, rural residential, commercial or industrial zoning in LEP 1988 that will transition to an equivalent LEP 2014 zone; or*
  - (iii) *reflecting further agreements reached between landowner and Council staff on how environmental zones are to be applied;*

*and submit to the Department of Planning & Environment for Gateway determination.*

## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

4. *Endorse the introduction of a new LEP 2014 zone, RU6 Transition, to be applied to land currently zoned 7(d) Scenic Escarpment LEP 1988 that does not meet the criteria for an environmental zoning.*
5. *Subject to Council's endorsement of the proposed RU6 Transition Zone, prepare and undertake an informal exhibition of the related RU6 provisions for feedback from affected land owners who have not already agreed to this zone, and report the outcomes back to Council.*
6. *Receive a report on draft Planning Proposal #3: (PP3) for:*
  - (i) *Parcels where there is no agreement reached between the landowner and Council staff on proposed environmental zone/s; or*
  - (ii) *Deferred Matter areas that meet the criteria for an environmental zoning (in part or all) and where there has been no response from the landowner; or*
  - (iii) *remaining LEP 1988 7(d) zoned land to be zoned RU6 Transition (subject to Council endorsement).*

*as soon as practical after Council's adoption of Planning Proposal #2.*

7. *Note that a further report on the use of mapped overlays as mechanism to protect environmental values will be provided to Council upon finalisation of the E zone Planning Proposals identified in Table 2.*
8. *Consider the allocation of \$50,000 as part of the forward budget process 2018/19 (alongside other Council program and budget priorities) to support a staged planning proposal program supported by robust community engagement to better inform the final E Zone Planning Proposal/s.*

A visual overview of the staged planning proposal program is presented in section 1.7 below.

### 1.5. Gateway Determination

[To be completed following Gateway determination]

### 1.6. E Zone Implementation: Context and Application

The application of environmental zones (E zones) in Byron Shire must be consistent with the *Northern Councils E Zone Review Final Recommendations Report* prepared by the Department of Planning and Environment. This report is supported by Section 117 Ministerial Direction 2.5 to ensure the application of E zones and mapped planning controls are consistent with the final recommendations report.

Council's application of E zones to 'deferred' and 'non-deferred' land is informed by the following key elements of the *Final Recommendations Report*.

#### (i) Primary use of land

The *Final Recommendations Report* defines "**primary use**" of the land as the main use for which the land has been used for the last two (2) years.

For land that Council has verified as consistent with the vegetation criteria for an environmental zone, an E2 or E3 zone will generally be applied if the primary use of the land is confirmed to be environmental conservation (E2) or environmental management (E3).

The primary use of the land may vary across a particular property depending on the characteristics of the land. This means that land which is currently zoned rural could continue to have a rural zone, but may have parts of that land which have attributes that meet the criteria for an E2 or E3 zone mapped accordingly.

It is not necessary to determine the primary use of land already within an existing environmental zone such as 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988.



## Byron Shire Council

For purposes of this planning proposal, the primary land use has been assessed by Council in consultation with affected landowners (where applicable).

### (ii) Verifying the E zone criteria

An E zone or other mapped planning controls can be applied to land where the presence of attributes that meet the criteria have been verified by using one or a combination of the following:

- Biodiversity field inspections and ground surveys conducted by an appropriately qualified person.
- Flora and fauna reports conducted by a suitably qualified person (field work must be less than five years old).
- Review of current (not more than five years old) high resolution digital aerial photography verified by another one of these verification techniques.
- Aboriginal heritage field inspections and ground surveys conducted by an appropriately qualified person or someone with extensive field experience.
- Cultural heritage reports conducted by a suitably qualified person and in accordance with current guidelines.
- Consultation with Aboriginal cultural knowledge holders in relation to culturally significant lands in accordance with current guidelines.

It is not mandatory to apply an E zone if the land has been verified to meet the criteria.

### (iii) Transferring previous environmental protection (7) zones

Land that is currently zoned *7(a) Wetlands Zone*, *7(b) Coastal Habitat Zone*, *7(j) Scientific Zone* or *7(k) Habitat Zone* under the Byron LEP 1988 may be transferred to an E2 or E3 zone once the attributes of the land have been verified against the criteria.

As mentioned above, it is not necessary to determine the primary use of land already within an existing environmental zone such as 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988.

### (iv) Voluntarily revegetated land

Land that has been voluntarily revegetated will not have an E2 or E3 zone applied to it without the landowner's agreement, unless the revegetation was undertaken with grant funding that required ongoing protection of the vegetation.

However, the landowner's agreement is not required if a Vegetation Overlay Map is applied to this revegetated land to identify matters that need to be considered when assessing future development applications on this land.

### (v) Public and private land inconsistent with the criteria

Public land may be zoned E2 or E3, despite being inconsistent with the criteria, if the primary use of the land is environmental conservation or environmental management.

Private land may be zoned E2 or E3, despite being inconsistent with the criteria, if it is consistent with a negotiated development outcome (eg master plan, rezoning, development consent or designated offset areas) or with the agreement of the landowner.

### (vi) Zoning of State and regionally significant farmland

When zoning State or regionally significant farmland, council must have regard for the primary use of the land before applying an E zone or a rural zone. Notwithstanding this, the primary use of land principle does not apply to land currently zoned for environmental protection.



**(vii) Application of multiple zones to a single property (split zoned lots)**

More than one zone can be applied to properties where the characteristics of different areas of the land reflect different uses of the land.

**(viii) Mapped planning controls and associated clauses**

Land that has been verified to meet the criteria for an E2 or E3 zone, where the primary use of the land is not environmental conservation or environmental management, may be included in a mapped planning control (also known as an “overlay”) such as a Vegetation Overlay Map.

In the case of vegetation overlay map, this will not duplicate E2 or E3 zones.

NOTE: Council will consider the use of Vegetation and/or Riparian Overlay maps upon finalisation of the E zone implementation program .

**(ix) Scenic protection and aesthetic values**

Council is not permitted to use scenic or aesthetic values as an attribute for the application of an E zone or mapped planning controls.

**(x) Permissibility of agriculture in E zones**

*Extensive agriculture* is to be listed as permissible with consent in the E2 zone and permissible without consent in the E3 zone.

The E3 zone can encompass areas where extensive agriculture occurs, such as understorey grazing or flood refuge.

**(xi) Application of the E4 zone in Byron Council**

Byron Shire Council is to prepare a planning proposal to apply a suitable residential zone to that land where an E4 zone was originally proposed under draft Byron LEP 2012.

### 1.7. E Zone Implementation Program and Staging Overview

Council at its 22 March 2018 Ordinary Meeting adopted a staged 'planning proposal' program to amend Byron LEP 2014 to implement the Department's 'Northern Councils E Zone Review Final Recommendations Report'. The staging is shown in Figure 2 below.

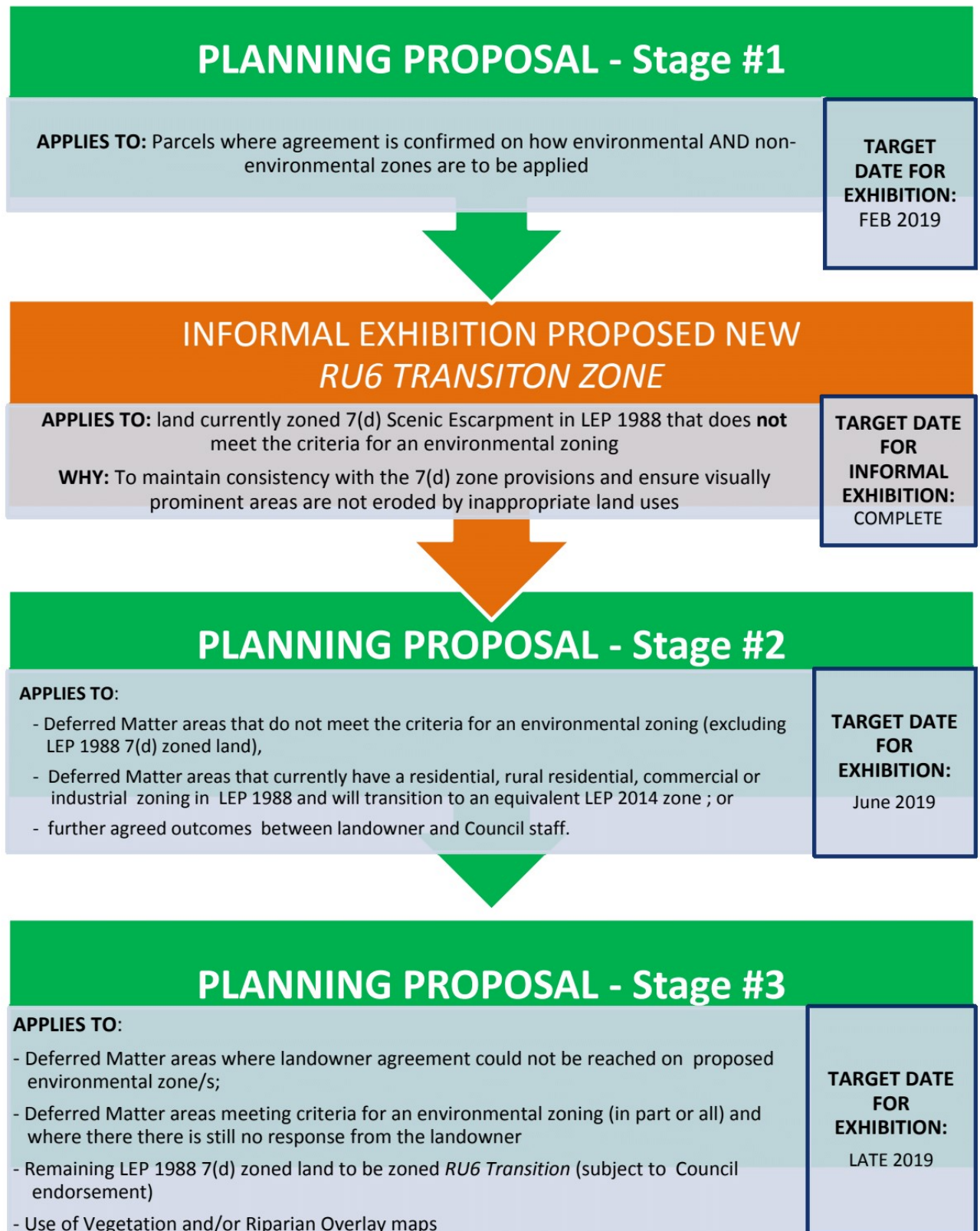


Figure 2: Staging Program to apply environmental and other zones on certain land in Byron LEP 2014

## 2. Objectives & Intended Outcomes

The overarching objective of this planning proposal is to implement Stage 2 of the E Zone implementation program adopted by Council at its Ordinary Meeting of 22 March 2018. Stage 2 captures Deferred Matter areas that do not meet the criteria for an environmental zoning (excluding LEP 1988 7(d) zoned land), as well as early agreements reached between landowners and Council staff on how environmental zones and non-environmental zones will be applied to certain land in Byron Shire. The latter includes both 'Deferred Matter' and 'Non-Deferred Matter' areas identified in Byron LEP 2014.

It is intended to achieve the Stage 2 implementation through the following means:

- Apply environmental protection zones to land identified as meeting the criteria set out under the Northern Councils E Zone Review Final Recommendations Report.
- Apply residential, rural and special uses zones to other land that does not meet the criteria for application of environmental protection zones as set out under the Northern Councils E Zone Review Final Recommendations Report.
- Apply the following consequential mapping to the subject land: Height of Building; Minimum Lot Size; Floor Space Ratio; Acid Sulfate Soil; Drinking Water Catchment; and Multiple Occupancy and Community Title.
- Adjust the Land Application Map to incorporate the land under the Byron LEP 2014.



## 3. Explanation of Provisions

### 3.1. E2 and E3 Zone Land Use Provisions

Environmental zones ('E zones') are designed to recognise and protect land that has important environmental value. An overview of the proposed E2 and E3 zones for Byron Shire, as introduced the Stage 1 planning proposal, is provided below.

#### *E2 Environmental Conservation*

The E2 zone primarily applies to areas of high ecological, scientific or cultural value that should be protected for environmental conservation purposes, whilst allowing a limited range of land uses that are compatible with the environmental values of such areas. Examples of high ecological or scientific values in Byron Shire include: littoral rainforest, coastal wetlands, endangered ecological communities, threatened species habitat and over-cleared vegetation communities. The E2 zone will be applied to these and other suitable areas that meet the set criteria in the *Final Recommendations Report*.

Having regard for the outcomes of the Department of Planning's Northern Councils E Zone Review and the history and characteristics of Byron Shire, it is proposed that the E2 zone be applied in the Byron LEP 2014 as follows. The zone provides for a limited range of permissible land uses recognising (i) its targeted application to areas of high ecological or scientific value and (ii) current land use permissibilities in the 7(a), 7(b), 7(j) and 7(k) zones under the Byron LEP 1988.

#### **Zone E2 Environmental Conservation**

##### **1 Objectives of zone**

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

##### **2 Permitted without consent**

Environmental protection works.

##### **3 Permitted with consent**

Environmental facilities; Extensive agriculture; Recreation areas; Roads.

##### **4 Prohibited**

Business premises; Hotel or motel accommodation; Industries; Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; any other development not specified in above.

### ***E3 Environmental Management***

The E3 zone provides for the recognition, management and protection of environmental values whilst providing for a range of land uses compatible with those values. This may include land containing riparian / estuarine vegetation, or rare, endangered, and vulnerable forest ecosystems, bushfire asset protection zones or where established agricultural activities occur within vegetated areas that meet the E2 criteria. This zone allows for a wider range of land use activities that are compatible with these attributes.

Having regard for the outcomes of the Department of Planning's Northern Councils E Zone Review and the history and characteristics of Byron Shire, it is proposed that the E3 zone be applied in the Byron LEP 2014 as follows.

#### **Zone E3 Environmental Management**

##### **1 Objectives of zone**

- To protect, manage and restore areas with special ecological, scientific, or cultural values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To encourage passive recreation, environmental education and an understanding of natural systems where these activities will not have a detrimental effect on land within the zone.

##### **2 Permitted without consent**

Extensive agriculture; Environmental protection works; Home-based child care; Home occupations.

##### **3 Permitted with consent**

Bed & breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Community facilities; Dual occupancies; Dwelling houses; Ecotourist facilities; Emergency services facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Forestry; Flood mitigation works; Home businesses; Home industries; Horticulture; Jetties; Places of public worship; Recreation areas; Roads; Veterinary hospitals; Wharf or boating facilities.

##### **4 Prohibited**

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified above.

These zones are proposed for introduction in relation to both this planning proposal and for application in subsequent planning proposals that relate to Council's E zone implementation program.

### 3.2. Application of E Zones

The application of E zones to land in the shire is based on the Department of Planning and Environment's Northern Councils E Zone Final Recommendations Report and the associated s.117 Ministerial Direction (2.5) under the *Environmental Planning and Assessment Act 1979*. Land proposed to be zoned E2 or E3 must contain one or more of the criteria listed in tables 1 and 2 of the Department's *Final Recommendations Report* (as reproduced below) and where applicable, be based on the primary land use.

**Table 1: Criteria for Application of Environmental Zones**

| Criteria   | Description   |
|--|---|
| <b>E2 Environmental Conservation</b>   |   |
| SEPP 26 Littoral Rainforests.  | Land mapped as littoral rainforest in accordance with the statewide policy for littoral rainforest protection ( <i>State Environmental Planning Policy 26 – Littoral Rainforests</i> ).   |
| SEPP 14 Coastal Wetlands.  | Land mapped as coastal wetlands in accordance with the statewide policy for coastal wetland protection ( <i>State Environmental Planning Policy 14 – Coastal Wetlands</i> ).  |
| Endangered Ecological Communities (EECs) listed under the <i>Threatened Species Conservation Act 1995</i> and/ or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> . | Land containing vegetation communities listed as Endangered Ecological Communities under the <i>Threatened Species Conservation Act 1995</i> (TSC) <sup>1</sup> and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC) <sup>2</sup> .<br>The <i>Far North Coast Regional Conservation Plan</i> <sup>3</sup> lists the following vegetation communities as examples of EECs that currently exist on the Far North Coast:<br><i>Byron Bay Dwarf Graminoid Heath Community, Coastal Cypress Pine Forest, Coastal Saltmarsh, Freshwater Wetlands in Coastal Floodplains, Littoral Rainforest, Lowland Rainforest on Floodplains, Subtropical Coastal Floodplain Forest, Swamp Oak Floodplain Forest, Swamp Sclerophyll Forest on Coastal Floodplains, Themeda grassland on Seacliffs and Coastal Headlands, White Gum Yellow Gum Blakely's Red Gum Woodland, and White Gum Moist Forest.</i>   |
| Key Threatened Species Habitat.  | This criterion includes: <ul style="list-style-type: none"> <li>old-growth forests where the overstorey or canopy trees are in the late mature stage of growth<sup>4</sup>;</li> <li>areas of predicted high conservation value for forest fauna assemblages, refugia, endemic forest fauna or endemic invertebrates<sup>5</sup>, and</li> <li>habitats for threatened species or endangered populations that cannot withstand further loss where the threatened species or endangered population is present<sup>6</sup>.</li> </ul>  |
| Over-cleared vegetation communities.   | Land comprising: <ol style="list-style-type: none"> <li>over-cleared vegetation communities, where more than 70% of the original (pre 1750) extent of the native vegetation type has been cleared<sup>7</sup> and</li> <li>native vegetation in over-cleared Mitchell landscapes<sup>8</sup>.</li> </ol> The <i>Far North Coast Regional Conservation Plan</i> lists the following as examples of: <ul style="list-style-type: none"> <li>Over-cleared vegetation communities on the Far North Coast<sup>9</sup>: <ul style="list-style-type: none"> <li>Rainforests, Wet sclerophyll forests (shrubby and grassy subformations), Dry sclerophyll forests (shrubby and shrub/grass subformations), Grassy woodlands, Grasslands (Themeda australis sod tussock), Heathlands, Forested wetlands, Freshwater wetlands, Saline wetlands; and</li> </ul> </li> <li>Over-cleared Mitchell landscapes<sup>9</sup>: <ul style="list-style-type: none"> <li>Byron–Tweed Alluvial Plains, Byron–Tweed Coastal Barriers, Clarence–Richmond Alluvial Plains and Upper Clarence Channels and</li> </ul> </li> </ul> |
| Culturally significant lands.  | Areas of culturally significant lands such as Aboriginal object sites, Aboriginal places of heritage significance, and other significant objects identified by the local Aboriginal community <sup>10</sup> .   |



## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Criteria                                 | Description   |
|--|---|
| <b>E3 Environmental Management</b>       |   |
| Riparian and estuarine                   | Land comprising riparian and estuarine vegetation on waterfront land, defined under the NSW Water                                       |
| Rare, Endangered and                     | Land comprising areas of rare, endangered and vulnerable forest ecosystems as defined by the Joint                                      |
| Native vegetation on coastal foreshores. | Native vegetation on land with frontage, or adjoining or adjacent to, a beach, estuary, coastal lake, headland, cliff or rock platform. |

- 1 threatened/communities/nsw-act
- 2 <http://www.environment.nsw.gov.au/threatenedspeciesapp/default.aspx?keywords>
- 3 Far North Coast Regional Conservation Plan, NSW Environment Climate Change and Water, 2010, p24
- 4 <http://www.epa.nsw.gov.au/resources/pnf/OGRFreviewFieldIdent.pdf>
- 5 Scotts, D 2003, Key Habitats and Corridors for Forest
- 6 Fauna: A Landscape Framework for Conservation in North- east New South Wales, NPWS Occasional Paper no. 32,
- 7 National Parks and Wildlife Service, Sydney, NSW.
- 8 NSW Office of Environment and Heritage 'Threatened Species Profiles Database' <http://www.bionet.nsw.gov.au>
- 9 Keith, DA 2006, Ocean Shores to Desert Dunes the Native Vegetation of New South Wales and the ACT, Department of Environment and Climate Change, Hurstville.
- 10 Mitchell, PB 2002, 'NSW Ecosystems Study: Background and Methodology', report prepared for National Parks and Wildlife Service, Hurstville, NSW and Far North Coast Regional Conservation Plan, NSW Environment Climate Change and Water, 2010, p27.
- 11 Far North Coast Regional Conservation Plan, NSW Environment Climate Change and Water, 2010, p26
- 12 Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW, NSW Department of Environment, Climate Change & Water (2011)

Verification of site attributes that meet the E2 or E3 criteria has been undertaken by one or a combination of the following techniques:

- biodiversity field inspections and ground surveys conducted by an appropriately qualified person;
- supporting flora and fauna reports conducted by a suitably qualified person and guided by the *Draft Framework for Biodiversity Assessment*, NSW Office of Environment and Heritage (2014) and the *Draft Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities*, NSW Department of Environment and Conservation (2004). Note: the field work underpinning such reports is not more than five years old.
- review of current (not more than five years old) high resolution digital aerial photography that has been verified by another one of the above verification techniques.

This planning proposal includes a small number proposed E2/E3 areas which do not meet the above criteria but are part of an agreed outcome with the landowner. This is consistent with the Department's Final Recommendations Report which indicates that '*private land may be zoned E2 or E3 despite being inconsistent with the criteria, only if it is consistent with a negotiated development outcome (master plan, rezoning, development consent, designated offset areas) or at the request of the landowner*'.

#### Primary Use of Land

With respect to the primary use of land, Council has considered the characteristics of land and zoning application having regard to aerial photography, visual inspections undertaken and other property information (eg. farmland rating) available to Council. For land containing attributes that meet the criteria for an E2 or E3 zone, an initial assessment of primary land use was undertaken using Council records to identify the following land use categories:

- *Environmental*: generally applies to land: currently zoned 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988; containing attributes that meet the criteria for an E2 or E3 zone; and where commercial agricultural activities are not carried out. Such areas can be actively or passively managed for environmental purposes.

**It is not necessary to determine the primary use of land already within an existing environmental zone such as 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988.**

- *Agriculture*: applies to that part of land used for commercial agricultural activities including intensive livestock agriculture, intensive plant agriculture and extensive agriculture (e.g. grazing). This mainly includes land with a current commercial farmland rating or land assessed as being eligible for such a rating.
- *Other*: remaining areas not covered by the above categories.

Where applicable, further assessment of primary land use has been undertaken in consultation with those landowners included in this planning proposal.

### 3.3. Application of Rural Zones

The Byron LEP 2014 contains two rural zones applicable to land used for agricultural purposes as well as areas identified for future investigation and areas of extractive and mineral resources. An overview of the two rural zones is provided below.

The *RU1 Primary Production* zone provides for the identification and management of land suitable for most kinds of primary production. It is suitable for application to higher quality farmland that supports a variety of agricultural activity including extensive agriculture, horticulture and intensive livestock agriculture.

The *RU2 Rural Landscape* zone provides for the management of rural land that also may be suitable for primary production, but has landscape values or is identified as having some agricultural limitations. It is generally suitable for application to rural areas not identified for inclusion in the RU1 zone or an environmental protection zone.

The methodology for the application of rural zones in LEP 2014 was generally based on one or more of the following considerations: conversion of existing Byron LEP 1988 rural zone; cadastral boundaries; and data and mapping relating to agricultural classification and significance produced by the NSW Department of Primary Industries and the NSW Department of Planning and Environment.

Where the characteristics of the land warrant the application of a rural zone, such zones have been applied in this planning proposed based on the predominant surrounding rural zone(s) for consistency.

### 3.4. Application of Residential Zones

The application of a residential zone to land that does not meet the criteria for an E2 or E3 zone is confined to areas that are largely or wholly within an existing residential zone. This relates to the application of the *R2 Low Density Residential Zone* or *R5 Large Lot Residential Zone* in the planning proposal.

### 3.5. Application of Special Purpose (SP) Zones

The intent of the SP2 Infrastructure zone is to provide for specific uses (including ancillary or some other compatible uses) on identified sites to support the provision and retention of key infrastructure. Such sites are highly unlikely to be used for a different purpose in the future. The zone also serves to identify the location of such uses clearly to the community.

It is proposed to apply the SP2 zone to land (Parcel No. 2830) already largely zoned for the purpose of an educational establishment and having no predominant surrounding zone.

The ‘SP3 Tourist’ zone is generally used where tourism is considered the primary focus of a particular location. The proposal seeks to apply the *SP3 Tourist Zone* over part of land (Lot 2 DP 1131866 – Broken Head) that adjoins a much larger SP3 Zone and/or 2(t)Tourist Area Zone (under Byron LEP 1988), as these areas do not meet the criteria for an E2 or E3 zone.

### 3.6. ‘Multiple Occupancy and Community Title’ maps

These maps relate to land that would have been originally identified (partly or wholly) on the draft LEP 2012 ‘Multiple Occupancy and Community Title Map’, but were deferred pending the outcome of the state government’s review of environmental zones for all Far North Coast councils. The MOCT map is referred to in the following clauses of Byron LEP 2014:

- *4.1B Minimum subdivision lot size for multiple occupancy or rural community title developments*
- *4.2B Maximum number of dwelling houses or dual occupancies on multiple occupancy or rural landsharing community developments of.*

Lands identified on the MOCT maps currently have the opportunity to seek development consent for these forms of rural settlement.

This planning proposal identifies thirteen (13) sites for inclusion on the MOCT maps. The maps are contained in Appendix 5.



## 4. Justification

### 4.1. Section A – Need for the Planning Proposal

**Q1 Is the planning proposal a result of any strategic study or report?**

Yes, the Northern Councils E Zone Review Final Recommendations Report published by the Department of Planning and Environment in October 2015. This report outlines the criteria for the application of environmental zones (“E” zones) to deferred matters previously identified as an E zone but excluded from the new plan (Byron LEP 2014).

The planning proposal is also informed by Council's Shire wide vegetation mapping review (2015-17) and primary land use assessment.

**Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. A planning proposal is the appropriate and only mechanism to integrate deferred matters into the Byron LEP 2014.

### 4.2. Section B – Relationship to Strategic Planning Framework

**Q3 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

The proposal is consistent with the North Coast Regional Plan 2036 which provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions for the next 20 years.

**Q4 Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

The planning proposal is consistent with the overall vision of Council's Community Strategic Plan and a key objective of the community” to protect and enhance our natural environment”.

The proposal is also consistent with the framework and relevant actions contained in the Byron Biodiversity Conservation Strategy 2004.

**Q5 Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The proposal is considered to be generally consistent with applicable State Environmental Planning Policies (SEPPs) — namely the relevant aims contained in *SEPP (Vegetation in Non-Rural Areas) 2017* and *SEPP (Coastal Management) 2018*.

It is also consistent with the requirements of *SEPP 55 – Remediation of Land* as follows:

**Remediation of Land (SEPP 55)**

SEPP 55 deals with land that is contaminated and the requirements for remediation of that land. Clause 6 of SEPP 55 requires that when Council is considering zoning changes it must consider if the land is contaminated, and if contaminated, will it be suitable for the use or will be remediated.

A SEPP 55 preliminary desktop assessment was carried out in accordance with *Managing Land Contamination Planning Guidelines* for 'generalized rezonings' proposed across a large area. The assessment found that one or more of the following categories applies to land affected by this planning proposal:

- No change in dwelling permissibility based on new zone/s proposed
- Not identified in Council's register of unhealthy building land
- Affected by a dip site or dip site buffer, but no change in dwelling permissibility based on new zone/s proposed
- Land containing an existing approved dwelling in an urban area and currently zoned 'environmental' (eg. 7B), where the environmental zoned area is proposed to be replaced by a residential zone to reflect primary use.

Based on the above preliminary assessment findings, and in accordance with the *Managing Land Contamination Planning Guidelines* for 'generalized rezonings' across larger areas, a more detailed contamination assessment is not warranted at this stage and the suitability of the land for any future proposed uses can be appropriately assessed if/when specific proposals are made.

**Q6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

The proposal is consistent with the relevant Section 117 Directions, with exception of direction 1.3. A Section 117 Direction checklist for the planning proposal is contained in Appendix 1.

#### 4.3. Section C – Environmental, Social and Economic Impact

**Q7 Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The amendments contained in this proposal are not expected to impact adversely on critical habitats, threatened species, populations or ecological communities or their habitats.

**Q8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

No significant adverse environmental impacts are likely to arise as a result of the planning proposal.

**Q9 Has the planning proposal adequately addressed any social and economic effects?**

The proposal will facilitate the provision of a more efficient and effective land use planning framework. The proposed zonings in Stage 2 reflect agreed outcomes where applicable (as of mid-November 2018) and will provide land owners with certainty around the permissible land uses on their land. In addition, the integration of 'Deferred Matter' land into the Byron LEP 2014 will simplify the planning controls for future development proponents. For these reasons the social and economic impacts associated with the proposal are considered to be positive.

**4.4. Section D – State and Commonwealth Interests****Q10 Is there adequate public infrastructure for the planning proposal?**

The planning proposal does not create the need for any additional public infrastructure.

**Q11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Consultation will be undertaken with relevant agencies as required by the Gateway determination during the public exhibition stage of the LEP amendment.



## 5. Mapping Overview

The planning proposal will necessitate updates to the following Byron LEP 2014 maps:

- Land Zoning Map;
- Lot Size Map;
- Floor Space Ratio Map;
- Height of Buildings Map;
- Acid Sulfate Soil Map;
- Drinking Water Catchment Map;
- Multiple Occupancy and Community Title Map; and
- Land Application Map

## 6. Community Consultation

An early consultation program with affected land owners to verify existing vegetation and primary use of the land has been underway since mid-October 2017. This will ensure the most up-to-date information is used to inform the rezoning of land to an environmental, rural or urban zone. Details of this engagement are contained in Appendix 3 of this Planning Proposal.

This proposal (Stage 2) relates to Deferred Matter areas that do not meet the criteria for an environmental zoning (excluding LEP 1988 7(d) zoned land), as well as early agreements reached between landowners and Council staff (as of mid-November 2018) on how environmental zones and non-environmental zones will be applied to certain land in Byron Shire.

The proposal will be exhibited in accordance with the Gateway determination and the terms of the *Environmental Planning and Assessment Act 1979*. This includes any required consultation with public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions. Affected landowners also will be notified in writing of the proposal and the community consultation arrangements prior to the public exhibition period.

## 7. Project Timeline

The proposed timeline for completion of the planning proposal is as follows:

| Plan Making Step  | Estimated Completion (Before) |
|---|-------------------------------|
| Gateway Determination   | May 2019                      |
| Government Agency Consultation                                      | May/June 2019                 |
| Public Exhibition Period  | June/July 2019                |
| Public Hearing  | N/A                           |
| Submissions Assessment  | Aug-Oct 2019                  |
| RPA Assessment of Planning Proposal and Exhibition Outcomes         | October/November 2019         |
| Submission of Endorsed LEP to DP&I for Finalisation                 | December 2019                 |
| RPA Decision to Make the LEP Amendment (if delegated)               | N/A <sup>#</sup>              |
| Forwarding of LEP Amendment to DP&I for Notification (if delegated) | N/A <sup>#</sup>              |

<sup>#</sup> Council is not proposing to exercise plan finalisation functions under delegation.

# APPENDICES



Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

## Appendix 1 – s.117 Direction Checklist

| S117 Direction                    | Application  | Compliance of Planning Proposal  |
|-----------------------------------|--|--|
| <b>1 Employment and Resources</b> |  |  |
| 1.1 Business and Industrial Zones | Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).  | Does not apply to planning proposal.   |
| 1.2 Rural Zones                   | Applies when a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary).<br>Under this direction a planning proposal must:<br>(a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.<br>(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village). | Consistent.<br><br>The planning proposal does not seek to rezone land from a rural zone to a residential, business, industrial, village or tourist zone, nor contain provisions that will increase the permissible density of land within a rural zone<br><br>Whilst the planning proposal does include the rezoning of certain rural land to an environmental zone (E2 or E3), this is proposed in accordance with the NSW Government's Northern Councils E Zone Review Final Recommendations Report and associated Ministerial Direction 2.5 (see below).<br><br>The planning proposal also provides for extensive agriculture as a permissible land use in both the E2 and E3 zones enabling certain agricultural activities on the land. |

| S117 Direction   | Application   | Compliance of Planning Proposal   |
|--|---|---|
| 1.3 Mining, Petroleum Production and Extractive Industries | Applies when a relevant planning authority prepares a planning proposal that would have the effect of:<br>(a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or<br>(b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development. | <b>Inconsistent.</b><br>The proposal contains seventeen (17) sites where an E2 Environmental Conservation Zone and/or E3 Environmental Management Zone are proposed within a s117 mineral "transition area". One (1) of these sites includes an 'Identified Resource' area. In accordance with the requirements of this direction, Council will consult with the Director-General of Department of Primary Industries (DPI) during exhibition of this planning proposal to clarify the development potential of these resources and DPI's position on the proposed E2 zones on these sites.<br>Further information about these sites is contained in <b>Appendix 2.</b> |
| 1.4 Oyster Aquaculture                                     | Applies when a relevant planning authority prepares any planning proposal that proposes a change in land use which could result in:<br>(a) adverse impacts on a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate", or<br>(b) incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or a "current oyster aquaculture lease in the national parks estate" and other land uses.                            | Does not apply to planning proposal.  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction                    | Application  | Compliance of Planning Proposal   |
|-----------------------------------|--|---|
| 1.5 Rural Land                    | Applies when:<br>(a) a relevant planning authority prepares a planning proposal that will affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary), or<br>(b) a relevant planning authority prepares a planning proposal that changes the existing minimum lot size on land within a rural or environment protection zone.<br><br>A planning proposal to which clauses (a) and (b) apply must be consistent with the Rural Planning Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i> .<br>A planning proposal to which clause (b) applies must be consistent with the Rural Subdivision Principles listed in <i>State Environmental Planning Policy (Rural Lands) 2008</i> . | Consistent.<br><br>The planning proposal has been prepared having regard for the Rural Planning Principles in the State Environmental Planning Policy (Rural Lands) 2008 and the NSW Government's Northern Councils E Zone Review Final Recommendations Report.<br><br>The planning proposal provides for extensive agriculture as a permissible land use in both the E2 and E3 zones enabling certain agricultural activities on the land. |
| <b>2 Environment and Heritage</b> |  |   |
| 2.1 Environment Protection Zones  | A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.<br>A planning proposal that applies to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP must not reduce the environmental protection standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with clause (5) of Direction 1.5 "Rural Lands".   | Consistent.<br><br>The planning proposal involves the application of environmental zones to land which meets the criteria contained within the NSW Government's Northern Councils E Zone Review Final Recommendations Report. This provides for the protection and conservation of environmentally sensitive areas.   |
| 2.2 Coastal Protection            | This Direction applies when a relevant planning authority prepares a planning proposal that applies to land in the coastal zone.<br>A planning proposal must include provisions that give effect to and are consistent with:   | Consistent.<br><br>The application of environmental zones to certain land that contains wetland and/or littoral rainforest communities, and that meets the criteria contained within the NSW  |

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| S117 Direction | Application  | Compliance of Planning Proposal   |
|----------------|--|---|
|                | <p>a) the objects of the Coastal Management Act 2016 and the objectives of the relevant coastal management areas;</p> <p>(b) the NSW Coastal Management Manual and associated Toolkit;</p> <p>(c) NSW Coastal Design Guidelines 2003; and</p> <p>(d) any relevant Coastal Management Program that has been certified by the Minister, or any Coastal Zone Management Plan under the Coastal Protection Act 1979 that continues to have effect under clause 4 of Schedule 3 to the Coastal Management Act 2016, that applies to the land.</p> <p>In addition, a planning proposal must not rezone land which would enable increased development or more intensive land-use on land:</p> <p>(a) within a coastal vulnerability area identified by the <i>State Environmental Planning Policy (Coastal Management) 2018</i>; or</p> <p>(b) that has been identified as land affected by a current or future coastal hazard in a local environmental plan or development control plan, or a study or assessment undertaken:</p> <p>(i) by or on behalf of the relevant planning authority and the planning proposal authority, or</p> <p>(ii) by or on behalf of a public authority and provided to the relevant planning authority and the planning proposal authority.</p> | Government's Northern Councils E Zone Review Final Recommendations Report, is consistent with the relevant objectives and provisions of this direction. |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction               | Application   | Compliance of Planning Proposal  |
|------------------------------|---|--|
| 2.3 Heritage Conservation    | <p>A planning proposal must contain provisions that facilitate the conservation of:</p> <p>(a) Items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,</p> <p>(b) Aboriginal objects or Aboriginal places that are protected under the <i>National Parks and Wildlife Act 1974</i>, and</p> <p>(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.</p> | Does not apply to planning proposal.   |
| 2.4 Recreation Vehicle Areas | <p>A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>):</p> <p>(a) where the land is within an environment protection zone,</p> <p>(b) where the land comprises a beach or a dune adjacent to or adjoining a beach,</p> <p>(c) where the land is not within an area or zone referred to in paragraphs (4)(a) or (4)(b) unless the relevant planning authority has taken into consideration:</p> <p>(i) the provisions of the guidelines entitled <i>Guidelines for Selection, Establishment and Maintenance of Recreation Vehicle Areas, Soil Conservation Service of New South Wales, September 1985</i>, and</p> <p>(ii) the provisions of the guidelines entitled <i>Recreation Vehicles</i></p>   | <p>Consistent.</p> <p>The Planning Proposal does not enable land to be developed for the purpose of a recreation vehicle area.</p> |

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| S117 Direction  | Application   | Compliance of Planning Proposal  |
|---|---|--|
|   | <i>Act, 1983, Guidelines for Selection, Design, and Operation of Recreation Vehicle Areas, State Pollution Control Commission, September 1985.</i>  |  |
| 2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs | <p>This direction applies when a relevant planning authority prepares a planning proposal:</p> <p>(a) that introduces or alters an E2 Environmental Conservation or E3 Environmental Management zone;</p> <p>(b) that introduces or alters an overlay and associated clause.</p> <p>A planning proposal must apply the proposed E2 Environmental Conservation or E3 Environmental Management zones, or the overlay and associated clause, consistent with the Northern Councils E Zone Review Final Recommendations.</p>  | <p>Consistent.</p> <p>The proposed environmental zones are consistent with the criteria and supporting recommendations contained in the 'Northern Councils E Zone Review Final Recommendations' report.</p>        |
| <b>3 Housing, Infrastructure and Urban Development</b>                                |   |  |
| 3.1 Residential Zones   | <p>This direction applies when a relevant planning authority prepares a planning proposal that will affect land within:</p> <p>(a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary),</p> <p>(b) any other zone in which significant residential development is permitted or proposed to be permitted.</p> <p>A planning proposal must include provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> | <p>Consistent.</p> <p>The minor application of a residential zone (R2 Low Density Residential or R5 Large Lot Residential) in this proposal will retain the same provisions as the adjoining residential zone.</p> |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction                                  | Application  | Compliance of Planning Proposal  |
|---|--|--|
|   | <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>A planning proposal must, in relation to land to which this direction applies:</p> <p>(a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and</p> <p>(b) not contain provisions which will reduce the permissible residential density of land.</p>   |  |
| 3.2 Caravan Parks and Manufactured Home Estates | <p>Applies when a relevant planning authority prepares a planning proposal.</p> <p>In identifying suitable zones, locations and provisions for caravan parks in a planning proposal, the relevant planning authority must:</p> <p>(a) retain provisions that permit development for the purposes of a caravan park to be carried out on land, and</p> <p>(b) retain the zonings of existing caravan parks, or in the case of a new principal LEP, zone the land in accordance with an appropriate zone under the Standard Instrument (Local Environmental Plans) Order 2006 that would facilitate the retention of the existing caravan park.</p> <p>In identifying suitable zones, locations and provisions for manufactured home estates (MHEs) in a planning proposal, the relevant planning authority must:</p> <p>(a) take into account the categories of land set out in Schedule 2 of SEPP 36 as to where MHEs should not be located,</p> <p>(b) take into account the principles listed in clause 9 of SEPP 36</p> | <p>Consistent.</p> <p>The proposal will not result in any reduction in the existing availability of land for caravan parks or manufactured home estates.</p> |

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| S117 Direction                          | Application  | Compliance of Planning Proposal   |
|---|--|---|
|   | (which relevant planning authorities are required to consider when assessing and determining the development and subdivision proposals), and<br>(c) include provisions that the subdivision of MHEs by long term lease of up to 20 years or under the <i>Community Land Development Act 1989</i> be permissible with consent.  |   |
| 3.3 Home Occupations                    | Planning proposals must permit home occupations to be carried out in dwelling-houses without the need for development consent.   | Consistent.<br>The proposal will not affect any existing permissibility or exemptions for home occupations.   |
| 3.4 Integrating Land Use and Transport  | Applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.<br>A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:<br>(a) <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and<br>(b) <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001). | Consistent.<br>This proposal will not result in any negative impacts on accessibility or transport movements. |
| 3.5 Development Near Licensed Aerodrome | Applies when a relevant planning authority prepares a planning proposal that will create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.<br>The main requirements of the Direction are that Council considers the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth for residential purposes, and does not increase residential densities in areas where the ANEF, as from time to time advised by that Department of the Commonwealth, exceeds 25.   | Does not apply to planning proposal.  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction                        | Application  | Compliance of Planning Proposal   |
|---------------------------------------|--|---|
| 3.6 Shooting Ranges                   | Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range.<br>A Planning Proposal must not seek to rezone land adjacent to and/or adjoining an existing shooting range that has the effect of permitting more intensive land uses in the area.  | Does not apply to planning proposal.  |
| <b>4 Hazard and Risk</b>              |  |   |
| 4.1 Acid Sulfate Soils                | Applies when a relevant planning authority prepares a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps.<br>A council shall not prepare a draft LEP that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the council has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. | Consistent.<br>Some land to which this Planning Proposal is affected by acid sulfate soils. However the Planning Proposal is unlikely lead to intensification of land uses proposed on land identified on the Acid Sulfate Soils Planning Maps. Council will consider acid sulfate soils if it receives a development application for affected land in accordance with existing clause 6.1 of Byron LEP 2014. |
| 4.2 Mine Subsidence and Unstable Land | Applies when a relevant planning authority prepares a planning proposal that permits development on land that:<br>(a) is within a mine subsidence district, or<br>(b) has been identified as unstable in a study, strategy or other assessment undertaken:<br>(i) by or on behalf of the relevant planning authority, or<br>(ii) by or on behalf of a public authority and provided to the relevant planning authority.  | Does not apply to planning proposal.  |
| 4.3 Flood Prone Land                  | Applies when a relevant planning authority prepares a planning proposal that creates, removes or alters a zone or a provision that   | Does not apply to planning proposal.  |

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| S117 Direction | Application  | Compliance of Planning Proposal |
|----------------|--|---------------------------------|
|                | <p>affects flood prone land.</p> <p>A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>).</p> <p>A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environment Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone.</p> <p>A planning proposal must not contain provisions that apply to the flood planning areas which:</p> <ul style="list-style-type: none"> <li>(a) permit development in floodway areas,</li> <li>(b) permit development that will result in significant flood impacts to other properties,</li> <li>(c) permit a significant increase in the development of that land,</li> <li>(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</li> <li>(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.</li> </ul> <p>A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p> <p>For the purposes of a planning proposal, a relevant planning authority must not determine a flood planning level that is</p> |                                 |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction                       | Application  | Compliance of Planning Proposal   |
|--------------------------------------|--|---|
|                                      | <p>inconsistent with the Floodplain Development Manual 2005 (including the <i>Guideline on Development Controls on Low Flood Risk Areas</i>) unless a relevant planning authority provides adequate justification for the proposed departure from that Manual to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General).</p>   |   |
| 4.4 Planning for Bushfire Protection | <p>Applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land.</p> <p>In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made.</p> <p>A planning proposal must:</p> <ul style="list-style-type: none"> <li>(a) have regard to <i>Planning for Bushfire Protection 2006</i>,</li> <li>(b) introduce controls that avoid placing inappropriate developments in hazardous areas, and</li> <li>(c) ensure that bushfire hazard reduction is not prohibited within the APZ.</li> </ul> <p>A planning proposal must, where development is proposed, comply with the following provisions, as appropriate:</p> <ul style="list-style-type: none"> <li>(a) provide an Asset Protection Zone (APZ) incorporating at a minimum: <ul style="list-style-type: none"> <li>(i) an Inner Protection Area bounded by a perimeter road or reserve which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and</li> <li>(ii) an Outer Protection Area managed for hazard reduction</li> </ul> </li> </ul> | <p>Consistent (subject to consultation with the NSW Rural Fire Service).</p> <p>The proposal will result in the alteration to some planning provisions affecting bush fire prone land. This results from changes to zoning and associated planning controls, which are intended to reflect the characteristics of the land and current and planned land use. [Note: LEP 2014 cl 5.11 permits bush fire hazard reduction work authorised by the Rural Fires Act 1997 to be carried out on any land without development consent.]</p> <p>Consultation will be undertaken with the NSW Rural Fire Service in accordance with this Direction.</p> |

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| S117 Direction                            | Application   | Compliance of Planning Proposal |
|---|---|---------------------------------|
|   | <p>and located on the bushland side of the perimeter road,</p> <p>(b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the <i>Rural Fires Act 1997</i>), the APZ provisions must be complied with,</p> <p>(c) contain provisions for two-way access roads which link to perimeter roads and/or to fire trail networks,</p> <p>(d) contain provisions for adequate water supply for firefighting purposes,</p> <p>(e) minimise the perimeter of the area of land interfacing the hazard which may be developed,</p> <p>(f) introduce controls on the placement of combustible materials in the Inner Protection Area.</p> |                                 |
| <b>5 Regional Planning</b>                |   |                                 |
| 5.1 Implementation of Regional Strategies | Planning proposals must be consistent with a regional strategy released by the Minister for Planning.   | Revoked                         |
| 5.2 Sydney Drinking Water Catchments      | Applies when a relevant planning authority prepares a planning proposal that applies to the hydrological catchment.   | Does not apply to Byron Shire.  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction   | Application  | Compliance of Planning Proposal  |
|--|--|--|
| 5.3 Farmland of State and Regional Significance on the NSW Far North Coast   | The planning proposal must not rezone land mapped as State or regionally significant farmland under the Northern Rivers Farmland Protection Project for an urban use.  | Consistent.<br><br>The proposal does not propose the rezoning of identified significant farmland for urban, residential or rural residential purposes. |
| 5.4 Commercial and Retail Development along the Pacific Highway, North Coast | <p>A Planning Proposal that applies to land located on “within town” segments of the Pacific Highway must provide that:</p> <p>(a) new commercial or retail development must be concentrated within distinct centres rather than spread along the highway,</p> <p>(b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway.</p> <p>(c) For the purposes of this paragraph, “within town” means areas which, prior to the draft local environmental plan, have an urban zone (eg “village”, “residential”, “tourist”, “commercial”, “industrial”, etc) and where the Pacific Highway speed limit is less than 80 km/hour.</p> <p>A planning proposal that applies to land located on “out-of-town” segments of the Pacific Highway must provide that:</p> <p>(a) new commercial or retail development must not be established near the Pacific Highway if this proximity would be inconsistent with the objectives of this Direction,</p> <p>(b) development with frontage to the Pacific Highway must consider the impact the development has on the safety and efficiency of the highway.</p> <p>(c) For the purposes of this paragraph, “out-of-town” means areas which, prior to the draft local environmental plan, do not have an urban zone (eg “village”, “residential”, “tourist”, “commercial”, “industrial”, etc) or are in areas where the Pacific Highway speed limit is 80 km/hour or greater.</p> | Does not apply to planning proposal.   |

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| S117 Direction  | Application   | Compliance of Planning Proposal   |
|---|---|---|
| 5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA). | Revoked.  | N/A   |
| 5.6 Sydney to Canberra Corridor (Revoked 10 July 2008)                            | Revoked.  | N/A   |
| 5.7 Central Coast (Revoked 10 July 2008)  | Revoked.  | N/A   |
| 5.8 Second Sydney Airport: Badgerys Creek   | Applies to a planning proposal that enables the carrying out of development that could hinder the potential for development of a Second Sydney Airport. | Does not apply to Byron Shire.  |
| 5.9 North West Rail Link Corridor Strategy  | [Only applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.]  | Does not apply to Byron Shire.  |
| 5.10 Implementation of Regional Plans   | All planning proposals must be consistent with the applicable Regional Plan released by the Minister for Planning.                                      | Consistent.<br>The planning proposal is generally consistent with the planning framework set out under the North Coast Regional Plan — in particular, Directions 1 & 2 (and supporting actions) associated with 'Goal 1: The most stunning environment in NSW'. |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction                         | Application   | Compliance of Planning Proposal   |
|--|---|---|
| <b>6. Local Plan Making</b>            |   |   |
| 6.1 Approval and Referral Requirements | <p>A planning proposal must:</p> <ul style="list-style-type: none"> <li>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</li> <li>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: <ul style="list-style-type: none"> <li>(i) the appropriate Minister or public authority, and</li> <li>(ii) the Director-General of the Department of Planning and Environment (or an officer of the Department nominated by the Director-General),</li> </ul> prior to undertaking community consultation in satisfaction of section 57 of the Act, and</li> <li>(c) not identify development as designated development unless the relevant planning authority: <ul style="list-style-type: none"> <li>(i) can satisfy the Director-General of the Department of Planning and Environment (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and</li> <li>(ii) has obtained the approval of the Director-General of the Department of Planning and Environment (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</li> </ul> </li> </ul> | <p>Consistent.</p> <p>The planning proposal does not introduce any new concurrence or consultation provisions or any additional designated development types.</p> |

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| S117 Direction                                  | Application  | Compliance of Planning Proposal |
|---|--|---------------------------------|
| 6.2 Reserving Land for Public Purposes          | A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning and Environment (or an officer of the Department nominated by the Director-General).  | Does not apply to Byron Shire.  |
| 6.3 Site Specific Provisions                    | <p>Applies when a relevant planning authority prepares a planning proposal that will allow a particular development to be carried out.</p> <p>A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either:</p> <ul style="list-style-type: none"> <li>(a) allow that land use to be carried out in the zone the land is situated on, or</li> <li>(b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or</li> <li>(c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</li> </ul> <p>A planning proposal must not contain or refer to drawings that show details of the development proposal.</p> | Does not apply to Byron Shire.  |
| <b>7. Metropolitan Planning</b>                 |  |                                 |
| 7.1 Implementation of the Metropolitan Strategy | [Only applies to certain Sydney metropolitan local government areas.]  | Does not apply to Byron Shire.  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| S117 Direction   | Application  | Compliance of Planning Proposal |
|--|--|---------------------------------|
| 7.2 Implementation of Greater Macarthur Land Release Investigation | [Only applies to land within the Greater Macarthur Land Release Investigation Area, as identified in the 'Greater Macarthur Land Release Preliminary Strategy and Action Plan'.] | Does not apply to Byron Shire.  |

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## Appendix 2 – Overview of Land Affected by s.117 Direction ‘1.3 – Mining, Petroleum Production and Extractive Industries’

(For consultation with the Director-General of Department of Primary Industries in accordance with this direction.)

| LZN Map Sheet Ref | Parcel Number | Property Address                        | (Lot / DP number) | Current Zoning  | Resource type            | Proposed E Zone/s             |
|-------------------|---------------|---|-------------------|---|--------------------------|-------------------------------|
| 003CC             | 267227        | 280 Skinners Shoot Road, SKINNERS SHOOT | 119/1192991       | 1(a) General Rural Zone;<br>7(b) Coastal Habitat Zone; RU1 Primary Production | Potential Mineral Source | E2 Environmental Conservation |
| 002B              | 15460         | 64 Coopers South Lane, MAIN ARM         | 16/255603         | 1(a) General Rural Zone;<br>RU2 Rural Landscape;<br>RU1 Primary Production    | Potential Mineral Source | E2 Environmental Conservation |
| 002B              | 43440         | 713 Left Bank Road, MULLUMBIMBY CREEK   | 5/620040          | 1(b2) Agricultural Protection (b2) Zone                                       | Potential Mineral Source | E2 Environmental Conservation |

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### Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| LZN Map Sheet Ref | Parcel Number | Property Address                      | (Lot / DP number) | Current Zoning  | Resource type            | Proposed E Zone/s  |
|-------------------|---------------|---------------------------------------|-------------------|---|--------------------------|--|
| 002B              | 43690         | 670 Left Bank Road, MULLUMBIMBY CREEK | 12/589285         | RU1 Primary Production;<br>1(a) Hatched General Rural Zone Refer to Clause 38 | Potential Mineral Source | E2 Environmental Conservation                                  |
| 002B              | 113470        | 10 Coopers South Lane, MAIN ARM       | 7/591828          | 1(a) Hatched General Rural Zone Refer to Clause 38                            | Potential Mineral Source | E2 Environmental Conservation /<br>E3 Environmental Management |
| 002D              | 39350         | 21 Kingsvale Road, MYOCUM             | 16/259869         | 1(d) Investigation Zone;<br>RU1 Primary Production;<br>RU2 Rural Landscape    | Potential Mineral Source | E2 Environmental Conservation                                  |
| 002D              | 73680         | 32 Prestons Lane, TYAGARAH            | 3/631878          | 7(b) Coastal Habitat Zone; 1(a) General Rural Zone                            | Potential Mineral Source | E2 Environmental Conservation                                  |
| 002D              | 91610         | 110 The Manse Road                    | 6/748290          | 1(a) Hatched General Rural Zone Refer to Clause 38; RU2 Rural Landscape       | Potential Mineral Source | E3 Environmental Management                                    |

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| LZN Map Sheet Ref | Parcel Number | Property Address           | (Lot / DP number) | Current Zoning  | Resource type  | Proposed E Zone/s             |
|-------------------|---------------|----------------------------|-------------------|---|--|-------------------------------|
| 002D              | 195260        | 59 Kingsvale Road, MYOCUM  | 4/843850          | 1(c1) Small Holdings (c1) Zone  | Potential Mineral Source                               | E2 Environmental Conservation |
| 002D              | 195290        | 59B Kingsvale Road, MYOCUM | 2/843850          | 5(a) Special Uses Zone; 1(c1) Small Holdings (c1) Zone  | Potential Mineral Source                               | E2 Environmental Conservation |
| 002D              | 195300        | 59A Kingsvale Road, MYOCUM | 1/843850          | 1(c1) Small Holdings (c1) Zone  | Potential Mineral Source                               | E2 Environmental Conservation |
| 002D              | 241946        | Dingo Lane, MYOCUM         | 17/118892         | 1(d) Investigation Zone   | Identified mineral resources; Potential Mineral Source | E2 Environmental Conservation |
| 002D              | 186160        | 42 Bilin Road, MYOCUM      | 26/830652         | 1(a) Hatched General Rural Zone Refer to Clause 38; RU2 Rural Landscape; 5(a) Special Uses Zone; 1(c1) Small Holdings (c1) Zone | Potential Mineral Source                               | E2 Environmental Conservation |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| LZN Map Sheet Ref | Parcel Number | Property Address                   | (Lot / DP number) | Current Zoning   | Resource type            | Proposed E Zone/s             |
|-------------------|---------------|------------------------------------|-------------------|--|--------------------------|-------------------------------|
| 002A              | 69230         | 76 Palmwoods Road, PALMWOODS       | 5/609813          | 1(a) General Rural Zone; 1(a) Hatched General Rural Zone Refer to Clause 38  | Potential Mineral Source | E2 Environmental Conservation |
| 002A              | 107370        | Koonyum Range Road, KOONYUM RANGE  | 136/755722        | 7(d) Scenic / Escarpment Zone  | Potential Mineral Source | E2 Environmental Conservation |
| 002A              | 117360        | 1088 Main Arm Road, UPPER MAIN ARM | 2/804764          | 1(a) General Rural Zone; 1(a) Hatched General Rural Zone Refer to Clause 38; RU2 Rural Landscape                     | Potential Mineral Source | E3 Environmental Management   |
| 002D              | 267780        | 168 Tandys Lane, BRUNSWICK HEAD    | 2/1208559         | 1(d) Investigation Zone; 1(a) General Rural Zone; RU2 Rural Landscape; 7(a) Wetlands Zone; 7(b) Coastal Habitat Zone | Potential Mineral Source | E2 Environmental Conservation |

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## Appendix 3 – 22 March 2018 Council Report and Resolutions



## BYRON SHIRE COUNCIL

## STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

13.15

**Report No. 13.15**      **PLANNING - Update on Environmental Zone review and Planning Proposal implementation process**

**Directorate:** Sustainable Environment and Economy

**Report Author:** Natalie Hancock, Senior Planner

**File No:** I2018/99

**Theme:** Ecology  
Planning Policy and Natural Environment

**Summary:**

At the 17 November 2016 Ordinary Meeting Council resolved (**Res16-576**) to endorse a process for amending Byron Local Environmental Plan (LEP) 2014 in order to implement the *Northern Councils E Zone Review Final Recommendations Report*. E zones were deferred from Byron LEP 2014 pending outcome of the State Government's review process, which was completed in late 2015.

Staff have commenced the E zone review process and are moving towards preparation of planning proposals. The purpose of this report is to update Council on:

- recent engagement with affected landowners
- the proposed staging of planning proposals (based on the responses received) to enable an efficient and effective Gateway lodgement process with the Department of Planning & Environment (DPE).

Council has received feedback from more than 750 affected landowners in the Shire. From this feedback process, staff have been able to determine an appropriate staging of planning proposals to enable more efficient and effective processing and minimise delays to landowners where there is agreement. The report recommends that Planning Proposals #1 and #2 be finalised and submitted to DPE for Gateway Determination in accordance with the target dates shown in Table 2.

Whilst the recent engagement included all landowners with potential E Zones mapped across the Shire for transparency, as per council resolution **16-576** only Deferred Matter designated land will progress to the next stage of formal planning proposals. The only exception to this will be where a landowner with LEP 2014 zoned land has requested an E Zone designation over their land.

This report also recommends that Council endorse the introduction of a new LEP 2014 zone, *RU6 Transition*, to be applied to land currently zoned 7(d) *Scenic Escarpment* in LEP 1988 that does not meet the criteria for an environmental zoning. The ability to apply an *RU6 Transition Zone* as part of the E Zone implementation program would maintain consistency with the current 7(d) zone provisions and ensure the scenic escarpment, as well as other visually significant areas, are not eroded by inappropriate land uses that are otherwise permitted in the RU1/RU2 zones. Subject to Council's endorsement of the proposed RU6 Transition Zone, staff propose to undertake an informal exhibition to invite feedback from affected land owners. The outcomes of this feedback would be reported back to Council together with a draft Planning Proposal #3 as soon a practical after Council's adoption of Planning Proposal #2.

A further report on the use of mapped overlays to protect environmental values that do not meet the criteria for an E zone, or as an alternative to an E zone, will be provided to Council upon finalisation of the E zone Planning Proposals.

**BYRON SHIRE COUNCIL****STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY****13.15****NOTE TO COUNCILLORS:**

- 5 In accordance with the provisions of S375A of the Local Government Act 1993, a Division is to be called whenever a motion for a planning decision is put to the meeting, for the purpose of recording voting on planning matters. Pursuant to clause 2(a) under the heading Matters to be Included in Minutes of Council Meetings of Council's adopted Code of Meeting Practice (as amended) a Division will be deemed to have been called by the mover and seconder of all motions relating to this report.

**RECOMMENDATION:****That Council:**

1. **Note that land currently zoned under LEP 2014 (i.e. not Deferred Matter land) where the landowner received an E Zone notification letter but did not request an E Zone designation, will be excluded from further consideration under the E Zone review process.**
2. **Prepare Planning Proposal #1: (PP1) reflecting early agreements reached between landowners and Council staff on how environmental zones are to be applied and submit to the Department of Planning & Environment for Gateway determination.**
3. **Prepare Planning Proposal #2: (PP2) for:**
  - (i) **Deferred Matter areas that do not meet the criteria for an environmental zoning and will have a suitable rural zone applied (excluding LEP 1988 7(d) zoned land); or**
  - (ii) **Deferred Matter areas that currently have a residential, rural residential, commercial or industrial zoning in LEP 1988 that will transition to an equivalent LEP 2014 zone; or**
  - (iii) **reflecting further agreements reached between landowner and Council staff on how environmental zones are to be applied;****and submit to the Department of Planning & Environment for Gateway determination.**
4. **Endorse the introduction of a new LEP 2014 zone, *RU6 Transition*, to be applied to land currently zoned 7(d) *Scenic Escarpment* LEP 1988 that does not meet the criteria for an environmental zoning.**
5. **Subject to Council's endorsement of the proposed *RU6 Transition Zone*, prepare and undertake an informal exhibition of the related *RU6* provisions for feedback from affected land owners who have not already agreed to this zone, and report the outcomes back to Council.**
6. **Receive a report on draft Planning Proposal #3: (PP3) for:**
  - (i) **Parcels where there is no agreement reached between the landowner and Council staff on proposed environmental zone/s; or**
  - (ii) **Deferred Matter areas that meet the criteria for an environmental zoning (in part or all) and where there has been no response from the landowner; or**
  - (iii) **remaining LEP 1988 7(d) zoned land to be zoned *RU6 Transition* (subject to Council endorsement).****as soon as practical after Council's adoption of Planning Proposal #2.**

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7. **Note that a further report on the use of mapped overlays as mechanism to protect environmental values will be provided to Council upon finalisation of the E zone Planning Proposals identified in Table 2.**
8. **Consider the allocation of \$50,000 as part of the forward budget process 2018/19 (alongside other Council program and budget priorities) to support a staged planning proposal program supported by robust community engagement to better inform the final E Zone Planning Proposal/s.**

**Attachments:**

- 1 Proposed RU6 Transitional zone: rationale and other supporting information, E2018/12601 [⇒](#)
- 5 2 Proposed uses and objectives in E2 and E3 zones - extract from Council website, E2018/15075 [⇒](#)
- 3 Landowner Letter 1: possible land satisfying E2 - E3 criteria, E2018/15918 [⇒](#)
- 4 Landowner Letter 2: land not satisfying E2 - E3 criteria, E2018/15926 [⇒](#)
- 5 Special Disclosure of Pecuniary Interest, E2012/2815 [⇒](#)

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**BYRON SHIRE COUNCIL****STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY****13.15****Report****Background**

At the Ordinary Meeting 17 November 2016 Council resolved (**Res 16-576**) the following:

- 5 1. *That Council endorse the following process for amending Byron Local Environmental Plan (LEP) 2014 in order to implement the Northern Councils E Zone Review Final Recommendations Report:*
  - a. *accept the Department of Planning and Environment's offer of \$40,000 together with a conditional 30 June 2017 deadline for lodgement of a planning proposal;*
  - 10 b. *prepare and exhibit a draft planning proposal that includes the proposed zoning and supporting methodology for a minimum period of 6 weeks (following the completion of Shire wide vegetation mapping);*
  - c. *invite submissions from affected landowners to determine: (i) primary land use; (ii) agreement or disagreement with proposed zoning; and (iii) alternative zoning (where applicable);*
  - 15 d. *finalise the planning proposal for those sites where there is agreement with the proposed or alternative zoning; and*
  - e. *resolve the zoning of outstanding sites in a subsequent planning proposal.*
- 20 2. *That Council write to the Department of Planning and Environment (DPE) reaffirming Council's long standing position that a separate coastal hazard zone is required in Byron Local Environmental Plan 2014, as the current Standard Instrument LEP does not provide a suitable replacement for our current 7(f1) Coastal Land and 7(f2) Urban Coastal Land Zones and therefore appropriate alternatives such as 'E5 Coastal Hazard' and/or 'E6 Coastal Living' need to be provided.*
- 25

A project update report to the Ordinary Council Meeting 23 February 2017 reported that:

- 30 • the DPE had advised that it is unable to support Council's endorsed process for implementing the E Zone review recommendations; hence \$40,000 funding offer cannot be provided;
- a letter had been forwarded to the Department of Planning and Environment (DPE) reaffirming Council's long standing position that a separate coastal hazard zone is required in Byron Local Environmental Plan 2014.
- 35

An appropriate coastal hazard zone and related planning controls are yet to be developed in consultation with the State Government.

- 40 Staff have since commenced the E zone review process and are moving towards preparation of planning proposals. The purpose of this report is to update Council on:

- recent engagement with affected landowners
- the proposed staging of planning proposals (based on the responses received) to enable an efficient and effective Gateway lodgement process with the Department of Planning & Environment (DPE).
- 45

**Land Owner Engagement**

- 50 The *Northern Councils E Zone Review Final Recommendations Report* (2015) (Final Recommendations Report) requires verification of the presence of vegetation attributes that meet the E2 or E3 criteria (as informed by Council's Shire wide vegetation mapping); identification and verification of primary land use; and confirmation of proposed E Zone with the affected landowner.

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As part of the verification process, notification letters were sent to potentially affected E Zone landowners in early October 2017. These are discussed in more detail below. For consultation purposes, in applying the state government's environmental zones criteria, the mapping of possible E Zones extended beyond those area's originally identified with environmental values in 2012 and marked as 'Deferred Matters' (DM) in LEP 2014. Hence all landowners with environmental values on their land were notified, irrespective of having a DM.

This was combined with other activities and methods of communication to maximise the potential for understanding and support by affected landowners and the wider community on E Zone implementation including:

- three targeted stakeholder meetings to explain and pilot-test the process used in applying the State Government's E Zone criteria to land in the Shire;
- use of Council's website, public media, Facebook and an e-newsletter to advertise the engagement opportunities for landowners;
- provision of supporting material on Council's website including electronic access to interactive mapping, FAQ and fact sheets on how to provide feedback and an information sheet on the proposed uses and objectives in the E2 and E3 Zone (a copy of the information sheet is contained in Attachment 2);
- one on one meetings in both the office and field; and
- responding to phone enquiries and emails.

The engagement feedback period initially ran from 9 October - 22 December 2017, but was extended until late January 2018, for a total of 16 weeks, due to the high level of interest in the review.

### ***Why does potential E zone mapping extend beyond the current Deferred Matter boundaries?***

As part of the E Zone engagement process it was decided to map all vegetation satisfying the criteria for an E2 or E3 Zone and consult with all affected landowners, not just those with a DM designation. This decision was made on the basis that:

- the draft LEP 2012 DM boundaries were based on 2007 vegetation mapping and a range of considerations including variable width buffers (eg. riparian, NP), smoothing of gaps and sharp edges and existing '7' zones. As such, the DM boundaries reflect areas determined using a different methodology (vegetation, environment and aesthetics) than has now been applied in accordance with the 2015 Final Recommendations Report
- mapping of contiguous vegetation communities for possible E2 and E3 Zones would ensure a more holistic assessment of such vegetation for zoning purposes
- it was anticipated that the E Zone review process may result in agreed outcomes on many sites where the proposed E Zone/s do not align with the original DM areas, which is consistent with the *Northern Councils E Zone Review Final Recommendations Report* and the *Ministerial 117 Direction 2.5*.

Whilst potential E Zones were mapped across the Shire in this way for transparency, as per council resolution **16-576** only DM designated land will progress to the next stage of formal planning proposals. The only exception to this will be where a landowner with LEP 2014 zoned land has requested an E Zone designation over their land.



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It is proposed that land currently zoned under LEP 2014 (i.e. not Deferred Matter land) where the landowner received an E Zone notification letter but did not request an E Zone designation, will be excluded from further consideration under the E Zone review process.

#### 5 ***Landowner Notification Letters***

Two types of notification letters were issued as outlined below.

##### Letter 1: Possible land meeting E Zone Criteria

10 Approximately 2600 letters of this type were issued to landowners where Council's records suggest that all or part of their land may meet the criteria for an environmental zoning, irrespective of whether or not the land had a 'Deferred Matter' zone. The letter was intended to seek feedback from the landowner to:

- 15
- verify the Council's records on the criteria used to apply the E Zone, namely
    - vegetation mapping
    - primary land use
  - clarify the landowner's position on the application of the proposed E Zone designation (agreement/disagreement)

20

A template copy of this letter is enclosed as Attachment 3.

##### Letter 2: Land not meeting E Zone Criteria

25 Approximately 560 letters of this type were issued to landowners where Council's records suggest that none of their land meets the criteria for an environmental zoning. The letter was intended to advise that:

- 30
- the land does not meet the criteria for an E Zone on the subject land;
  - a suitable alternative zone will be applied to land currently mapped as DM under LEP 2014;
  - landowners would be notified in writing of the suitable alternative zone and would have an opportunity to provide feedback on this zoning at a later date.

This letter was intended to be informative only and did not require a response from the landowner.

35 A template copy of this letter is enclosed as Attachment 4.

Consistent with **Res 16-576**, land wholly within the coastal 7(f1) and 7(f2) zones did not receive notification letters as these areas will be considered under a separate process and remain as a Deferred Matter until appropriate planning controls are developed in consultation with the State Government.

40

#### ***Responses***

45 Council has received feedback from more than 750 affected landowners in the Shire. Staff are currently reviewing this feedback on a locality-by-locality basis. Feedback was also received from community members/groups who were not affected landowners, but had an interest in the outcome of the review.

50 As part of the feedback process Council staff engaged with landowners by one or more of the following methods: phone call, email, meeting and/or site visit. Not all landowners who received Letter 1 have responded, however further responses are still being received and considered at the time of writing this report.



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From this feedback process staff have been able to determine an appropriate staging of planning proposals to enable more efficient and effective processing and minimise delays to landowners where there is agreement. The proposed staging is outlined in Table 2.

### 5 Table 2: Proposed “staging” of Planning Proposals (PP)

| PP No.  | PP Type   | Staff comments and / or rationale  |
|---|---|--|
| PP #1<br><br>Target date for lodgement with DPE: May/June 2018  | Reflecting early agreements reached between landowners and Council staff on how environmental and non-environmental zones (e.g. RU1/RU2) are to be applied.<br><br>This includes both DM & non-DM land in the Shire.  | <ul style="list-style-type: none"> <li>• These landowners took the time to provide timely feedback about their land;</li> <li>• Landowner agreement has been reached on proposed E zones and/or other zones;</li> <li>• Private land may be zoned E2 or E3 despite being inconsistent with the criteria, at the request of the landowner;</li> <li>• Due to the agreed outcome/s on these parcels it is proposed that PP #1 be finalised and submitted to DPE for Gateway Determination by the target date.</li> </ul> <p>RECOMMENDATION: That PP #1 be finalised and submitted to DPE for Gateway.</p>  |
| PP #2<br><br>Target date for lodgement with DPE: September 2018 | Addressing: <ul style="list-style-type: none"> <li>• DM areas that do not meet the criteria for an environmental zoning and will have a suitable rural zone applied (excluding LEP 1988 7(d) zoned land); or</li> <li>• DM areas that currently have a residential, rural residential, commercial or industrial zoning in LEP 1988 and will transition to an equivalent LEP 2014 zone; or</li> <li>• further agreements reached between landowner and Council staff.</li> </ul> | <ul style="list-style-type: none"> <li>• Notification letters with no proposed E Zone/s (Letter 2) did not require a landowner response;</li> <li>• For land in a LEP 1988 urban zone (e.g. 2 (a), 2 (v)) where the primary use is residential or business, an E Zone will not be applied unless requested by the landowner;</li> <li>• A framework exists for transitioning non E zone areas to an equivalent LEP 2104 zone (see Table 3 following);</li> <li>• Under the planning proposal process a further opportunity exists for landowner feedback on the proposed non E Zone designations</li> </ul> <p>RECOMMENDATION: That PP #2 be finalised and submitted to DPE for Gateway.</p> |

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| PP No.   | PP Type  | Staff comments and / or rationale  |
|--|--|--|
| PP #3<br><br>Target date for lodgement with DPE: 'To be Advised' | Addressing DM parcels where: <ul style="list-style-type: none"> <li>a response was received but landowner and Council staff are unable to reach agreement on proposed environmental zone/s; or</li> <li>all or part meet the criteria for an environmental zoning but there has been no response from the landowner; or</li> <li>further agreements reached between landowner and Council staff; or</li> <li>balance of LEP 1988 7(d) zoned land is to be zoned <i>RU6 Transition</i> (subject to Council endorsement).</li> </ul> | <ul style="list-style-type: none"> <li>Number of DM areas where agreement could not be reached is likely to be low and relate to land already in an existing LEP 1988 environmental zone;</li> <li>Proceeding to a Gateway may elicit a response and assist in verification for those who have not responded;</li> <li>Under the planning proposal process an opportunity exists for further landowner feedback on the proposed environmental zoning</li> <li>Landowners who disagree with the final E zone/s adopted by Council can seek an independent review by the NSW Chief Planner.</li> </ul> <p>RECOMMENDATION: That Council receive a report on draft PP #3 as soon as practical after Council's adoption of Planning Proposal #2</p> |

As indicated above, staff are working towards forwarding the first planning proposal to the Department of Planning and Environment (DPE) for Gateway determination in May/June 2018.

### 5 **Proposed 'RU6 Transition Zone'**

Protection of the rural landscape values, including scenic amenity, was one of the key messages expressed by the community in the *Rural Land Use Strategy Discussion Paper*. Under BLEP 1988 the 7(d) *Scenic Escarpment Zone* largely covers most escarpment land in the Shire, as well as other visually important areas. During preparation of the shire wide LEP, areas within the 7(d) zone were proposed to be zoned either *E2 Environmental Conservation* or *E3 Environmental Management* in accordance with the Byron Shire Local Environmental Study 2008. This is partly because there is no equivalent zone provided in the Standard Instrument LEP Template to accommodate such areas.

All 7(d) areas deferred from LEP 2014 are now being assessed against the State Government's E zone Review Final Recommendations Report and related criteria for applying E Zones. Under the Final Recommendations Report, councils on the Far North Coast are not permitted to use scenic or aesthetic values as an attribute for the application of an E2 or E3 Zone or mapped planning controls. The report also states that "A LEP Map is not to be used for areas of scenic protection or aesthetic values". Whilst some vegetated areas in the 7(d) *Scenic Escarpment Zone* meet the criteria for applying E2 Environmental Conservation, other areas do not and will require an alternative rural zone.

The E Zone review and the Rural Land Use Strategy engagement processes have identified a need for a suitable replacement zone to the 7(d) *Scenic Escarpment Zone* in order to:

- align with community values and Council policy (i.e. by ensuring that visually prominent areas are not eroded by inappropriate land uses that are otherwise permitted in the rural RU1/RU2 Zones);



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- avoid delays for landowners who have already agreed to an E Zone on part of their land, but cannot proceed without a comparable zone in LEP 2014 for the remaining 7(d) Zone LEP 1988; and
- avoid the prospect of other 7(d) zoned land remaining as Deferred Matter due to the absence of a comparable LEP 2014 zone.

To maintain consistency with the 7(d) zone provisions and ensure escarpment (and other visually prominent) areas are not eroded by inappropriate land uses, a new *RU6 Transition Zone* is proposed. This is in recognition that the scenic escarpment is a sensitive landscape experiencing, and likely to continue to experience, increased development pressure. Inappropriate development has the potential to erode the scenic values of these areas and conflict with community values and Council's policy framework in this regard. The proposed *RU6 Transition Zone* will maintain the existing development framework around suitable land uses in these visually prominent areas and highly valued landscapes (by both residents and visitors). Initial discussions with the DPE have indicated that the use of the *RU6 Transition Zone* in this context would appear to be consistent with the intend application of this zone.

More detailed information about the proposed *RU6 Transition Zone* (as a draft amendment to Byron LEP 2014) is contained in Attachment 1.

### RECOMMEDATIONS:

- **Endorse the introduction of a new LEP 2014 zone, *RU6 Transition*, to be applied to land currently zoned 7(d) *Scenic Escarpment* LEP 1988 that does not meet the criteria for an environmental zoning.**
- **Subject to Council's endorsement of the proposed *RU6 Transition Zone*, prepare and undertake an informal exhibition of the *RU6* provisions for feedback from affected land owners who have not already agreed to this zone, and report the outcomes back to Council.**

### ***Framework for applying a suitable zone for non E Zone land under the LEP 2104 methodology***

Table 3 below provides a framework to be applied in transitioning non E zone areas (LEP 1988) to an equivalent LEP 2104 zone, based on the previous adopted LEP 2014 methodology. This has been updated to reflect the introduction of a new RU6 Zone (pending Council's endorsement).

**Table 3: Framework for translation of land use zones between LEP 1988 and LEP 2014**

| LEP 1988 zones/land not meeting the criteria for an environmental zoning   | Proposed LEP 2014 zone/s    |
|--|-----------------------------|
| <ul style="list-style-type: none"> <li>• Agricultural Protection Zones 1B1 &amp; 1B2 Zones</li> <li>• State Significant Farmland Protection Areas</li> <li>• Prime Agricultural Lands</li> <li>• Current 1E Extractive Resources Zone (excluding Myocum Waste Management Facility)</li> <li>• S117 identified mineral resources</li> <li>• Private properties currently managed by State Forests (areas identified in layer file received from State Forests)</li> </ul> | RU1 Primary Production Zone |



# BYRON SHIRE COUNCIL

## STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

13.15

| LEP 1988 zones/land not meeting the criteria for an environmental zoning | Proposed LEP 2014 zone/s  |
|--|---|
| 1A General Rural and 1D Investigation Zones                              | RU2 Rural Landscape Zone<br><br><i>Note:</i><br>On completion of the zoning mapping small (<10ha) and narrow (<50m) areas of RU2 were merged into the adjoining RU1 zone. |
| 7(d) Scenic Escarpment   | RU 6 Transition Zone (subject to endorsement)<br><i>(Note: Not part of the previous LEP 2014 methodology)</i>   |
| 2 (v) Village Zone   | RU 5 Village Zone   |
| 2 (a) Residential Zone   | R2 Low Density Residential  |
| 1 (c1) and 1(c2) Small Holdings  | R 5 Large Lot Residential   |
| 3 (a) Business Zone  | B1, 2, 4 & 7 Business zones as appropriate reflective of surrounding zoning   |
| 4 (a) Industrial Zone  | IN 1 & 2 Industrial zones as appropriate reflective of surrounding zoning   |
| 5 (a) Special Uses Zone  | SP2 Infrastructure  |
| 2 (t) Tourist Area Zone  | SP3 Tourist   |

Some coastal areas are also identified as a Deferred Matter under the Byron LEP 2014, pending the outcomes of the State Government's coast management review and the possible adoption of a new coastal zone. This applies to (7 (f1) *Coastal Lands* and 7(f2) *Urban Coastal Lands* in LEP 1988. Such areas will be considered under a separate process and remain as a DM under the Byron LEP 2014 until appropriate planning controls are developed in consultation with the State Government. These zones are therefore not reflected in Table 3 above.

### 10 What happens if a landowner disagrees with a proposed E zone?

The DPE *Northern Councils Environmental Zone Review Final Recommendations Report & Section 117 Direction 'Frequently Asked Questions'* Sheet clarifies the process to be applied in the event that a landholder does not agree that their land meets the primary use or validation criteria for an E Zone. The NSW Chief Planner has been appointed by the Minister for Planning to undertake an independent review. The Chief Planner will make a decision on the dispute, based on an assessment of the evidence provided by both Council and the landholder. Councils are required to notify landholders once it resolves to adopt an E zone following a review of submissions. The landholder has 28 days from Council's notification of the adoption of the final proposed zones to notify the Department of their request for a review by the Chief Planner.

### Council and Crown Land

As part of the review process, staff will hold further discussions with other sections of Council and Crown land representatives to determine an appropriate zone for land where Council's records suggest that all or part of this land may meet the criteria for an environmental zoning. Landowner feedback requesting an outcome that may affect Council or Crown land will be considered as part of this process.

**BYRON SHIRE COUNCIL****STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY****13.15****Overlays**

- 5 Council has the option of using mapped planning controls (also known as “overlays”) to protect environmental values that do not meet the criteria for an E zone, or as an alternative to an E zone. These may be applied to sensitive riparian areas (i.e. land within a certain distance of a watercourse) or other native vegetation that needs to be managed through local provision and associated “overlay” map in LEP 2014. The verification process has identified potential land where this may be an appropriate management mechanism, however this is best considered at the end of the E Zone review. A further report on this option will be provided to Council upon finalisation of the application of E Zones.
- 10

**Financial Implications**

- 15 Staff are proposing a staged planning proposal program supported by robust community engagement to better inform the final E Zone Planning Proposal/s. The timeframe for this project will extend beyond financial 2017-18 financial year and hence its successful completion will require additional budget allocation in the 2018/19 financial year. A \$50,000 budget bid has been submitted for consideration in the 2018/19 Council Budget.
- 20

**Statutory and Policy Compliance Implications**

- 25 The process of applying E zones and mapped overlays in Byron LEP 2014 must satisfy Section 117 Direction 2.5 – *Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs*. This direction specifically requires that a planning proposal that introduces or alters an *E2 Environmental Conservation* or *E3 Environmental Management Zone*, or an overlay and associated clause must be consistent with the *Northern Councils E Zone Review Final Recommendations*.
- 30 In addition, the newly proposed *RU6 Transition Zone* is consistent with community values and Council policy in relation to the current 7(d) *Scenic Escarpment Zone*, as well as the relevant goals and supporting directions in the *North Coast Regional Plan 2036*.



## BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

13.15 - ATTACHMENT 1

### LEP 2014: Proposed ***RU6 Transition Zone***

#### Rationale

Protection of the rural landscape values, including scenic amenity, was one of the key messages expressed by the community in the *Rural Land Use Strategy Discussion Paper*. Under BLEP 1988 the 7(d) Scenic Escarpment Zone covers most of the escarpment land in the Shire, as well as other visually important areas. During preparation of the shire wide LEP, areas within the 7(d) zone were proposed to be zoned either E2 Environmental Conservation or E3 Environmental Management in accordance with the Byron Shire LES 2008. This is because there is no equivalent zone provided in the Standard Instrument LEP Template (SI LEP) to accommodate such areas.

All 7(d) areas deferred from LEP 2014 are now being assessed against the State Government's E zones Review Final Recommendations Report and related criteria for applying E Zones. Under the Final Recommendations Report, councils on the Far North Coast are not permitted to use scenic or aesthetic values as an attribute for the application of an E2 or E3 zone or mapped planning controls. The report also states that "A LEP Map is not to be used for areas of scenic protection or aesthetic values". Whilst some vegetated areas in the 7(d) Scenic Escarpment Zone meet the criteria for applying E2 Environmental Conservation, other areas do not and will require an alternative rural zone.

The E Zone review and the Rural Land Use Strategy engagement processes have identified a need for a suitable replacement zone to the *7(d) Scenic Escarpment Zone*. This is necessary in order to:

- align with community values and Council policy (ie. by ensuring that visually prominent areas are not eroded by inappropriate land uses that are otherwise permitted in the RU1/RU2 zones);
- avoid delays for landowners who have already agreed to an E Zone on part of their land, but cannot proceed without a comparable zone in LEP 2014 for the remaining 7(d) Zone LEP 1988; and
- avoid the prospect of other 7(d) zone land remaining as Deferred Matter due to the absence of a comparable LEP 2014 zone.

Although one of the objectives in the current RU1 Primary Production Zone and RU2 Rural Landscape Zone is '*To protect significant scenic Landscapes and to minimise impacts on the scenic quality of the locality*', the range of permissible land uses in both zones is much greater than that of the 7(d) zone. This is shown in Table 1 below.

Initial discussions with the Department of Planning and Environment have indicated that the use of the RU6 Transition Zone in this context would appear to be consistent with the intend application of this zone.

**Table 1 – Comparison of permissible land uses in the '7(d)', 'RU1' and 'RU2' zones**

| ZONE →                              | 7(d) Scenic Escarpment (BLEP 1988) | RU1 Primary Production (BLEP 2014)   | RU2 Rural Landscape (BLEP 2014)  |
|-------------------------------------|------------------------------------|--|--|
| <b>2. Permitted without consent</b> | Nil.                               | Environmental protection works;<br>Extensive agriculture;<br>Home-based child care; Home | Environmental protection works;<br>Extensive agriculture;<br>Home-based child care; Home |



## BYRON SHIRE COUNCIL

## STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

## 13.15 - ATTACHMENT 1

| ZONE →                           | 7(d) Scenic Escarpment (BLEP 1988)   | RU1 Primary Production (BLEP 2014)   | RU2 Rural Landscape (BLEP 2014)   |
|----------------------------------|--|--|---|
|                                  |  | occupations  | occupations   |
| <b>3. Permitted with consent</b> | Agriculture; bed and breakfast establishments; bushfire hazard reduction; car parks; clearing of land; drainage; dwelling-houses; environmental facilities; home industries; primitive camping grounds; restaurants; roads; utility installations. | Agriculture; Airstrips; Animal boarding or training establishments; Business identification signs; Camping grounds; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Helipads; Home businesses; Home industries; Industrial retail outlets; Industrial training facilities; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Tourist and visitor accommodation; Veterinary hospitals | Agricultural produce industries; Agriculture; Airstrips; Animal boarding or training establishments; Business identification signs; Camping grounds; Cemeteries; Centre-based child care facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Funeral homes; Garden centres; Health consulting rooms; Helipads; Home businesses; Home industries; Hostels; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Livestock processing industries; Neighbourhood shops; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Stock and sale yards; Storage premises; Tourist and visitor accommodation; Transport depots; |

# BYRON SHIRE COUNCIL

## STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

13.15 - ATTACHMENT 1

| ZONE →               | 7(d) Scenic Escarpment (BLEP 1988)                         | RU1 Primary Production (BLEP 2014)  | RU2 Rural Landscape (BLEP 2014)   |
|----------------------|--|---|---|
|                      |  |   | Truck depots;<br>Veterinary hospitals;<br>Warehouse or distribution centres   |
| <b>4. Prohibited</b> | Any purpose other than a purpose specified in item 2 or 3. | Aquaculture;<br>Backpackers' accommodation; Hotel or motel accommodation;<br>Serviced apartments;<br>Any other development not specified in item 2 or 3 | Aquaculture;<br>Backpackers' accommodation; Hotel or motel accommodation;<br>Serviced apartments;<br>Any other development not specified in item 2 or 3 |

To maintain consistency with the current 7(d) zone provisions and ensure visually prominent areas are not eroded by inappropriate land uses that are otherwise permitted in the RU1/RU2 zones, a new *RU6 Transition Zone* is proposed as follows.

**ZONE RU6 TRANSITION** ( 'grey shading' = compulsory in SI LEP / 'blue' font = additional local provisions proposed)

### 1 Objectives of zone

- To protect and maintain land that provides a transition between rural and other land uses of varying intensities or environmental sensitivities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage development that contributes to the Shire's rural landscape character and visual qualities

### 2 Permitted without consent

environmental protection works; home occupations.

### 3 Permitted with consent

Agriculture; bed and breakfast accommodation; camping grounds; community facilities; dwelling houses; Eco-tourist facilities; Environmental facilities; home businesses; Home industries; restaurants; roads; road side stalls.

Comparison with 7d Scenic Escarpment Zone (LEP 1988):

#### **3 Only with development consent**

Agriculture; bed and breakfast establishments; bushfire hazard reduction; car parks; clearing of land; drainage; dwelling-houses; environmental facilities; home industries; primitive camping grounds; restaurants; roads; utility installations.

### 4 Prohibited

Any other development not specified in item 2 or 3

**BYRON SHIRE COUNCIL**STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY13.15 - ATTACHMENT 1

The proposed RU6 zone recognises that the scenic escarpment is a sensitive landscape experiencing, and likely to continue to experience, increased development pressure. Inappropriate development has the potential to erode the scenic values of these areas and conflict with community values and Council's policy framework in this regard. The proposed *RU6* zone will maintain the existing development framework around suitable land uses in these visually prominent areas and highly valued landscapes (by both residents and visitors).

**RU6 Planning Implications**

It is noted that the introduction of a new RU6 zone will not be an exact translation of landuses from the 7(d) zone, mainly due differences between LEP 1988 and LEP 2014 landuse definitions. In addition, DCP 2014 (Chp D3 - Visually Prominent Sites, Visually Prominent Development and View Sharing) my need to be amended to included supporting provisions for land affected by the RU6 Zone.

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## BYRON SHIRE COUNCIL

## STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

## 13.15 - ATTACHMENT 2

## Proposed Objectives and Uses in the E2 and E3 Zones

The following objectives and permissible land uses are proposed in the E2 and E3 zones:

### **Zone E2: Environmental Conservation**

#### **Objectives of zone**

- To protect, manage and restore areas of high ecological, scientific, or cultural values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

#### **Permitted without consent**

Environmental protection works.

#### **Permitted with consent**

Environmental facilities; Extensive agriculture; Recreation areas; Roads.

#### **Prohibited**

Business premises; Hotel or motel accommodation; Industries; Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; any other development not specified in above.

### **Zone E3: Environmental Management**

#### **Objectives of zone**

- To protect, manage and restore areas with special ecological, scientific, or cultural values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To prevent inappropriate development in geologically hazardous areas.
- To encourage passive recreation, environmental education and an understanding of natural systems where these activities will not have a detrimental effect on land within the zone.

#### **Permitted without consent**

Extensive agriculture; Environmental protection works; Home-based child care; Home occupations.

#### **Permitted with consent**

Bed & breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Community facilities; Dual occupancies; Dwelling houses; Ecotourist facilities; Emergency services facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Forestry; Flood mitigation works; Home businesses; Home industries; Horticulture; Jetties; Places of public worship; Recreation areas; Roads; Veterinary hospitals; Wharf or boating facilities.

#### **Prohibited**

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified above.

To view the above land use definitions see the [dictionary of Byron LEP 2014](#)

## BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

13.15 - ATTACHMENT 3



BSC Ref: #E2017/B4062

9th October 2017

**\*\*POSSIBLE LAND SATISFYING E2-E3 ZONE CRITERIA\*\***

Dear Landowner

**Update on Northern Councils Environmental Zone Review Process**

I am writing to provide an update on the Northern Councils Environmental Zone Review process and you are receiving this letter as some or all of your property (Parcel no/s: **74170, 121220, 121230, 213010 and 228550**) is affected by this review.

***Council's records suggest that all or part of your land may meet the criteria for an environmental zoning. Please read on for further information.***

***What is the Northern Councils Environmental Zone Review?***

The Minister for Planning and Infrastructure, in September 2012, announced a review of the application of environmental zones in Local Environmental Plans (LEPs) on the Far North Coast. The purpose of the review is to provide a balanced approach to environmental zonings on the Far North Coast, as well as greater certainty for landowners, councils and the community on how environmental zoning will be applied. The review applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.

Environmental Zones - or 'E zones' - are designed to protect or manage land that is of important environmental value. These zones were removed from all Northern Rivers Councils' LEPs in 2012 pending the outcome of the review process. This has resulted in broad areas across Byron Shire being mapped as "Deferred Matter" (or DM) in Byron LEP 2014. This means that a land use zoning under Byron LEP 2014 has not been applied to all or part of your land, and consequently Byron LEP 1988 continues to apply to these areas.

***What is the status of this review?***

The State government released its *Northern Councils E Zone Review Final Recommendations Report (E zone Report)* in October 2015. It also released supporting legislation in March 2016 to ensure environmental zones are to be applied in accordance with the *E zone Report* recommendations. Council is now assessing the future zoning of "Deferred Matter" (or DM) areas under Byron LEP 2014, in accordance with the legislation.

***How is Byron Shire Council implementing the review outcomes?***

Council is committed to an open and transparent planning process for resolving deferred matter areas in Byron LEP 2014. This includes working with landowners to achieve agreed outcomes wherever possible. As the first stage of the assessment process Council is consulting with affected landowners to verify information relating to existing vegetation and primary use of the land. This will ensure the



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ALL COMMUNICATIONS TO BE  
ADDRESSED TO THE GENERAL MANAGER  
PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)  
E: [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au)  
P: 02 6626 7000 F: 02 6684 3018  
[www.byron.nsw.gov.au](http://www.byron.nsw.gov.au) ABN: 14 472 131 473

## BYRON SHIRE COUNCIL

## STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

## 13.15 - ATTACHMENT 3

most up to date information is used to inform the future rezoning of affected land (the next stage).

The outcome of this process may result in some areas of the Shire being rezoned as E2 Environmental Conservation and/or E3 Environmental Management, while other areas that do not meet the *E zone Report* criteria will have an alternative zone applied (most likely a rural zone) and any applicable mapped planning controls (known as "overlays").

***What do Council's records identify for my property?***

Council has undertaken a preliminary assessment to determine a possible zone for the DM area of your property. The assessment is based on: (i) information collected during the recent Shire wide Vegetation Mapping Review and (ii) primary land use (the predominant use of the land over the last two years).

Based on the *E zone Report* criteria, **Council's vegetation mapping indicates that all or part of your land has potential for an E2 or E3 zone.**

Based on Council's property information, **the primary land use of all or part of your land has been identified as 'Agricultural/Environmental/Other'.**

***Where can I go to find out more?***

To see what part of your land may be affected by a potential E2 or E3 zone or understand how primary land use was determined, you can view this and other supporting information on Council's website at <http://www.byron.nsw.gov.au/environmental-zones-e-zones>.

***How can I have a say about the accuracy of this information***

Council strongly encourages you to review the above information for your property and notify Council of any inaccuracies by **10 November 2017**. This can be done by:

- requesting a site inspection or making an appointment to speak with staff at Council's Mullumbimby offices by emailing [joanne.green@byron.nsw.gov.au](mailto:joanne.green@byron.nsw.gov.au). Appointment times during the review period are between 9.00 and 12.00, Monday to Wednesday;
- talking to staff at various "drop-in" locations during October (see Council's website for dates/times);
- providing written feedback, which can be emailed to [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au) or posted to Byron Shire Council, PO Box 219 Mullumbimby 2482 no later than **10 November 2017**.

Please include reference to the E Zone Review process, along with your property address and parcel number, contact details and a description of the changes you consider are required. You may also choose to include supporting information relating to primary land use and/or vegetation on your land. Council will review your feedback and may request your permission to carry out a site inspection of the vegetation on your property to inform amendments to the mapping.

If you require further assistance or advice regarding the above information, please contact Council's Environmental and Economic Planning division on ph (02) 6626 7126.

Yours sincerely



**Alex Caras** 1 Land Use Planning Coordinator



## BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

13.15 - ATTACHMENT 4



BSC Ref: #E2017/84064

9th October 2017

**\*\* LAND NOT SATISFYING E2-E3 ZONE CRITERIA \*\***

Dear Landowner

**Update on Northern Councils Environmental Zone Review Process**

I am writing to provide an update on the Northern Councils Environmental Zone Review process and you are receiving this letter as some or all of your property (Parcel no/s: **131540**) is affected by this review.

**Council's records suggest that NO part of your land meets the criteria for an environmental zoning. Please read on for further information.**

**What is the Northern Councils Environmental Zone Review?**

The Minister for Planning and Infrastructure, in September 2012, announced a review of the application of environmental zones in Local Environmental Plans (LEPs) on the Far North Coast. The purpose of the review is to provide a balanced approach to environmental zonings on the Far North Coast, as well as greater certainty for landowners, councils and the community on how environmental zoning will be applied. The review applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.

Environmental Zones - or 'E zones' - are designed to protect or manage land that is of important environmental value. These zones were removed from all Northern Rivers Councils' LEPs in 2012 pending the outcome of the review process. This has resulted in broad areas across Byron Shire being mapped as "Deferred Matter" (or DM) in Byron LEP 2014. This means that a land use zoning under Byron LEP 2014 has not been applied to all or part of your land, and consequently Byron LEP 1988 continues to apply to these areas.

**What is the status of this review?**

The State government released its *Northern Councils E Zone Review Final Recommendations Report (E zone Report)* in October 2015. It also released supporting legislation in March 2016 to ensure environmental zones are to be applied in accordance with the *E zone Report* recommendations. Council is now assessing the future zoning of "Deferred Matter" (or DM) areas under Byron LEP 2014, in accordance with the legislation.



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[www.byron.nsw.gov.au](http://www.byron.nsw.gov.au) ABN: 14 472 131 473

## BYRON SHIRE COUNCIL

## STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

## 13.15 - ATTACHMENT 4

***How is Byron Shire Council implementing the review outcomes?***

Council is committed to an open and transparent planning process for resolving deferred matter areas in Byron LEP 2014. This includes working with landowners to achieve agreed outcomes wherever possible. As the first stage of the assessment process Council is consulting with affected landowners to verify information relating to existing vegetation and primary use of the land. This will ensure the most up to date information is used to inform the future rezoning of affected land (the next stage).

The outcome of this process may result in some areas of the Shire being rezoned as E2 Environmental Conservation and/or E3 Environmental Management, while other areas that do not meet the *E zone Report* criteria will have an alternative zone applied (most likely a rural zone) and any applicable mapped planning controls (known as "overlays").

***What do Council's records identify for my property?***

Council has undertaken a preliminary assessment to determine a possible zone for the DM area of your property. The assessment is based on information collected during the recent Shire wide Vegetation Mapping Review.

Based on the *E zone Report* criteria, Council's vegetation mapping indicates that **NO part of your land meets the criteria for an E2 or E3 zone.**

Council will investigate a suitable alternative zone (most likely a rural zone) for the DM area of your property as part of the next stage of the assessment process. You will be notified in writing and have an opportunity to provide feedback when the next stage commences.

***Where can I go to find out more?***

For further information about the E zone review process and to view supporting mapping of the proposed environmental zones, please go to Council's website at <http://www.byron.nsw.gov.au/environmental-zones-e-zones>.

If you feel the above assessment of your land is incorrect, or you require further assistance or advice regarding the E zone review process, please contact Council's Environmental and Economic Planning division on ph (02) 6626 7126 by **10 November 2017**.

Yours sincerely



**Alex Caras** 1 Land Use Planning Coordinator

## BYRON SHIRE COUNCIL

STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY

13.15 - ATTACHMENT 4

BSC File No: E2017/84065  
 Contact: Jo Green / Alex Caras 6626 7126

11 October 2017

**\*\*LAND AFFECTED BY A REGISTERED FORESTRY  
 OR TIMBER PLANTATION AGREEMENT\*\***

Dear Landowner

**Update on Northern Councils Environmental Zone Review Process**

I am writing to provide an update on the Northern Councils Environmental Zone Review process and you are receiving this letter as some or all of your property (Parcel no/s: 218320) is affected by this review.

***Council's records suggest that NO part of your land meets the criteria for an environmental zoning. Please read on for further information.***

***What is the Northern Councils Environmental Zone Review?***

The Minister for Planning and Infrastructure, in September 2012, announced a review of the application of environmental zones in Local Environmental Plans (LEPs) on the Far North Coast. The purpose of the review is to provide a balanced approach to environmental zonings on the Far North Coast, as well as greater certainty for landowners, councils and the community on how environmental zoning will be applied. The review applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.

Environmental Zones - or 'E zones' - are designed to protect or manage land that is of important environmental value. These zones were removed from all Northern Rivers Councils' LEPs in 2012 pending the outcome of the review process. This has resulted in broad areas across Byron Shire being mapped as "Deferred Matter" (or DM) in Byron LEP 2014. This means that a land use zoning under Byron LEP 2014 has not been applied to all or part of your land, and consequently Byron LEP 1988 continues to apply to these areas.

***What is the status of this review?***

The State government released its *Northern Councils E Zone Review Final Recommendations Report (E zone Report)* in October 2015. It also released supporting legislation in March 2016 to ensure environmental zones are to be applied in accordance with the *E zone Report* recommendations. Council is now assessing the future zoning of "Deferred Matter" (or DM) areas under Byron LEP 2014, in accordance with the legislation.

***How is Byron Shire Council implementing the review outcomes?***

Council is committed to an open and transparent planning process for resolving deferred matter areas in Byron LEP 2014. This includes working with landowners to achieve agreed outcomes wherever possible. As the first stage of the assessment process Council is consulting with affected landowners to verify information relating to existing vegetation and primary use of the land. This will ensure the most up to date information is used to inform the future rezoning of affected land (the next stage).

The outcome of this process may result in some areas of the Shire being rezoned as E2 Environmental Conservation and/or E3 Environmental Management, while other areas that do not meet the *E zone*



**BYRON SHIRE COUNCIL****STAFF REPORTS - SUSTAINABLE ENVIRONMENT AND ECONOMY****13.15 - ATTACHMENT 4**

*Report* criteria will have an alternative zone applied (most likely a rural zone) and any applicable mapped planning controls (known as "overlays").

***What do Council's records identify for my property?***

Council has undertaken a preliminary assessment to determine a possible zone for the DM area of your property. Based on Council's records your property is identified as being subject to a registered forestry or timber plantation agreement. Therefore **an E2 or E3 zone is NOT proposed over any part of your land.**

Council will investigate a suitable alternative zone (most likely a rural zone) for the DM area of your property as part of the next stage of the assessment process. You will be notified in writing and have an opportunity to provide feedback when the next stage commences.

***Where can I go to find out more?***

For further information about the E zone review process please go to Council's website at <http://www.byron.nsw.gov.au/environmental-zones-e-zones> .

If you feel the above assessment of your land is incorrect, or you require further assistance or advice regarding the E zone review process, please contact Council's Environmental and Economic Planning division on ph (02) 6626 7126, before **10 November 2017**.

Yours sincerely



**Alex Caras** | Land Use Planning Coordinator

## BYRON SHIRE COUNCIL

ORDINARY MEETING MINUTES

22 March 2018

**Report No. 13.15      PLANNING - Update on Environmental Zone review and Planning Proposal implementation process****File No:** I2018/99**18-186 Resolved** that Council:

1. Note that land currently zoned under LEP 2014 (i.e. not Deferred Matter land) where the landowner received an E Zone notification letter but did not request an E Zone designation, will be excluded from further consideration under the E Zone review process.
2. Prepare Planning Proposal #1: (PP1) reflecting early agreements reached between landowners and Council staff on how environmental zones are to be applied and submit to the Department of Planning & Environment for Gateway determination.
3. Prepare Planning Proposal #2: (PP2) for:
  - (i) Deferred Matter areas that do not meet the criteria for an environmental zoning and will have a suitable rural zone applied (excluding LEP 1988 7(d) zoned land); or
  - (ii) Deferred Matter areas that currently have a residential, rural residential, commercial or industrial zoning in LEP 1988 that will transition to an equivalent LEP 2014 zone; or
  - (iii) reflecting further agreements reached between landowner and Council staff on how environmental zones are to be applied;
 and submit to the Department of Planning & Environment for Gateway determination.
4. Endorse the introduction of a new LEP 2014 zone, *RU6 Transition*, to be applied to land currently zoned 7(d) *Scenic Escarpment* LEP 1988 that does not meet the criteria for an environmental zoning.
5. Subject to Council's endorsement of the proposed *RU6 Transition Zone*, prepare and undertake an informal exhibition of the related *RU6* provisions for feedback from affected land owners who have not already agreed to this zone, and report the outcomes back to Council.
6. Receive a report on draft Planning Proposal #3: (PP3) for:
  - (i) Parcels where there is no agreement reached between the landowner and Council staff on proposed environmental zone/s; or
  - (ii) Deferred Matter areas that meet the criteria for an environmental zoning (in part or all) and where there has been no response from the landowner; or
  - (iii) remaining LEP 1988 7(d) zoned land to be zoned *RU6 Transition* (subject to Council endorsement).
 as soon as practical after Council's adoption of Planning Proposal #2.
7. Note that a further report on the use of mapped overlays as mechanism to protect environmental values will be provided to Council upon finalisation of the E zone Planning Proposals identified in Table 2.
8. Consider the allocation of \$50,000 as part of the forward budget process 2018/19 (alongside other Council program and budget priorities) to support a staged planning proposal program supported by robust community engagement to better inform the final E Zone Planning Proposal/s.

## Appendix 4 – Gateway Determination

A copy of the Gateway determination will be included here.



# Appendix 5 – Mapping

Land Parcel Identification Map:

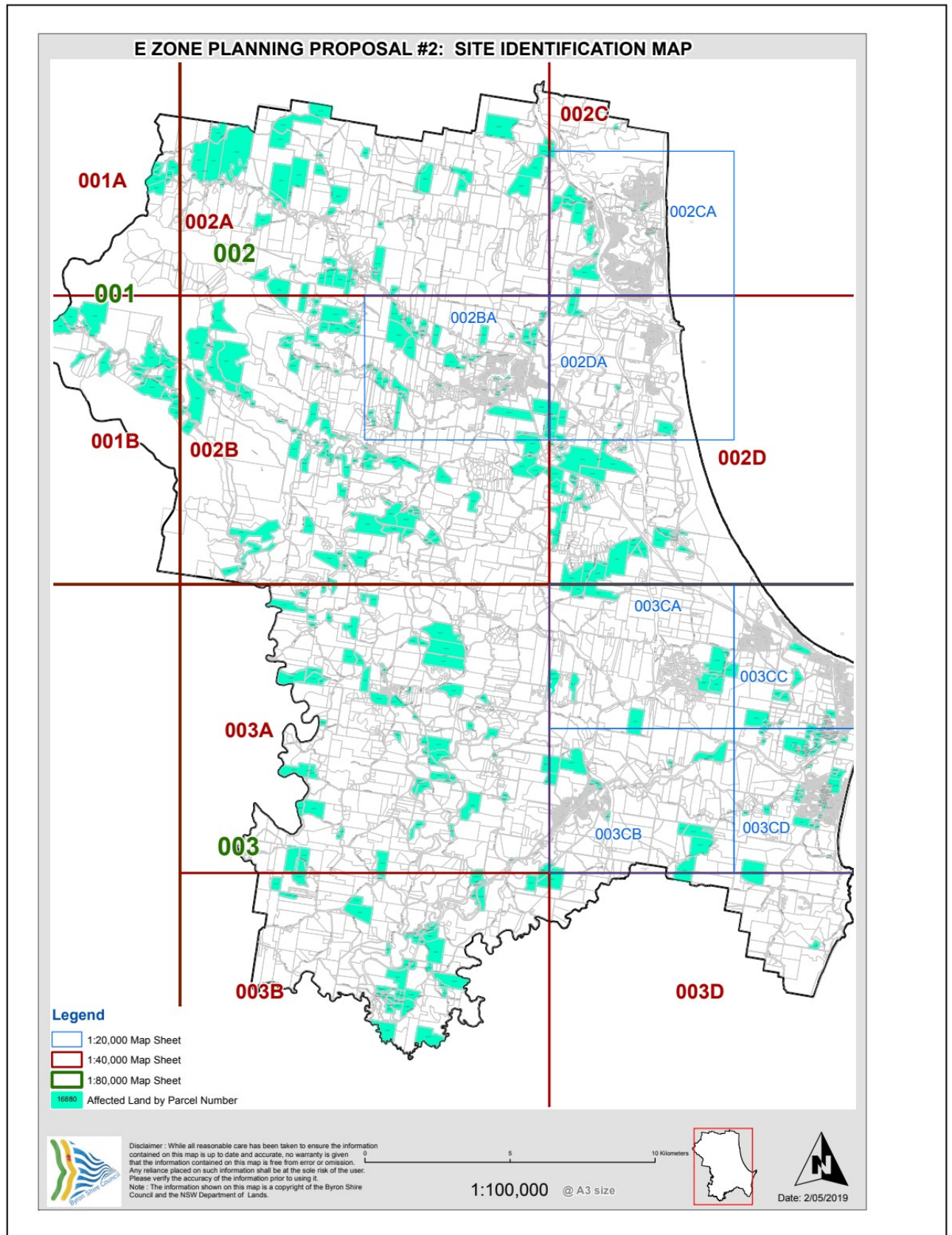


Table 5.1 Affected Land Parcel Details (618 in total)

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address      | Street Type | Suburb       | Primary Use   | Current Zone       | Proposed Zone | E Zone Criteria met                                   |
|-----------|------------|-----|--------|--------|---------------------|-------------|--------------|---------------|--------------------|---------------|---|
| 2830      | 003CD      | 436 | 729107 |        | 1 Arakwal           | Court       | BYRON BAY    | env/Sp2       | 5A, 7B, SP2        | E2,SP2        | OCL, KEYHAB, L2                                       |
| 2880      | 003CD      | 5   | 578038 |        | 53-59 Broken Head   | Road        | BYRON BAY    | env/rural liv | 7B, 7A, 2A, R2     | E2,E3         | OCL, KEYHAB, TSFL, TSFA, RIPI, SEPP14i, OCV           |
| 2890      | 003CD      | 10  | 708338 |        | 61-75 Broken Head   | Road        | BYRON BAY    | env/Sp3       | 7B, W1, 7A         | E2            | OCL, KEYHAB, TSFL,TSFA, RIPI, SEPP14i, OCV            |
| 2970      | 003CD      | PTB | 400826 |        | 121-123 Broken Head | Road        | SUFFOLK PARK | large lot res | 2A                 | R5            | OCV,OCL,TSCTEC, TSFA, RIPI                            |
| 3040      | 003CD      | PTA | 380412 |        | 147-149 Broken Head | Road        | SUFFOLK PARK | urban res     | 2A                 | R2            | OCV, OCL, TSCTEC, TSFL, RIPI                          |
| 3050      | 003CD      | 1   | 804515 |        | 151-153 Broken Head | Road        | SUFFOLK PARK | urban res     | 2A                 | R2            | OCV, OCL, TSCTEC, TSFL, RIPI                          |
| 3110      | 003CD      | 2   | 590230 |        | 169-171 Broken Head | Road        | SUFFOLK PARK | urban res     | 2A                 | R2            | OCV,OCL,TSCTEC, TSFL, RIPI                            |
| 3130      | 003CD      | 1   | 47030  |        | 179-181 Broken Head | Road        | SUFFOLK PARK | urban res     | 2A                 | R2            |   |
| 3740      | 003CD      | 6   | 258562 |        | 250 Broken Head     | Road        | SUFFOLK PARK | env/rural liv | 1A, 7D, 7B         | E2,E3,RU2     | TSCTEC, EPBCTEC, KEYHAB, TSFL, TSFA, SEPP14i, L1      |
| 3750      | 003CD      | 5   | 258562 |        | 248 Broken Head     | Road        | SUFFOLK PARK | env/rural liv | 7A, 1A, 7D, R2, 7B | E2,RU2        | TSCTEC, EPBCTEC, OGF, SEPP14i, TSFA, TSFL, KEYHAB, L1 |
| 3800      | 003CD      | PTA | 403151 |        | 224-226 Broken Head | Road        | SUFFOLK PARK | env/rural liv | 2A, 7A, R2         | E2,E3         | OCV, OCL, TSFA, RIPI, SEPP14                          |
| 3810      | 003CD      | 1   | 798493 |        | 212-222 Broken Head | Road        | SUFFOLK PARK | env/rural liv | 2A, 7A, R2         | E2,E3         | OCV, OCL, TSFA, RIPI, SEPP14, SEPP14i                 |
| 3880      | 003CD      | 2   | 605495 |        | 180 Broken Head     | Road        | SUFFOLK PARK | urban res     | 2A                 | R2            | OCL, TSCTEC, EPBCTEC, OCV                             |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address  | Street Type | Suburb       | Primary Use <sup>1.</sup> | Current Zone | Proposed Zone | E Zone Criteria met <sup>2.</sup>            |
|-----------|------------|-----|--------|--------|-----------------|-------------|--------------|---------------------------|--------------|---------------|--|
| 3890      | 003CD      | 1   | 605495 |        | 176 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, EPBCTEC                         |
| 3920      | 003CD      | 14  | 239385 |        | 172 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI, OCV               |
| 3930      | 003CD      | 2   | 526945 |        | 170 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI, OCV               |
| 3950      | 003CD      | 11  | 228502 |        | 164 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI                    |
| 3960      | 003CD      | 10  | 228502 |        | 162 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI                    |
| 3970      | 003CD      | 18  | 239385 |        | 160 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI                    |
| 3980      | 003CD      | 17  | 239385 |        | 158 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI                    |
| 3990      | 003CD      | 7   | 207668 |        | 156 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI                    |
| 4010      | 003CD      | 5   | 529901 |        | 152 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI                    |
| 4030      | 003CD      | 4   | 504131 |        | 150 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCL, TSCTEC, KEYHAB, RIPI, OCV               |
| 4080      | 003CD      | 3   | 794491 |        | 116 Broken Head | Road        | SUFFOLK PARK | urban res                 | 2A           | R2            | OCV, OCL, TSCTEC, TSFL, RIPI                 |
| 9310      | 002CA      | 367 | 755687 |        | 2 Casons        | Road        | NEW BRIGHTON | urban res                 | 2A           | R2            | CONS, OCV, OCL, TSCTEC, RIP, SEPP14, TSCEPOP |
| 9320      | 002CA      | 366 | 755687 |        | 4 Casons        | Road        | NEW BRIGHTON | urban res                 | 2A           | R2            |  |
| 9340      | 002CA      | 365 | 755687 |        | 6 Casons        | Road        | NEW BRIGHTON | urban res                 | 2A           | R2            |  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb        | Primary Use   | Current Zone   | Proposed Zone | E Zone Criteria met                                   |
|-----------|------------|-----|--------|--------|----------------|-------------|---------------|---------------|----------------|---------------|---|
| 9350      | 002CA      | 364 | 755687 |        | 8 Casons       | Road        | NEW BRIGHTON  | urban res     | 2A             | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP, SEPP14      |
| 9360      | 002CA      | 363 | 755687 |        | 10 Casons      | Road        | NEW BRIGHTON  | urban res     | 2A             | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP, SEPP14      |
| 9370      | 002CA      | 362 | 755687 |        | 12 Casons      | Road        | NEW BRIGHTON  | urban res     | 2A             | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP, SEPP14      |
| 9380      | 002CA      | 361 | 755687 |        | 14 Casons      | Road        | NEW BRIGHTON  | urban res     | 2A             | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP, SEPP14      |
| 9390      | 002CA      | 360 | 755687 |        | 16 Casons      | Road        | NEW BRIGHTON  | urban res     | 2A             | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP, SEPP14      |
| 9400      | 002CA      | 359 | 755687 |        | 18 Casons      | Road        | NEW BRIGHTON  | urban res     | 2A, 7A         | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP, SEPP14      |
| 9770      | 002B       | 15  | 605947 |        | 6 Cedar        | Road        | WILSONS CREEK | env/rural liv | 1A, 7C         | E2, E3, RU2   | TSCTEC, EPBCTEC, KEYHAB, RIP, L2, TSFL, TSFA          |
| 9780      | 002B       | 1   | 253926 |        | 56 Cedar       | Road        | WILSONS CREEK | env/rural liv | RU2, 1A        | E2, RU2       | TSCTEC, EPBCTEC, KEYHAB, TSFA, RIPI, L2               |
| 9900      | 002B       | 21  | 601176 |        | 71 Cedar       | Road        | WILSONS CREEK | env/rural liv | RU2, 1A        | E2, RU2       | TSCTEC, EPBCTEC, KEYHAB, RIPI, L2, TSFL, TSFA         |
| 10060     | 003CC      | 193 | 755695 |        | 94 Cemetery    | Road        | BYRON BAY     | env/urban res | 7B, 1D, 2A, 7A | E2, R2        | OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI, SEPP14i, SEPP14 |

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| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address       | Street Type | Suburb              | Primary Use   | Current Zone             | Proposed Zone | E Zone Criteria met                                 |
|-----------|------------|-----|--------|--------|----------------------|-------------|---------------------|---------------|--------------------------|---------------|---|
| 10360     | 003CD      | 1   | 563522 |        | 17-19 Cemetery       | Road        | BYRON BAY           | urban res     | 2A                       | R2            | KEYHAB, TSFL, SEPP14i, L2                           |
| 10680     | 003A       | 4   | 258294 |        | 202 Charltons        | Road        | FEDERAL             | rural liv     | 1A, RU2                  | RU2           | TSCTEC, EPBCTEC, TSFL, RIPI                         |
| 12050     | 003A       | 1   | 790271 |        | 2 Cooinda            | Place       | FEDERAL             | env/rural liv | R5                       | E2            | TSCTEC  |
| 12120     | 002BA      | 72  | 755722 |        | 1 Coolamon           | Avenue      | MULLUMBIMBY         | env/rural liv | 1C2, 1A, R5              | E3, R5        | TSFL, RIPI, L2                                      |
| 12150     | 002BA      | 1   | 410793 |        | 5 Coolamon           | Avenue      | MULLUMBIMBY         | env/rural liv | 1A, R5                   | E2            | OCV, OCL, RIP, TSFL, RIPI, L2                       |
| 12180     | 002BA      | 1   | 606226 |        | 11 Coolamon          | Avenue      | MULLUMBIMBY         | env/rural liv | R5, 1A                   | E2, RU2       | OCL, TSFL, RIPI, L2, RI                             |
| 12390     | 002DA      | 3   | 710680 |        | 43 Synotts           | Lane        | OCEAN SHORES        | env/rural liv | RU2, 1A, 1A, W1, 7B, RU1 | E2, RU1, RU2  | OCV, OCL, TSCTEC, OGF, KEYHAB, RIPI, L2, TSFA, TSFL |
| 12880     | 002B       | 2   | 709573 |        | 1330 Coolamon Scenic | Drive       | MYOCUM              | prim prod     | 1B1, RU1                 | RU1           | TSCTEC, EPBCTEC, L2                                 |
| 13080     | 003A       | 1   | 174777 |        | 49 Cedarvale         | Road        | BANGALOW            | rural liv     | RU2, RU2, 1A, 1A         | RU2           | TSCTEC, EPBCTEC, KEYHAB, OCV                        |
| 13220     | 003A       | 1   | 616011 |        | 131 Rifle Range      | Road        | BANGALOW            | rural liv     | RU2, RU2, 1A, 1A         | RU2           | OCV, TSCTEC, KEYHAB                                 |
| 13890     | 002B       | 2   | 247180 |        | 1125 Coolamon Scenic | Drive       | MONTECOLLUM         | rural liv     | 1A, RU2, 7D              | RU2           | TSFA, L2  |
| 13910     | 002B       | 1   | 247180 |        | 1135 Coolamon Scenic | Drive       | MONTECOLLUM         | rural liv     | 1A, RU2                  | RU2           | TSFA, L2  |
| 14240     | 002BA      | 2   | 544293 |        | 1939 Coolamon Scenic | Drive       | MULLUMBIMBY         | rural liv     | RU2, 1A                  | RU2           | L2  |
| 14890     | 002B       | 2   | 264149 |        | 97 Coopers Creek     | Road        | UPPER COOPERS CREEK | env/rural liv | 1A, RU2                  | E2, RU2       | TSCTEC, KEYHAB, RIPI, OGF                           |
| 15460     | 002B       | 16  | 255603 |        | 64 Coopers South     | Lane        | MAIN ARM            | env/rural liv | 1A, RU2, RU1             | E2, RU2       | TSCTEC, KEYHAB, TSF                                 |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address    | Street Type | Suburb        | Primary Use   | Current Zone               | Proposed Zone | E Zone Criteria met                          |
|-----------|------------|-----|--------|--------|-------------------|-------------|---------------|---------------|----------------------------|---------------|--|
| 15630     | 002A       | 121 | 755722 |        | Coopers West      | Lane        | MAIN ARM      | env/prim prod | RU1, 1B2, 1B2, RU2, 1A, 1A | E2,RU1        | TSCTEC, KEYHAB, TSFL, RIPI, L1               |
| 15690     | 002B       | 1   | 405191 |        | Coopers West      | Lane        | MAIN ARM      | env/prim prod | 1B2, RU1                   | E2,RU1        | KEYHAB                                       |
| 15720     | 002B       | 2   | 627619 |        | Coopers West      | Lane        | MAIN ARM      | env/rural liv | 1A                         | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, RIPI                |
| 15760     | 002A       | 125 | 755722 |        | Coopers West      | Lane        | MAIN ARM      | env/rural liv | 7D, RU1, RU1, 1B2,1B2      | E2,RU1,RU2    | OGF,KEYHAB,TSFL, TSFA,L1,EPBCTEC, OCV,TSCTEC |
| 16200     | 003CD      | 4   | 244731 |        | 253 Coopers Shoot | Road        | COOPERS SHOOT | rural liv     | 1A,RU2                     | RU2           | TSCTEC                                       |
| 16630     | 003A       | 1   | 248377 |        | 315 Coorabell     | Road        | COORABELL     | rural liv     | 7K, 1A, RU2, RU1           | RU2           |  |
| 16790     | 002BA      | 2   | 554079 |        | 58 Coral          | Avenue      | MULLUMBIMBY   | rural liv     | 1A, RU1                    | RU2           | OCV, OCL, TSCTEC, TS, TSFA, RIPI             |
| 19330     | 002B       | 1   | 716565 |        | 141 Dingo         | Lane        | MYOCUM        | env/rural liv | RU1, RU2                   | E2            | OCL, TSCTEC, EPBCTEC                         |
| 21170     | 003A       | 5   | 246236 |        | 325 Eureka        | Road        | EUREKA        | prim prod     | 1B2, RU1                   | RU1           |  |
| 21180     | 003A       | 1   | 931361 |        | 341 Eureka        | Road        | EUREKA        | prim prod     | 1B2, RU1                   | RU1           |  |
| 22250     | 003A       | 2   | 262339 |        | 22 Macadamia      | Lane        | FEDERAL       | env/prim prod | RU1, 1B2                   | E2,RU1        | OCV, TSCTEC, EPBCTEC, TSFL                   |
| 22370     | 003A       | 2   | 612301 |        | 532 Federal       | Drive       | FEDERAL       | env/rural liv | RU2, 1A                    | E2,RU2        | TSCTEC                                       |
| 22570     | 003A       | 5   | 607705 |        | 828 Federal       | Drive       | FEDERAL       | rural liv     | RU2, 1A                    | RU2           | TSCTEC, KEYHAB, RIPI                         |
| 25170     | 003CA      | 2   | 630987 |        | 112 Fowlers       | Lane        | BANGALOW      | rural liv     | RU2,1A                     | RU2           | TSCTEC, RIPI                                 |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address       | Street Type | Suburb            | Primary Use       | Current Zone     | Proposed Zone | E Zone Criteria met                                     |
|-----------|------------|-----|--------|--------|----------------------|-------------|-------------------|-------------------|------------------|---------------|---|
| 25280     | 002B       | 5   | 580872 |        | 210 Frasers          | Road        | MULLUMBIMBY CREEK | env/rural liv     | RU2, RU1, E1, 1A | E2,RU2        | TSCTEC, EPBCTEC, OGF, KEYHAB, L2, L1, TSFA              |
| 25310     | 002B       | 154 | 755722 |        | 250 Frasers          | Road        | MULLUMBIMBY CREEK | env/rural liv     | E1, 1A           | E2,E3,RU2     | TSCTEC, EPBCTEC, OGF, KEYHAB, TSFA, RIPI                |
| 25710     | 003A       | 4   | 587432 |        | 380 Friday Hut       | Road        | POSSUM CREEK      | rural liv         | RU2, 1A          | RU2           | OCV, TSCTEC, KEYHAB, RIPI                               |
| 26370     | 003A       | 1   | 308681 |        | 469 Friday Hut       | Road        | POSSUM CREEK      | rural liv         | RU1, 1A          | RU2           |   |
| 29540     | 002B       | 1   | 622490 |        | 149 Goonengerry Mill | Road        | GOONENGERRY       | env/rural liv     | RU2, 1A          | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, TSFA, TSFL, L2                 |
| 29610     | 002B       | 1   | 620051 |        | 25 Goonengerry       | Road        | GOONENGERRY       | env/large lot res | R5, 1C1, 1A      | E2,R5         | TSCTEC, TSFA  |
| 29780     | 002B       | 5   | 247180 |        | 602 Goonengerry      | Road        | MONTECOLLUM       | rural liv         | 1A, RU2          | RU2           | TSFA, L2  |
| 31100     | 002D       | 4   | 748585 |        | 168 Grays            | Lane        | TYAGARAH          | rural liv         | RU2, 1A          | RU2           |   |
| 31590     | 003CD      | 101 | 771493 |        | 9 Hamiltons          | Lane        | BYRON BAY         | rural liv         | 1A               | RU2           | KEYHAB, TSFL, L2, TSCTEC                                |
| 31610     | 003CD      | 138 | 755695 |        | 25 Hamiltons         | Lane        | BYRON BAY         | env/rural liv     | 7B, 1D, 7A, RU2  | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, SEPP14i, L2, OCL               |
| 32690     | 002B       | 4   | 611091 |        | 79 Huonbrook         | Road        | HUONBROOK         | env/rural liv     | 1A, RU2, 7K      | E2,RU2        | OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA, RIPI     |
| 32850     | 001B       | 4   | 732188 |        | 507 Huonbrook        | Road        | HUONBROOK         | env/rural liv     | 1A, RU2          | E2,RU2        | OCV, TSCTEC, OGF, KEYHAB, RIPI, L2, TSFL, TSFA, EPBCTEC |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb          | Primary Use   | Current Zone                | Proposed Zone | E Zone Criteria met                                     |
|-----------|------------|-----|--------|--------|----------------|-------------|-----------------|---------------|-----------------------------|---------------|---|
| 32930     | 001B       | 2   | 703966 |        | 632 Huonbrook  | Road        | HUONBROOK       | env/rural liv | 1A, 7D, E1                  | E2,RU2        | OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL                 |
| 32980     | 001B       | 5   | 731050 |        | 598 Huonbrook  | Road        | HUONBROOK       | env/rural liv | RU2, 1A                     | E2,RU2        | OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA, RIPI, L1 |
| 32990     | 001B       | 5   | 711063 |        | 592 Huonbrook  | Road        | HUONBROOK       | env/rural liv | RU2, 1A, 7K                 | E2,E3,RU2     | OCV, TSCTEC, OGF, KEYHAB, RIPI, EPBCTEC, TSFA, TSFL     |
| 33070     | 001B       | 7   | 569918 |        | 298 Huonbrook  | Road        | HUONBROOK       | env/rural liv | 1A, RU2                     | E2,RU2        | OCV, TSCTEC, KEYHAB, L2                                 |
| 33140     | 002D       | 5   | 259447 |        | 39 Hyrama      | Crescent    | BRUNSWICK HEADS | large lot res | R5, 1C1                     | R5            | TSCTEC, EPBCTEC, TSFL                                   |
| 33160     | 002D       | 7   | 259447 |        | 43 Hyrama      | Crescent    | BRUNSWICK HEADS | large lot res | R5, 1C1                     | R5            | TSCTEC, EPBCTEC, TSFL                                   |
| 34040     | 001B       | 6   | 801735 |        | 115 Johnsons   | Road        | HUONBROOK       | env/rural liv | 1A                          | E2,E3,RU2     | OCV, TSCTEC, OGF, KEYHAB, TSFA, L2                      |
| 34080     | 002C       | 1   | 589613 |        | 237 Jones      | Road        | WOORYUNG        | rural liv     | 7K                          | RU2           | KEYHAB, TSFA, L2, TSCEPOP                               |
| 36630     | 002BA      | 5   | 249892 |        | 24 Azalea      | Street      | MULLUMBIMBY     | env/rural liv | R2, 2A                      | E2            | OCV,OCL,TSCTEC, EPBCTEC, RIPI                           |
| 37340     | 003CA      | 2   | 746096 |        | 136 Kennedys   | Lane        | EWINGSDALE      | prim prod     | 1B1, 1B1, 1A, RU1, RU1, RU2 | RU1,RU2       | TSCTEC, RIPI, OCL                                       |
| 37760     | 003A       | 3   | 592299 |        | 51 Kings       | Road        | FEDERAL         | rural liv     | RU2, 1A, R5                 | RU2           | TSCTEC, EPBCTEC, KEYHAB                                 |
| 37870     | 003A       | 1   | 615048 |        | 322 Kings      | Road        | FEDERAL         | env/rural liv | RU2, 1A, W1                 | E3,RU2        | OCV, TSCTEC, EPBCTEC, KEYHAB, RIPI                      |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb  | Primary Use   | Current Zone | Proposed Zone | E Zone Criteria met                    |
|-----------|------------|-----|--------|--------|----------------|-------------|---------|---------------|--------------|---------------|--|
| 38010     | 003A       | 12  | 595980 |        | 30 Kings       | Road        | FEDERAL | rural liv     | 1A, RU2, RU1 | RU2           | TSCTEC, KEYHAB                         |
| 39350     | 002D       | 16  | 259869 |        | 21 Kingsvale   | Road        | MYOCUM  | env/rural liv | 1D, RU2, RU1 | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, TSFA, L2, OCL |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address    | Street Type | Suburb            | Primary Use   | Current Zone              | Proposed Zone | E Zone Criteria met                                 |
|-----------|------------|-----|--------|--------|-------------------|-------------|-------------------|---------------|---------------------------|---------------|---|
| 40180     | 002B       | 3   | 615585 |        | 714 Wilsons Creek | Road        | WILSONS CREEK     | env/rural liv | 7C                        | E2,RU2        | OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, RIPI, TSFA |
| 40220     | 002B       | 10  | 806618 |        | 81 Koonyum Range  | Road        | WILSONS CREEK     | env/rural liv | 7C                        | E2,E3,RU2     | OCV, TSCTEC, EPBCTEC, KEYHAB, TSFL, L2              |
| 43240     | 002BA      | 2   | 565451 |        | 485 Left Bank     | Road        | MULLUMBIMBY CREEK | rural liv     | RU1, 1B1, 1A              | RU1,RU2       | RIPI  |
| 43260     | 002BA      | 1   | 626040 |        | 515 Left Bank     | Road        | MULLUMBIMBY CREEK | rural liv     | RU1, 1A                   | RU2           | OCL, TSCTEC, RIPI                                   |
| 43440     | 002B       | 5   | 620040 |        | 713 Left Bank     | Road        | MULLUMBIMBY CREEK | env/rural liv | RU1, 1B2, 1A              | E2,RU1,RU2    | TSCTEC, KEYHAB, RIPI, EPBCTEC, TSFL, TSFA, L2       |
| 43510     | 002B       | 6   | 623509 |        | 810 Left Bank     | Road        | MULLUMBIMBY CREEK | env/rural liv | RU1, 1B2                  | E2,E3,RU1     | TSCTEC, KEYHAB, RIPI, TSFL, L2, TSFA                |
| 43690     | 002B       | 12  | 589285 |        | 670 Left Bank     | Road        | MULLUMBIMBY CREEK | env/rural liv | RU1, 1A                   | E2,RU2        | OCL, TSCTEC, KEYHAB, TSFA, RIPI                     |
| 43710     | 002B       | 4   | 529605 |        | 618 Left Bank     | Road        | MULLUMBIMBY CREEK | rural liv     | RU2, 1A                   | RU2           | OCL, TSCTEC, KEYHAB, TSFA, RIPI                     |
| 45380     | 003B       | 1   | 184939 |        | 1067 Lismore      | Road        | NASHUA            | rural liv     | 1A, RU1, RU2              | RU2           | TSCTEC, EPBCTEC                                     |
| 46410     | 002DA      | 223 | 755692 |        | 118 McAuleys      | Lane        | MYOCUM            | env/rural liv | 1C1, 1C1, 1A, RU2, R5, R5 | E2,E3,R5, RU2 | OCL, TSCTEC, EPBCTEC                                |
| 46880     | 001B       | 10  | 708048 |        | 31 McPhails       | Road        | WANGANUI          | env/rural liv | 1A, RU2                   | E2,RU2        | OCV, TSCTEC, KEYHAB, RIPI, L2                       |
| 46950     | 002B       | 5   | 599812 |        | 101 Mafeking      | Road        | GOONENGERRY       | env/rural liv | RU2, RU2, 1A, 1A          | E3,RU2        | TSCTEC, EPBCTEC, L2, RIPI, KEYHAB                   |
| 46980     | 003A       | 1   | 607703 |        | 129 Mafeking      | Road        | GOONENGERRY       | env/rural liv | RU2, RU2, 1A, 1A          | E3,RU2        | TSCTEC, EPBCTEC                                     |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address    | Street Type | Suburb         | Primary Use   | Current Zone           | Proposed Zone | E Zone Criteria met                                   |
|-----------|------------|-----|--------|--------|-------------------|-------------|----------------|---------------|------------------------|---------------|---|
| 47050     | 003A       | 2   | 622204 |        | 297 Mafeking      | Road        | GOONENGERRY    | rural liv     | RU2, 1A                | RU2           | TSCTEC, KEYHAB  |
| 47120     | 003A       | 4   | 601327 |        | 272 Mafeking      | Road        | GOONENGERRY    | env/rural liv | 1A, W1                 | E2,RU2        | TSCTEC, KEYHAB, TSFL, RIPI, TSFA                      |
| 47170     | 003A       | 1   | 803517 |        | 230 Mafeking      | Road        | GOONENGERRY    | env/rural liv | RU2, 1A                | E2,RU2        | TSCTEC, KEYHAB, TSFL, RIPI, TSFA                      |
| 47490     | 002A       | 228 | 755730 |        | 1516 Main Arm     | Road        | UPPER MAIN ARM | env/rural liv | 7K, 1A                 | E2,E3,RU2     | OCV, TSCTEC, EPBCTEC, TSFL, RIPI, KEYHAB, L1, L2, OGF |
| 47560     | 002A       | 141 | 755730 |        | 1356 Main Arm     | Road        | UPPER MAIN ARM | env/rural liv | 1A, 7K, RU2            | E2,E3,RU2     | TSCTEC,EPBCTEC, OGF,KEYHAB,TSFA, RIPI,L2              |
| 47700     | 002A       | 5   | 601985 |        | 1270 Main Arm     | Road        | UPPER MAIN ARM | env/rural liv | 1A                     | E2,RU2        | TSCTEC,EPBCTEC, OGF,KEYHAB,RIPI                       |
| 48040     | 002BA      | 2   | 605238 |        | 466 Main Arm      | Road        | MAIN ARM       | rural liv     | RU2, RU2, 1A, 1A       | RU2           | OCL, TSCTEC, EPBCTEC, RIPI                            |
| 49360     | 002A       | 1   | 755722 |        | 1199 Main Arm     | Road        | UPPER MAIN ARM | rural liv     | 1A                     | RU2           |   |
| 49450     | 002A       | 4   | 793082 |        | 1335 Main Arm     | Road        | UPPER MAIN ARM | env/rural liv | 1A                     | E2,RU2        | KEYHAB, RIPI, L2                                      |
| 49530     | 002A       | 12  | 606786 |        | 15 Motts          | Road        | UPPER MAIN ARM | env/rural liv | 1A                     | E3,RU2        | OCV, TSCTEC, KEYHAB, RIPI, L2                         |
| 51810     | 002A       | 3   | 605779 |        | 291 Middle Pocket | Road        | MIDDLE POCKET  | rural liv     | 1A, RU2                | RU2           | OGF, KEYHAB, TSFL, TSFA                               |
| 52100     | 002A       | 1   | 208063 |        | 670 Middle Pocket | Road        | MIDDLE POCKET  | env/rural liv | 1A, RU2, E1            | E2            | TSCTEC, EPBCTEC, KEYHAB, TSFL, TSFA, RIPI, OGF        |
| 52380     | 002A       | 2   | 581329 |        | 126 Middle Pocket | Road        | MIDDLE POCKET  | env/rural liv | 1B1, RU1, 1B2, 1A, RU2 | E2,RU1,RU2    | TSCTEC, EPBCTEC, KEYHAB, L2                           |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address   | Street Type | Suburb         | Primary Use   | Current Zone       | Proposed Zone | E Zone Criteria met                    |
|-----------|------------|-----|--------|--------|------------------|-------------|----------------|---------------|--------------------|---------------|--|
| 52450     | 001A       | 2   | 260319 |        | 97 Middle Ridge  | Road        | UPPER MAIN ARM | env/rural liv | 1A                 | E2,RU2        | OCV, TSCTEC, EPBCTEC, KEYHAB, L2       |
| 52470     | 001A       | 4   | 260319 |        | 103 Middle Ridge | Road        | UPPER MAIN ARM | env/rural liv | RU2, 1A            | E2,RU2        | KEYHAB, L2, L1                         |
| 52550     | 003D       | 4   | 620551 |        | 80 Midgen Flat   | Road        | BROKEN HEAD    | prim prod     | 1B1, 1B1, RU1, RU1 | RU1           | OCL, TSCTEC, EPBCTEC, KEYHAB, RIPI, L2 |
| 52700     | 001B       | 1   | 569917 |        | 113 Mill         | Road        | HUONBROOK      | rural liv     | 1A, RU2            | RU2           | OCV, TSCTEC, KEYHAB                    |
| 53590     | 002B       | 4   | 621548 |        | 58 Montecollum   | Road        | WILSONS CREEK  | env/rural liv | RU2, 1A            | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, RIPI, L2, OCV |
| 54170     | 001A       | 2   | 633099 |        | Motts            | Road        | UPPER MAIN ARM | env/rural liv | 1A                 | E2,RU2        | OCV, TSCTEC, L2, KEYHAB                |
| 54180     | 002A       | 1   | 633099 |        | Motts            | Road        | UPPER MAIN ARM | env/rural liv | RU2, 1A, 1A        | E2,RU2        | KEYHAB, TSFA, L2, TSCTEC, OCV, EPBCTEC |
| 55060     | 002BA      | 207 | 755692 |        | Mullumbimby      | Road        | MULLUMBIMBY    | rural liv     | 1A, RU1, RU1       | RU2           |  |
| 59350     | 002CA      | 302 | 755687 |        | 68 New Brighton  | Road        | NEW BRIGHTON   | urban res     | 2A                 | R2            | OCL, KEYHAB, RIPI, TSCEPOP             |
| 59360     | 002CA      | 303 | 755687 |        | 66 New Brighton  | Road        | NEW BRIGHTON   | urban res     | 2A                 | R2            | OCL, KEYHAB, RIPI, TSCEPOP             |
| 59420     | 002CA      | 1   | 542514 |        | 58 New Brighton  | Road        | NEW BRIGHTON   | urban res     | 2A                 | R2            | OCL, KEYHAB, RIPI, TSCEPOP             |
| 59430     | 002CA      | 2   | 542514 |        | 56 New Brighton  | Road        | NEW BRIGHTON   | urban res     | 2A                 | R2            | OCL, KEYHAB, RIPI, TSCEPOP             |
| 59440     | 002CA      | 3   | 542514 |        | 54 New Brighton  | Road        | NEW BRIGHTON   | urban res     | 2A                 | R2            | OCL, KEYHAB, RIPI, TSCEPOP             |
| 59450     | 002CA      | 4   | 542514 |        | 1 Byron          | Street      | NEW BRIGHTON   | urban res     | 2A                 | R2            | OCL, KEYHAB, RIPI, TSCEPOP             |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address   | Street Type | Suburb        | Primary Use   | Current Zone     | Proposed Zone | E Zone Criteria met                      |
|-----------|------------|-----|--------|--------|------------------|-------------|---------------|---------------|------------------|---------------|--|
| 59510     | 002CA      | 353 | 755687 |        | 67 New Brighton  | Road        | NEW BRIGHTON  | urban res     | 2A               | R2            |  |
| 59520     | 002CA      | 352 | 755687 |        | 69 New Brighton  | Road        | NEW BRIGHTON  | urban res     | 2A               | R2            |  |
| 59540     | 002CA      | 351 | 755687 |        | 71 New Brighton  | Road        | NEW BRIGHTON  | urban res     | 2A               | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP |
| 59560     | 002CA      | 350 | 755687 |        | 73 New Brighton  | Road        | NEW BRIGHTON  | urban res     | 2A               | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP |
| 59570     | 002CA      | 349 | 755687 |        | 75 New Brighton  | Road        | NEW BRIGHTON  | urban res     | 2A               | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP |
| 59580     | 002CA      | 348 | 755687 |        | 77 New Brighton  | Road        | NEW BRIGHTON  | urban res     | 2A               | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP |
| 59610     | 002CA      | 356 | 755687 |        | 5-7 New Brighton | Road        | NEW BRIGHTON  | urban res     | 2A               | R2            | OCL, OGF, KEYHAB, RIPI, SEPP14i, TSCEPOP |
| 59640     | 002CA      | 431 | 755687 |        | 173 New Brighton | Road        | OCEAN SHORES  | urban res     | 7B               | R2            | OCL, OGF, KEYHAB, RIPI, TSCEPOP          |
| 61340     | 003CD      | 3   | 608468 |        | 128 Old Bangalow | Road        | BYRON BAY     | env/rural liv | RU2, 1A          | RU2           | TSCTEC                                   |
| 61350     | 003CD      | 2   | 627470 |        | 116 Old Bangalow | Road        | BYRON BAY     | rural liv     | RU2, 1A          | RU2           | TSCTEC, L2                               |
| 61380     | 003CD      | 319 | 755695 |        | 86 Old Bangalow  | Road        | BYRON BAY     | env/rural liv | 1A               | E3,RU2        | KEYHAB, TSFL, L2                         |
| 61440     | 003CD      | 2   | 584364 |        | 23 Old Bangalow  | Road        | BYRON BAY     | env/rural liv | 1A               | E3,RU2        | KEYHAB, TSFL, SEPP14i, L2, TSCTEC        |
| 61450     | 003CD      | 363 | 704223 |        | 29 Old Bangalow  | Road        | BYRON BAY     | rural liv     | 1A               | RU2           | KEYHAB, TSFL, SEPP14i, L2                |
| 64690     | 003CB      | 5   | 245439 |        | 80 Browns        | Crescent    | MCLEODS SHOOT | rural liv     | 1A, 1A, RU2, RU2 | RU2           | TSCTEC, KEYHAB, EPBCTEC, RIPI            |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address       | Street Type | Suburb          | Primary Use   | Current Zone                         | Proposed Zone | E Zone Criteria met                              |
|-----------|------------|-----|--------|--------|----------------------|-------------|-----------------|---------------|--------------------------------------|---------------|--|
| 64720     | 003CD      | 320 | 755695 |        | 250 Bangalow         | Road        | BYRON BAY       | env/rural liv | 1D, 7A, 7B                           | E2,RU2        | TSCTEC,EPBCTEC, KEYHAB,TSFL, SEPP14i, OCL,SEPP14 |
| 65550     | 002A       | 1   | 610392 |        | 281 Tweed Valley     | Way         | YELGUN          | env/rural liv | 1A, 1A, 5A, RU1, RU2, RU2            | E2,RU2        | TSCTEC   |
| 66550     | 002DA      | 11  | 580670 |        | 247 Gulgan           | Road        | BRUNSWICK HEADS | rural liv     | 1A, RU2                              | RU2           |  |
| 66750     | 003CB      | 4   | 620049 |        | 660 Bangalow         | Road        | TALOFA          | rural liv     | 1A, RU2                              | RU2           | OCV, TSCTEC                                      |
| 69230     | 002A       | 5   | 609813 |        | 76 Palmwoods         | Road        | PALMWOODS       | env/rural liv | RU2, 1A                              | E2,RU2        | TSCTEC, OGF, KEYHAB, RIPI, L2, OCV, EPBCTEC      |
| 72310     | 003D       | 8   | 580515 |        | 231 Picadilly Hill   | Road        | COOPERS SHOOT   | env/rural liv | RU1, RU1, 1B2, 1B2, 1A, 1A, RU2, RU2 | E2,E3,RU1,RU2 | TSCTEC, RIPI, EPBCTEC                            |
| 72740     | 003CD      | 2   | 259591 |        | 121 Bangalow         | Road        | BYRON BAY       | large lot res | 1C1, R5                              | R5            | L2   |
| 72910     | 002D       | 2   | 788256 |        | 27 Pinegroves        | Road        | MYOCUM          | env/rural liv | R5, RU2                              | E2            | TSCTEC, OCL                                      |
| 73260     | 002BA      | 1   | 128272 |        | 1 Eugenia            | Street      | MULLUMBIMBY     | large lot res | 1A                                   | R5            | OCL, RIPI  |
| 73290     | 003CD      | 1   | 259591 |        | 119 Bangalow         | Road        | BYRON BAY       | large lot res | 1C2, R5, 1C1                         | R5            | L2   |
| 73340     | 002BA      | 76  | 755722 |        | 3 Poplar             | Avenue      | MULLUMBIMBY     | rural liv     | 1C2, 1A, RU2, R5                     | R5,RU2        | RIPI   |
| 73680     | 002D       | 3   | 631878 |        | 32 Prestons          | Lane        | TYAGARAH        | env/rural liv | RU2, 7B, 1A                          | E2,RU2        | OCV, OCL, TSCTEC, EPBCTEC, KEYHAB                |
| 76280     | 003A       | 1   | 632974 |        | 259 Repentance Creek | Road        | GOONENGERRY     | env/rural liv | 1A, RU2                              | E2,RU2        | TSCTEC, KEYHAB, TSF                              |
| 76310     | 003A       | 1   | 252384 |        | 205 Repentance Creek | Road        | GOONENGERRY     | rural liv     | 1A, RU2                              | RU2           | TSCTEC, KEYHAB                                   |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address  | Street Type | Suburb  | Primary Use | Current Zone | Proposed Zone | E Zone Criteria met |
|-----------|------------|-----|--------|--------|-----------------|-------------|---------|-------------|--------------|---------------|---------------------|
| 76880     | 003A       | 1   | 700739 |        | 88 Risleys Hill | Road        | FEDERAL | rural liv   | RU1, RU2, 1A | RU2           | TSCTEC              |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address       | Street Type | Suburb         | Primary Use   | Current Zone        | Proposed Zone | E Zone Criteria met                                   |
|-----------|------------|-----|--------|--------|----------------------|-------------|----------------|---------------|---------------------|---------------|---|
| 78820     | 003A       | 4   | 262201 |        | 45 Rosewood          | Road        | FEDERAL        | rural liv     | RU2, 1A             | RU2           | TSCTEC  |
| 80680     | 003B       | 3   | 632810 |        | 133 Scarrabelottis   | Road        | NASHUA         | prim prod     | 1B1, RU1            | RU1           | RIPI  |
| 81540     | 002A       | 5   | 585928 |        | 55 Settlement        | Road        | MAIN ARM       | env/rural liv | RU2, 1A             | E2,RU2        | OGF, KEYHAB, RIPI, TSCTEC, OCL                        |
| 81550     | 002A       | 146 | 755722 |        | Settlement           | Road        | MAIN ARM       | env/rural liv | RU2, 1A             | E2,RU2        | OGF, KEYHAB, RIPI, TSFL, EPBCTEC, TSFA, TSCTEC        |
| 81610     | 002A       | 1   | 231116 |        | 252 Settlement       | Road        | MAIN ARM       | env/prim prod | 1B2, RU1            | E2,RU1        | OCV, TSCTEC, EPBCTEC, KEYHAB                          |
| 81670     | 002A       | 11  | 578535 |        | 72 Settlement        | Road        | MAIN ARM       | env/rural liv | RU2,1A              | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, RIPI, OCL, L2                |
| 81780     | 003D       | 12  | 628943 |        | 472 Seven Mile Beach | Road        | BROKEN HEAD    | env/rural liv | RU2, 1A, 7K         | E2,RU2        | SEPP26i, KEYHAB, TSFL, TSFA, L1, TSCTEC, L2, EPBCTEC  |
| 84250     | 003CC      | 2   | 585232 |        | 225 Skinners Shoot   | Road        | SKINNERS SHOOT | rural liv     | RU2, 1A             | RU2           |   |
| 84340     | 003CD      | 4   | 252867 |        | 317 Skinners Shoot   | Road        | SKINNERS SHOOT | env/rural liv | RU2, 1A, 7B, 7D     | E2,E3,RU2     | TSCTEC, EPBCTEC, KEYHAB, L2                           |
| 84380     | 003CD      | 1   | 252867 |        | 294 Skinners Shoot   | Road        | SKINNERS SHOOT | rural liv     | 1A                  | RU2           | TSCTEC, EPBCTEC                                       |
| 84410     | 003CD      | 3   | 258640 |        | 264 Skinners Shoot   | Road        | SKINNERS SHOOT | env/rural liv | 1A, 1A              | E2,RU2        | KEYHAB, TSFA, L2, TSFL                                |
| 84500     | 003CC      | 317 | 755695 |        | 132 Skinners Shoot   | Road        | SKINNERS SHOOT | rural liv     | 1A, 7B, RU2, 7A, 7D | RU2           | OCV, OCL, TSCTEC, KEYHAB, SEPP14, L2, SEPP14i, RIPI   |
| 84530     | 003CC      | 318 | 755695 |        | 50 Skinners Shoot    | Road        | SKINNERS SHOOT | env/rural liv | 7A, 7B, W1          | RU2,E2        | OCV, OCL, TSCTEC, KEYHAB, RIPI, SEPP14i, SEPP14, TSFA |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb     | Primary Use   | Current Zone     | Proposed Zone | E Zone Criteria met               |
|-----------|------------|-----|--------|--------|----------------|-------------|------------|---------------|------------------|---------------|-----------------------------------|
| 88600     | 003CA      | 210 | 755695 |        | 17 Scenic      | Vista       | EWINGSDALE | env/rural liv | 7B, 1A, RU2, RU1 | E2,RU2        | OCV, OCL, TSCTEC, EPBCTEC, KEYHAB |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address   | Street Type | Suburb              | Primary Use   | Current Zone      | Proposed Zone | E Zone Criteria met                                 |
|-----------|------------|-----|--------|--------|------------------|-------------|---------------------|---------------|-------------------|---------------|---|
| 91610     | 002D       | 6   | 748290 |        | 110 The Manse    | Road        | MYOCUM              | env/rural liv | 1A, RU1, RU2, RU2 | E3,RU2        | OCV, TSCTEC, EPBCTEC                                |
| 91620     | 002D       | 25  | 259869 |        | 168 The Manse    | Road        | MYOCUM              | rural liv     | 1A, RU1, RU2      | RU2           | TSCTEC, EPBCTEC, TSFA, OCV                          |
| 92430     | 002A       | 5   | 248142 |        | 713 The Pocket   | Road        | THE POCKET          | rural liv     | RU1, 1A           | RU2           | OCL, TSCTEC, RIPI                                   |
| 92520     | 002A       | 1   | 572864 |        | 829 The Pocket   | Road        | THE POCKET          | rural liv     | 1A, RU2           | RU2           | TSCTEC, TSFL, RIPI, OCL, RIP                        |
| 93350     | 002CA      | 9   | 582423 |        | 131 The Tunnell  | Road        | BILLINUDGEL         | env/rural liv | 1A, RU2           | E2,RU2        | OCL, TSCTEC, L2                                     |
| 93530     | 002B       | 1   | 626429 |        | 43 Ticklees      | Road        | UPPER COOPERS CREEK | env/rural liv | RU2, 1A           | E2,RU2        | OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFA, RIPI, TSFL |
| 93560     | 002B       | 6   | 715498 |        | Tickles          | Road        | UPPER COOPERS CREEK | env/rural liv | RU2, 1A           | E2,RU2        | TSCTEC, KEYHAB, RIPI, OGF                           |
| 94260     | 003CD      | 252 | 755695 |        | 17 Ti Tree       | Road        | BYRON BAY           | env/rural liv | 7B, 7B, 7A, 7A    | E2,RU2        | OCL, TSCTEC, EPBCTEC, KEYHAB, SEPP14i, OCV          |
| 94660     | 003B       | 6   | 599731 |        | 13 Tooheys Mill  | Road        | NASHUA              | env/rural liv | 1B1,RU1           | E3,RU1        | TSCTEC  |
| 94700     | 003B       | 32  | 613133 |        | 107 Tooheys Mill | Road        | NASHUA              | env/rural liv | RU1               | E2            | TSCTEC  |
| 95340     | 002D       | 28  | 607289 |        | 189 Tyagarah     | Road        | TYAGARAH            | env/rural liv | R5,1A, RU1,RU2    | E2,RU2        | OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI                |
| 95920     | 003B       | 293 | 755741 |        | 676 Booyong      | Road        | BOOYONG             | rural liv     | RU2,1A            | RU2           | TSCTEC, RIP, RIPI                                   |
| 95970     | 003B       | 1   | 929317 |        |                  | Road        | BOOYONG             | rural liv     | RU2,1A            | RU2           | TSCTEC, EPBCTEC                                     |
| 96850     | 003A       | 4   | 262323 |        | 185 Waltons      | Road        | FEDERAL             | rural liv     | RU2,1A, RU1       | RU2           | OCV, TSCTEC, EPBCTEC, RIPI                          |
| 96930     | 001B       | 1   | 605595 |        | 210 Wanganui     | Road        | WANGANUI            | env/rural liv | 1A, 1A, RU2, RU2  | E2,E3,RU2     | OCV, TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI, TSFA, OGF |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address          | Street Type | Suburb              | Primary Use   | Current Zone     | Proposed Zone | E Zone Criteria met                                     |
|-----------|------------|-----|--------|--------|-------------------------|-------------|---------------------|---------------|------------------|---------------|---|
| 96940     | 001B       | 3   | 611785 |        | 230 Wanganui            | Road        | WANGANUI            | env/rural liv | 1A, 1A, RU2, RU2 | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI, OCV, OGF           |
| 98460     | 002BA      | 8   | 250382 |        | 2 Willow                | Place       | MULLUMBIMBY         | large lot res | 1C2, R5          | R5            | RIPI  |
| 98740     | 002B       | 7   | 603977 |        | 20 Lilly Pilly          | Road        | WILSONS CREEK       | env/rural liv | 7C               | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI, L2, TSFA           |
| 98750     | 002B       | 1   | 621643 |        | 623 Wilsons Creek       | Road        | WILSONS CREEK       | env/rural liv | 7C               | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI, L2, TSFA, RIP      |
| 98760     | 002B       | 4   | 603976 |        | 643 Wilsons Creek       | Road        | WILSONS CREEK       | env/rural liv | 7C               | E2,RU2        | TSCTEC, TSFL, TSFA, RIPI                                |
| 98860     | 002B       | 3   | 560163 |        | 841 Wilsons Creek       | Road        | WILSONS CREEK       | env/rural liv | 7C               | E2,RU2        | TSCTEC, RIPI, EPBCTEC, TSFL, KEYHAB                     |
| 98980     | 002B       | 5   | 255806 |        | 131 Upper Wilsons Creek | Road        | UPPER WILSONS CREEK | env/rural liv | 7C, 7K           | E2,RU2        | OCV, TSCTEC, RIPI, KEYHAB, TSFL, EPBCTEC, OGF, TSFA, L2 |
| 99000     | 002B       | 2   | 255806 |        | 171 Upper Wilsons Creek | Road        | UPPER WILSONS CREEK | env/rural liv | 7C               | E2,E3,RU2     | OCV, TSCTEC, KEYHAB, RIPI, TSFL, EPBCTEC                |
| 99340     | 002B       | 1   | 591413 |        | 1020 Wilsons Creek      | Road        | WILSONS CREEK       | env/rural liv | 7C               | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI, TSFA               |
| 99350     | 002B       | 3   | 591413 |        | 1016 Wilsons Creek      | Road        | WILSONS CREEK       | env/rural liv | 7C               | E2,E3,RU2     | TSCTEC, KEYHAB, TSFA, RIPI, TSFL, EPBCTEC, OCV, OGF     |
| 103020    | 002BA      | 14  | 755722 |        | Wilsons Creek           | Road        | WILSONS CREEK       | env/prim prod | 1B1, RU1, RU2    | E2,RU1        | OCV, OCL, TSCTEC, TSFL, RIPI                            |
| 103030    | 002BA      | 6   | 259998 |        | 83 Yankee Creek         | Road        | MULLUMBIMBY CREEK   | prim prod     | 1B1, RU1         | RU1           | RIPI  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address          | Street Type | Suburb            | Primary Use   | Current Zone      | Proposed Zone | E Zone Criteria met                                |
|-----------|------------|-----|--------|--------|-------------------------|-------------|-------------------|---------------|-------------------|---------------|--|
| 103040    | 002BA      | 7   | 259998 |        | 103 Yankee Creek        | Road        | MULLUMBIMBY CREEK | prim prod     | 1B1, RU1          | RU1           |  |
| 103360    | 002B       | 4   | 618073 |        | 32 Beatties Creek       | Road        | GOONENGERRY       | rural liv     | RU2, 1A           | RU2           | TSCTEC, KEYHAB, L2, TSFA, RIPI                     |
| 104790    | 003A       | 1   | 580637 |        | 44 Bencluna             | Lane        | EUREKA            | rural liv     | RU2, RU1, 1A, W1  | RU2           | RIPI, L2, TSCTEC, EPBCTEC                          |
| 105370    | 002CA      | 255 | 755687 |        | 197 Billinudgel         | Road        | BILLINUDGEL       | prim prod     | RU1, 1B1          | RU1           | L1, OCL, TSCTEC, EPBCTEC                           |
| 105480    | 002CA      | 238 | 755687 |        | 174 Billinudgel         | Road        | BILLINUDGEL       | prim prod     | 1B1               | RU1           | L1   |
| 105940    | 003A       | 1   | 588391 |        | 783 Binna Burra         | Road        | FEDERAL           | prim prod     | 1B2, RU1          | RU1           | TSFA, RIPI, TSFL, OCV, TSCTEC                      |
| 106100    | 003A       | 1   | 801896 |        | 680 Binna Burra         | Road        | FEDERAL           | rural liv     | 1B2, 1A, RU1      | RU1, RU2      | TSCTEC, EPBCTEC, RIPI, OCV                         |
| 106120    | 003A       | 1   | 785298 |        | 642 Binna Burra         | Road        | FEDERAL           | env/rural liv | 1B2, RU2, 1A, RU1 | E3, RU1, RU2  | RIPI, TSCTEC, EPBCTEC, OCV, RIP                    |
| 106140    | 003A       | 1   | 171136 |        | 574 Binna Burra         | Road        | FEDERAL           | rural liv     | RU1, RU2, 1A      | RU2           | RIPI, TSCTEC, EPBCTEC, KEYHAB                      |
| 106220    | 003A       | 1   | 564890 |        | 346 Binna Burra         | Road        | BINNA BURRA       | rural liv     | RU1, RU2, 1A      | RU2           | RIPI, TSCTEC, L2                                   |
| 107150    | 002A       | 280 | 755687 |        | 390 Blindmouth          | Road        | MAIN ARM          | env/rural liv | 7K, RU2, 1A, E1   | E2, E3        | TSFL, RIPI, TSCTEC, KEYHAB, EPBCTEC, OGF, L2, TSFA |
| 107370    | 002A       | 136 | 755722 |        | Koonyum Range           | Road        | KOONYUM RANGE     | env           | 7D                | E2            | OGF, KEYHAB, OCV, TSCTEC, EPBCTEC                  |
| 109640    | 003CB      | 2   | 792880 |        | 460 Bangalow            | Road        | TALOFA            | rural liv     | 1A, RU2           | RU2           | TSCTEC, OCV, EPBCTEC, TSFL                         |
| 110450    | 003CD      | 6   | 238693 |        | 124 Broken Head Reserve | Road        | BROKEN HEAD       | env/rural liv | RU2               | E3            | TSCTEC, KEYHAB, SEPP14i                            |
| 110670    | 002A       | 4   | 747576 |        | 219 Blindmouth          | Road        | MAIN ARM          | rural liv     | RU2, 1A           | RU2           | RIPI, L2   |

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| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address       | Street Type | Suburb        | Primary Use <sup>1.</sup> | Current Zone      | Proposed Zone    | E Zone Criteria met <sup>2.</sup>                   |
|-----------|------------|-----|--------|--------|----------------------|-------------|---------------|---------------------------|-------------------|------------------|---|
| 111730    | 003CD      | 1   | 558340 |        | 39-51 Broken Head    | Road        | BYRON BAY     | env/Sp3                   | 1D, SP3, 7A       | E2, E3, SP3      | OCV, OCL, TSCTEC, TSFL, SEPP14i, KEYHAB, TSFA, RIPI |
| 111760    | 003CD      | 1   | 390431 |        | 179-181 Broken Head  | Road        | SUFFOLK PARK  | urban res                 | 2A                | R2               | OCV, OCL, TSCTEC, TSFL, RIPI, EPBCTEC               |
| 111840    | 003CD      | 4   | 802745 |        | 251 Broken Head      | Road        | SUFFOLK PARK  | env/prim prod             | RU1, 1D           | E2, RU1          | OCL, TSCTEC, EPBCTEC, OGF, KEYHAB, RIPI, L2, TSFL   |
| 111920    | 003CD      | 15  | 239385 |        | 174 Broken Head      | Road        | SUFFOLK PARK  | urban res                 | 2A                | R2               | OCL, TSCTEC, KEYHAB, RIPI, EPBCTEC, OCV             |
| 111930    | 003CD      | 16  | 239385 |        | 154 Broken Head      | Road        | SUFFOLK PARK  | urban res                 | 2A, R2            | R2               | OCL, TSCTEC, KEYHAB, RIPI                           |
| 112610    | 002B       | 4   | 253926 |        | 26 Marri             | Avenue      | WILSONS CREEK | env/rural liv             | RU2, 1A           | E3, RU2          | TSCTEC, EPBCTEC, KEYHAB, TSFA, L2                   |
| 112790    | 002BA      | 4   | 577922 |        | 112A Main Arm        | Road        | MULLUMBIMBY   | rural liv                 | 1A, RU2, RU1      | RU2              | OCL, TSCTEC, RIPI, EPBCTEC, KEYHAB, L2              |
| 112910    | 002DA      | 2   | 710680 |        | 41A Synotts          | Lane        | OCEAN SHORES  | env/rural liv             | 1A, 1A, RU1, RU1  | E2, RU2          | OCL, KEYHAB, TSFA, TSCTEC, OCV, TSFL, L2            |
| 113260    | 002B       | 3   | 594103 |        | 1023 Coolamon Scenic | Drive       | COORABELL     | rural liv                 | 1A, RU2, 7D       | RU2              | RIPI, TSCTEC, EPBCTEC, KEYHAB, TSFL                 |
| 113270    | 002B       | 2   | 594103 |        | 1025 Coolamon Scenic | Drive       | COORABELL     | rural liv                 | RU2, 1A, 7D       | RU2              | TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI                 |
| 113470    | 002B       | 7   | 591828 |        | 10 Coopers South     | Lane        | MAIN ARM      | env/rural liv             | 1A, RU2, 1B2, RU1 | E2, E3, RU2, RU1 | TSCTEC, KEYHAB, TSFL, TSFA, RIPI, L2, L1            |
| 113720    | 002BA      | 1   | 595619 |        | 90 Coral             | Avenue      | MULLUMBIMBY   | rural liv                 | RU2, 1A, RU1      | RU2              | OCV, OCL, TSCTEC, RIPI                              |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address          | Street Type | Suburb              | Primary Use   | Current Zone      | Proposed Zone | E Zone Criteria met   |
|-----------|------------|-----|--------|--------|-------------------------|-------------|---------------------|---------------|-------------------|---------------|---|
| 113730    | 002BA      | 4   | 616219 |        | 101 Coral               | Avenue      | MULLUMBIMBY         | rural liv     | RU2, RU1, 1A      | RU2           |   |
| 115070    | 003A       | 1   | 747540 |        | 671 Friday Hut          | Road        | POSSUM CREEK        | rural liv     | RU2, 1A           | RU2           | OCV, TSCTEC, EPBCTEC  |
| 115380    | 002B       | 4   | 583635 |        | 188 Goonengerry         | Road        | GOONENGERRY         | env/rural liv | 1A, RU2           | E2,E3,RU2     | TSCTEC, RIPI, KEYHAB, EPBCTEC, L2, TSFA, TSFL               |
| 115930    | 002B       | 3   | 601329 |        | 105 Upper Wilsons Creek | Road        | UPPER WILSONS CREEK | rural liv     | 7C                | RU2           | KEYHAB, TSFL, L2, OCV, TSCTEC                               |
| 117100    | 003B       | 1   | 537594 |        | 1041 Lismore            | Road        | NASHUA              | rural liv     | RU1, 1A, RU2      | RU2           | TSCTEC, EPBCTEC   |
| 117280    | 002B       | 8   | 790185 |        | 34 Mafeking             | Road        | GOONENGERRY         | env/rural liv | R5, RU2, 1A, 1C1  | E3,RU2        | TSCTEC,KEYHAB, TSFA,RIPI,TSFL,L2                            |
| 117340    | 002A       | 224 | 755687 |        | 1034 Main Arm           | Road        | UPPER MAIN ARM      | env/rural liv | 1A, RU2           | E2,E3,RU2     | OGF, KEYHAB, TSCTEC, RIPI, L2, EPBCTEC, TSFL, OCV           |
| 117360    | 002A       | 2   | 804764 |        | 1088 Main Arm           | Road        | UPPER MAIN ARM      | env/rural liv | RU2, 1A           | E3,RU2        | TSCTEC, KEYHAB, EPBCTEC, OGF, OCL, RIPI, OCV, RIP, L2, TSFL |
| 118100    | 001A       | 1   | 260319 |        | 71 Middle Ridge         | Road        | UPPER MAIN ARM      | env/rural liv | 1A                | E2,RU2        | OCV, TSCTEC, EPBCTEC, KEYHAB, L2                            |
| 118560    | 002DA      | 50  | 755692 |        | Mullumbimby             | Road        | MULLUMBIMBY         | rural liv     | 1A, RU1, RU2, 7B  | RU2           | OCL, TSCTEC, RIPI, OCV, RIP, EPBCTEC                        |
| 118580    | 002BA      | 1   | 781835 |        | 1C Ann                  | Street      | MULLUMBIMBY         | prim prod     | 1A, 1B1, RU1, RU1 | RU1,RU2       | OCV, OCL, TSCTEC, RIPI                                      |
| 119060    | 002CA      | 304 | 755687 |        | 64 New Brighton         | Road        | NEW BRIGHTON        | urban res     | 2A                | R2            | OCL, KEYHAB, RIPI, TSCEPOP                                  |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address     | Street Type | Suburb          | Primary Use   | Current Zone                | Proposed Zone | E Zone Criteria met                                     |
|-----------|------------|-----|--------|--------|--------------------|-------------|-----------------|---------------|-----------------------------|---------------|---|
| 119070    | 002CA      | 305 | 755687 |        | 62 New Brighton    | Road        | NEW BRIGHTON    | urban res     | 2A                          | R2            | OCL, KEYHAB, RIPI, TSCEPOP                              |
| 119080    | 002CA      | 306 | 755687 |        | 60 New Brighton    | Road        | NEW BRIGHTON    | urban res     | 2A                          | R2            | OCL, KEYHAB, RIPI, TSCEPOP                              |
| 120480    | 002B       | 10  | 773129 |        | 86 Parmenters      | Road        | WILSONS CREEK   | env/rural liv | 7C                          | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI                     |
| 120990    | 002BA      | 1   | 585939 |        | 5 Eugenia          | Street      | MULLUMBIMBY     | rural liv     | R5, 1A                      | RU2           | OCL, RIPI   |
| 121750    | 003A       | 5   | 262201 |        | 55 Rosewood        | Road        | FEDERAL         | rural liv     | RU2, 1A                     | RU2           | TSCTEC, RIPI, KEYHAB, TSFL, TSFA                        |
| 122040    | 002A       | 13  | 578535 |        | 93 Settlement      | Road        | MAIN ARM        | env/rural liv | RU2, 1A                     | E2,RU2        | TSCTEC, TSFL, OCL, RIPI, KEYHAB, L2, EPBCTEC, TSFA, OGF |
| 122480    | 003CC      | 6   | 600582 |        | 217 Skinners Shoot | Road        | SKINNERS SHOOT  | rural liv     | 1A, RU2                     | RU2           | RIPI, L2, KEYHAB, SEPP14i, TSFA                         |
| 122580    | 002A       | 2   | 611392 |        | Skyline Road       | Road        | UPPER MAIN ARM  | env/rural liv | 1A                          | E2,E3,RU2     | TSCTEC, EPBCTEC, OGF, KEYHAB, RIPI, TSFL, TSFA          |
| 122720    | 003A       | 4   | 778016 |        | 48 Springvale      | Road        | EUREKA          | prim prod     | RU2, 1B2, 1B2, RU1, RU1, 1A | RU1,RU2       | TSCTEC  |
| 122920    | 003B       | 87  | 755741 |        | 549 Booyong        | Road        | BOOYONG         | prim prod     | 1B1, RU1, W1                | RU1           |   |
| 123290    | 003A       | 1   | 730336 |        | 111 Taylors        | Road        | EUREKA          | rural liv     | RU2, 1A, RU1                | RU2           | TSCTEC, EPBCTEC, RIPI, TSFL                             |
| 124000    | 002DA      | 1   | 583377 |        | 82 The Saddle      | Road        | BRUNSWICK HEADS | rural liv     | RU2, 1D                     | RU2           | TSCTEC, L2  |
| 124560    | 001B       | 1   | 562332 |        | 142 Wanganui       | Road        | WANGANUI        | env/rural liv | 1A, 1A                      | E2,E3         | KEYHAB, L2, OCV, TSFL, OGF, TSFA, TSCTEC, EPBCTEC, RIPI |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address     | Street Type | Suburb              | Primary Use   | Current Zone | Proposed Zone | E Zone Criteria met  |
|-----------|------------|-----|--------|--------|--------------------|-------------|---------------------|---------------|--------------|---------------|--|
| 124720    | 002B       | PT1 | 778293 |        | 749 Wilsons Creek  | Road        | WILSONS CREEK       | rural liv     | 7C           | RU2           | TSCTEC, TSFL, RIPI   |
| 124730    | 002B       | 2   | 778293 |        | 751 Wilsons Creek  | Road        | WILSONS CREEK       | env/rural liv | 7C           | E2,RU2        | L2, KEYHAB, OGF, TSFA  |
| 124810    | 002B       | 6   | 251256 |        | 1028 Wilsons Creek | Road        | WILSONS CREEK       | env/rural liv | 7C, 7K       | E2,E3,RU2     | OCV, TSCTEC, KEYHAB, TSFL, TSFA, RIPI, OGF, RIP, EPBCTEC, L2 |
| 124820    | 002B       | 2   | 250401 |        | 1028 Wilsons Creek | Road        | WILSONS CREEK       | env/rural liv | 7C           | E2            | TSCTEC, EPBCTEC, KEYHAB, TSFL, TSFA, RIPI                    |
| 124830    | 002B       | 11  | 561346 |        | 968 Wilsons Creek  | Road        | WILSONS CREEK       | env/rural liv | 7C           | E2,E3         | TSCTEC, TSFL, RIPI, KEYHAB, EPBCTEC, TSFA                    |
| 125160    | 002BA      | 2   | 552094 |        | 110 Yankee Creek   | Road        | MULLUMBIMBY CREEK   | env/prim prod | 1B1, RU1     | E2,RU1        | OCV, OCL, TSCTEC, TSFL, RIPI, TSFA                           |
| 125230    | 002A       | 272 | 755687 |        | 172 Yelgun         | Road        | YELGUN              | env/rural liv | RU2, 1A      | E2,E3,RU2     | KEYHAB, RIPI, L2,TSCTEC, EPBCTEC, OGF, TSFL                  |
| 131850    | 002B       | 2   | 627031 |        | 655B Main Arm      | Road        | MAIN ARM            | rural liv     | 1A, RU2, 1A  | RU2           | TSFL, RIPI, OGF, KEYHAB                                      |
| 134990    | 002B       | 3   | 264149 |        | 112 Coopers Creek  | Road        | UPPER COOPERS CREEK | env/rural liv | RU2, 1A      | E2,RU2        | TSCTEC, KEYHAB, RIPI   |
| 135130    | 003CD      | 1   | 802746 |        | 242 Broken Head    | Road        | SUFFOLK PARK        | urban res     | 2A           | R2            | TSCTEC, EPBCTEC, TSFA, SEPP14i, KEYHAB, TSFL, L1             |
| 135860    | 002A       | 7   | 805937 |        | 417 Middle Pocket  | Road        | MIDDLE POCKET       | env/rural liv | 1A, RU2      | E2,RU2        | KEYHAB, L2, OGF, TSFL, TSFA                                  |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address          | Street Type | Suburb              | Primary Use   | Current Zone        | Proposed Zone | E Zone Criteria met  |
|-----------|------------|-----|--------|--------|-------------------------|-------------|---------------------|---------------|---------------------|---------------|--|
| 135890    | 002A       | 6   | 805937 |        | 429 Middle Pocket       | Road        | MIDDLE POCKET       | env/rural liv | 1A, RU2             | E2,RU2        | TSCTEC, KEYHAB, L2, OGF, TSFL, TSFA                                      |
| 150300    | 003CD      | 1   | 812278 |        | 187 Coopers Shoot       | Road        | COOPERS SHOOT       | rural liv     | 1A, 1C1, RU2, R5    | R5,RU2        | TSCTEC, EPBCTEC  |
| 151430    | 003CD      | 7   | 245605 |        | 124 Broken Head Reserve | Road        | BROKEN HEAD         | env/rural liv | RU2                 | E2,E3         | TSCTEC, KEYHAB, SEPP14i  |
| 152450    | 003CD      | 2   | 814675 |        | 112 Broken Head         | Road        | SUFFOLK PARK        | urban res     | 2A                  | R2            | OCV, OCL, TSCTEC, TSFL, RIPI   |
| 152460    | 003CD      | 1   | 814675 |        | 108 Broken Head         | Road        | SUFFOLK PARK        | urban res     | 2A                  | R2            | OCV, OCL, TSCTEC, TSFL, RIPI   |
| 152620    | 002A       | 12  | 817300 |        | 79 Yelgun               | Road        | YELGUN              | prim prod     | 1B2, 1A, RU1, RU2   | RU1,RU2       | KEYHAB, L2, RIP, TSCTEC, EPBCTEC   |
| 152870    | 002B       | 2   | 814747 |        | 246 Upper Wilsons Creek | Road        | UPPER WILSONS CREEK | env/rural liv | 7K, 7C              | E2,E3,RU2     | OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA, RIPI                      |
| 153760    | 003CD      |     |        | 41207  | 20 Old Bangalow         | Road        | BYRON BAY           | urban res     | 2A                  | R2            |  |
| 154500    | 002BA      | 1   | 327519 |        | 22 Johnstons            | Lane        | MAIN ARM            | prim prod     | 1B1, RU1            | RU1           | RIPI   |
| 154760    | 003CD      |     |        | 35995  | 21-25 Cemetery          | Road        | BYRON BAY           | urban res     | 2A                  | R2            | KEYHAB, TSFL, SEPP14i, L2  |
| 154980    | 003CC      | 350 | 755695 |        | Ewingsdale              | Road        | BYRON BAY           | env/rural liv | 7B, RU2, 7A, 1D, 5A | E2,E3,RU2     | OCV, OCL, TSCTEC, RIPI, SEPP14i, CONS, EPBCTEC, RIP, SEPP14,KEYHAB, TSFA |
| 155220    | 003B       | 299 | 755741 |        | Booyong                 | Road        | BOOYONG             | rural liv     | RU2, 1A             | RU2           | RIPI   |
| 155280    | 003B       | 284 | 755741 |        | 588 Booyong             | Road        | BOOYONG             | rural liv     | RU2, 1A             | RU2           |  |
| 155760    | 002B       | 2   | 579287 |        | 9 Blackbean             | Road        | WILSONS CREEK       | env/rural liv | 7C                  | E3,RU2        | TSCTEC, RIPI   |
| 159390    | 003A       | 1   | 719142 |        | 499A Binna Burra        | Road        | FEDERAL             | rural liv     | RU2, RU1, 1A        | RU2           | RIP, TSCTEC, EPBCTEC, RIPI, OCV  |
| 159970    | 003CD      | 5   | 819457 |        | 11 Orara                | Court       | BYRON BAY           | urban res     | 2A                  | R2            |  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address     | Street Type | Suburb        | Primary Use   | Current Zone    | Proposed Zone | E Zone Criteria met                       |
|-----------|------------|-----|--------|--------|--------------------|-------------|---------------|---------------|-----------------|---------------|---|
| 159980    | 003CD      | 4   | 819457 |        | 9 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 159990    | 003CD      | 3   | 819457 |        | 7 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160000    | 003CD      | 2   | 819457 |        | 5 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160010    | 003CD      | 1   | 819457 |        | 3 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160020    | 003CD      | 6   | 819457 |        | 13 Orara           | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160030    | 003CD      | 7   | 819457 |        | 15 Orara           | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160050    | 003CD      | 9   | 819457 |        | 23 Orara           | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160070    | 003CD      | 8   | 819457 |        | 21 Orara           | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160080    | 003CD      | 11  | 819457 |        | 14 Orara           | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160090    | 003CD      | 12  | 819457 |        | 12 Orara           | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160100    | 003CD      | 13  | 819457 |        | 2 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160110    | 003CD      | 17  | 819457 |        | 17 Orara           | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160120    | 003CD      | 16  | 819457 |        | 8 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160130    | 003CD      | 15  | 819457 |        | 6 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160140    | 003CD      | 14  | 819457 |        | 4 Orara            | Court       | BYRON BAY     | urban res     | 2A              | R2            |   |
| 160500    | 003B       | 2   | 818513 |        | 11 Tooheys Mill    | Road        | NASHUA        | prim prod     | 1B1, RU1        | RU1           | RIPI, TSCTEC                              |
| 160830    | 003B       | 6   | 819596 |        | 159 Booyong        | Road        | NASHUA        | rural liv     | RU2, 1A         | RU2           | TSCTEC, EPBCTEC, RIPI, L2                 |
| 161760    | 003CB      | 7   | 570309 |        | 110 Picadilly Hill | Road        | COOPERS SHOOT | rural liv     | 1A, RU2         | RU2           |   |
| 163920    | 002CA      | 19  | 755687 |        | 156 The Pocket     | Road        | BILLINUDGEL   | env/prim prod | RU1, 1B1        | E2, RU1       | KEYHAB, L2                                |
| 164140    | 002CA      | 243 | 755687 |        | 174 Billinudgel    | Road        | BILLINUDGEL   | prim prod     | 1B1             | RU1           | L1  |
| 164240    | 002CA      | 256 | 755687 |        | 197 Billinudgel    | Road        | BILLINUDGEL   | prim prod     | RU1, 1B1        | RU1           |   |
| 164250    | 002CA      | 257 | 755687 |        | 197 Billinudgel    | Road        | BILLINUDGEL   | prim prod     | 1B1             | RU1           |   |
| 164260    | 002CA      | 258 | 755687 |        | 197 Billinudgel    | Road        | BILLINUDGEL   | prim prod     | 1B1             | RU1           |   |
| 164470    | 002DA      | 252 | 755692 |        | 118 McAuleys       | Lane        | MYOCUM        | env/rural liv | 1A, RU2         | E3            | OCL, TSCTEC                               |
| 164720    | 003CD      | 141 | 755695 |        | 25 Hamiltons       | Lane        | BYRON BAY     | env/rural liv | 7B, 1D, 7A, RU2 | E2, E3, RU2   | OCL, TSCTEC, EPBCTEC, KEYHAB, SEPP14i, L2 |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address  | Street Type | Suburb         | Primary Use   | Current Zone               | Proposed Zone | E Zone Criteria met                       |
|-----------|------------|-----|--------|--------|-----------------|-------------|----------------|---------------|----------------------------|---------------|---|
| 164810    | 003A       | 34  | 755712 |        | 55 Rosewood     | Road        | FEDERAL        | rural liv     | RU2, 1A, W1                | RU2           | TSCTEC, RIPI, KEYHAB                      |
| 164940    | 002BA      | 77  | 755722 |        | 3 Poplar        | Avenue      | MULLUMBIMBY    | rural liv     | 1A, RU2                    | RU2           | RIPI                                      |
| 165030    | 003B       | 296 | 755741 |        | 676 Booyong     | Road        | BOOYONG        | rural liv     | RU2, 1A                    | RU2           | RIPI                                      |
| 165040    | 003B       | 297 | 755741 |        | 676 Booyong     | Road        | BOOYONG        | rural liv     | RU2, 1A                    | RU2           |   |
| 165050    | 003B       | 298 | 755741 |        | 676 Booyong     | Road        | BOOYONG        | rural liv     | RU2, 1A                    | RU2           |   |
| 165160    | 002A       | 68  | 755743 |        | 1356 Main Arm   | Road        | UPPER MAIN ARM | rural liv     | 1A                         | RU2           |   |
| 169790    | 003CD      |     |        | 42377  | 18 Old Bangalow | Road        | BYRON BAY      | urban res     | 2A                         | R2            |   |
| 170400    | 003B       | 291 | 755741 |        | Booyong         | Road        | BOOYONG        | rural liv     | RU2, 1A                    | RU2           | RIPI                                      |
| 174150    | 002BA      | 53  | 755692 |        | Mullumbimby     | Road        | MULLUMBIMBY    | rural liv     | 1A, RU2, RU1, RU1, RU2, 1A | RU2           | OCL, TSCTEC                               |
| 176790    | 002CA      | 18  | 755687 |        | 156 The Pocket  | Road        | BILLINUDGEL    | env/prim prod | RU1, 1B1                   | E2, RU1       | OCL, TSCTEC, RIPI, KEYHAB, L2             |
| 176920    | 002D       | 2   | 262868 |        | Tyagarah        | Road        | TYAGARAH       | env/rural liv | 1A, RU2                    | E2, RU2       | OCV, OCL, KEYHAB, RIPI, RIP, TSCTEC, TSFA |
| 176990    | 003B       | 1   | 171164 |        | (Unnamed)       | Road        | BOOYONG        | prim prod     | 1B1, RU1                   | RU1           | RIPI                                      |
| 179850    | 003A       | 30  | 755712 |        | 375 Coorabell   | Road        | COORABELL      | env/rural liv | 1A, RU2                    | E2, RU2       | OCV, TSCTEC, EPBCTEC, RIPI, KEYHAB, TSFL  |
| 181120    | 002BA      | 1   | 357177 |        | 257 Main Arm    | Road        | MULLUMBIMBY    | prim prod     | 1B1, RU1                   | RU1, RU2      | OCL, TSCTEC, TSFL, RIPI                   |
| 182270    | 002A       | 7   | 260707 |        | 135 Blindmouth  | Road        | MAIN ARM       | rural liv     | RU2, 1A                    | RU2           | OGF, KEYHAB, TSCTEC                       |
| 182680    | 003CA      | 380 | 728170 |        | 214 Ewingsdale  | Road        | BYRON BAY      | rural liv     | RU2, 7A, 1A                | RU2           | OCL, KEYHAB, TSFA, RIPI, SEPP14i          |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address    | Street Type | Suburb        | Primary Use   | Current Zone          | Proposed Zone | E Zone Criteria met                                 |
|-----------|------------|-----|--------|--------|-------------------|-------------|---------------|---------------|-----------------------|---------------|---|
| 185120    | 003CD      | 13  | 830036 |        | 10 Old Bangalow   | Road        | BYRON BAY     | urban res     | 2A                    | R2            | OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI, SEPP14i       |
| 185130    | 003CD      | 12  | 830036 |        | 12 Old Bangalow   | Road        | BYRON BAY     | urban res     | 2A                    | R2            | OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI, SEPP14i       |
| 185450    | 003B       | 377 | 821904 |        | Booyong           | Road        | BOOYONG       | rural liv     | RU2,1A                | RU2           |   |
| 185540    | 003CB      | 42  | 838110 |        | 70 Picadilly Hill | Road        | COOPERS SHOOT | rural liv     | 1A,RU2                | RU2           |   |
| 185950    | 002D       | 5   | 830652 |        | 10 Muli           | Court       | MYOCUM        | large lot res | 1C1,R5,R5             | R5            | OCL, TSCTEC   |
| 186040    | 002D       | 14  | 830652 |        | 32 Bilin          | Road        | MYOCUM        | large lot res | 1C1,R5                | R5            |   |
| 186120    | 002D       | 22  | 830652 |        | 171 McAuleys      | Lane        | MYOCUM        | large lot res | 1C1,R5                | R5            | L2, TSCTEC  |
| 186160    | 002D       | 26  | 830652 |        | 42 Bilin          | Road        | MYOCUM        | env/rural liv | 1A,1D, RU2,5A, R5,1C1 | E2,R5,RU2     | OCV, OCL, TSCTEC, KEYHAB, RIPI, EPBCTEC, TSFL, TSFA |
| 187910    | 002B       | 1   | 126727 |        | 777 Wilsons Creek | Road        | WILSONS CREEK | env/rural liv | 7C                    | E2,RU2        | TSCTEC, RIPI  |
| 189370    | 003CD      | 4   | 836489 |        | 2 Lilli Pilli     | Drive       | BYRON BAY     | urban res     | 2A                    | R2            |   |
| 189390    | 003CD      | 6   | 836489 |        | 8 Lilli Pilli     | Drive       | BYRON BAY     | urban res     | 2A                    | R2            |   |
| 189400    | 003CD      | 7   | 836489 |        | 7 Lilli Pilli     | Drive       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189420    | 003CD      | 10  | 836489 |        | 6 Tristania       | Place       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189430    | 003CD      | 14  | 836489 |        | 1 Lilli Pilli     | Drive       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189440    | 003CD      | 2   | 836489 |        | 3 Lilli Pilli     | Drive       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189450    | 003CD      | 3   | 836489 |        | 1 Tristania       | Place       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189460    | 003CD      | 9   | 836489 |        | 2 Tristania       | Place       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189470    | 003CD      | 13  | 836489 |        | 3 Tristania       | Place       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189480    | 003CD      | 12  | 836489 |        | 4 Tristania       | Place       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |
| 189490    | 003CD      | 11  | 836489 |        | 5 Tristania       | Place       | BYRON BAY     | urban res     | 2A                    | R2            | L2  |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb        | Primary Use       | Current Zone    | Proposed Zone | E Zone Criteria met       |
|-----------|------------|-----|--------|--------|----------------|-------------|---------------|-------------------|-----------------|---------------|---------------------------|
| 190690    | 002B       | 4   | 835322 |        | 89 Parmenters  | Road        | WILSONS CREEK | env/rural liv     | 1A,7C           | E2,RU2        | KEYHAB, TSCTEC, OGF, TSFA |
| 191650    | 002B       | 2   | 836132 |        | 101 Sheaffes   | Road        | GOONENGERRY   | env/rural liv     | RU2             | E3            | TSCTEC, KEYHAB, RIPI      |
| 193170    | 003CD      | 16  | 839368 |        | 9 Tristania    | Place       | BYRON BAY     | urban res         | 2A              | R2            | L2                        |
| 193460    | 003CD      | 17  | 841098 |        | 15 Lilli Pilli | Drive       | BYRON BAY     | urban res         | 2A              | R2            |                           |
| 193470    | 003CD      | 19  | 841098 |        | 14 Lilli Pilli | Drive       | BYRON BAY     | urban res         | 2A              | R2            |                           |
| 193480    | 003CD      | 18  | 841098 |        | 12 Lilli Pilli | Drive       | BYRON BAY     | urban res         | 2A              | R2            |                           |
| 194820    | 003CD      | 2   | 842973 |        | 7 Cemetery     | Road        | BYRON BAY     | urban res         | 2A              | R2            | KEYHAB, TSFL, SEPP14i, L2 |
| 194830    | 003CD      | 3   | 842973 |        | 9 Cemetery     | Road        | BYRON BAY     | urban res         | 2A              | R2            | KEYHAB, TSFL, SEPP14i, L2 |
| 194840    | 003CD      | 4   | 842973 |        | 13 Cemetery    | Road        | BYRON BAY     | urban res         | 2A              | R2            | KEYHAB, TSFL, SEPP14i, L2 |
| 194850    | 003CD      | 5   | 842973 |        | 11 Cemetery    | Road        | BYRON BAY     | urban res         | 2A              | R2            | KEYHAB, TSFL, SEPP14i, L2 |
| 194860    | 003CD      | 6   | 842973 |        | 15 Cemetery    | Road        | BYRON BAY     | urban res         | 2A              | R2            | KEYHAB, TSFL, SEPP1i, L2  |
| 195230    | 003CD      | 21  | 838192 |        | 8 Cemetery     | Road        | BYRON BAY     | urban res         | 2A              | R2            |                           |
| 195260    | 002D       | 4   | 843850 |        | 59 Kingsvale   | Road        | MYOCUM        | env/large lot res | R5,1C1          | E2,R5         | TSFA, L2                  |
| 195290    | 002D       | 2   | 843850 |        | 59B Kingsvale  | Road        | MYOCUM        | env/large lot res | R5,5A, 1C1      | E2,R5         | OCL, KEYHAB               |
| 195300    | 002D       | 1   | 843850 |        | 59A Kingsvale  | Road        | MYOCUM        | env/large lot res | R5,1C1          | E2,R5         | OCL, KEYHAB, TSFA, L2     |
| 195760    | 002BA      | 1   | 841372 |        | 305 Main Arm   | Road        | MAIN ARM      | prim prod         | 1A,RU2, 1B1,RU1 | RU1,RU2       |                           |
| 197400    | 003CD      | 25  | 845454 |        | 27 Lilli Pilli | Drive       | BYRON BAY     | urban res         | 2A              | R2            | TSFA, L2                  |
| 197410    | 003CD      | 26  | 845454 |        | 29 Lilli Pilli | Drive       | BYRON BAY     | urban res         | 2A              | R2            | TSFA, L2, OCL, KEYHAB     |
| 197420    | 003CD      | 27  | 845454 |        | 31 Lilli Pilli | Drive       | BYRON BAY     | urban res         | 2A              | R2            | TSFA, L2, OCL, KEYHAB     |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb         | Primary Use   | Current Zone | Proposed Zone | E Zone Criteria met                                    |
|-----------|------------|-----|--------|--------|----------------|-------------|----------------|---------------|--------------|---------------|--|
| 197430    | 003CD      | 28  | 845454 |        | 33 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | TSCTEC, L2, OCL, TSFL, RIPI                            |
| 197440    | 003CC      | 29  | 845454 |        | 35 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | L2   |
| 197450    | 003CC      | 30  | 845454 |        | 41 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 197850    | 002A       | 1   | 843458 |        | 1304 Main Arm  | Road        | UPPER MAIN ARM | env/rural liv | 1A, RU2, 7K  | E2, E3        | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 197990    | 003CD      | 20  | 846980 |        | 17 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | OGF, KEYHAB, L1, TSCTEC, EPBCTEC, TSFA, RIPI, TSFL, L2 |
| 198000    | 003CD      | 21  | 846980 |        | 16 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, SEPP14   |
| 198010    | 003CD      | 22  | 846980 |        | 20 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, SEPP14   |
| 198020    | 003CD      | 23  | 846980 |        | 19 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            |  |
| 198030    | 003CD      | 24  | 846980 |        | 23 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            |  |
| 198060    | 003CC      | 32  | 846981 |        | 37 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 198080    | 003CC      | 31  | 846981 |        | 39 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 200050    | 003CC      | 33  | 848543 |        | 43 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 200060    | 003CC      | 34  | 848543 |        | 1 Blueberry    | Court       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 200080    | 003CC      | 36  | 848543 |        | 5 Blueberry    | Court       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 200090    | 003CC      | 37  | 848543 |        | 7 Blueberry    | Court       | BYRON BAY      | urban res     | 2A           | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2                        |
| 200100    | 003CC      | 38  | 848543 |        | 9 Blueberry    | Court       | BYRON BAY      | urban res     | 2A           | R2            |  |
| 200130    | 003CC      | 41  | 848543 |        | 8 Blueberry    | Court       | BYRON BAY      | urban res     | 2A           | R2            |  |
| 200140    | 003CC      | 42  | 848543 |        | 6 Blueberry    | Court       | BYRON BAY      | urban res     | 2A           | R2            |  |
| 200150    | 003CC      | 43  | 848543 |        | 4 Blueberry    | Court       | BYRON BAY      | urban res     | 2A           | R2            |  |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb         | Primary Use   | Current Zone     | Proposed Zone | E Zone Criteria met                     |
|-----------|------------|-----|--------|--------|----------------|-------------|----------------|---------------|------------------|---------------|---|
| 200160    | 003CC      | 44  | 848543 |        | 47 Lilli Pilli | Drive       | BYRON BAY      | urban res     | 2A               | R2            |   |
| 201520    | 003CD      |     |        | 49992  | 5 Cemetery     | Road        | BYRON BAY      | urban res     | 2A               | R2            | KEYHAB, TSFL, SEPP14i, L2               |
| 203860    | 003CD      | 2   | 850245 |        | 19 Orara       | Court       | BYRON BAY      | env/rural liv | 2A, 2A, 1A, 1A   | E2, E3, R2    | L2, OCL, SEPP14i                        |
| 204520    | 003CC      | 2   | 285302 |        | 1 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            |   |
| 204530    | 003CC      | 3   | 285302 |        | 3 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            |   |
| 204540    | 003CC      | 4   | 285302 |        | 5 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2         |
| 204550    | 003CC      | 5   | 285302 |        | 7 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2         |
| 204560    | 003CC      | 6   | 285302 |        | 9 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2         |
| 204570    | 003CC      | 7   | 285302 |        | 11 Bunjil      | Place       | BYRON BAY      | urban res     | 2A               | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2         |
| 204580    | 003CC      | 8   | 285302 |        | 14 Bunjil      | Place       | BYRON BAY      | urban res     | 2A               | R2            | KEYHAB, TSFL, TSFA, SEPP14i, L2         |
| 204590    | 003CC      | 9   | 285302 |        | 12 Bunjil      | Place       | BYRON BAY      | urban res     | 2A               | R2            | L2                                      |
| 204600    | 003CC      | 10  | 285302 |        | 10 Bunjil      | Place       | BYRON BAY      | urban res     | 2A               | R2            | L2                                      |
| 204610    | 003CC      | 11  | 285302 |        | 8 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            | L2                                      |
| 204620    | 003CC      | 12  | 285302 |        | 6 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            | L2                                      |
| 204630    | 003CC      | 13  | 285302 |        | 4 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            |   |
| 204640    | 003CC      | 14  | 285302 |        | 2 Bunjil       | Place       | BYRON BAY      | urban res     | 2A               | R2            |   |
| 204760    | 003CD      |     |        | 50467  | 25 Orara       | Court       | BYRON BAY      | urban res     | 2A               | R2            |   |
| 205070    | 003CC      | 17  | 851632 |        | 43 Raywards    | Lane        | SKINNERS SHOOT | env/rural liv | 1A, RU1          | E2, RU1, RU2  | TSCTEC, EPBCTEC, KEYHAB, TSFA, L2, TSFL |
| 206680    | 003A       | 7   | 854691 |        | 5 Goninan      | Place       | POSSUM CREEK   | rural liv     | 1C1, RU2, R5, 1A | R5, RU2       | RIPI, TSCTEC, KEYHAB                    |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address  | Street Type | Suburb        | Primary Use   | Current Zone                       | Proposed Zone | E Zone Criteria met                     |
|-----------|------------|-----|--------|--------|-----------------|-------------|---------------|---------------|------------------------------------|---------------|---|
| 207220    | 002CA      | 2   | 856229 |        | 44 Yelgun       | Road        | YELGUN        | rural liv     | 1A,1A, RU1, RU1, 1A, RU2, RU2, RU2 | RU2           | KEYHAB, TSFA, L2, OCL, RIPI             |
| 207940    | 003CD      | 1   | 857013 |        | 95 Old Bangalow | Road        | BYRON BAY     | env/Sp3       | 7B,2T,SP3                          | E3,SP3        | KEYHAB, TSFL, L2, TSCTEC, EPBCTEC, TSFA |
| 207950    | 003CD      | 2   | 857013 |        | 73 Old Bangalow | Road        | BYRON BAY     | rural liv     | 1A, RU2                            | RU2           | TSCTEC, KEYHAB, TSFL, L2                |
| 208410    | 002BA      | 34  | 857134 |        | 88 Alidenes     | Road        | WILSONS CREEK | large lot res | 1C1, R5                            | R5            | TSCTEC, EPBCTEC, KEYHAB, RIPI, L2       |
| 209200    | 003CC      | 8   | 859234 |        | 15 Blueberry    | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | L2                                      |
| 209210    | 003CC      | 9   | 859234 |        | 17 Blueberry    | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |
| 209220    | 003CC      | 10  | 859234 |        | 19 Blueberry    | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |
| 209230    | 003CC      | 11  | 859234 |        | 20 Blueberry    | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |
| 209240    | 003CC      | 12  | 859234 |        | 18 Blueberry    | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |
| 209250    | 003CC      | 13  | 859234 |        | 16 Blueberry    | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |
| 209260    | 003CC      | 14  | 859234 |        | 14 Blueberry    | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |
| 209690    | 003B       | 3   | 129130 |        | 474/ Lismore    | Road        | BINNA BURRA   | rural liv     | 1A, RU2, 5A                        | RU2           | RIPI, OCL, TSCTEC                       |
| 209840    | 003CC      | 491 | 858897 |        | 55 Lilli Pilli  | Drive       | BYRON BAY     | urban res     | 2A                                 | R2            | OCV, KEYHAB, SEPP14i, TSFL, TSFA, L2    |
| 210170    | 002B       | 5   | 812020 |        | 274 Wanganui    | Road        | WANGANUI      | env/rural liv | 1A, RU2                            | E3, RU2       | TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI,    |
| 210250    | 003CC      | 45  | 860353 |        | 49 Lilli Pilli  | Drive       | BYRON BAY     | urban res     | 2A                                 | R2            |   |
| 210270    | 003CC      | 48  | 860353 |        | 57 Lilli Pilli  | Drive       | BYRON BAY     | urban res     | 2A                                 | R2            | OCV, KEYHAB, SEPP14i                    |
| 210280    | 003CC      | 49  | 860353 |        | 14 Luan         | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |
| 210290    | 003CC      | 50  | 860353 |        | 12 Luan         | Court       | BYRON BAY     | urban res     | 2A                                 | R2            | TSFL, TSFA, L2                          |

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## Byron Shire Council

|        |       |    |        |  |         |       |           |           |    |    |                                      |
|--------|-------|----|--------|--|---------|-------|-----------|-----------|----|----|--------------------------------------|
| 210300 | 003CC | 51 | 860353 |  | 10 Luan | Court | BYRON BAY | urban res | 2A | R2 | TSFL, TSFA, L2, OCV, KEYHAB, SEPP14i |
|--------|-------|----|--------|--|---------|-------|-----------|-----------|----|----|--------------------------------------|

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address  | Street Type | Suburb            | Primary Use   | Current Zone | Proposed Zone | E Zone Criteria met                  |
|-----------|------------|-----|--------|--------|-----------------|-------------|-------------------|---------------|--------------|---------------|--------------------------------------|
| 210310    | 003CC      | 52  | 860353 |        | Lilli Pilli     | Drive       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 210320    | 003CC      | 53  | 860353 |        | 65 Lilli Pilli  | Drive       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 210580    | 002BA      | 8   | 860664 |        | 37 Brushbox     | Drive       | MULLUMBIMBY CREEK | large lot res | 1C2,R5       | R5            | TSFL, TSFA, L2                       |
| 210910    | 001B       | 2   | 860652 |        | 361 Huonbrook   | Road        | HUONBROOK         | env/rural liv | 1A,RU2       | E2,RU2        | OCV, TSCTEC, KEYHAB, RIPI, L2        |
| 211570    | 003CD      | 1   | 862701 |        | 9 Old Bangalow  | Road        | BYRON BAY         | urban res     | 2A           | R2            |                                      |
| 211580    | 003CD      | 2   | 862701 |        | 11 Old Bangalow | Road        | BYRON BAY         | urban res     | 2A           | R2            |                                      |
| 211590    | 003CD      | 3   | 862701 |        | 15 Old Bangalow | Road        | BYRON BAY         | urban res     | 2A           | R2            |                                      |
| 211600    | 003CD      | 4   | 862701 |        | 17 Old Bangalow | Road        | BYRON BAY         | urban res     | 2A           | R2            |                                      |
| 211720    | 003CC      | 54  | 863772 |        | 59 Lilli Pilli  | Drive       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 211740    | 003CC      | 56  | 863772 |        | 5 Luan          | Court       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 211750    | 003CC      | 57  | 863772 |        | 7 Luan          | Court       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 211760    | 003CC      | 58  | 863772 |        | 9 Luan          | Court       | BYRON BAY         | urban res     | 2A           | R2            | TSFL, TSFA, L2, OCV, KEYHAB, SEPP14i |
| 211770    | 003CC      | 59  | 863772 |        | 11 Luan         | Court       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i, TSFL, TSFA, L2 |
| 211790    | 003CC      | 61  | 863772 |        | 8 Luan          | Court       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 211800    | 003CC      | 62  | 863772 |        | 6 Luan          | Court       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 211810    | 003CC      | 63  | 863772 |        | 4 Luan          | Court       | BYRON BAY         | urban res     | 2A           | R2            | OCV, KEYHAB, SEPP14i                 |
| 211820    | 003CC      | 64  | 863772 |        | 2 Luan          | Court       | BYRON BAY         | urban res     | 2A           | R2            |                                      |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address  | Street Type | Suburb            | Primary Use       | Current Zone             | Proposed Zone | E Zone Criteria met                   |
|-----------|------------|-----|--------|--------|-----------------|-------------|-------------------|-------------------|--------------------------|---------------|---------------------------------------|
| 212450    | 003CD      | 100 | 865866 |        | 40 Old Bangalow | Road        | BYRON BAY         | urban res         | 2A,1A                    | R2            | KEYHAB, TSFL, SEPP14i, L2             |
| 212460    | 003CD      | 1   | 285416 |        | Coolalie        | Place       | BYRON BAY         | urban res         | 2A                       | R2            | KEYHAB, TSFL, L2                      |
| 212470    | 003CD      | 2   | 285416 |        | 9 Coolalie      | Place       | BYRON BAY         | env/urban res     | 2A,1A                    | E2,R2         | KEYHAB, TSFL, L2                      |
| 212480    | 003CD      | 3   | 285416 |        | 10 Coolalie     | Place       | BYRON BAY         | urban res         | 2A,1A                    | R2            | KEYHAB, TSFL, L2                      |
| 212490    | 003CD      | 4   | 285416 |        | 7 Coolalie      | Place       | BYRON BAY         | urban res         | 2A                       | R2            | KEYHAB, TSFL, L2                      |
| 212500    | 003CD      | 5   | 285416 |        | 5 Coolalie      | Place       | BYRON BAY         | urban res         | 2A                       | R2            |                                       |
| 213620    | 003A       | 102 | 865108 |        | 81 Beacoms      | Road        | EUREKA            | env/prim prod     | 1A,RU1, RU1,1B2, 1B2,RU2 | E2,RU2,RU1    | TSCTEC, EPBCTEC, RIPI, OCV, TSFL, RIP |
| 214920    | 002B       | 53  | 867837 |        | 955 Federal     | Drive       | GOONENGERRY       | env/large lot res | 1C1                      | E2,R5         | TSCTEC                                |
| 215720    | 003A       | 2   | 869145 |        | 911 Binna Burra | Road        | FEDERAL           | prim prod         | 1B2,RU1                  | RU1           | TSCTEC, EPBCTEC, RIPI, OCV            |
| 215850    | 003CC      | 467 | 869198 |        | 51 Lilli Pilli  | Drive       | BYRON BAY         | urban res         | 2A                       | R2            | OCV, KEYHAB, SEPP14i                  |
| 216960    | 003B       | 292 | 129120 |        | Booyong         | Road        | BOOYONG           | rural liv         | RU2,1A                   | RU2           | RIPI                                  |
| 217510    | 003CC      |     |        | 55959  | 12 Blueberry    | Court       | BYRON BAY         | urban res         | 2A                       | R2            |                                       |
| 218610    | 003CC      |     |        | 56636  | 3 Blueberry     | Court       | BYRON BAY         | urban res         | 2A                       | R2            |                                       |
| 219880    | 003B       | 2   | 876760 |        | 470 Booyong     | Road        | BOOYONG           | rural liv         | RU2,RU1, 1A              | RU2           |                                       |
| 220210    | 003CC      |     |        | 57243  | 1 Luan          | Court       | BYRON BAY         | urban res         | 2A                       | R2            |                                       |
| 220880    | 003B       | 2   | 879059 |        | 2 Burnetts      | Road        | NASHUA            | prim prod         | RU2,1B1, 1A,RU1          | RU1,RU2       | OCL, TSCTEC, RIP, EPBCTEC, RIPI       |
| 221170    | 002BA      | 25  | 880189 |        | 11 Scott's Wood | Grove       | MULLUMBIMBY CREEK | env/large lot res | R5,1C2                   | E2,R5         | TSFL, TSFA, L2                        |
| 222170    | 003CC      | 1   | 879888 |        | 67 Lilli Pilli  | Drive       | BYRON BAY         | urban res         | 2A,1D,7A                 | R2            | OCV, KEYHAB, SEPP14i                  |
| 222410    | 003CD      | 1   | 880389 |        | 10B Cemetery    | Road        | BYRON BAY         | urban res         | 2A                       | R2            |                                       |
| 222420    | 003CD      | 2   | 880389 |        | 10A Cemetery    | Road        | BYRON BAY         | urban res         | 2A                       | R2            |                                       |
| 222680    | 003CD      |     |        | 58212  | 4 Lilli Pilli   | Drive       | BYRON BAY         | urban res         | 2A                       | R2            |                                       |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address       | Street Type | Suburb        | Primary Use   | Current Zone        | Proposed Zone | E Zone Criteria met                 |
|-----------|------------|-----|---------|--------|----------------------|-------------|---------------|---------------|---------------------|---------------|-------------------------------------|
| 222950    | 002D       | 9   | 882336  |        | 54 Fig Tree          | Lane        | MYOCUM        | env/rural liv | R5,RU2, RU2,1A      | E2,RU2        | L2, R1Pi, OCL, TSCTEC               |
| 223900    | 003CD      | 24  | 883079  |        | 14 Cemetery          | Road        | BYRON BAY     | urban res     | 2A                  | R2            |                                     |
| 225650    | 003CD      | 100 | 1000522 |        | 144-146 Broken Head  | Road        | SUFFOLK PARK  | urban res     | 2A                  | R2            | OCL, TSCTEC, KEYHAB, R1Pi, OCV      |
| 225660    | 003CD      | 101 | 1000522 |        | 148 Broken Head      | Road        | SUFFOLK PARK  | urban res     | 2A                  | R2            | OCL, TSCTEC, KEYHAB, R1Pi, OCV      |
| 226940    | 003CD      |     |         | 60661  | 2-6 Cemetery         | Road        | BYRON BAY     | urban res     | 2A                  | R2            | KEYHAB, SEPP14                      |
| 228890    | 002B       | 1   | 1002490 |        | 15 Huonbrook         | Road        | WILSONS CREEK | env/rural liv | 7C                  | E2,RU2        | OGF, KEYHAB                         |
| 228960    | 002BA      | 2   | 1007895 |        | 26 Coolamon Scenic   | Drive       | MULLUMBIMBY   | urban res     | 2A,R2               | R2            | R1Pi, OCL, TSCTEC                   |
| 234090    | 003CD      | 5   | 1021180 |        | 10 Honeysuckle       | Drive       | SUFFOLK PARK  | urban res     | 2A                  | R2            | OCV, OCL, TSCTEC, TSFL, R1Pi        |
| 234100    | 003CD      | 6   | 1021180 |        | 12 Honeysuckle       | Drive       | SUFFOLK PARK  | urban res     | 2A                  | R2            | OCV, OCL, TSCTEC, TSFL, R1Pi        |
| 234120    | 003CD      | 8   | 1021180 |        | 16 Honeysuckle       | Drive       | SUFFOLK PARK  | urban res     | 2A                  | R2            | OCV, OCL, TSCTEC, TSFL, R1Pi        |
| 234250    | 003A       | 1   | 118291  |        | 574 Binna Burra      | Road        | FEDERAL       | rural liv     | RU2,1A              | RU2           | TSCTEC, EPBCTEC, R1Pi, KEYHAB       |
| 234370    | 002CA      | 3   | 1019171 |        | 66 The Pocket        | Road        | BILLINUDGEL   | env/rural liv | 1B2,RU1, 1B1        | E3,RU1        | OCL, TSCTEC, KEYHAB, L2, R1Pi, TSFL |
| 236961    | 002B       | 3   | 247180  |        | 1123 Coolamon Scenic | Drive       | MONTECOLLUM   | rural liv     | 1A,RU2, 7D          | RU2           | TSFA, L2                            |
| 237962    | 002D       | 15  | 1030574 |        | 31 Pinegroves        | Road        | MYOCUM        | env/rural liv | 1C1,R5,1 A,RU2, RU1 | E2,R5,RU2     | L2, OCL, TSCTEC, TSFA               |
| 238040    | 003CA      | 12  | 111820  |        | 17 Scenic            | Vista       | EWINGSDALE    | rural liv     | RU2,1A, 7B          | RU2           | OCV, OCL, R1Pi, SEPP14i, TSCTEC     |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address | Street Type | Suburb    | Primary Use   | Current Zone | Proposed Zone | E Zone Criteria met        |
|-----------|------------|-----|--------|--------|----------------|-------------|-----------|---------------|--------------|---------------|----------------------------|
| 238160    | 003A       | 1   | 118290 |        | 375 Coorabell  | Road        | COORABELL | env/rural liv | 1A,RU2       | E2,RU2        | TSCTEC, OCV, EPBCTEC, R1Pi |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address       | Street Type | Suburb       | Primary Use       | Current Zone        | Proposed Zone | E Zone Criteria met                                     |
|-----------|------------|-----|---------|--------|----------------------|-------------|--------------|-------------------|---------------------|---------------|---|
| 238215    | 002A       | 52  | 1035034 |        | Blindmouth           | Road        | MAIN ARM     | env/rural liv     | 1A,RU2, RU5,RU1     | E2,RU2        | L2, OCL, RIPI, OGF, KEYHAB, TSCTEC, L1                  |
| 238270    | 002CA      | 10  | 1022804 |        | 2531 Coolamon Scenic | Drive       | OCEAN SHORES | env/large lot res | R5,1C2              | E2,R5         | TSCTEC, KEYHAB, TSFL, RIPI                              |
| 238295    | 003CB      | 2   | 1035353 |        | 47A Cedarvale        | Road        | BANGALOW     | rural liv         | 1A,RU2              | RU2           | TSCTEC, EPBCTEC, KEYHAB, RIPI                           |
| 238352    | 002BA      | 1   | 964850  |        | Coolamon Scenic      | Drive       | MULLUMBIMBY  | env/rural liv     | RU2,5A, 1A          | E2,RU2        | KEYHAB, TSFA, L2, TSCTEC, EPBCTEC                       |
| 238353    | 002BA      | 2   | 1010894 |        | 22 Johnstons         | Lane        | MAIN ARM     | prim prod         | RU2,1B1, 1A,RU1     | RU1,RU2       | OCL, RIPI, TSCTEC, TSFL, L2                             |
| 238632    | 003A       | 2   | 118290  |        | 55 Rosewood          | Road        | FEDERAL      | rural liv         | RU2,1A, W1          | RU2           | TSCTEC  |
| 238677    | 002B       | 20  | 1045761 |        | Goonengerry          | Road        | MONTECOLLUM  | env/rural liv     | RU2,1A              | E2,E3, RU2    | TSFA, RIPI, KEYHAB, L2, TSCTEC, TSFL, RIP               |
| 238678    | 002B       | 21  | 1045761 |        | 510 Goonengerry      | Road        | MONTECOLLUM  | prim prod         | 1A,RU2              | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, RIPI, TSFL, TSFA,L2            |
| 238679    | 003A       | 1   | 1046025 |        | 499A Binna Burra     | Road        | FEDERAL      | rural liv         | RU1,RU2, 1A         | RU2           |   |
| 238710    | 002D       | 1   | 1048569 |        | 1 Mullumbimby        | Road        | MYOCUM       | env/rural liv     | RU1,RU1, 1E,1D, RU2 | E2,RU1,RU2    | OCV, OCL  |
| 238719    | 003B       | 2   | 1044853 |        | 137 Tooheys Mill     | Road        | NASHUA       | prim prod         | 1B1,RU1             | RU1           | RIPI, RIP   |
| 238890    | 001B       | 1   | 1053596 |        | 19 Mill              | Road        | HUONBROOK    | env/rural liv     | 1A,E1, RU2          | E2,RU2        | OCV, TSCTEC, KEYHAB, RIPI, L2, TSFL, EPBCTEC, OGF, TSFA |
| 238935    | 003A       | 1   | 182266  |        | Friday Hut           | Road        | BINNA BURRA  | rural liv         | RU2,1A, RU1         | RU2           | TSCTEC, EPBCTEC, RIPI                                   |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address       | Street Type | Suburb            | Primary Use        | Current Zone                 | Proposed Zone | E Zone Criteria met   |
|-----------|------------|-----|---------|--------|----------------------|-------------|-------------------|--------------------|------------------------------|---------------|---|
| 238939    | 003A       | 3   | 1054392 |        | 83A Gittos           | Lane        | POSSUM CREEK      | rural liv          | RU1,RU2, 1A                  | RU2           | RIPI, TSCTEC  |
| 238995    | 003CD      | 1   | 1057431 |        | 77-97 Broken Head    | Road        | SUFFOLK PARK      | env/sp3            | 7B,W1,7A ,SP3,2T             | E2,E3,SP3     | OCL, KEYHAB, TSFL, TSFA,RIPI, SEPP14i, TSCTEC, SEPP14, CONS, OCV, EPBCTEC |
| 239004    | 002CA      | 27  | 1016168 |        | 2480 Coolamon Scenic | Drive       | OCEAN SHORES      | env/rural liv/ ext | RU2,RU1, 9A,1A,1E, R5        | E2,RU1,RU2    | KEYHAB, TSFL, L2, TSCTEC, EPBCTEC, L1                                     |
| 239081    | 002B       | 7   | 1058545 |        | 807 Left Bank        | Road        | MULLUMBIMBY CREEK | prim prod          | RU1,1B2                      | RU1           | KEYHAB, RIPI, TSCTEC  |
| 239082    | 002B       | 8   | 1058545 |        | 811 Left Bank        | Road        | MULLUMBIMBY CREEK | env/prim prod      | RU1,1B2                      | E2,RU1        | TSCTEC, TSFL, RIPI, OGF, KEYHAB   |
| 239085    | 002BA      | 36  | 1059938 |        | 40 Bullgarra         | Road        | WILSONS CREEK     | env/large lot res  | 1C1,R5                       | E2,R5         | TSCTEC, EPBCTEC, KEYHAB, RIPI, L2   |
| 239150    | 002B       | 1   | 1066610 |        | 45 Blackbean         | Road        | WILSONS CREEK     | env/rural liv      | 7C                           | E2,RU2        | OGF, KEYHAB, TSFA   |
| 239254    | 002BA      | 2   | 1067849 |        | 268 McAuleys         | Lane        | MYOCUM            | prim prod          | RU2,RU2, 1B1,1A, 1A,RU1, RU1 | RU1,RU2       | RIPI, L2, OCL, TSCTEC   |
| 239407    | 002BA      | 2   | 1070790 |        | 9 Main Arm           | Road        | MULLUMBIMBY       | urban res          | R2,2A                        | R2            | RIPI  |
| 239527    | 003A       | 29  | 1077998 |        | 471 Friday Hut       | Road        | POSSUM CREEK      | rural liv          | RU1,1A                       | RU2           |   |
| 239529    | 003CD      | 102 | 1076426 |        | 7 Tristania          | Place       | BYRON BAY         | urban res          | 2A,2A                        | R2            | L2  |
| 239530    | 003CD      | 103 | 1076426 |        | 8 Tristania          | Place       | BYRON BAY         | urban res          | 2A,2A                        | R2            | L2  |
| 239642    | 003CD      |     |         | 74605  | 14-16 Old Bangalow   | Road        | BYRON BAY         | urban res          | 2A                           | R2            | OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI, SEPP14i                             |
| 239749    | 003A       | 7   | 1091198 |        | 36 Keys              | Road        | COORABELL         | env/rural liv      | RU2,1A                       | E2,RU2        | TSFL, RIPI, TSCTEC, OCV, EPBCTEC  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address       | Street Type | Suburb            | Primary Use   | Current Zone           | Proposed Zone  | E Zone Criteria met                            |
|-----------|------------|-----|---------|--------|----------------------|-------------|-------------------|---------------|------------------------|----------------|--|
| 239921    | 002B       | 12  | 1096637 |        | 291 McAuleys         | Lane        | MYOCUM            | prim prod     | RU1,1B1                | RU1            |  |
| 239960    | 003CD      | 304 | 1101778 |        | 6 Honeysuckle        | Drive       | SUFFOLK PARK      | urban res     | 2A                     | R2             | OCV, OCL, TSCTEC, TSFL, RIPI                   |
| 240022    | 002D       | 2   | 1103913 |        | 211 The Manse        | Road        | MYOCUM            | large lot res | R5,1C1                 | R5             | TSCTEC   |
| 240038    | 002BA      | 1   | 1105032 |        | 373 Left Bank        | Road        | MULLUMBIMBY CREEK | env/prim prod | RU2,RU1, 1B1           | E2,RU1         | OCV, OCL, TSCTEC, TSFL, RIPI, TSFA             |
| 240081    | 003CD      | 1   | 1106002 |        | 10 Hamiltons         | Lane        | BYRON BAY         | urban res     | 2A,1A, RU2             | R2             |  |
| 240113    | 001B       | 1   | 1106611 |        | 632 Huonbrook        | Road        | HUONBROOK         | env/rural liv | 1A,7D                  | E2,RU2         | RIPI, KEYHAB, TSFA, L2, L1                     |
| 240231    | 002BA      | 1   | 1116011 |        | 112A Main Arm        | Road        | MULLUMBIMBY       | prim prod     | 1A,1B1, RU1            | RU1,RU2        | L2, OCL, TSCTEC, RIPI                          |
| 240297    | 003CC      |     |         | 80234  | 10 Blueberry         | Court       | BYRON BAY         | urban res     | 2A                     | R2             |  |
| 240418    | 002D       | 1   | 1122726 |        | 42 Bilin             | Road        | MYOCUM            | env/rural liv | RU2,1A                 | E2,RU2         | OCV, OCL, TSCTEC, KEYHAB, RIPI                 |
| 240515    | 003CD      | 12  | 1130465 |        | 163 Broken Head      | Road        | SUFFOLK PARK      | urban res     | 2A                     | R2             | OCV, OCL, TSCTEC, RIPI, TSFL                   |
| 240578    | 002A       | 102 | 1133367 |        | 252 Middle Pocket    | Road        | MIDDLE POCKET     | rural liv     | 1A,RU2                 | RU2            |  |
| 240596    | 002BA      | 10  | 1132925 |        | 1982 Coolamon Scenic | Drive       | MULLUMBIMBY       | env/rural liv | 1A,W1, RU2,1B1, 5A     | E2,E3,RU1,R U2 | L2, OCL, RIPI, TSCTEC, TSFL, RIP, KEYHAB, TSFA |
| 240967    | 003CD      | 2   | 1147084 |        | 51-57 Cemetery       | Road        | BYRON BAY         | urban res     | 2A,2A                  | R2             | L2   |
| 241105    | 002DA      | 1   | 1152390 |        | Mullumbimby          | Road        | MULLUMBIMBY       | rural liv     | RU2,1A, RU1,RU1, 1A,7B | RU2            | OCL, TSCTEC, RIPI, OCV                         |
| 241121    | 003CD      | 11  | 1151164 |        | 12 Cemetery          | Road        | BYRON BAY         | urban res     | 2A                     | R2             |  |
| 241122    | 003CD      | 12  | 1151164 |        | 12A Cemetery         | Road        | BYRON BAY         | urban res     | 2A                     | R2             |  |
| 241182    | 002B       | 1   | 1155672 |        | 45 Blackbean         | Road        | WILSONS CREEK     | env/rural liv | 7C                     | E2,RU2         | OGF, KEYHAB, TSFA                              |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address       | Street Type | Suburb      | Primary Use   | Current Zone | Proposed Zone | E Zone Criteria met                                 |
|-----------|------------|-----|---------|--------|----------------------|-------------|-------------|---------------|--------------|---------------|---|
| 241209    | 001B       | 100 | 1158233 |        | 56 McPhails          | Road        | WANGANUI    | env/rural liv | 1A,RU2       | E2,RU2        | OCV, TSCTEC, RIPI, TSFL                             |
| 241210    | 001B       | 101 | 1158233 |        | 46 Wanganui          | Road        | WANGANUI    | env/rural liv | 1A,RU2       | E2,E3,RU2     | OCV, RIPI, OGF, KEYHAB, TSFL, L2, TSCTEC, RIP, TSFA |
| 241255    | 003B       | 1   | 1159801 |        | Clunes Cemetery      | Road        | CLUNES      | prim prod     | RU1,1B2      | RU1           | TSCTEC, EPBCTEC, RIPI                               |
| 241359    | 002A       | 1   | 286352  |        | Durrumbul            | Road        | MAIN ARM    | env/rural liv | 1A,7D, RU2   | E2,RU2        | OCL, TSCTEC, EPBCT EC, OGF, KEYHAB, RIPI, L2, TSFL  |
| 241360    | 002A       | 2   | 286352  |        | 2/6 Durrumbul        | Road        | MAIN ARM    | rural liv     | RU2,1A       | RU2           | OCL, TSCTEC, KEYHAB, RIPI                           |
| 241361    | 002A       | 3   | 286352  |        | 3/6 Durrumbul        | Road        | MAIN ARM    | rural liv     | RU2,1A       | RU2           | OCL, RIPI   |
| 241363    | 002A       | 5   | 286352  |        | 5/6 Durrumbul        | Road        | MAIN ARM    | rural liv     | RU2,1A       | RU2           | OCL, TSCTEC   |
| 241401    | 003A       | 8   | 1163687 |        | 409 Coorabell        | Road        | COORABELL   | env/rural liv | 1A,RU2       | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, RIPI, TSFL, OCV, RIP       |
| 241417    | 003A       | 4   | 1164323 |        | 101 Whian            | Road        | EUREKA      | rural liv     | 1A,RU2, W1   | RU2           | OCV, TSCTEC, EPBCTEC, TSFA, RIPI, RIP               |
| 241519    | 002D       | 1   | 286372  |        | 23 Prestons          | Lane        | TYAGARAH    | env/rural liv | RU2,1A       | E2,E3,RU2     | OCL, RIPI, TSFA, TSCTEC, EPBCTEC                    |
| 241522    | 002D       | 4   | 286372  |        | 4/23 Prestons        | Lane        | TYAGARAH    | rural liv     | RU2,1A       | RU2           | TSCTEC, EPBCTEC                                     |
| 241523    | 002D       | 5   | 286372  |        | 5/23 Prestons        | Lane        | TYAGARAH    | rural liv     | RU2,1A       | RU2           | OCL, TSCTEC, EPBCTEC, RIPI                          |
| 241527    | 002D       | 9   | 286372  |        | 9/23 Prestons        | Lane        | TYAGARAH    | rural liv     | RU2,1A       | RU2           | TSCTEC, EPBCTEC                                     |
| 241620    | 003A       | 1   | 1166474 |        | 101 Whian            | Road        | EUREKA      | rural liv     | 1A,RU2       | RU2           | RIPI, OCV, TSCTEC, RIP                              |
| 241633    | 002BA      | 3   | 1170435 |        | 1620 Coolamon Scenic | Drive       | MULLUMBIMBY | prim prod     | 1B1,RU1      | RU1           |   |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address      | Street Type | Suburb         | Primary Use   | Current Zone | Proposed Zone | E Zone Criteria met  |
|-----------|------------|-----|---------|--------|---------------------|-------------|----------------|---------------|--------------|---------------|--|
| 241634    | 001A       | 51  | 1161100 |        | 133A Middle Ridge   | Road        | UPPER MAIN ARM | env/rural liv | RU2,RU1, 1A  | E2,RU2        | OCV, TSCTEC, KEYHAB, EPBCTEC, L1, L2, TSFL, TSFA           |
| 241712    | 002A       | 33  | 1170483 |        | 342 Main Arm        | Road        | MAIN ARM       | rural liv     | 7D,RU2, 1A   | RU2           | TSCTEC, KEYHAB, L2   |
| 241816    | 003CD      | 1   | 286411  |        | 1/146 Old Bangalow  | Road        | BYRON BAY      | env/rural liv | RU2,7B, 1A   | E3,RU2        | KEYHAB, TSCTEC, RIPI, L2, OCL, TSFA, OCV, SEPP14i, EPBCTEC |
| 241817    | 003CD      | 2   | 286411  |        | 2/146 Old Bangalow  | Road        | BYRON BAY      | rural liv     | 1A           | RU2           | TSCTEC, EPBCTEC, KEYHAB                                    |
| 241818    | 003CD      | 3   | 286411  |        | 3/146 Old Bangalow  | Road        | BYRON BAY      | rural liv     | 1A           | RU2           | TSCTEC, EPBCTEC, KEYHAB                                    |
| 241819    | 003CD      | 4   | 286411  |        | 4/146 Old Bangalow  | Road        | BYRON BAY      | rural liv     | RU2,1A       | RU2           | KEYHAB, OCV, TSCTEC, EPBCTEC, L2                           |
| 241820    | 003CD      | 5   | 286411  |        | 5/146 Old Bangalow  | Road        | BYRON BAY      | rural liv     | 7B,1A        | RU2           | KEYHAB   |
| 241825    | 003CD      | 10  | 286411  |        | 10/146 Old Bangalow | Road        | BYRON BAY      | rural liv     | RU2,1A       | RU2           | L2   |
| 241826    | 003CD      | 11  | 286411  |        | 11/146 Old Bangalow | Road        | BYRON BAY      | rural liv     | RU2,1A       | RU2           | L2   |
| 241828    | 003CD      | 13  | 286411  |        | 13/146 Old Bangalow | Road        | BYRON BAY      | rural liv     | RU2,1A       | RU2           | KEYHAB, L2   |
| 241829    | 003CD      | 14  | 286411  |        | 14/146 Old Bangalow | Road        | BYRON BAY      | rural liv     | 1A           | RU2           | KEYHAB, SEPP14i, L2  |
| 241834    | 003CD      | 43  | 270338  |        | 97A Broken Head     | Road        | SUFFOLK PARK   | urban res     | 2A           | R2            | OCL, TSFA, RIPI, OCV, TSCTEC, TSFL, RIP                    |
| 241880    | 003CD      | 1   | 286421  |        | 133-141 Broken Head | Road        | SUFFOLK PARK   | urban res     | 2A,R2        | R2            | OCL, RIP, OCV, TSCTEC, RIPI, TSFL, TSFA                    |
| 241881    | 003CD      | 2   | 286421  |        | 2/133 Broken Head   | Road        | SUFFOLK PARK   | urban res     | 2A           | R2            | OCV, OCL, TSCTEC, TSFA, RIPI, TSFL                         |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP     | STRATA | Street Address    | Street Type | Suburb       | Primary Use | Current Zone | Proposed Zone | E Zone Criteria met          |
|-----------|------------|-----|--------|--------|-------------------|-------------|--------------|-------------|--------------|---------------|------------------------------|
| 241882    | 003CD      | 3   | 286421 |        | 3/133 Broken Head | Road        | SUFFOLK PARK | urban res   | 2A           | R2            | OCV, OCL, TSCTEC, TSFA, RIPI |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address      | Street Type | Suburb       | Primary Use   | Current Zone              | Proposed Zone | E Zone Criteria met                          |
|-----------|------------|-----|---------|--------|---------------------|-------------|--------------|---------------|---------------------------|---------------|--|
| 241883    | 003CD      | 4   | 286421  |        | 4/133 Broken Head   | Road        | SUFFOLK PARK | urban res     | 2A                        | R2            | OCV, OCL, TSCTEC, TSFL, RIPI, TSFA           |
| 241884    | 003CD      | 5   | 286421  |        | 5/133 Broken Head   | Road        | SUFFOLK PARK | urban res     | 2A                        | R2            | OCV, OCL, TSCTEC, TSFL, RIPI                 |
| 241885    | 003CD      | 6   | 286421  |        | 6/133 Broken Head   | Road        | SUFFOLK PARK | urban res     | 2A                        | R2            | OCV, OCL, TSCTEC, RIPI, TSFL                 |
| 241912    | 003CD      | 1   | 1177176 |        | 31 Cemetery         | Road        | BYRON BAY    | urban res     | 2A                        | R2            |  |
| 241913    | 003CD      | 2   | 1177176 |        | 27 Cemetery         | Road        | BYRON BAY    | urban res     | 2A                        | R2            | KEYHAB, TSFL, SEPP14i, L2                    |
| 241914    | 003CD      | 3   | 1177176 |        | 29 Cemetery         | Road        | BYRON BAY    | urban res     | 2A                        | R2            | KEYHAB, TSFL, SEPP14i, L2                    |
| 241943    | 002B       | 14  | 1178892 |        | 279 McAuleys        | Lane        | MYOCUM       | rural liv     | 1A,1C1, 1B1,RU1, RU2,R5   | R5,RU1,RU2    | RIPI, L2, OCL, TSCTEC, EPBCTEC, OCV          |
| 241945    | 002B       | 16  | 1178892 |        | Dingo               | Lane        | MYOCUM       | rural liv     | 1D,RU1, RU2,RU2, 1A,1A,R5 | RU2           |  |
| 241946    | 002D       | 17  | 1178892 |        | Dingo               | Lane        | MYOCUM       | env/prim prod | 1D,5A, RU1,RU1            | E2,RU1        | L2, TSCTEC, EPBCTEC, KEYHAB, OCL, RIPI, TSFA |
| 241972    | 003CD      |     |         | 87454  | 183-205 Broken Head | Road        | SUFFOLK PARK | urban res     | R2,2A                     | R2            | OCV, OCL, TSCTEC, RIPI, EPBCTEC, TSFA        |
| 242056    | 003CD      | 1   | 270693  |        | 99 Broken Head      | Road        | SUFFOLK PARK | env/urban res | 2A                        | E3,R2         | OCV, OCL, TSCTEC, RIPI, KEYHAB, TSFA         |
| 242057    | 003CD      | 2   | 270693  |        | 1/99 Broken Head    | Road        | SUFFOLK PARK | urban res     | 2A                        | R2            |  |
| 242058    | 003CD      | 3   | 270693  |        | 2/99 Broken Head    | Road        | SUFFOLK PARK | urban res     | 2A                        | R2            |  |
| 242059    | 003CD      | 4   | 270693  |        | 3/99 Broken Head    | Road        | SUFFOLK PARK | urban res     | 2A                        | R2            |  |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address     | Street Type | Suburb         | Primary Use   | Current Zone              | Proposed Zone  | E Zone Criteria met   |
|-----------|------------|-----|---------|--------|--------------------|-------------|----------------|---------------|---------------------------|----------------|---|
| 242060    | 003CD      | 5   | 270693  |        | 4/99 Broken Head   | Road        | SUFFOLK PARK   | urban res     | 2A                        | R2             | OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI                        |
| 242061    | 003CD      | 6   | 270693  |        | 5/99 Broken Head   | Road        | SUFFOLK PARK   | urban res     | 2A                        | R2             | OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI                        |
| 242062    | 003CD      | 7   | 270693  |        | 6/99 Broken Head   | Road        | SUFFOLK PARK   | urban res     | 2A                        | R2             |   |
| 242063    | 003CD      | 8   | 270693  |        | 7/99 Broken Head   | Road        | SUFFOLK PARK   | urban res     | 2A                        | R2             | OCV, OCL, TSCTEC, RIPI                                      |
| 242065    | 002A       | 21  | 1184853 |        | 655A Main Arm      | Road        | MAIN ARM       | rural liv     | 1A,RU1, RU2               | RU2            | RIPI, RIP, TSFL, OCL, TSCTEC                                |
| 267087    | 003CC      | 1   | 1188041 |        | 13 Luan            | Court       | BYRON BAY      | urban res     | 2A                        | R2             | TSFL, TSFA, L2  |
| 267088    | 003CC      | 2   | 1188041 |        | 15 Luan            | Court       | BYRON BAY      | urban res     | 2A                        | R2             | TSFL, TSFA, L2  |
| 267107    | 003CC      | 3   | 1189313 |        | 49 Cemetery        | Road        | BYRON BAY      | urban res     | 2A                        | R2             | L2  |
| 267227    | 003CD      | 119 | 1192991 |        | 280 Skinners Shoot | Road        | SKINNERS SHOOT | env/rural liv | 1A,RU2, 7B,7B,1A, RU1,RU2 | E2,E3,RU1,R U2 | OCL, TSCTEC, KEYHAB, L2, TSFA, EPBCTEC, TSFL, OCV           |
| 267284    | 003B       | 1   | 1196045 |        | 676 Booyong        | Road        | BOOYONG        | rural liv     | RU2,1A                    | RU2            | RIPI  |
| 267451    | 002CA      | 298 | 1200417 |        | 3C Byron           | Street      | NEW BRIGHTON   | urban res     | 2A                        | R2             | OCL, KEYHAB, RIPI, SEPP14i, TSCEPOP, OGF, TSFA, OCV, TSCTEC |
| 267452    | 002CA      | 299 | 1200417 |        | 3B Byron           | Street      | NEW BRIGHTON   | urban res     | 2A                        | R2             | OCV, OCL, TSCTEC, TSCEPOP, KEYHAB, RIPI                     |
| 267453    | 002CA      | 300 | 1200417 |        | 3A Byron           | Street      | NEW BRIGHTON   | urban res     | 2A                        | R2             | OCL, KEYHAB, RIPI, TSCEPOP                                  |
| 267454    | 002CA      | 301 | 1200417 |        | 3 Byron            | Street      | NEW BRIGHTON   | urban res     | 2A                        | R2             | OCL, KEYHAB, RIPI, TSCEPOP                                  |
| 267541    | 003CC      | 1   | 1202836 |        | 71 Lilli Pilli     | Drive       | BYRON BAY      | urban res     | 2A,1D                     | R2             |   |
| 267542    | 003CC      | 2   | 1202836 |        | 73 Lilli Pilli     | Drive       | BYRON BAY      | urban res     | 2A,1D                     | R2             | OCV, KEYHAB, SEPP14i  |

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## Planning Proposal Byron LEP 2014: E Zone Implementation – Stage 2

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address | Street Type | Suburb          | Primary Use   | Current Zone                                   | Proposed Zone | E Zone Criteria met  |
|-----------|------------|-----|---------|--------|----------------|-------------|-----------------|---------------|--|---------------|--|
| 267543    | 003CC      | 3   | 1202836 |        | 69 Lilli Pilli | Drive       | BYRON BAY       | urban res     | 2A,1D  | R2            | OCV, KEYHAB, SEPP14i   |
| 267630    | 003CD      | 5   | 1205978 |        | 47 Cemetery    | Road        | BYRON BAY       | urban res     | 2A,2A  | R2            | L2   |
| 267631    | 003CD      | 6   | 1205978 |        | 45 Cemetery    | Road        | BYRON BAY       | urban res     | 2A   | R2            |  |
| 267705    | 003CA      | 2   | 1197382 |        | 65 Citriadora  | Drive       | EWINGSDALE      | env/rural liv | RU2,7A,1A,7B,R5, RU1                           | E2,E3,RU2     | OCL, KEYHAB, TSFA, RIPI, SEPP14i, TSCTEC, OCV                        |
| 267706    | 003CA      | 3   | 1197382 |        | 66 Citriadora  | Drive       | EWINGSDALE      | env/rural liv | 1A,1A,RU2,7A,7A,7B,R5, RU1                     | E2,RU2        | OCL, KEYHAB, TSFA, RIPI, SEPP14i, OCV, SEPP14                        |
| 267764    | 003B       | 101 | 1209712 |        | 474 Lismore    | Road        | BINNA BURRA     | rural liv     | RU2,RU2, RU1,1A,5A                             | RU2           | OCL, TSCTEC, RIPI  |
| 267780    | 002DA      | 2   | 1208559 |        | 168 Tandys     | Lane        | BRUNSWICK HEADS | env/rural liv | 1D,RU2,1A,7A,7B                                | E2,RU2        | TSCTEC, EPBCTEC, KEYHAB, RIPI, SEPP14i, OCV, OCL, SEPP14, CONS, TSFL |
| 268071    | 003A       | 2   | 1214900 |        | 114 Slatterys  | Lane        | BANGALOW        | prim prod     | 1A,1B1,1B1,1B1,R U2,RU2,R U2,RU1,R U1,RU1,R U1 | RU1,RU2       | RIPI, TSCTEC, EPBCTEC, RIP   |
| 268113    | 003CD      | 1   | 271003  |        | 31 Hayters     | Drive       | SUFFOLK PARK    | env/urban res | 7K,R2,2A,7D                                    | E2,R2         | TSCTEC, EPBCTEC, KEYHAB, TSFL, OCV, TSFA                             |
| 268122    | 003CD      | 10  | 271003  |        | 34/31 Hayters  | Drive       | SUFFOLK PARK    | urban res     | 7K,R2  | R2            |  |
| 268123    | 003CD      | 11  | 271003  |        | 32/31 Hayters  | Drive       | SUFFOLK PARK    | urban res     | 7K,R2  | R2            |  |

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## Byron Shire Council

| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address      | Street Type | Suburb             | Primary Use | Current Zone      | Proposed Zone | E Zone Criteria met               |
|-----------|------------|-----|---------|--------|---------------------|-------------|--------------------|-------------|-------------------|---------------|-----------------------------------|
| 268128    | 003CD      |     |         | 93463  | 165-167 Broken Head | Road        | SUFFOLK PARK       | urban res   | 2A                | R2            | OCV, OCL, TSCTEC, RIPI, TSFL      |
| 268262    | 003CB      | 3   | 1220608 |        | 21 Ballina          | Road        | BANGALOW           | rural liv   | R2,1A,R3          | RU2           | RIPI, L2                          |
| 268294    | 002BA      | 2   | 1222185 |        | 1 Chinbible         | Avenue      | MULLUMBIMBY        | urban res   | R2,RU1            | R2            | RIP                               |
| 268297    | 002B       | 1   | 1222305 |        | 203 Frasers         | Road        | MULLUMBIMBY CREEK  | rural liv   | RU2,1A            | RU2           | TSCTEC, KEYHAB                    |
| 268334    | 002BA      | 2   | 1223737 |        | Main Arm            | Road        | MULLUMBIMBY        | urban res   | R2,2A             | R2            | TSFL, TSFA, RIPI                  |
| 268400    | 003CB      | 107 | 1225545 |        | 68 Rankin           | Drive       | BANGALOW           | rural liv   | 1A,2A,1B1,RU1, R2 | R2,RU1,RU2    | RIPI                              |
| 268602    | 003CA      | 17  | 1226908 |        | 17 Scenic           | Vista       | EWINGSDALE         | rural liv   | RU2,R5,1A,RU1     | RU2           | OCL, OCV, TSCTEC, EPBCTEC, KEYHAB |
| 268654    | 003A       | 1   | 1230366 |        | 403 Federal         | Drive       | FEDERAL            | rural liv   | 1C1,R5,2V,RU5     | R5,RU5        |                                   |
| 268733    | 002D       | 22  | 1231374 |        | 214 The Manse       | Road        | MYOCUM             | rural liv   | R5,RU2,1A         | RU2           | OCV, OCL, TSCTEC, KEYHAB          |
| 268778    | 003CD      |     |         | 95794  | 175-177 Broken Head | Road        | SUFFOLK PARK       | urban res   | 2A                | R2            | OCV, OCL, TSCTEC, RIPI, TSFL      |
| 268879    | 002CA      | 2   | 1235409 |        | 78 Redgate          | Road        | SOUTH GOLDEN BEACH | urban res   | 2A                | R2            |                                   |
| 268880    | 002CA      | 3   | 1235409 |        | 62 Redgate          | Road        | SOUTH GOLDEN BEACH | urban res   | 2A                | R2            |                                   |
| 268881    | 002CA      | 4   | 1235409 |        | 58 Redgate          | Road        | SOUTH GOLDEN BEACH | urban res   | 2A                | R2            |                                   |
| 268882    | 002CA      | 5   | 1235409 |        | 56 Redgate          | Road        | SOUTH GOLDEN BEACH | urban res   | 2A                | R2            |                                   |
| 269108    | 003CD      | 1   | 271134  |        | 155 Broken Head     | Road        | SUFFOLK PARK       | urban res   | 2A                | R2            |                                   |
| 269109    | 003CD      | 2   | 271134  |        | 2/155 Broken Head   | Road        | SUFFOLK PARK       | urban res   | 2A                | R2            |                                   |
| 269110    | 003CD      | 3   | 271134  |        | 4/155 Broken Head   | Road        | SUFFOLK PARK       | urban res   | 2A                | R2            |                                   |
| 269111    | 003CD      | 4   | 271134  |        | 1/155 Broken Head   | Road        | SUFFOLK PARK       | urban res   | 2A                | R2            |                                   |
| 269112    | 003CD      | 5   | 271134  |        | 6/155 Broken Head   | Road        | SUFFOLK PARK       | urban res   | 2A                | R2            |                                   |

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| Parcel No | LZN Map No | LOT | DP      | STRATA | Street Address    | Street Type | Suburb         | Primary Use <sup>1.</sup> | Current Zone          | Proposed Zone | E Zone Criteria met <sup>2.</sup> |
|-----------|------------|-----|---------|--------|-------------------|-------------|----------------|---------------------------|-----------------------|---------------|-----------------------------------|
| 269113    | 003CD      | 6   | 271134  |        | 3/155 Broken Head | Road        | SUFFOLK PARK   | urban res                 | 2A                    | R2            |                                   |
| 269168    | 002A       | 1   | 1241381 |        | 1516 Main Arm     | Road        | UPPER MAIN ARM | env/rural liv             | 1A                    | E2,RU2        | KEYHAB, RIPi, L2, OGF             |
| 269197    | 003CD      | 1   | 1232656 |        | 143 Broken Head   | Road        | SUFFOLK PARK   | Urban res                 | 2A                    | R2            | OCV, OCL, TSCTEC, TSFL, RIPi      |
| 269198    | 003CD      | 2   | 1232656 |        | 145 Broken Head   | Road        | SUFFOLK PARK   | Urban res                 | 2A                    | R2            | OCV, OCL, TSCTEC, TSFL, RIPi      |
| 269303    | 003CD      | 17  | 271003  |        | 26/31 Hayters     | Drive       | SUFFOLK PARK   | urban res                 | R2,7D                 | R2            |                                   |
| 269313    | 003CD      | 27  | 271003  |        | 3/31 Hayters      | Drive       | SUFFOLK PARK   | urban res                 | R2,7D                 | R2            |                                   |
| 269345    | 003CD      | 10  | 1244937 |        | 131 Broken Head   | Road        | SUFFOLK PARK   | urban res                 | 2A                    | R2            | OCV, OCL, TSCTEC, TSFA, RIPi      |
| 269346    | 003CD      | 11  | 1244937 |        | 129 Broken Head   | Road        | SUFFOLK PARK   | urban res                 | 2A                    | R2            | OCV, OCL, TSCTEC, TSFA, RIPi      |
| 269568    | 002D       | 51  | 1250255 |        | 281 The Manse     | Road        | MYOCUM         | env/rural liv             | R5, 5A                | E2,E3         | OCL, TSCTEC                       |
| 269587    | 003B       | 2   | 863643  |        | 676 Booyong       | Road        | BOOYONG        | rural liv                 | RU2,1A                | RU2           | TSCTEC, RIP, RIPi                 |
| 269624    | 003CA      | 5   | 286828  |        | 5 / 226 Fowlers   | Lane        | BANGALOW       | env/rural liv             | 1A, 1A, RU2, RU2, RU1 | E2,RU2        | TSCTEC, RIPi                      |
| 269620    | 003CA      | 1   | 286828  |        | 226 Fowlers       | Lane        | BANGALOW       | env/rural liv             | 1A, 1A, RU2, RU2, RU1 | E2,RU2        | TSCTEC, RIPi                      |

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Byron Shire Council

<sup>1.</sup> Legend for 'Primary Use' abbreviations:**env** = environmental conservation (E2) / environmental management (E3)**prim prod** = primary production use/s**rural liv** = rural living (generally in zones RU1, RU2, 1A, 1B1 and 1B2)**urban res** = urban residential (generally in zones R2, R3 and 2A)<sup>2.</sup> Legend for E Zone Criteria abbreviations:**OCL** = over cleared landscape/s – E2 Criterium**OCV** = over cleared vegetation - E2 Criterium**KEYHAB** = key threatened species habitats - E2 Criterium**TSFA** = threatened species fauna atlas - E2 Criterium**TSFL** = threatened flora species - E2 Criterium**RIPi** = riparian vegetation - E3 Criterium**SEPP14** = wetland - E2 Criterium**SEPP14i** = intersects with wetland - E2 Criterium**TSCTEC** = threatened ecological community under TSC Act - E2 Criterium**TSCEPOP** = Threatened species population - E2 Criterium**EPBCTEC** = threatened ecological community under EPBC Act - E2 Criterium**OGF / L1 / L2** – Old Growth forest vegetation - E2 Criterium

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## Land Zoning Maps (proposed and existing)



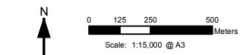
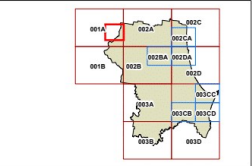
**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Proposed Zoning Map  
- Part Sheet LZN\_001A**

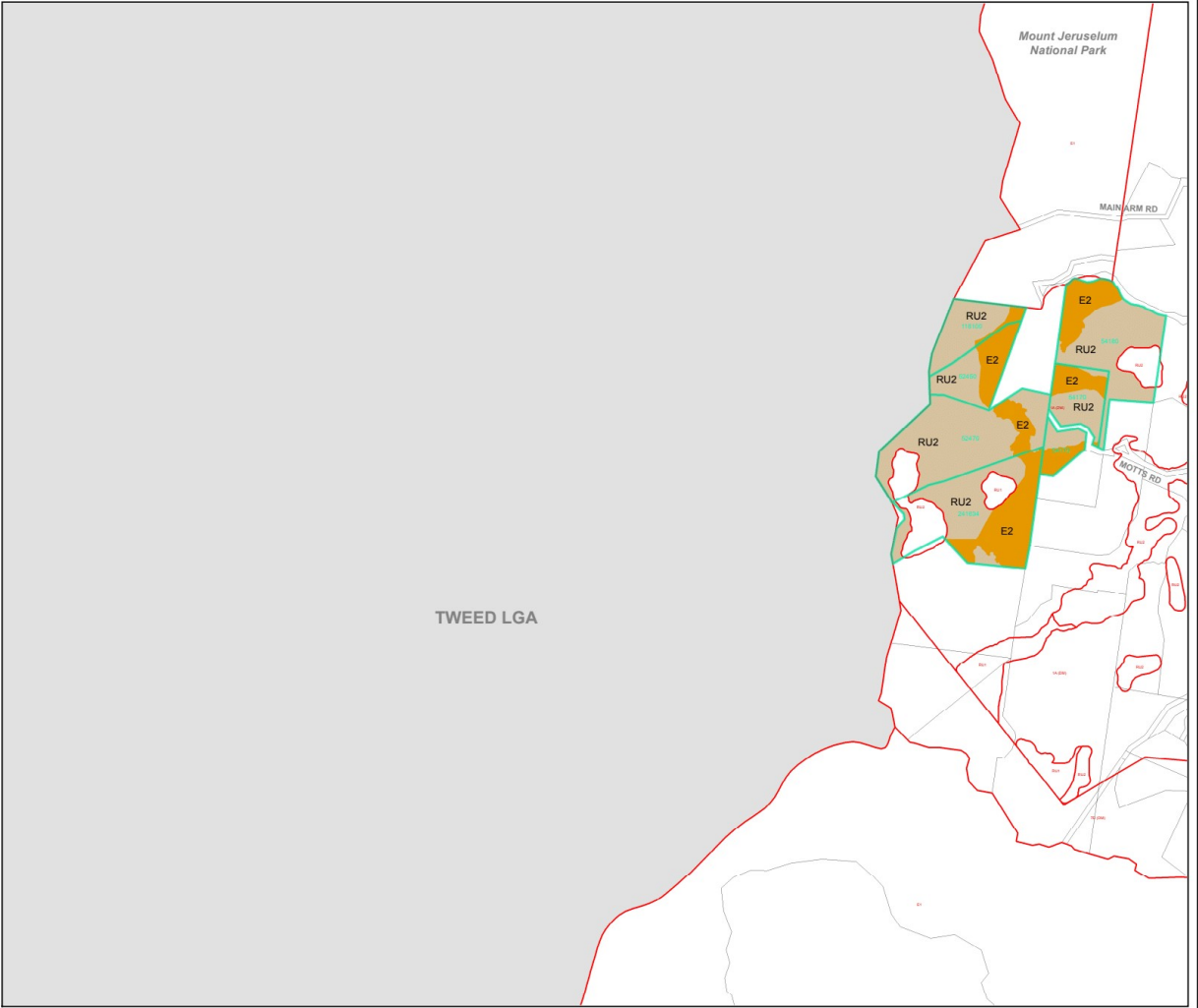
(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- E2 Environmental Conservation
  - E3 Environmental Management
  - R2 Low Density Residential
  - R5 Large Lot Residential
  - RU1 Primary Production
  - RU2 Rural Landscape
  - SP2 Infrastructure
  - SP3 Tourist



Date: 17/12/2018

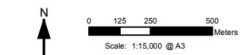
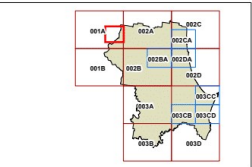


**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

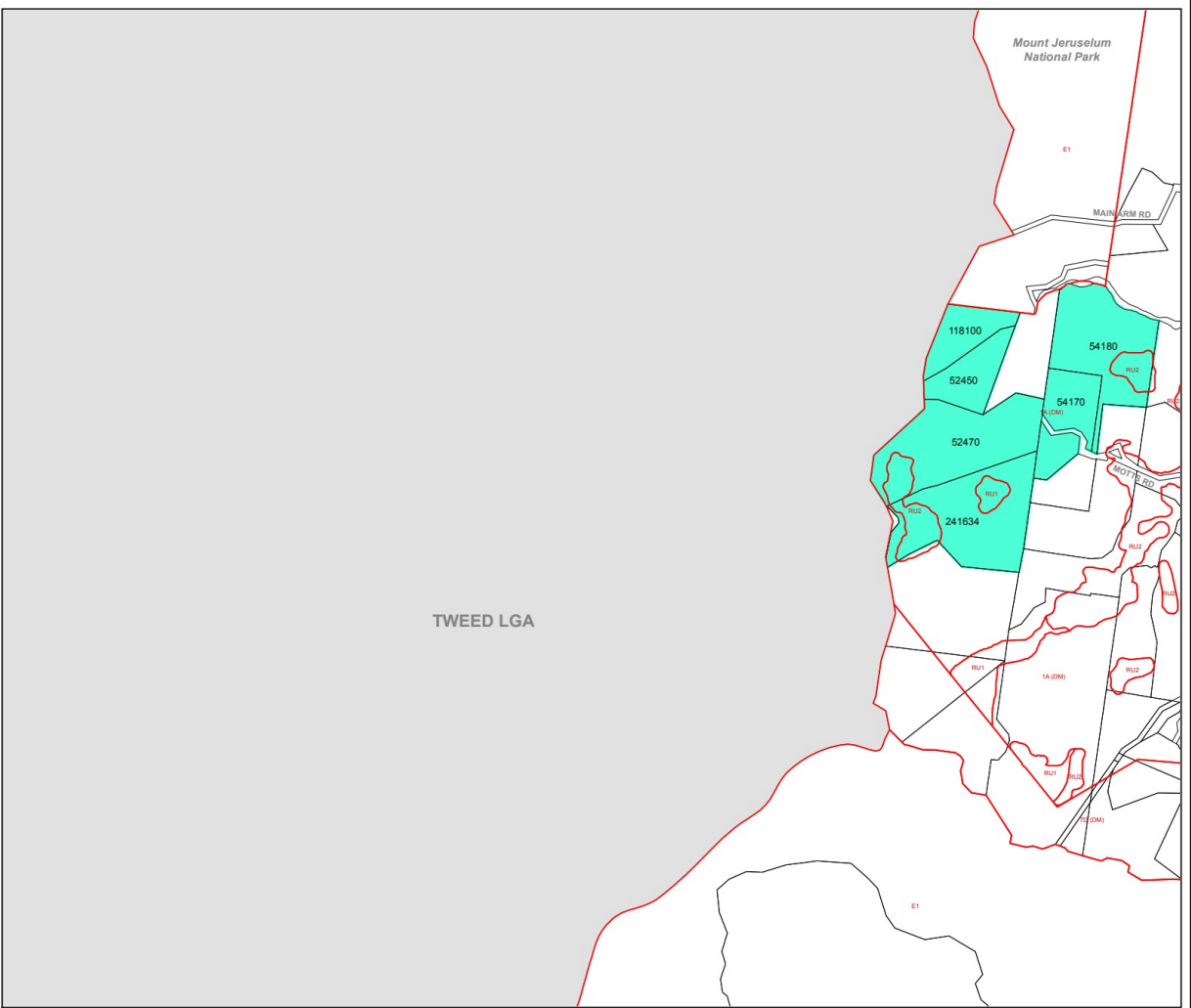
**Existing Zones - Sheet LZN\_001B**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)


- Existing zoning
- Land Parcels
- Affected Land by Parcel Number



Date: 17/12/2018







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Proposed Zoning Map  
- Sheet LZN\_001B

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Affected Land by Parcel Number

Existing zone boundary

Land Parcels

Zone

E2

Environmental Conservation

E3

Environmental Management

R2

Low Density Residential

R5

Large Lot Residential

RU1

Primary Production

RU2

Rural Landscape

SP2

Infrastructure

SP3

Tourist

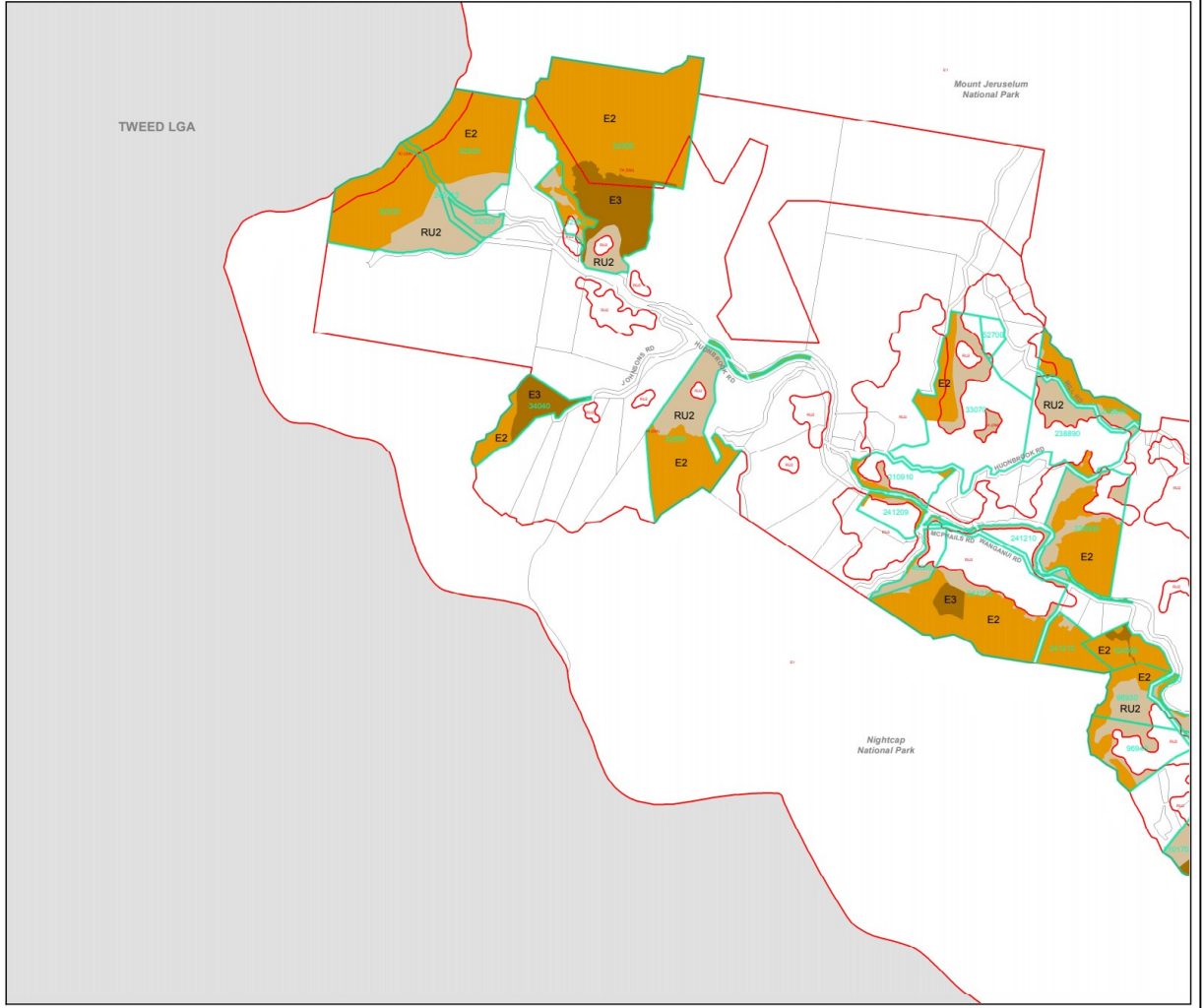



0 250 500 Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994  
Zone 56

Date: 17/12/2018





**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Existing Zones - Sheet LZN\_001B

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

Existing zoning

Affected Land by Parcel Number

Zone

E2

Environmental Conservation

E3

Environmental Management

R2

Low Density Residential

R5

Large Lot Residential

RU1

Primary Production

RU2

Rural Landscape

SP2

Infrastructure

SP3

Tourist

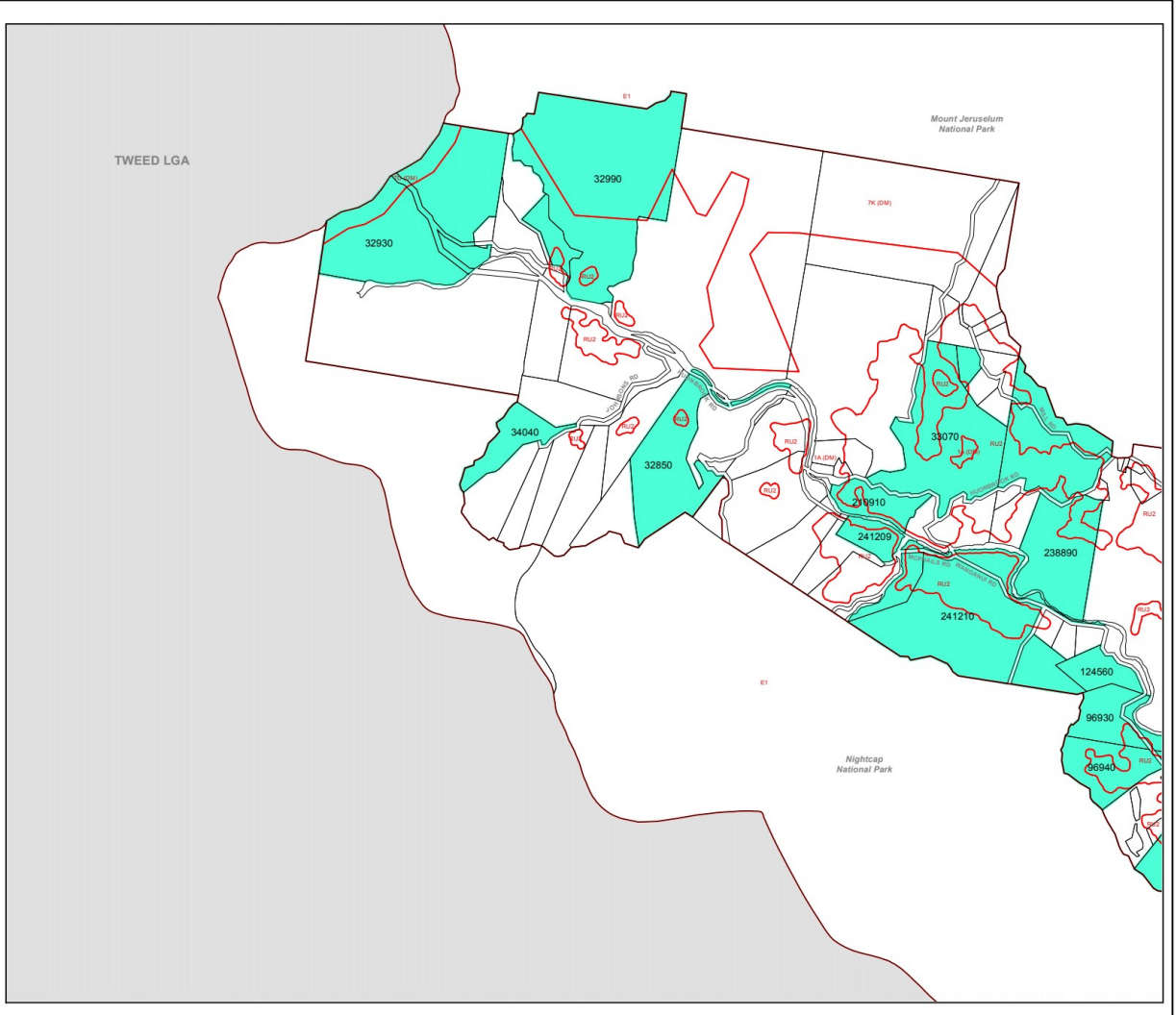


0 250 500 Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994  
Zone 56

Date: 17/12/2018





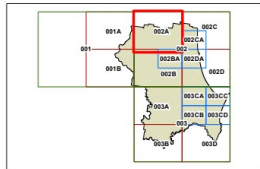
**Byron Local  
Environmental  
Plan 2013  
(Gateway)**

**Proposed Zoning Map  
- Sheet LZN\_002A**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- E2 Environmental Conservation
  - E3 Environmental Management
  - R2 Low Density Residential
  - R5 Large Lot Residential
  - RU1 Primary Production
  - RU2 Rural Landscape
  - SP2 Infrastructure
  - SP3 Tourist



Date: 17/12/2018

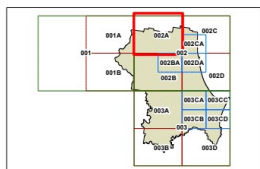


**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

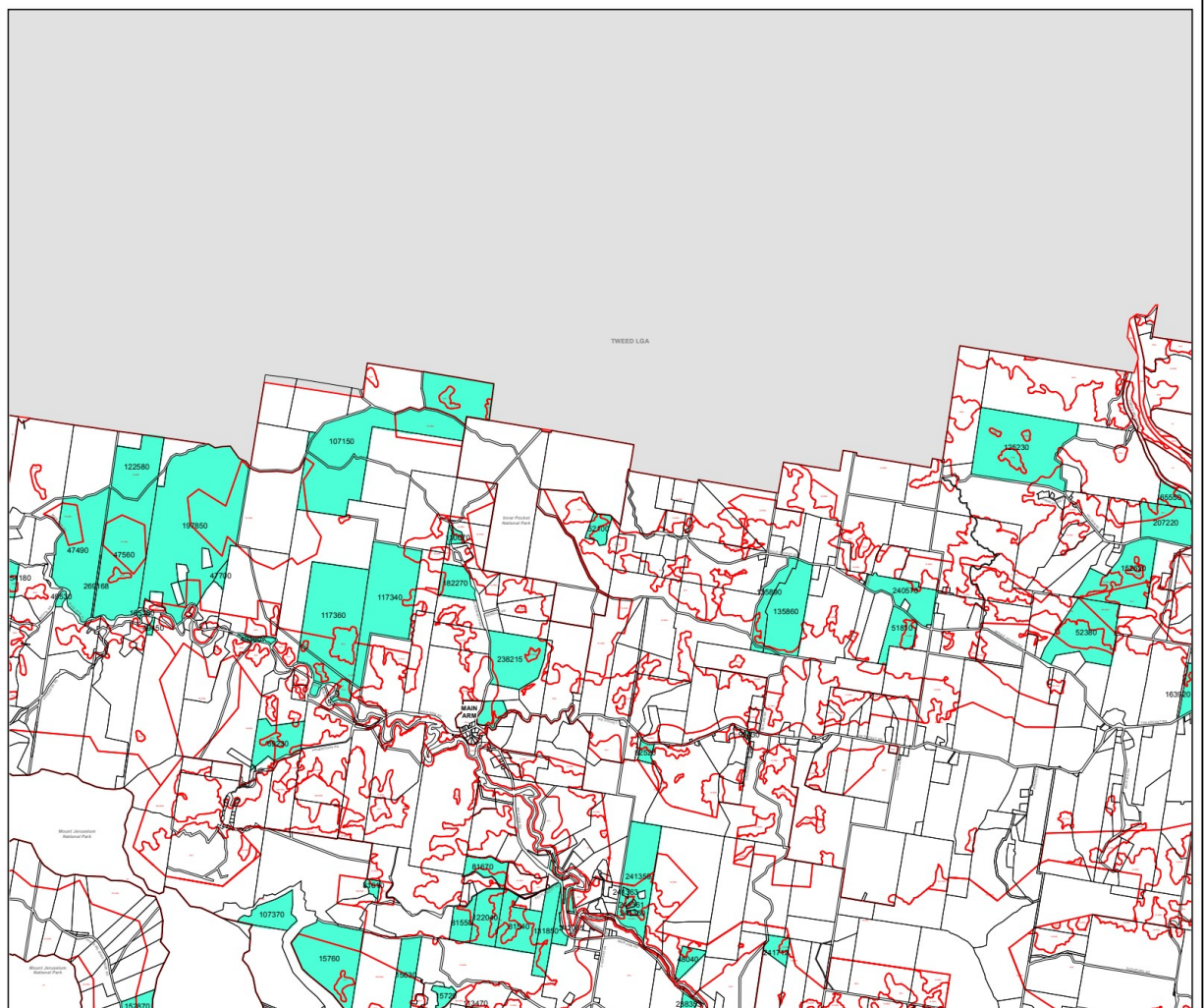
**Existing Zones - Sheet LZN\_002A**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Land Parcels
- Existing zoning
- Affected Land by Parcel Number



Date: 17/12/2018











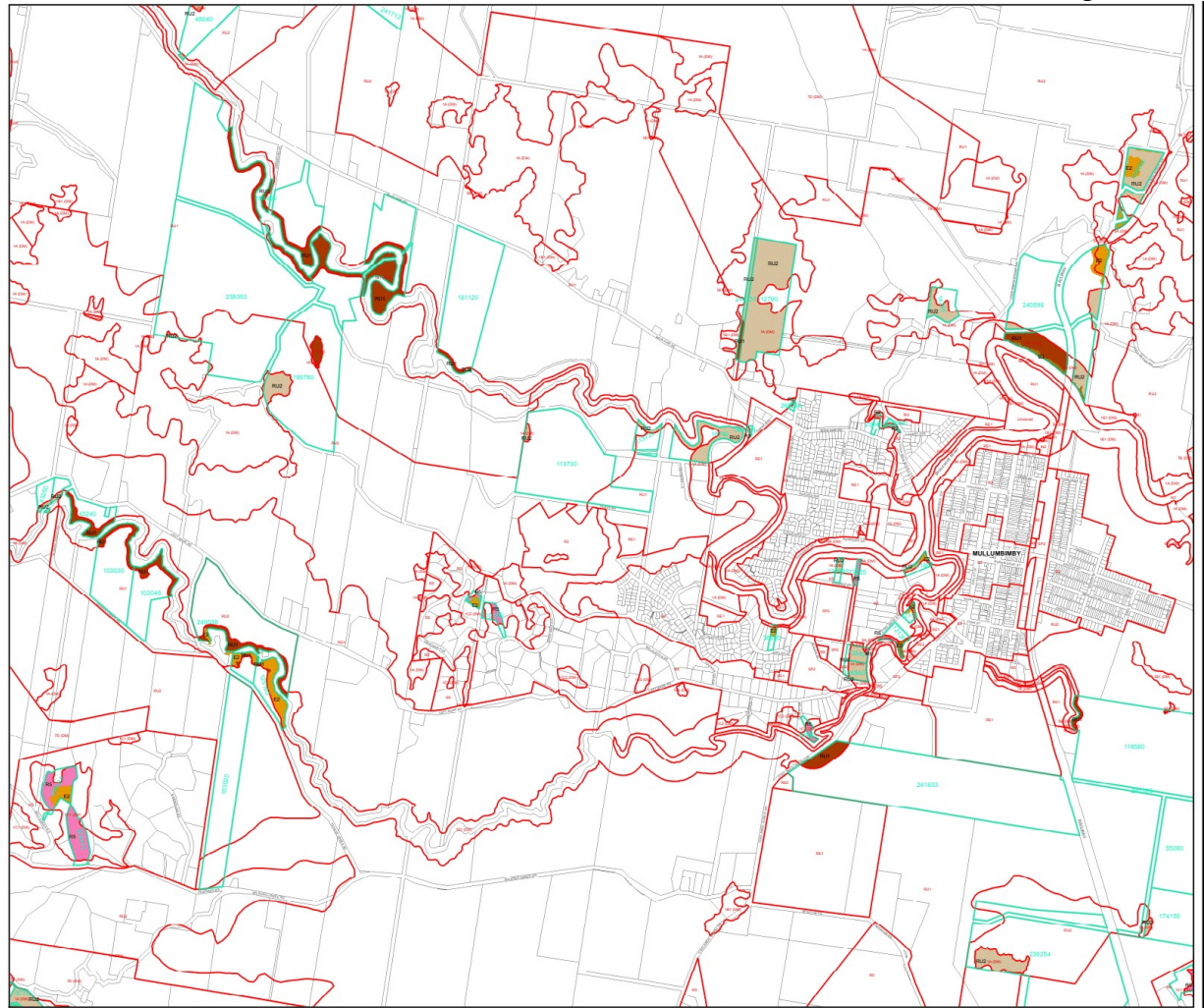
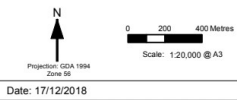
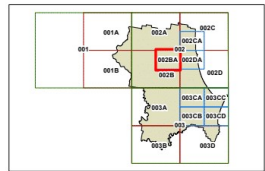
**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Proposed Zoning Map  
- Sheet LZN\_002BA**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- E2 Environmental Conservation
  - E3 Environmental Management
  - R2 Low Density Residential
  - R5 Large Lot Residential
  - RU1 Primary Production
  - RU2 Rural Landscape
  - SP2 Infrastructure
  - SP3 Tourist

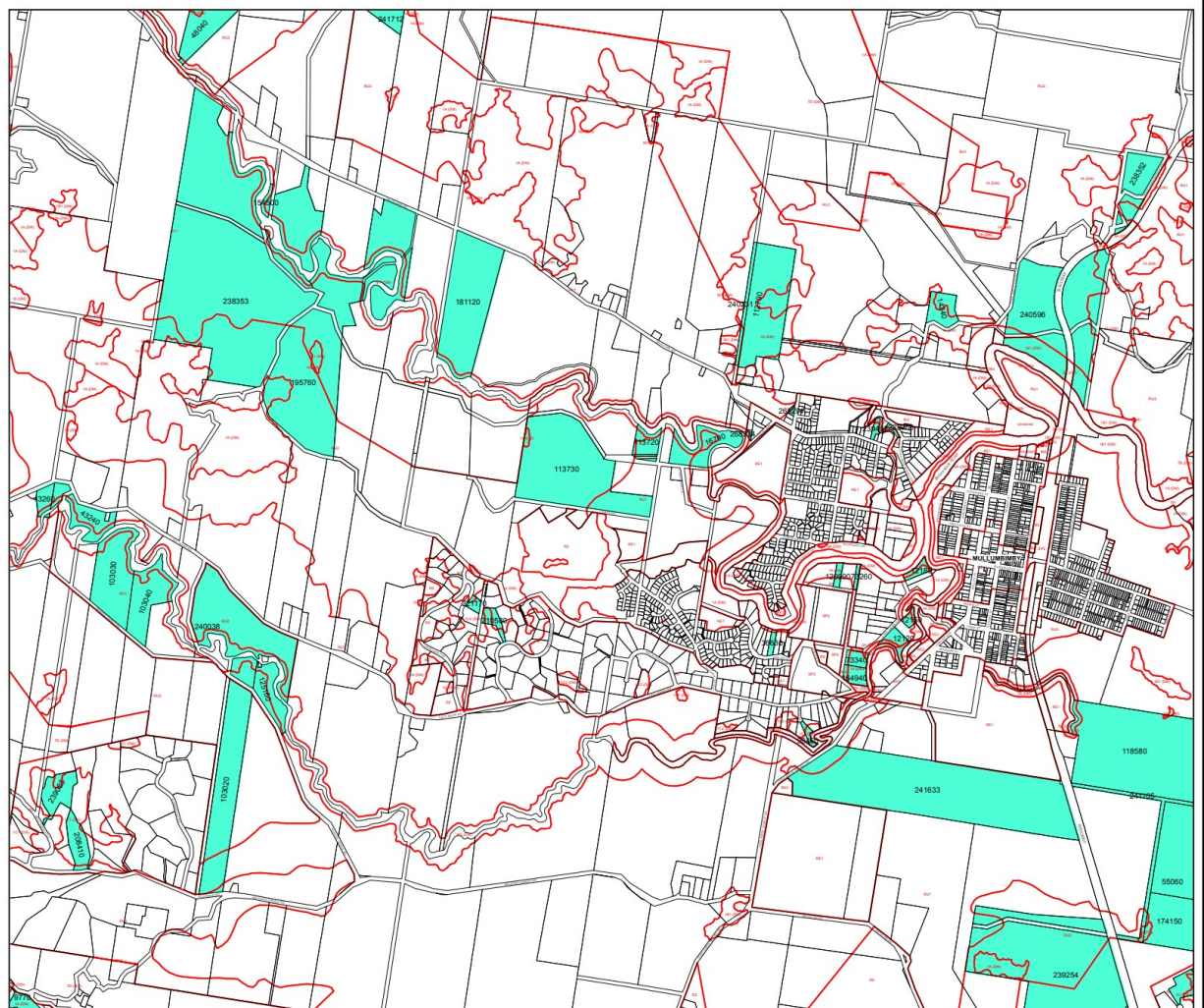
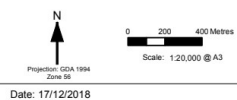
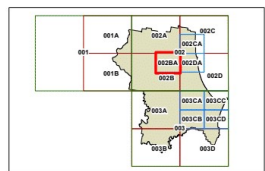


**Byron Local  
Environmental  
Plan 2014  
(Gateway)**


**Existing Zones - Sheet LZN\_002BA**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Land Parcels
- Existing zoning
- Affected Land by Parcel Number







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Proposed Zoning Map  
- Sheet LZN\_002CA

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Affected Land by Parcel Number

Existing zone boundary

Land Parcels

**Zone**

E2 Environmental Conservation

E3 Environmental Management

R2 Low Density Residential

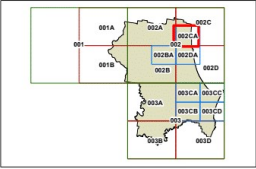
R5 Large Lot Residential

RU1 Primary Production

RU2 Rural Landscape

SP2 Infrastructure

SP3 Tourist



N

0 210 420 630 Metres

Projection: GDA 1984  
Zone 55

Scale: 1:20,000 @ A3

Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Existing Zones - Sheet LZN\_002CA

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

Existing zoning

Affected Land by Parcel Number



N

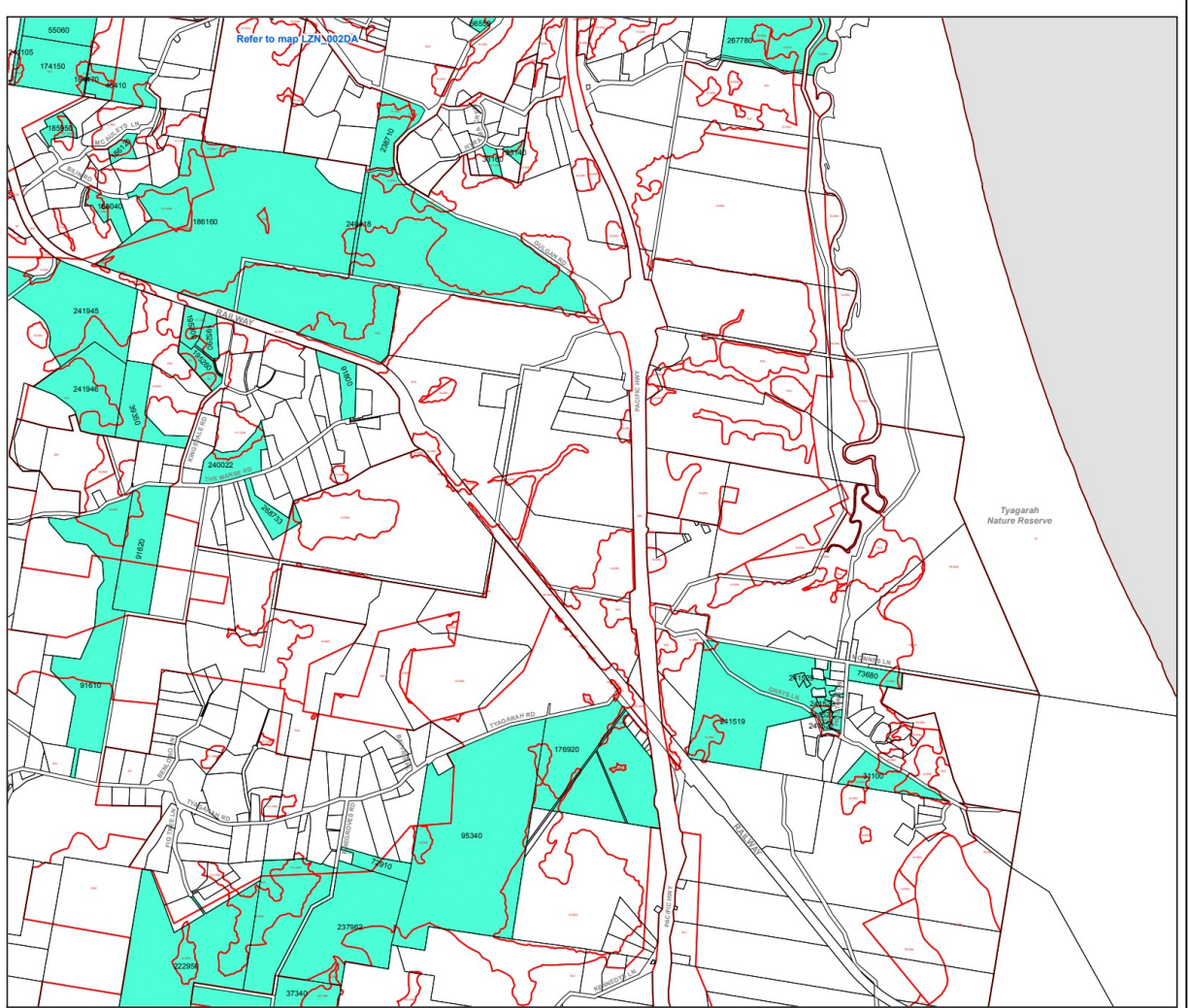
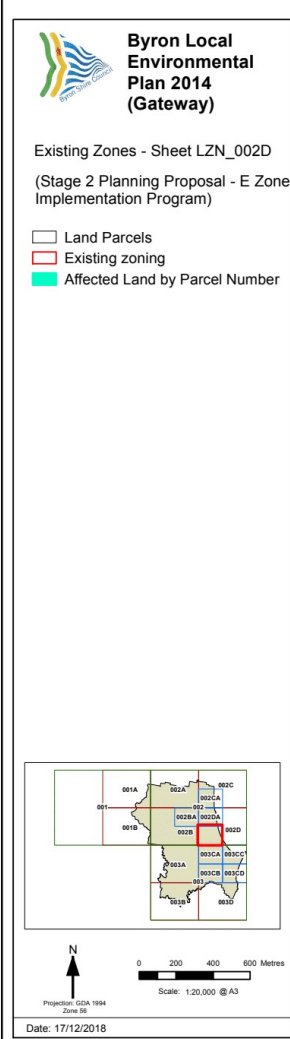
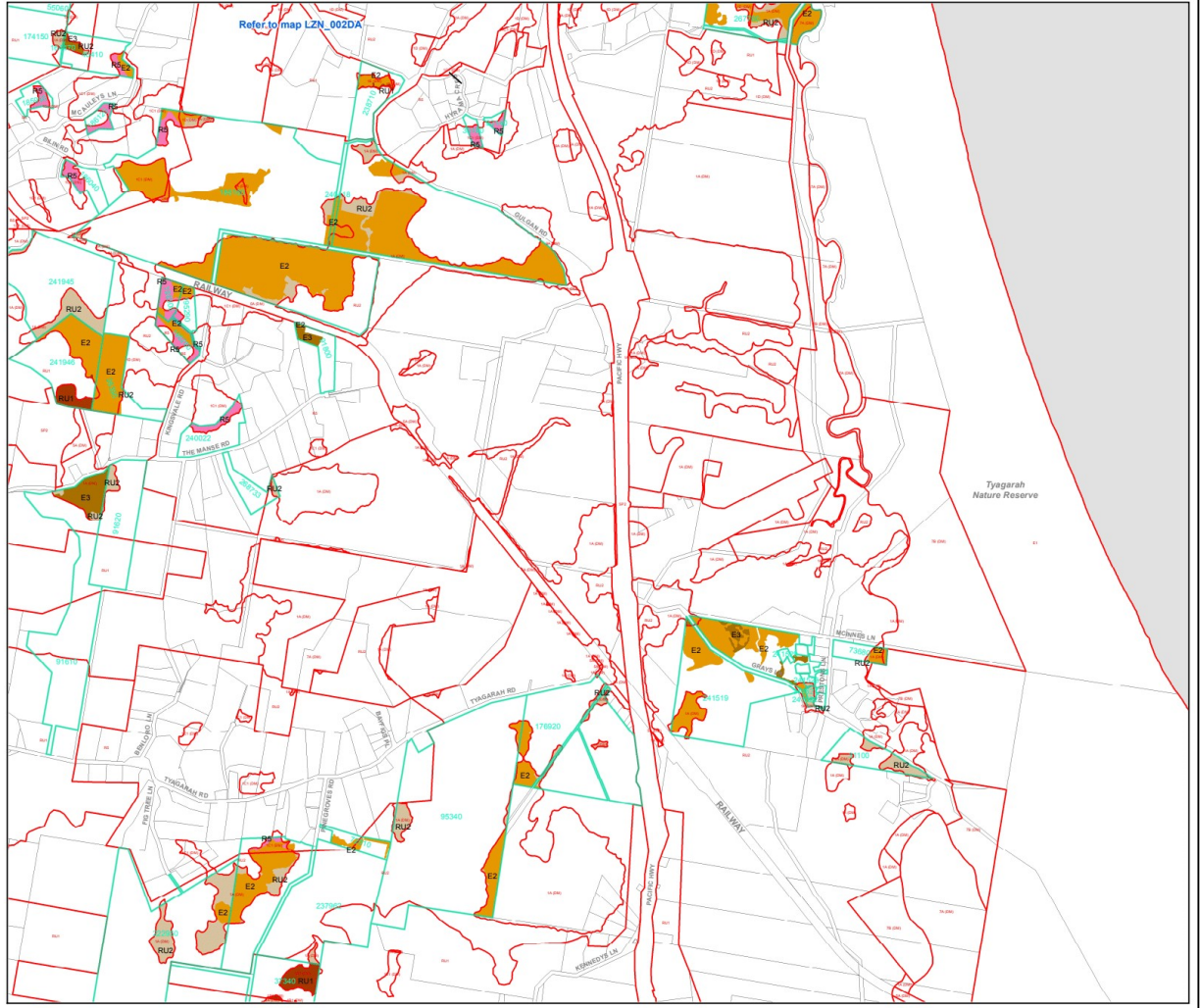
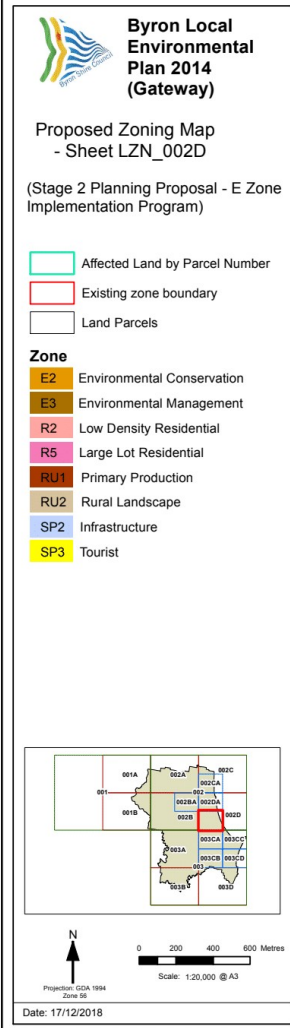
0 210 420 630 Metres

Projection: GDA 1984  
Zone 55

Scale: 1:20,000 @ A3

Date: 17/12/2018









**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

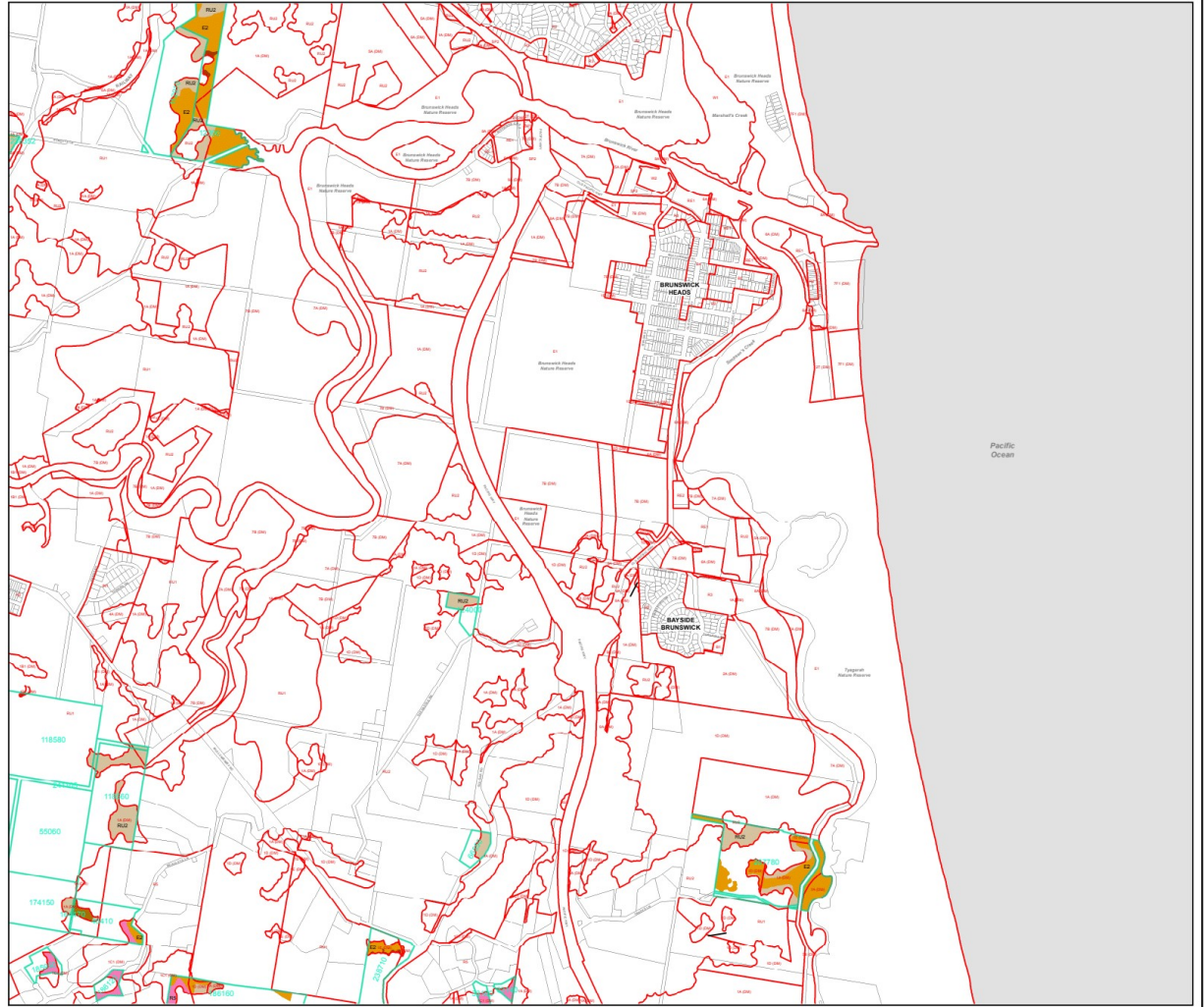
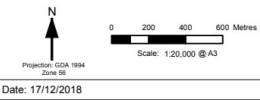
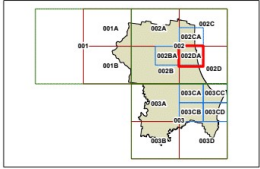
**Proposed Zoning Map  
- Sheet LZN\_002DA**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

**Zone**

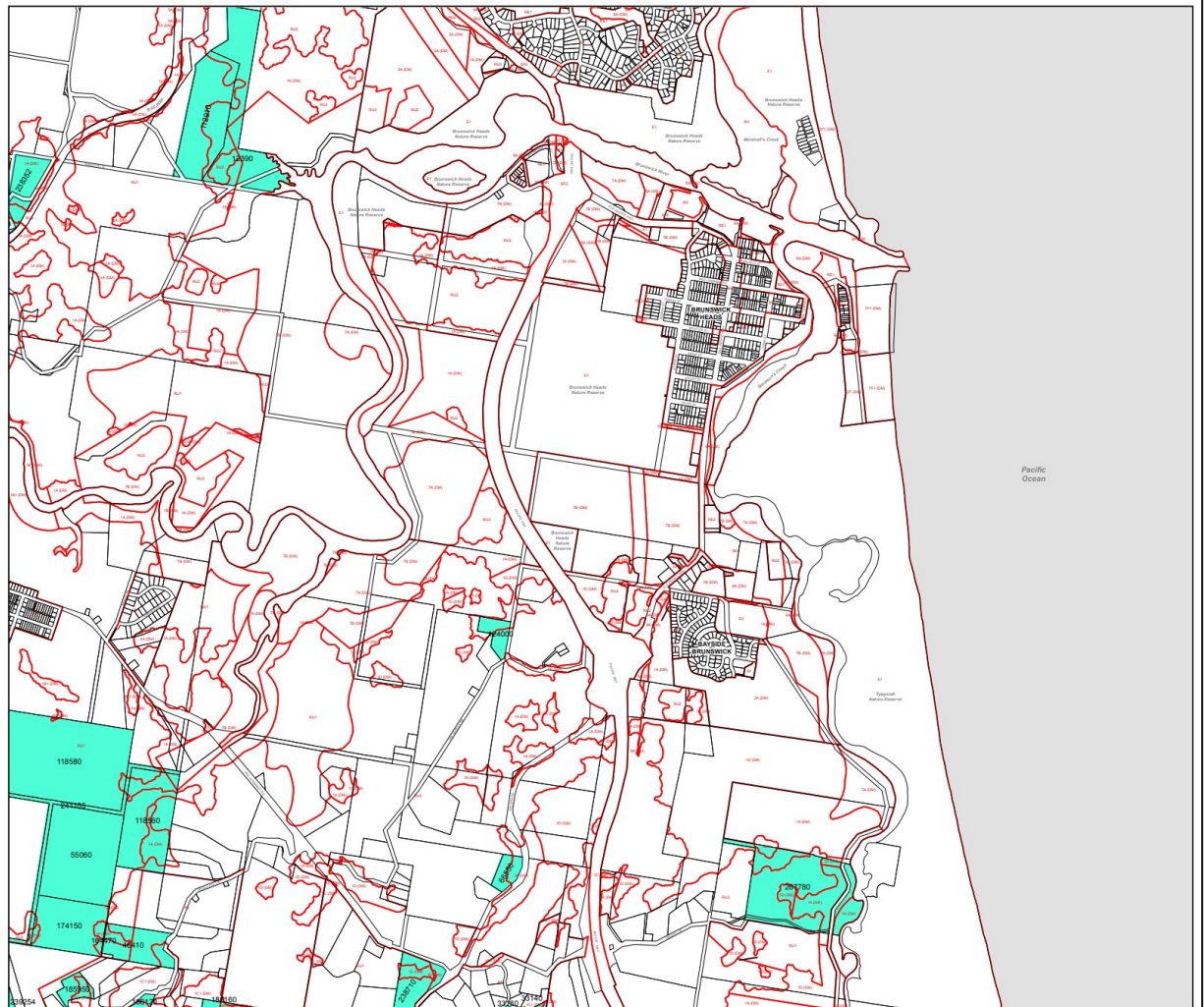
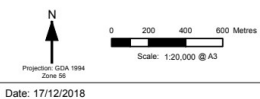
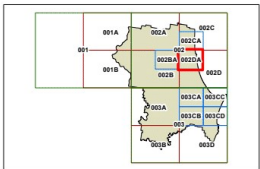
- E2 Environmental Conservation
- E3 Environmental Management
- R2 Low Density Residential
- R5 Large Lot Residential
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- SP3 Tourist



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Existing Zones - Sheet LZN\_002DA  
(Stage 2 Planning Proposal - E Zone  
Implementation Program)**

- Land Parcels
- Existing zoning
- Affected Land by Parcel Number







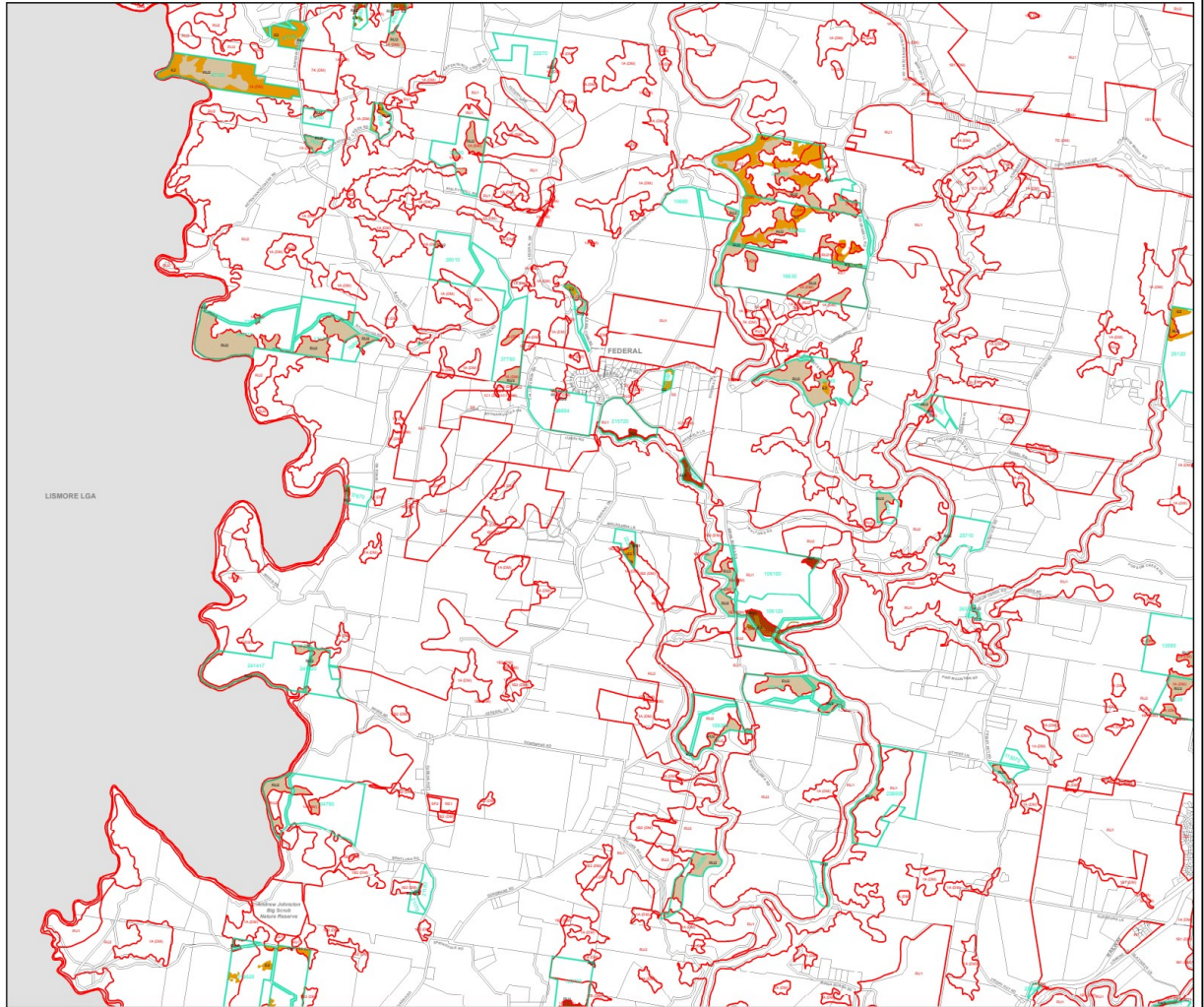
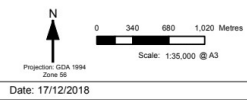
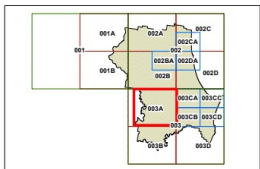
**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Proposed Zoning Map  
- Sheet LZN\_003A**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- E2 Environmental Conservation
  - E3 Environmental Management
  - R2 Low Density Residential
  - R5 Large Lot Residential
  - RU1 Primary Production
  - RU2 Rural Landscape
  - SP2 Infrastructure
  - SP3 Tourist

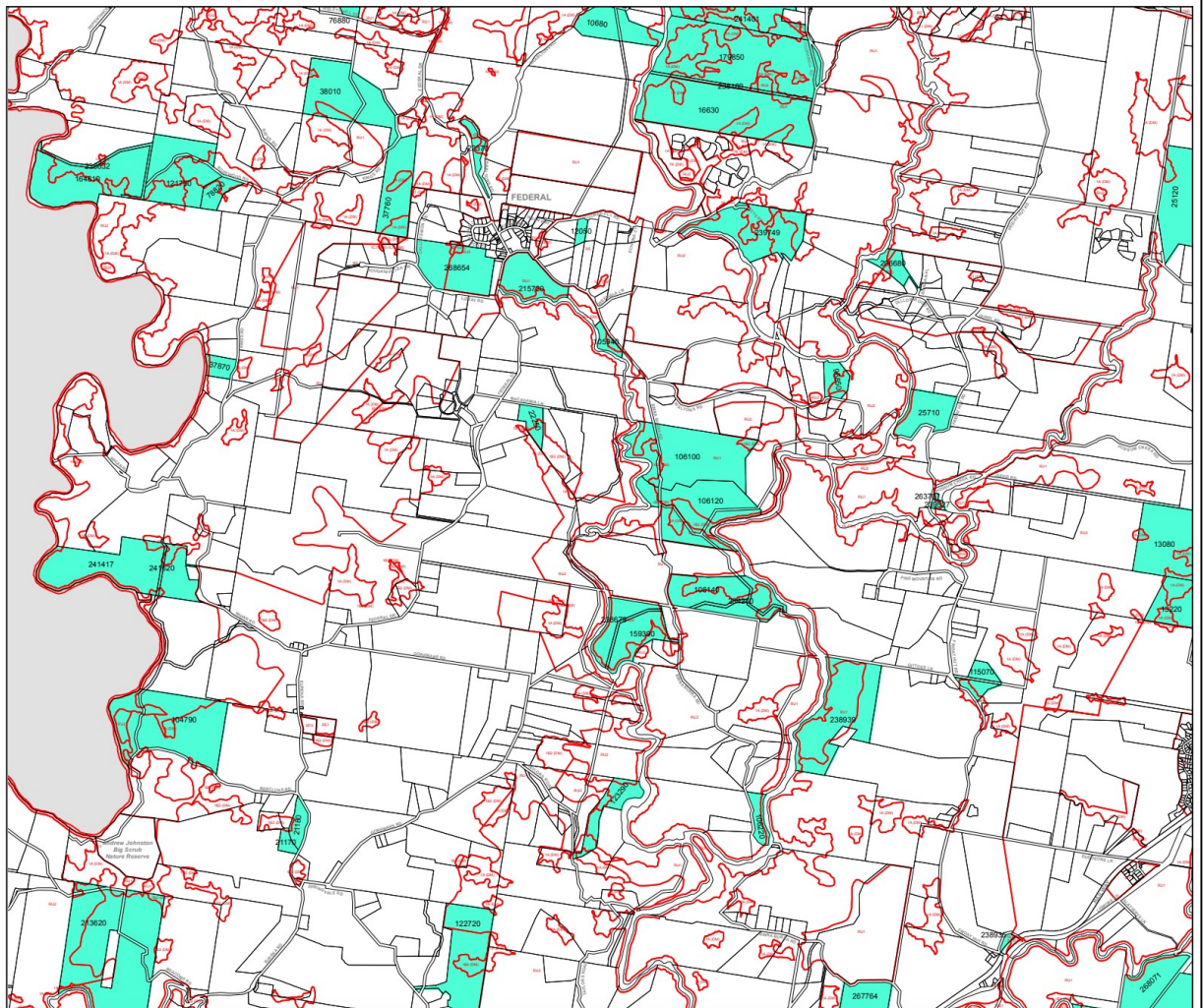
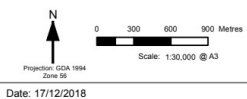
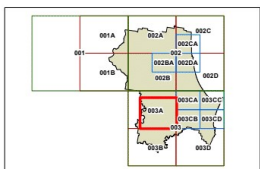


**Byron Local  
Environmental  
Plan 2014  
(Gateway)**


**Existing Zones - Sheet LZN\_003A**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Land Parcels
- Existing zoning
- Affected Land by Parcel Number







**Byron Local Environmental Plan 2014 (Gateway)**

Proposed Zoning Map  
- Sheet LZN\_003B

(Stage 2 Planning Proposal - E Zone Implementation Program)

Affected Land by Parcel Number

Existing zone boundary

Land Parcels

**Zone**

E2

Environmental Conservation

E3

Environmental Management

R2

Low Density Residential

R5

Large Lot Residential

RU1

Primary Production

RU2

Rural Landscape

SP2

Infrastructure

SP3

Tourist



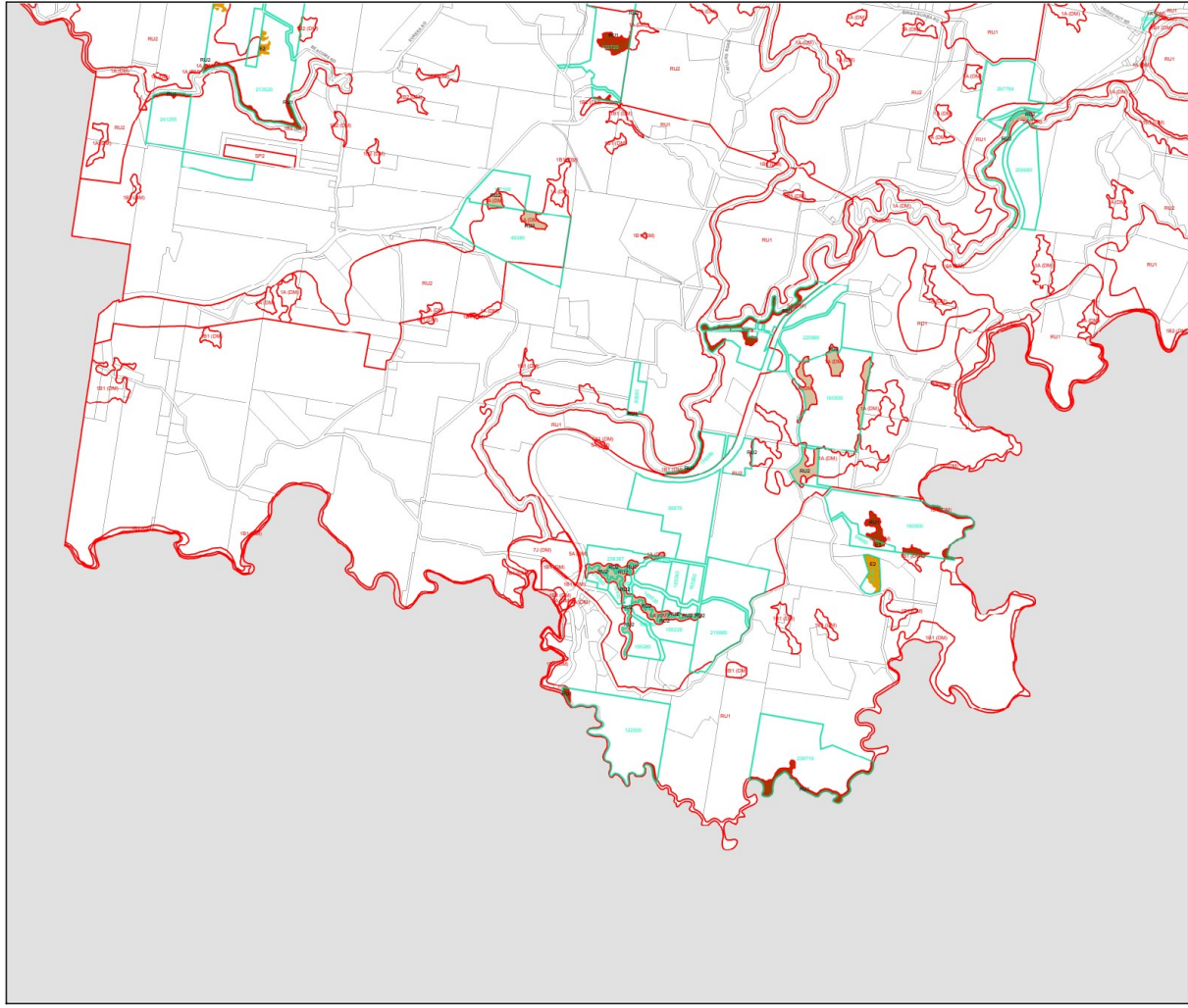
N


0 250 500 750 1,000 Metres

Scale: 1:30,000 @ A3

Projection: GDA 1984  
Zone 55

Date: 17/12/2018





**Byron Local Environmental Plan 2014 (Gateway)**

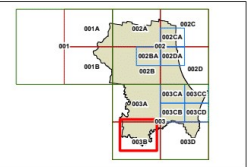
Existing Zones - Sheet LZN\_003B

(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels

Existing zoning

Affected Land by Parcel Number



N

0 300 600 900 Metres

Scale: 1:30,000 @ A3

Projection: GDA 1984  
Zone 55

Date: 17/12/2018

about:blank

6/05/2019





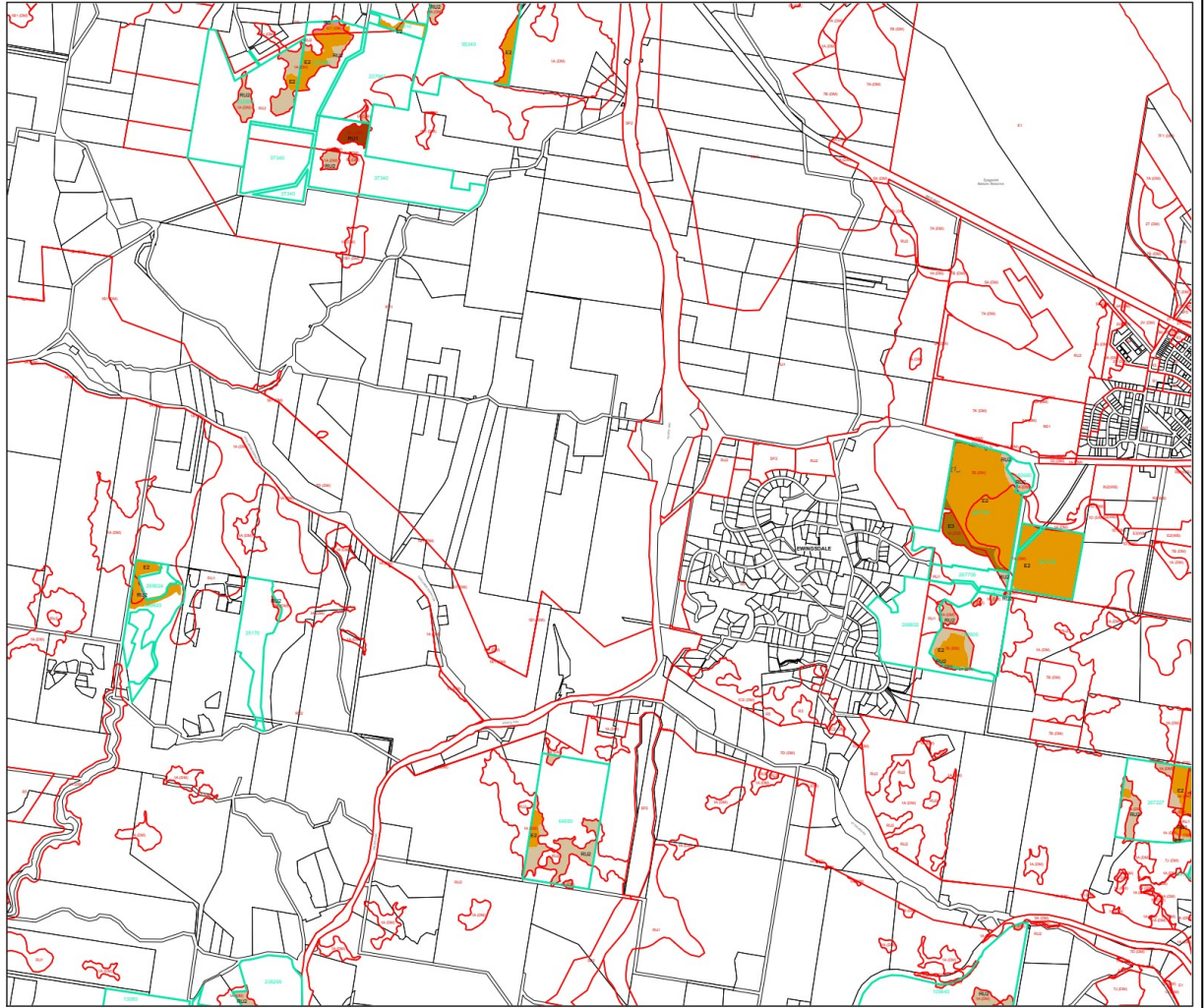
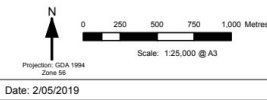
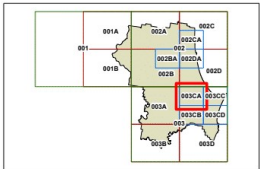
**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Proposed Zoning Map  
- Sheet LZN\_003CA**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

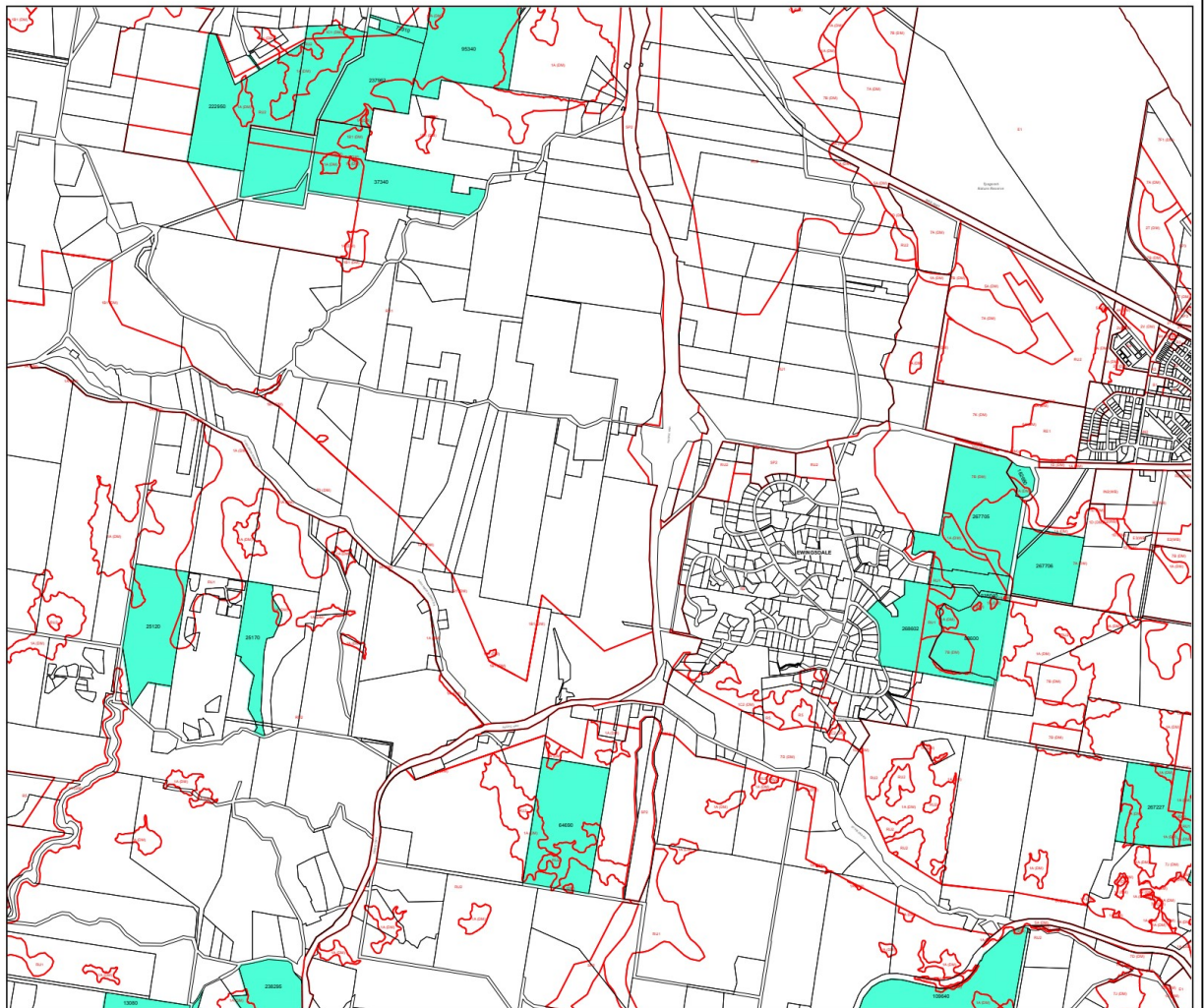
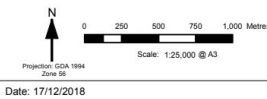
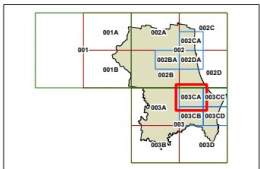
- Zone**
- E2 Environmental Conservation
  - E3 Environmental Management
  - R2 Low Density Residential
  - R5 Large Lot Residential
  - RU1 Primary Production
  - RU2 Rural Landscape
  - SP2 Infrastructure
  - SP3 Tourist



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Existing Zones - Sheet LZN\_003CA**  
(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Land Parcels
- Existing zoning
- Affected Land by Parcel Number







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

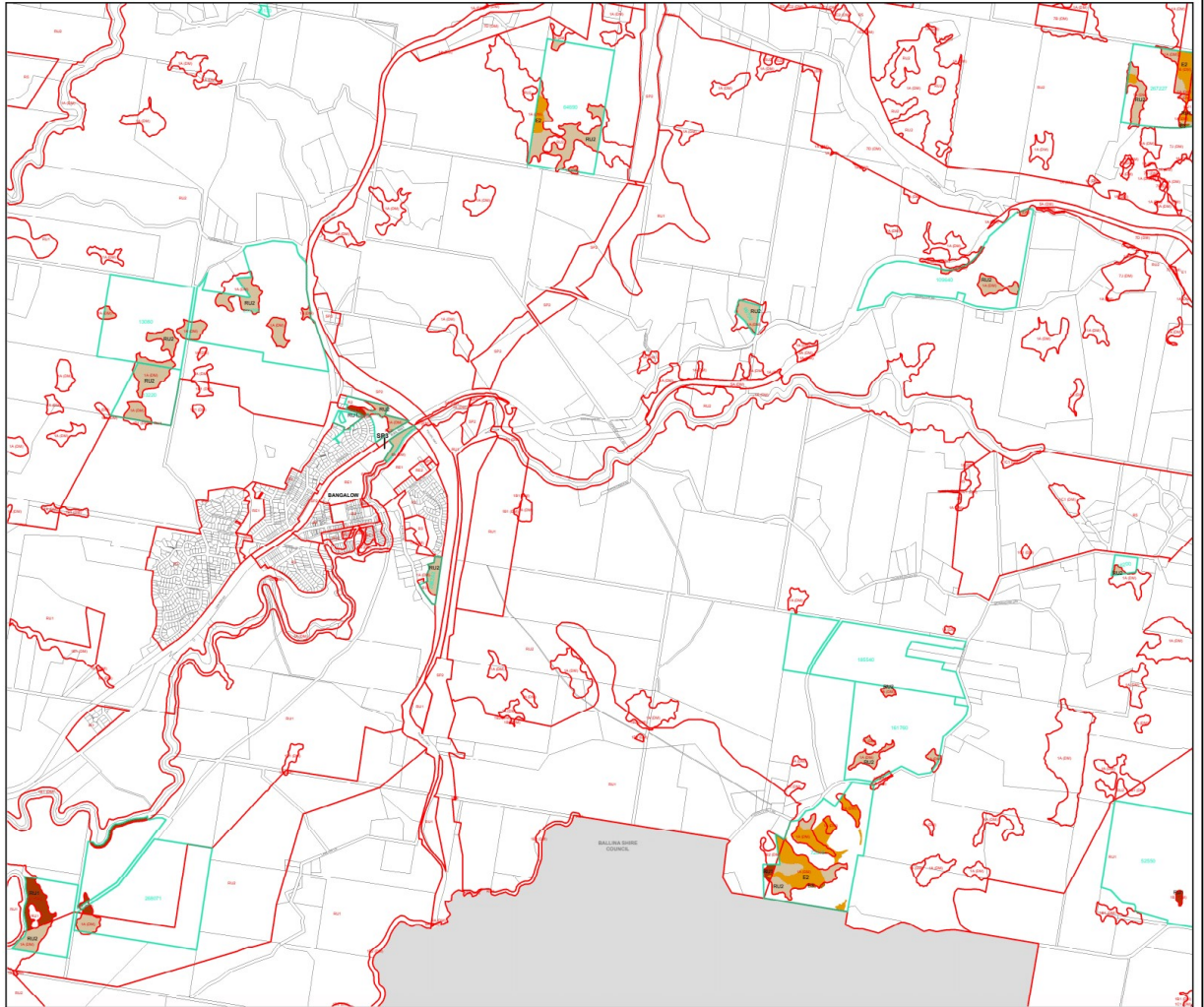
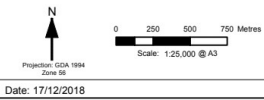
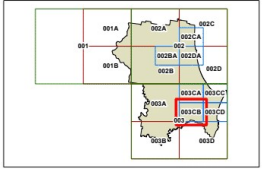
**Proposed Zoning Map  
- Sheet LZN\_003CB**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

**Zone**

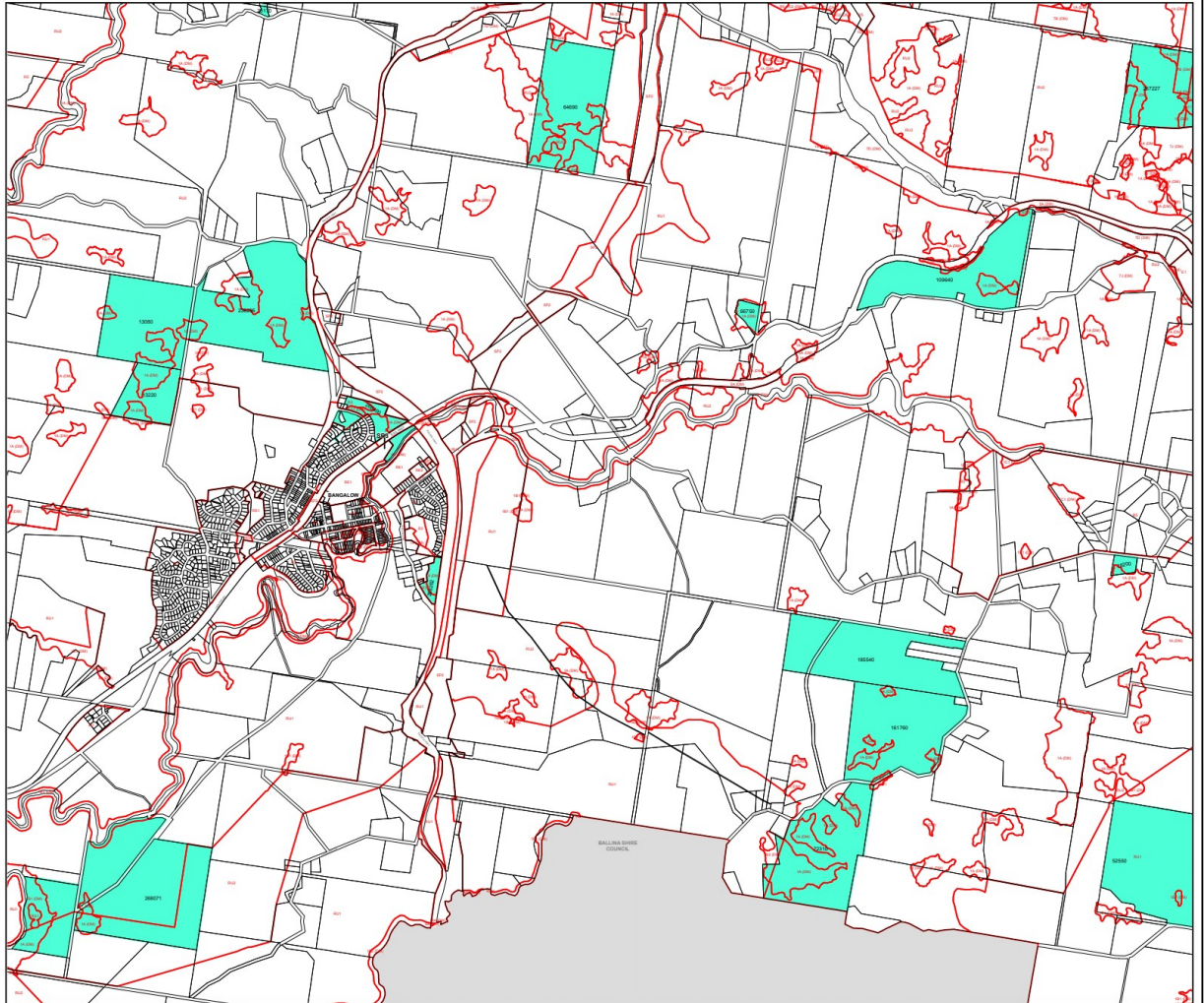
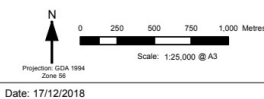
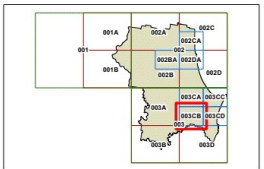
- E2 Environmental Conservation
- E3 Environmental Management
- R2 Low Density Residential
- R5 Large Lot Residential
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- SP3 Tourist



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Existing Zones - Sheet LZN\_003CB**  
(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Land Parcels
- Existing zoning
- Affected Land by Parcel Number







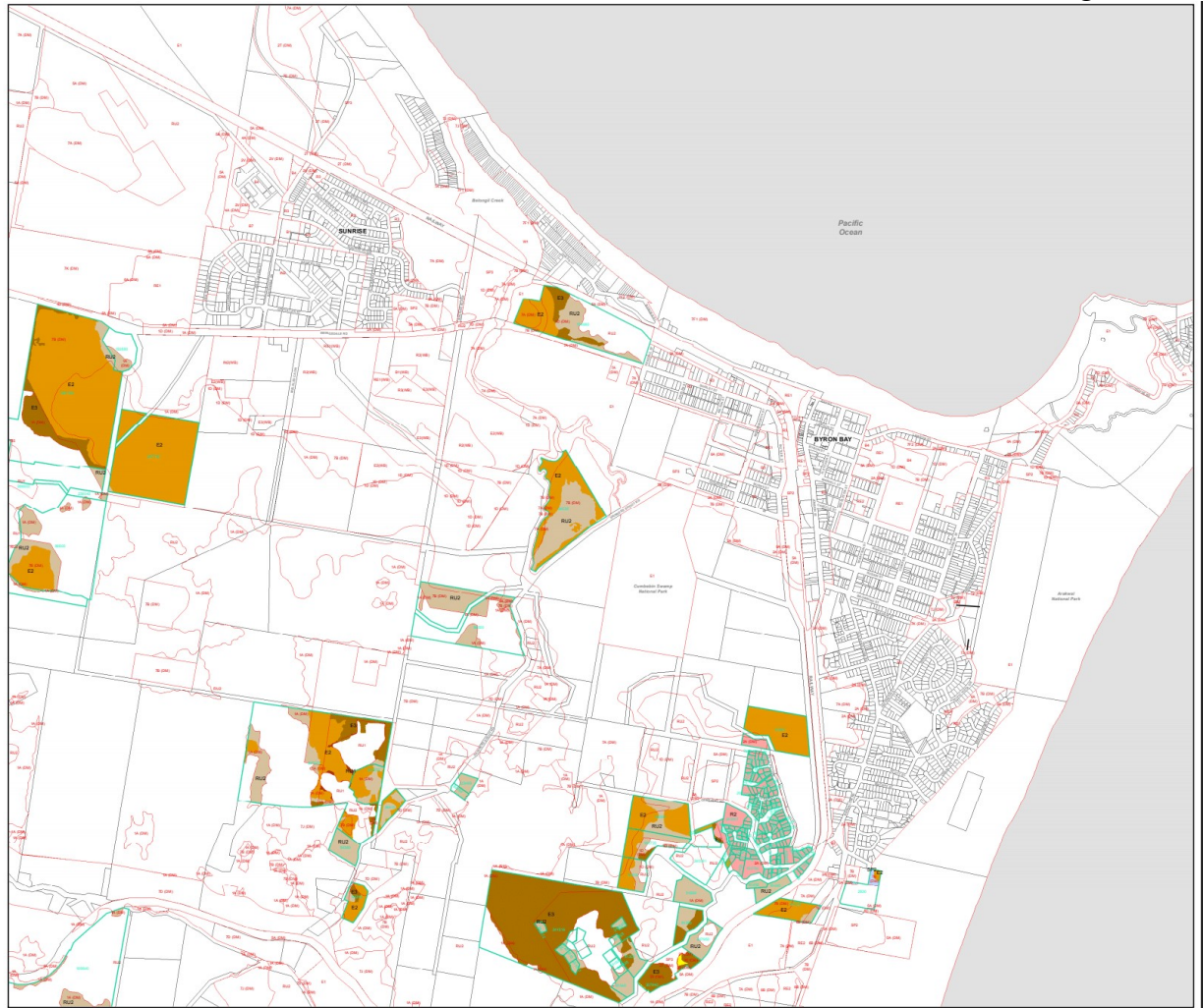
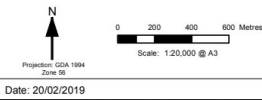
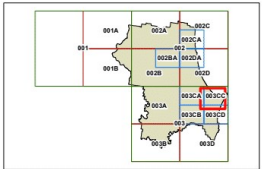
**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Proposed Zoning Map  
- Sheet LZN\_003CC**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

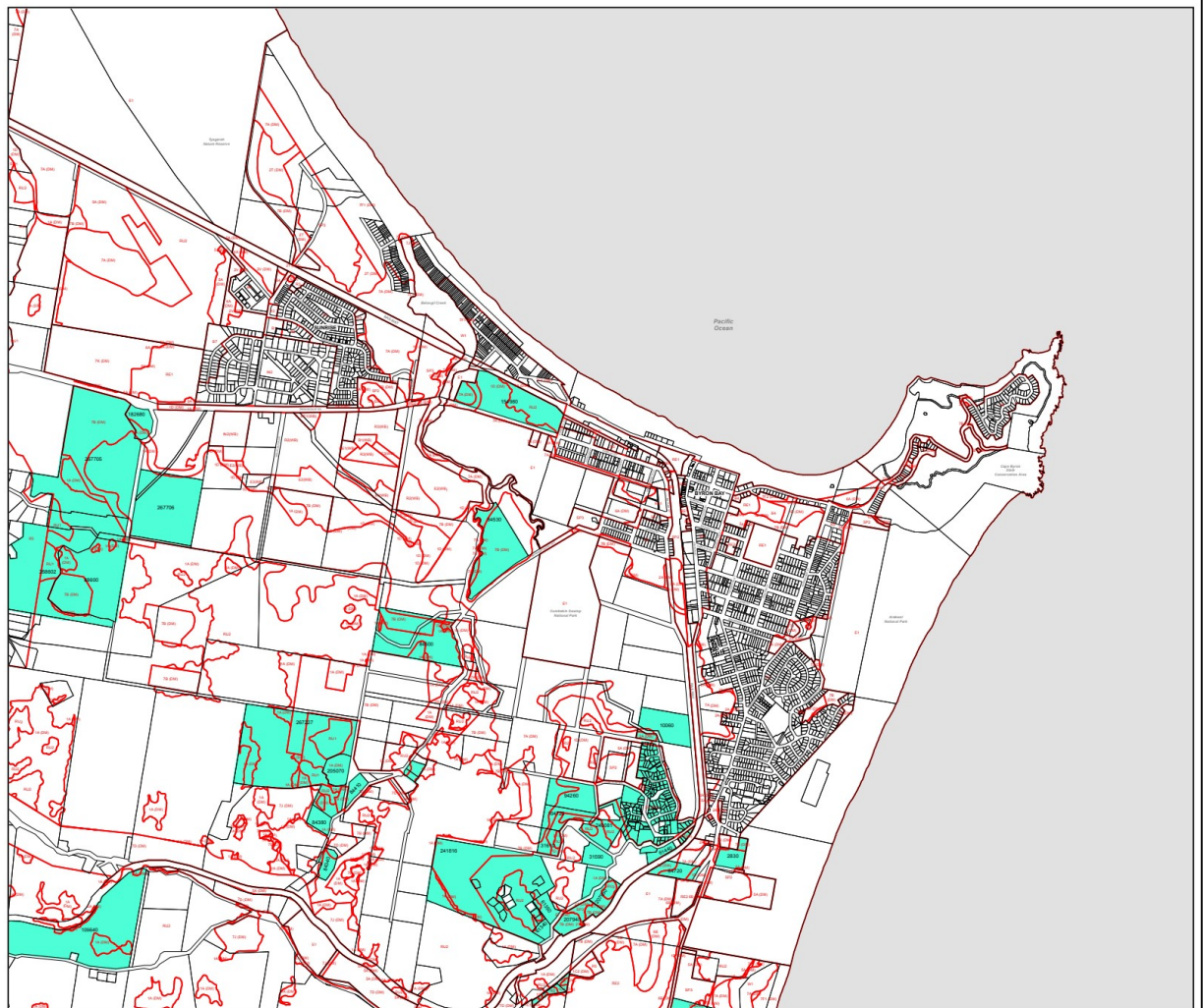
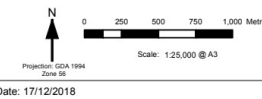
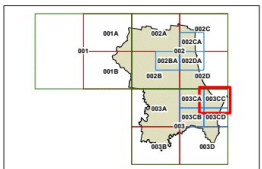
| Zone |                            |
|------|----------------------------|
| E2   | Environmental Conservation |
| E3   | Environmental Management   |
| R2   | Low Density Residential    |
| R5   | Large Lot Residential      |
| RU1  | Primary Production         |
| RU2  | Rural Landscape            |
| SP2  | Infrastructure             |
| SP3  | Tourist                    |



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

**Existing Zones - Sheet LZN\_003CC  
(Stage 2 Planning Proposal - E Zone  
Implementation Program)**

- Land Parcels
- Existing zone boundary
- Affected Land by Parcel Number







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

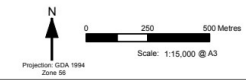
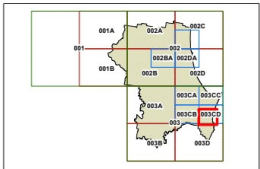
**Proposed Zoning Map  
- Sheet LZN\_003CD**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

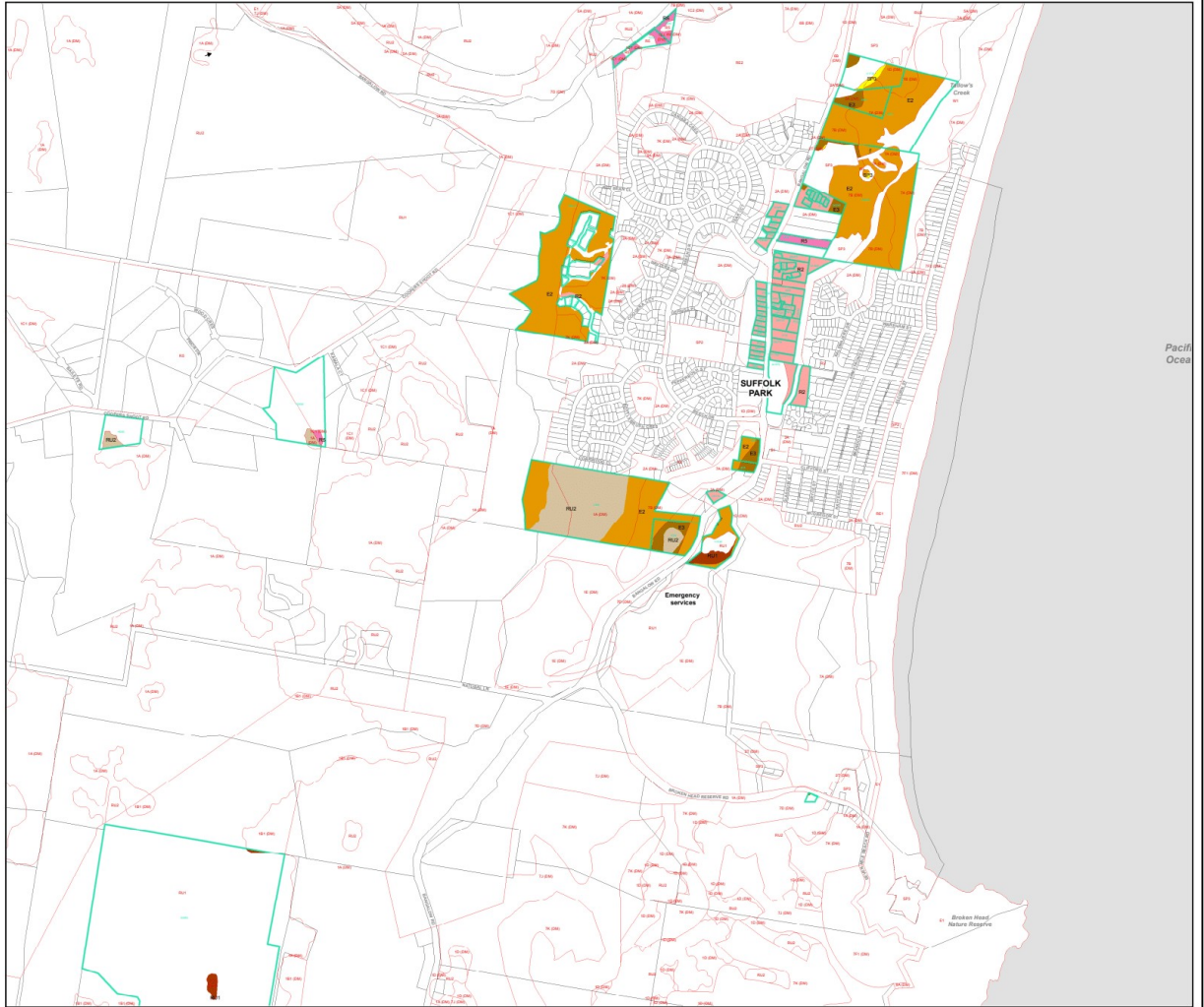
- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

**Zone**

- E2 Environmental Conservation
- E3 Environmental Management
- R2 Low Density Residential
- R5 Large Lot Residential
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- SP3 Tourist



Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

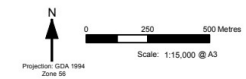
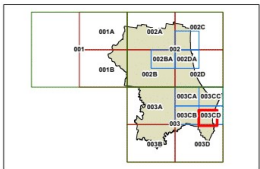
**Proposed Zoning Map  
- Sheet LZN\_003CD**

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

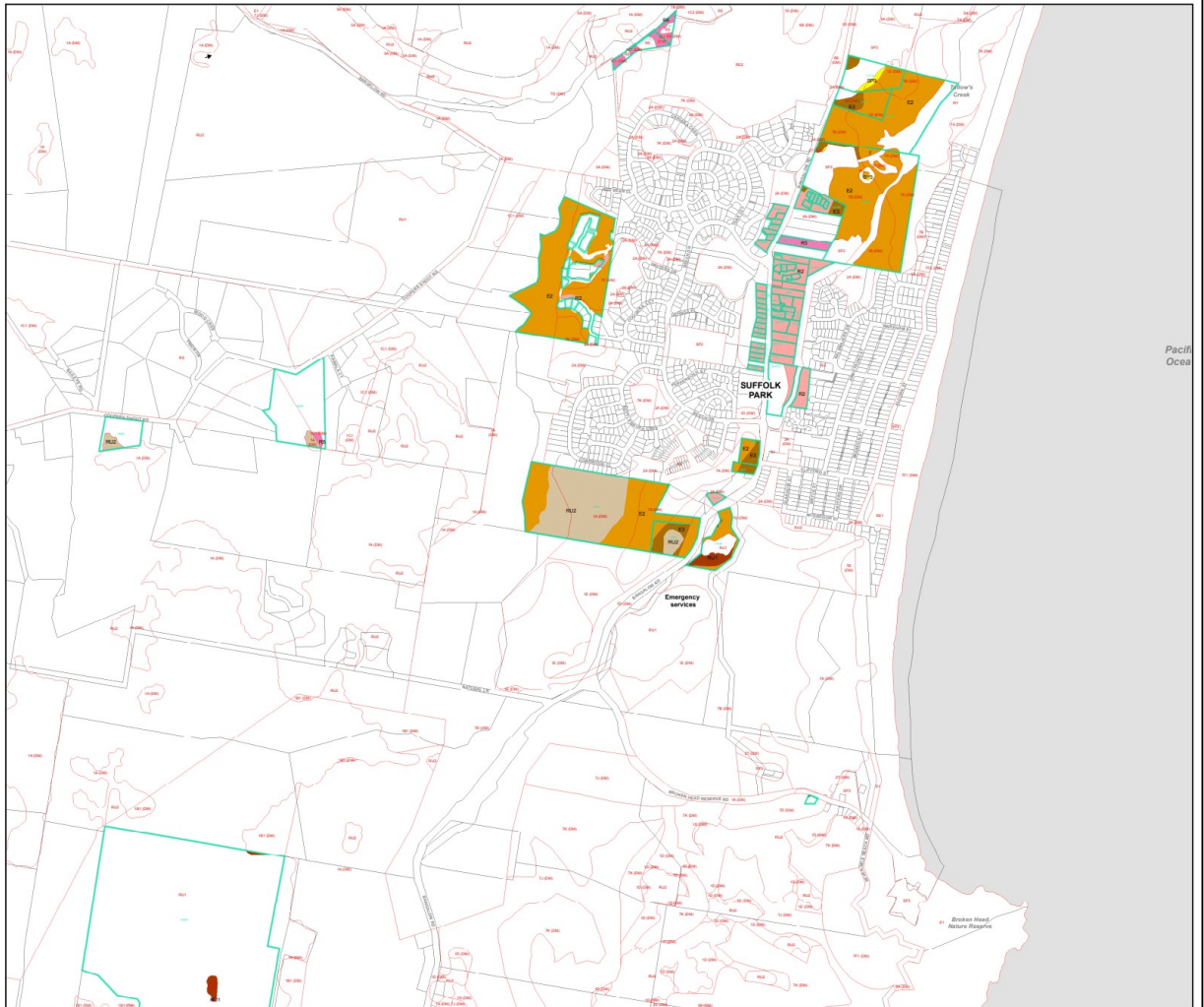
- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

**Zone**

- E2 Environmental Conservation
- E3 Environmental Management
- R2 Low Density Residential
- R5 Large Lot Residential
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- SP3 Tourist



Date: 17/12/2018










**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

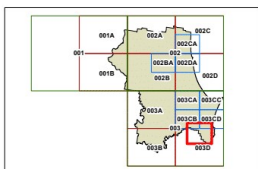
Proposed Zoning Map  
- Part Sheet LZN\_003D

(Stage 2 Planning Proposal - E Zone Implementation Program)

-  Affected Land by Parcel Number  
 Existing zone boundary  
 Land Parcels

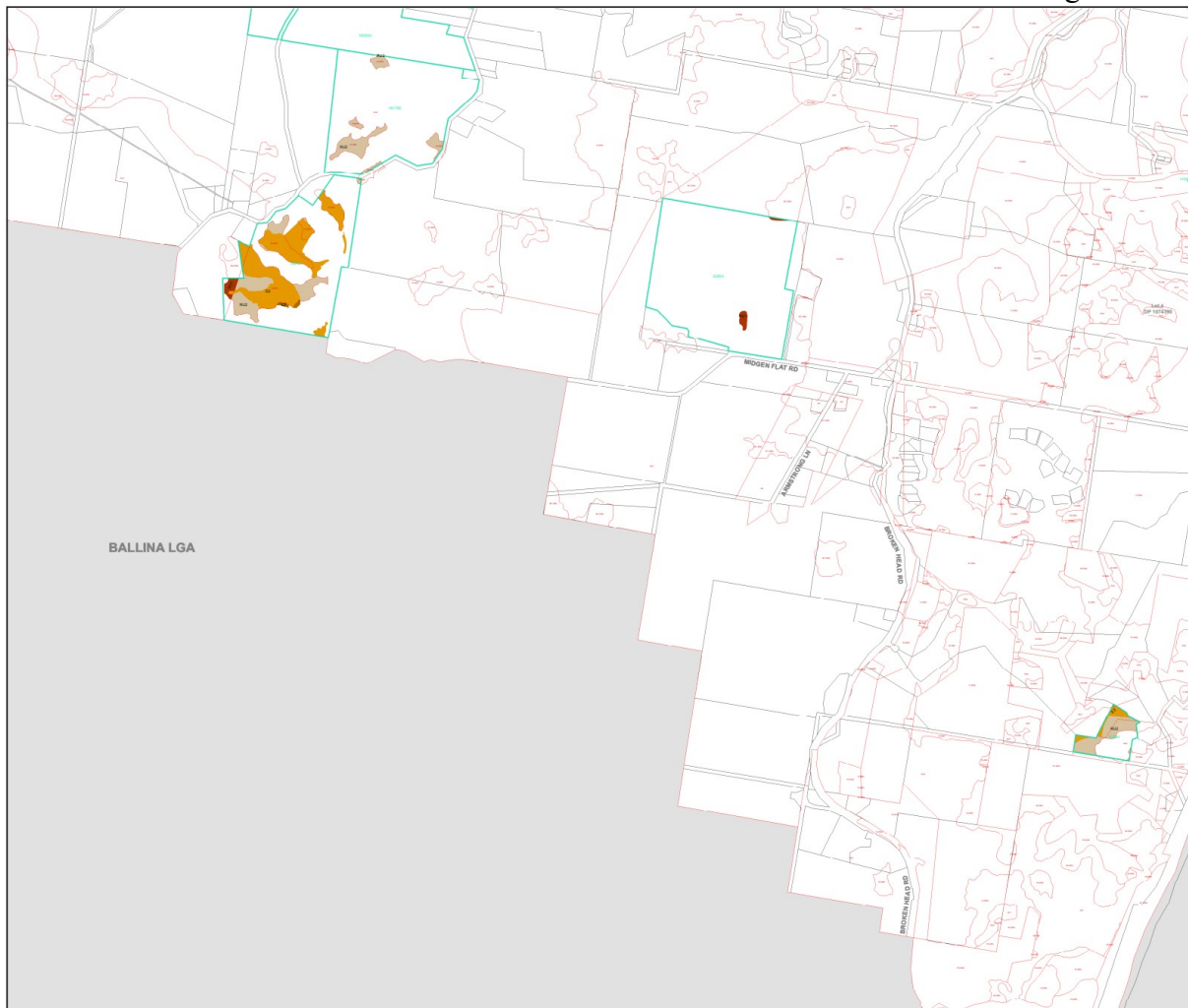
## Zone

- |     |                            |
|-----|----------------------------|
| E2  | Environmental Conservation |
| E3  | Environmental Management   |
| R2  | Low Density Residential    |
| R5  | Large Lot Residential      |
| RU1 | Primary Production         |
| RU2 | Rural Landscape            |
| SP2 | Infrastructure             |
| SP3 | Tourist                    |



Scale: 1:20,000 © A3




Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Existing Zones - Part Sheet LZN\_003D

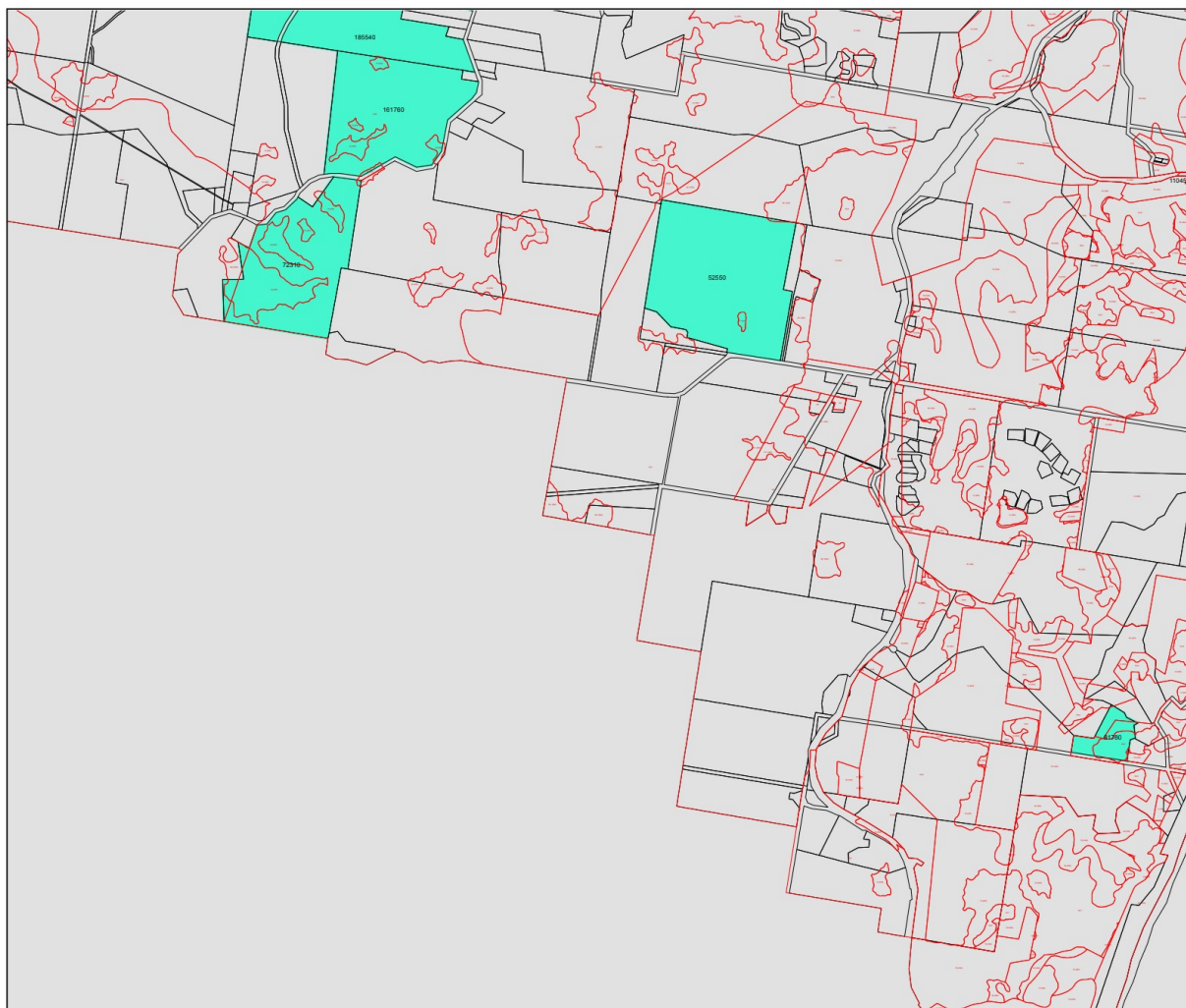
(Stage 2 Planning Proposal - E Zone Implementation Program)

-  Existing zone boundary  
 Land Parcels  
 Affected Land by Parcel Number



Scale: 1:20,000 @ A3

Date: 17/12/2018



Byron Shire Council

## Lot Size Maps:





**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

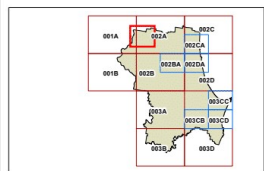
Lot Size Map  
(Part) Sheet LSZ\_001A / 002A

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

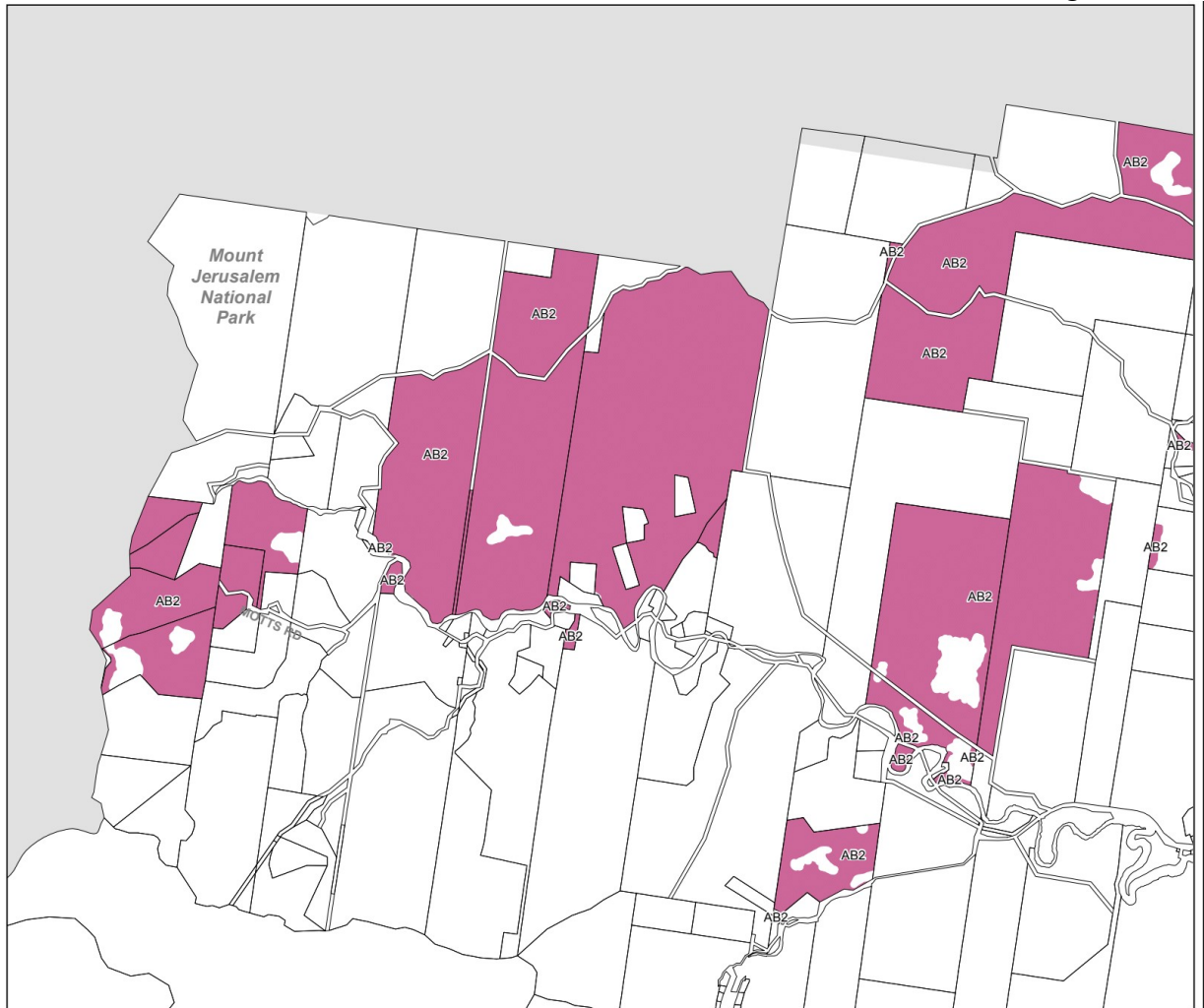
**Lot Size**

|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |



Scale: 1:20,000 @ A3

Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

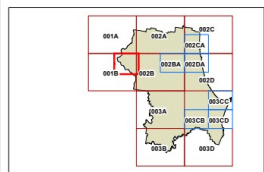
Lot Size Map  
(Part) Sheet LSZ\_001B

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

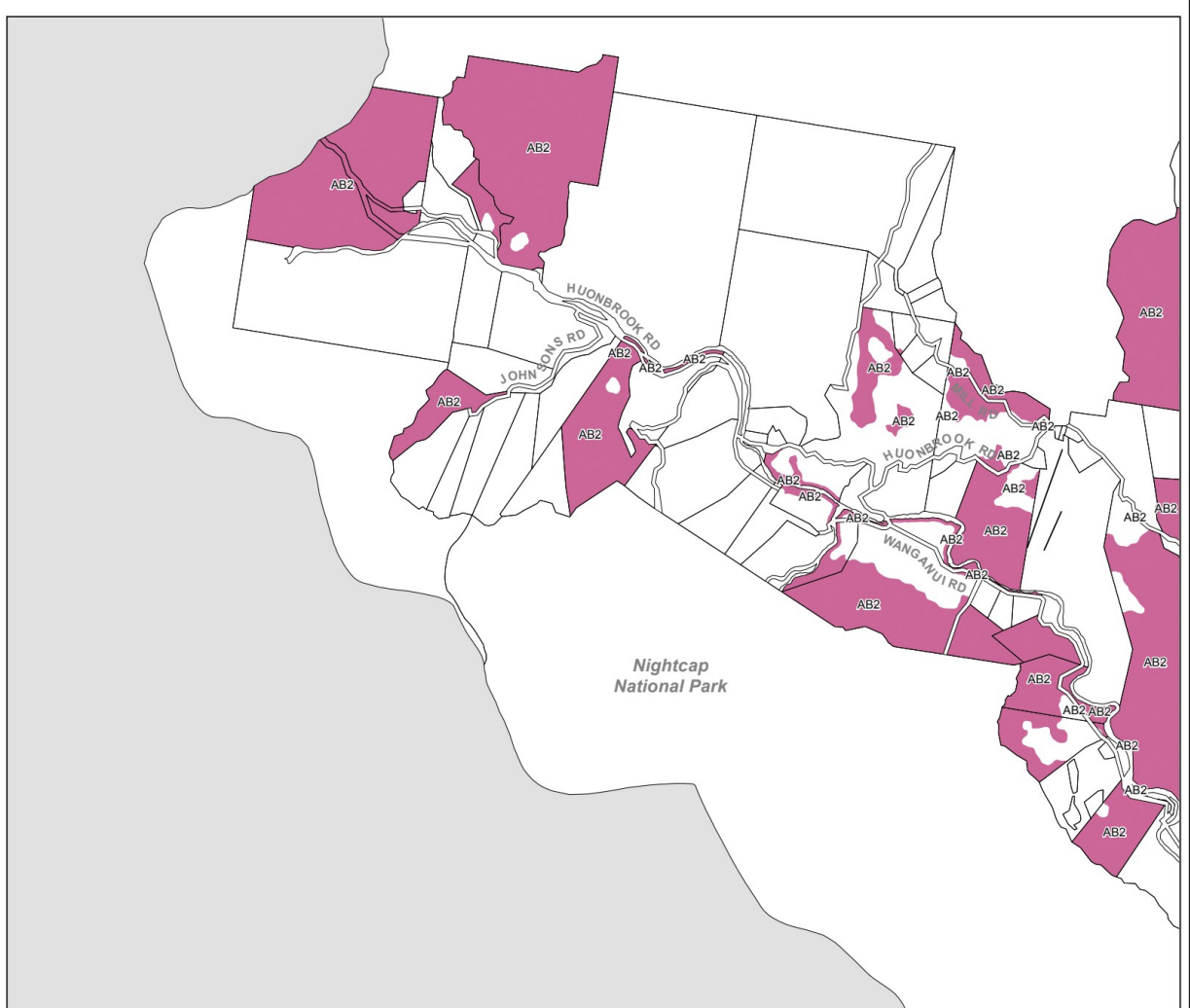
**Lot Size**

|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |



Scale: 1:20,000 @ A3

Date: 17/12/2018





**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

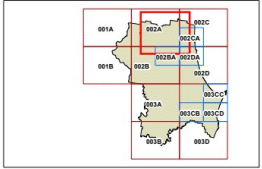
Lot Size Map  
(Part) Sheet LSZ\_002A

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

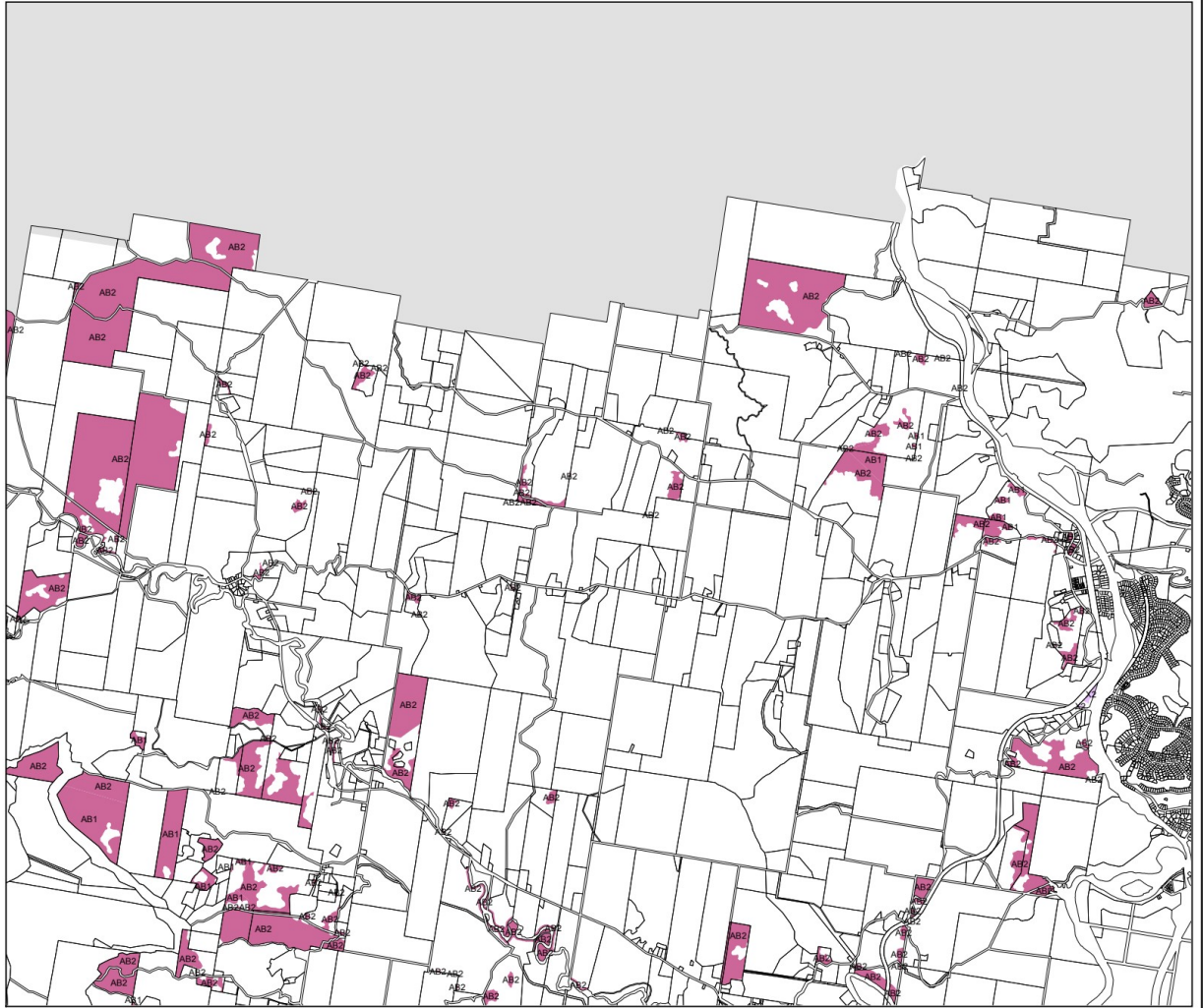
**Lot Size**

|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |



0 180 360 720 1,080  
Meters  
Scale: 1:40,000 @ A3

Date: 17/12/2018



LGA Logo

**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

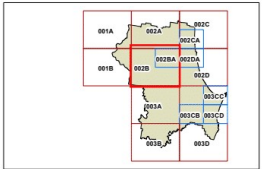
Lot Size Map  
(Part) Sheet LSZ\_002B

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

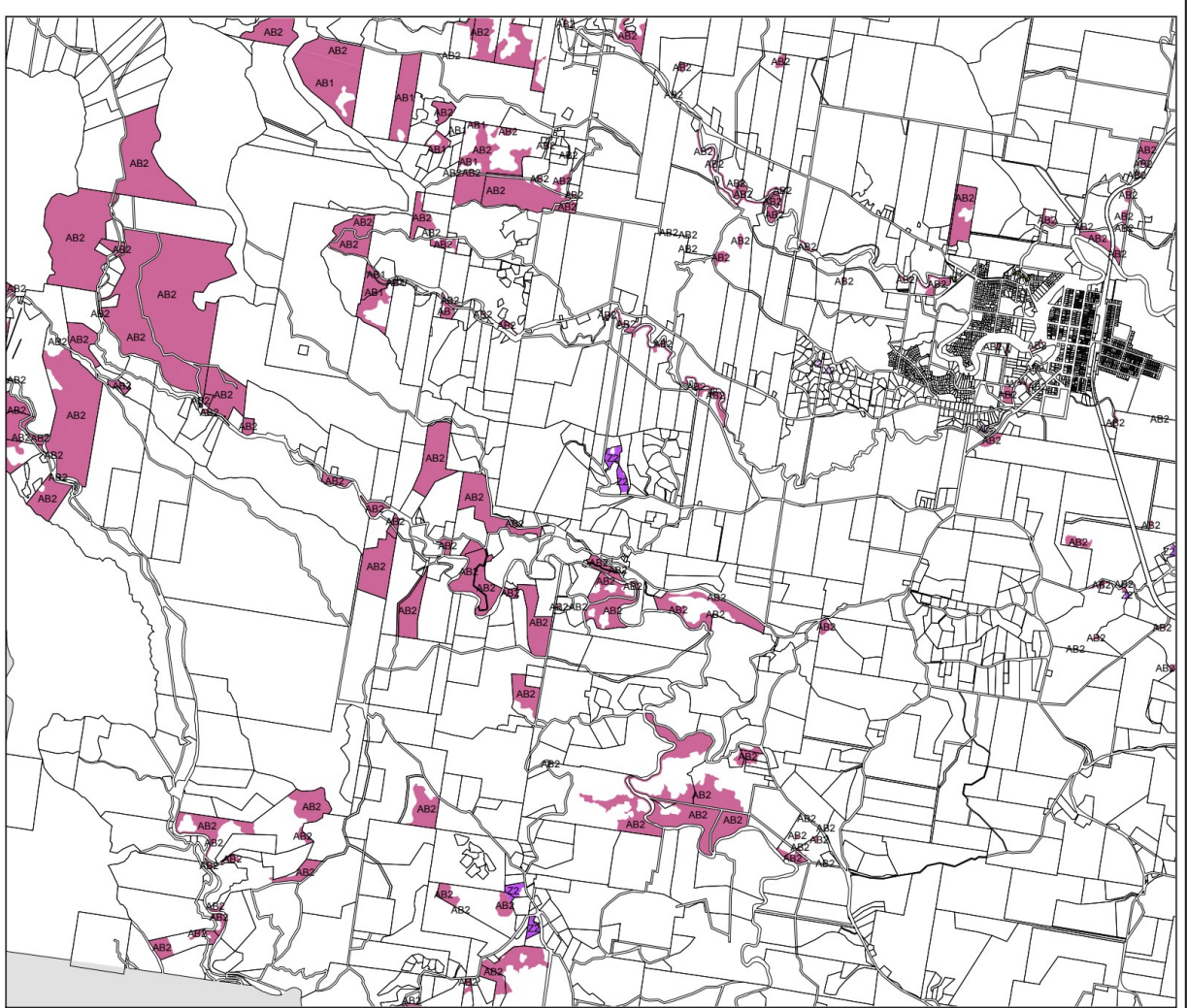
**Lot Size**

|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |



0 250 500 1,000  
Meters  
Scale: 1:40,000 @ A3

Date: 18/02/2019







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

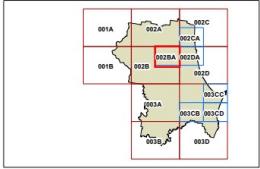
Lot Size Map  
(Part) Sheet LSZ\_002BA

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

**Lot Size**

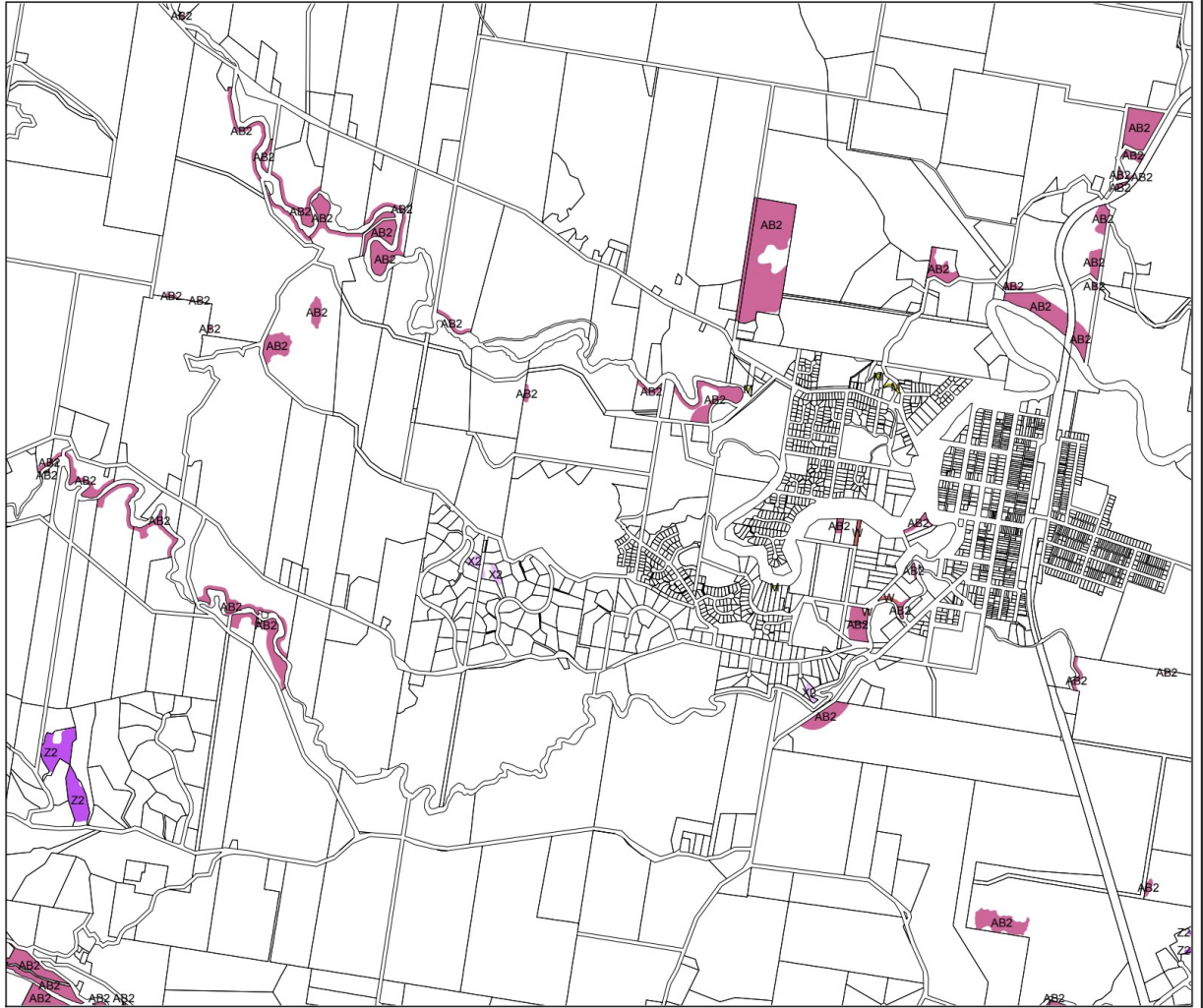
|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |



0 125 250 500  
Meters

Projection: GDA 1994  
Zone 56

Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

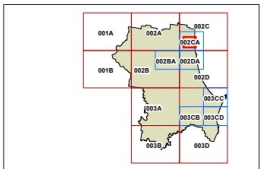
Lot Size Map  
(Part) Sheet LSZ\_002CA

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

**Lot Size**

|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |



0 50 100 200 300  
Meters

Projection: GDA 1994  
Zone 56

Date: 17/12/2018





**Byron Local Environmental Plan 2014 (Gateway)**

LGA Logo

Lot Size Map  
(Part) Sheet LSZ\_002D

(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels

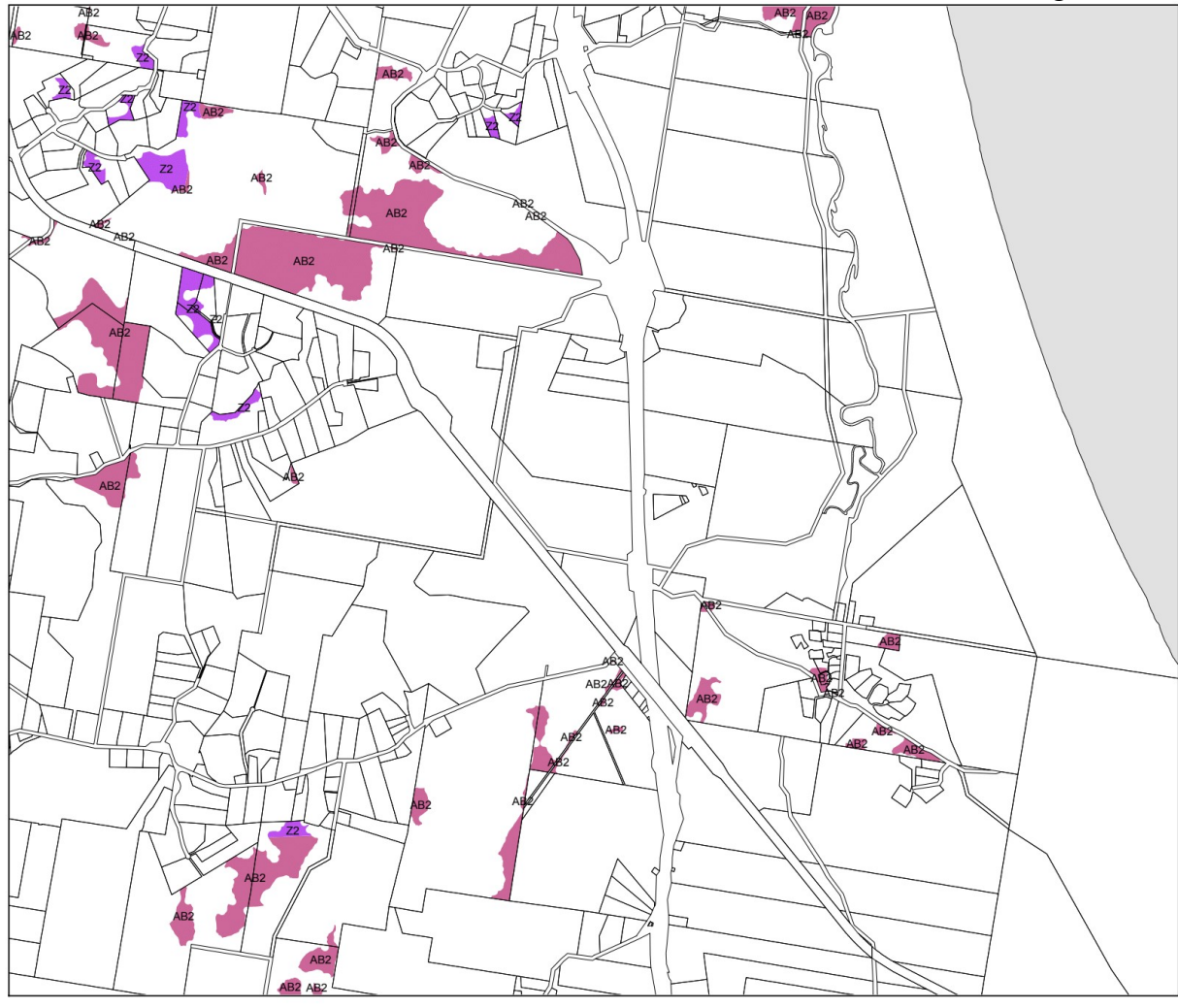
**Lot Size**

|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |

Projection: GDA 1984  
Zone 56

Scale: 1:20,000 @ A3

Date: 18/04/2019



**Byron Local Environmental Plan 2014 (Gateway)**

LGA Logo

Lot Size Map  
(Part) Sheet LSZ\_003A

(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels

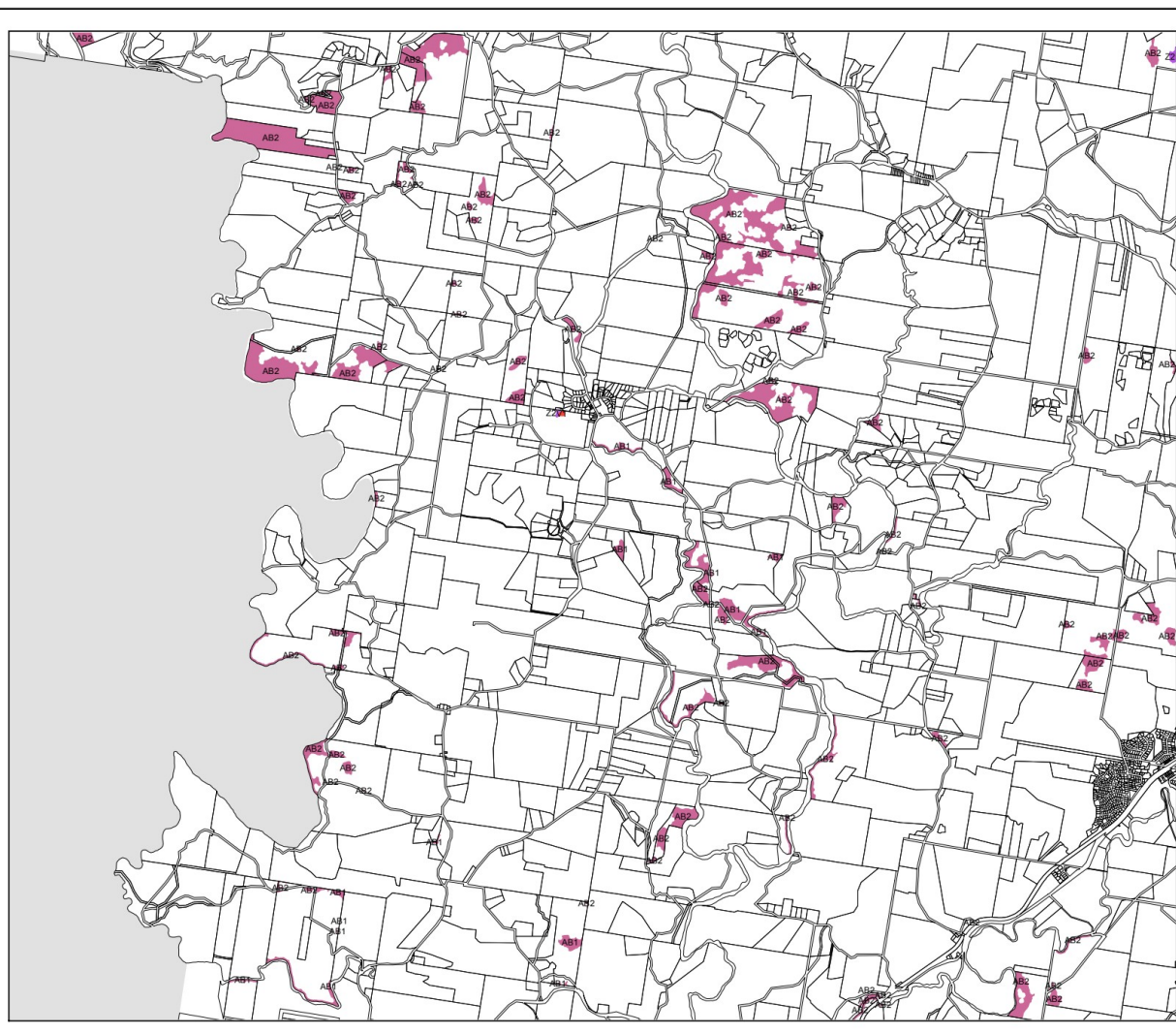
**Lot Size**

|     |       |
|-----|-------|
| B   | 200   |
| D   | 300   |
| F   | 400   |
| G   | 450   |
| I   | 500   |
| M   | 600   |
| S   | 800   |
| U   | 1000  |
| V1  | 2000  |
| V2  | 2500  |
| W   | 4000  |
| X1  | 5000  |
| X2  | 8000  |
| Y   | 1ha   |
| Z1  | 2ha   |
| Z2  | 2.5ha |
| AA  | 10ha  |
| AB1 | 20ha  |
| AB2 | 40ha  |

Projection: GDA 1984  
Zone 56

Scale: 1:40,000 @ A3

Date: 17/12/2018







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

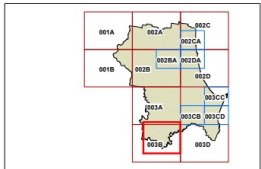
Lot Size Map  
(Part) Sheet LSZ\_003B

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

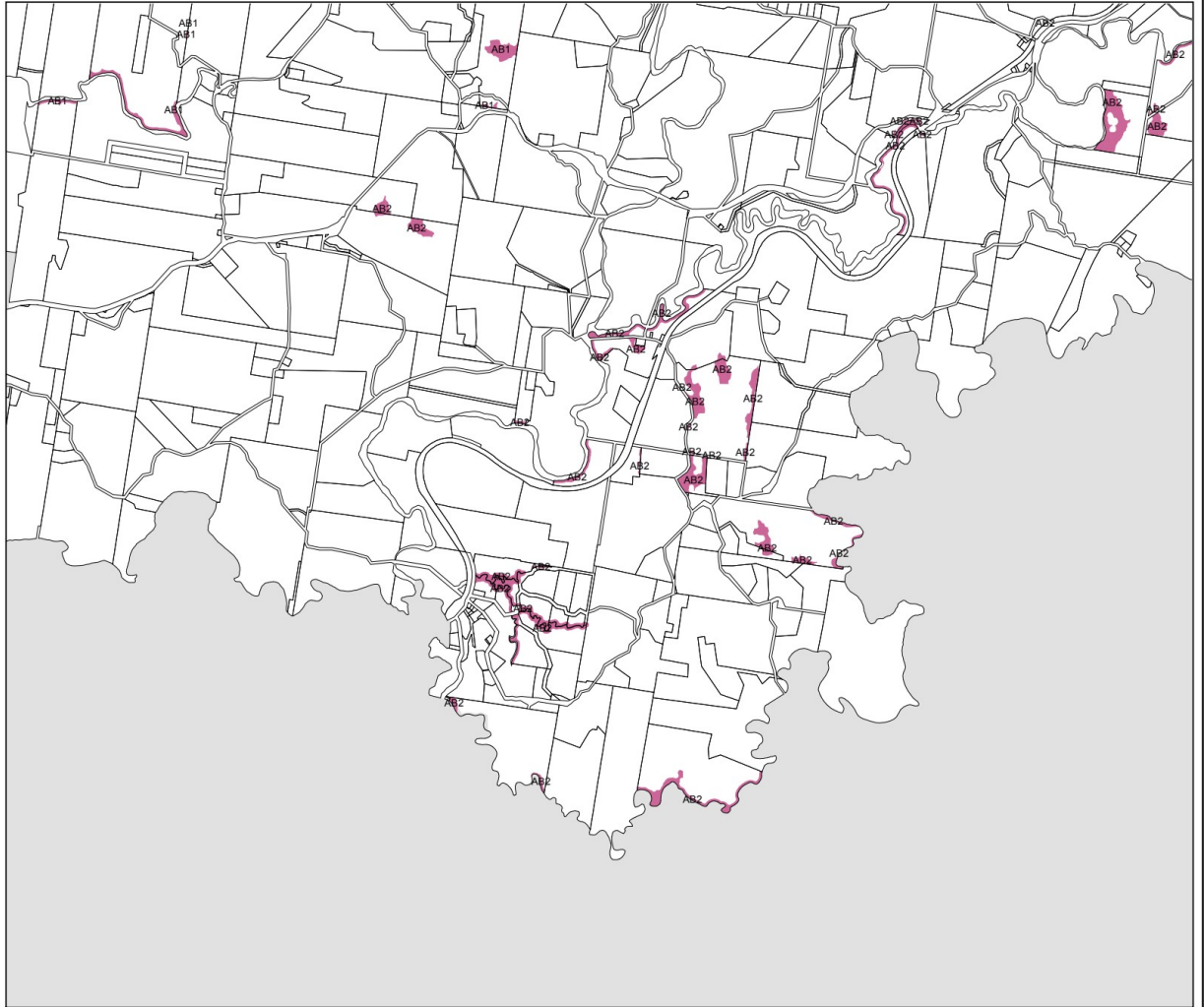
Land Parcels

**Lot Size**

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha



Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

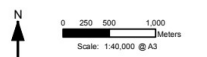
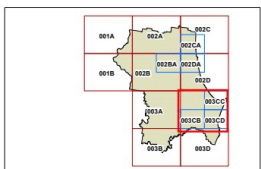
Lot Size Map  
(Part) Sheet LSZ\_003C

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

**Lot Size**

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha



Date: 17/12/2018







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

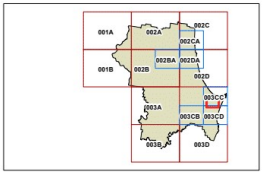
Lot Size Map  
(Part) Sheet LSZ\_003CC

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

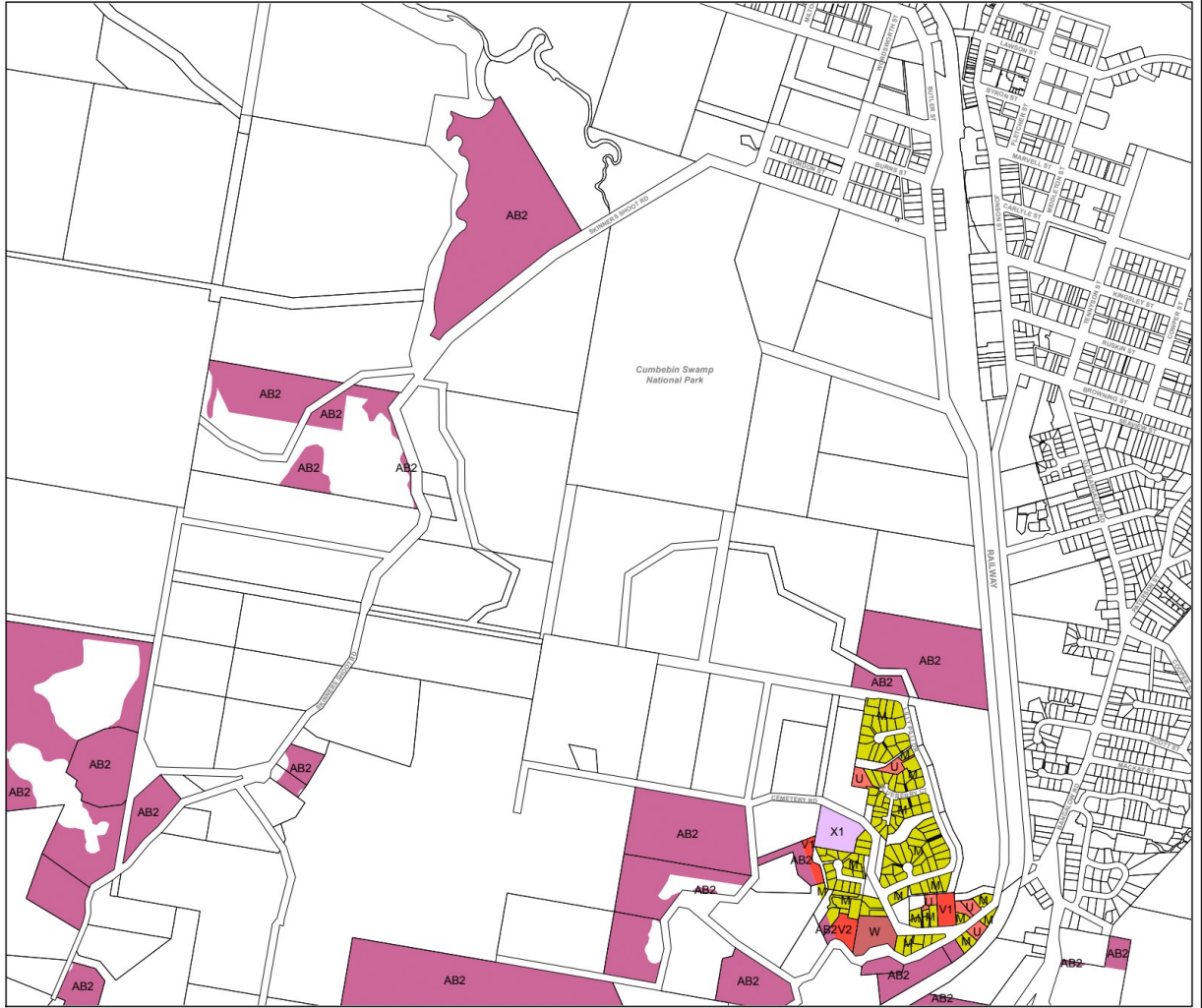
**Lot Size**

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha



Scale: 1:10,000 @ A3

Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

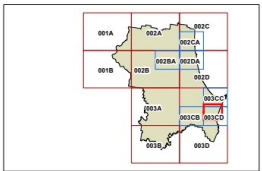
Lot Size Map  
(Part) Sheet LSZ\_003CD

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

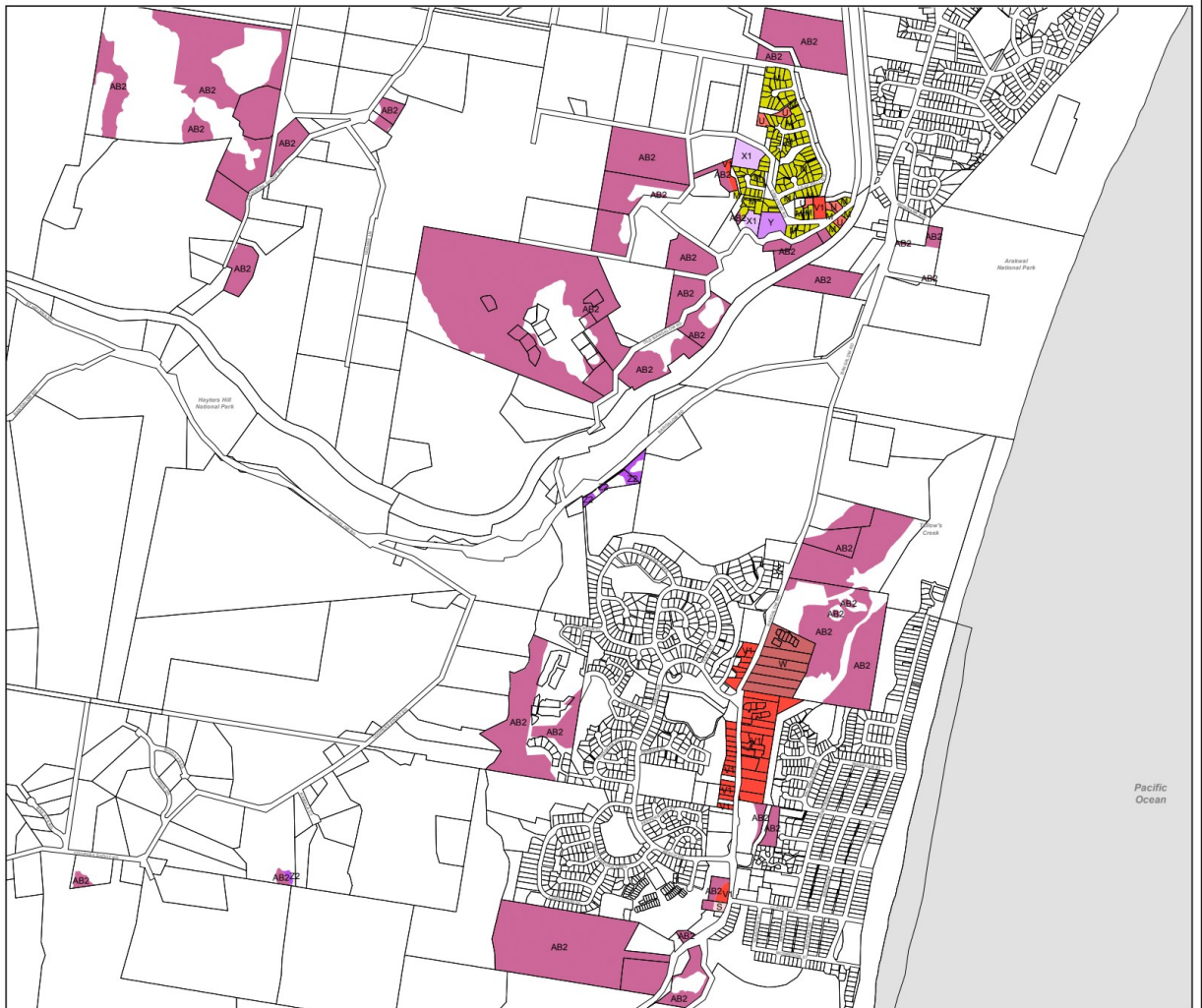
**Lot Size**

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha



Scale: 1:15,000 @ A3

Date: 17/02/2019







**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

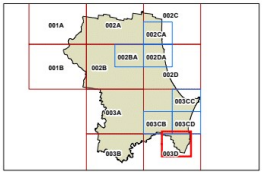
Lot Size Map  
(Part) Sheet LSZ\_003D

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

**Lot Size**

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha



Projection: GDA 1984  
Zone 56

Date: 17/12/2018



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

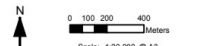
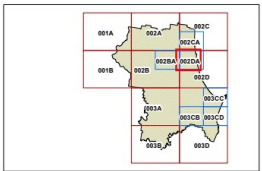
Lot Size Map  
(Part) Sheet LSZ\_002DA

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

**Lot Size**

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha




Projection: GDA 1984  
Zone 56

Date: 17/12/2018



## Floor Space Ratio Maps:



**Byron Local  
Environmental  
Plan 2014  
(Gateway)**  
Floor Space Ratio Map -  
Part Sheet FSR\_002BA  
(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

Maximum Floor Space Ratio (n:1)

A1

0.2

A2

0.3

B

0.4

D

0.5

F

0.6

G

0.75

H

0.8

I

0.9

N

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O

1.3

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**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Floor Space Ratio Map -  
Part Sheet FSR\_003CC/003CD  
  
(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

Maximum Floor Space Ratio (n:1)

A1

0.2

A2

0.3

B

0.4

D

0.5

F

0.6

I

0.75

J

0.8

L

0.9

N

1

Q

1.3

0

100

200

300

400

500


Metres

Projection: GDA 1984  
Zone 56

Scale: 1:10,000 @ A3

Date: 16/02/2019





**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Floor Space Ratio Map -  
Part Sheet FSR\_003CD  
  
(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels

Maximum Floor Space Ratio (n:1)

A1

0.2

A2

0.3

B

0.4

D

0.5

F

0.6

I

0.75

J

0.8

L

0.9

N

1

Q

1.3

0

100

200

300

Metres

Projection: GDA 1984  
Zone 56

Scale: 1:10,000 @ A3

Date: 20/02/2019



Byron Shire Council

## Height of Buildings Maps:

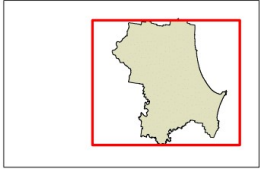
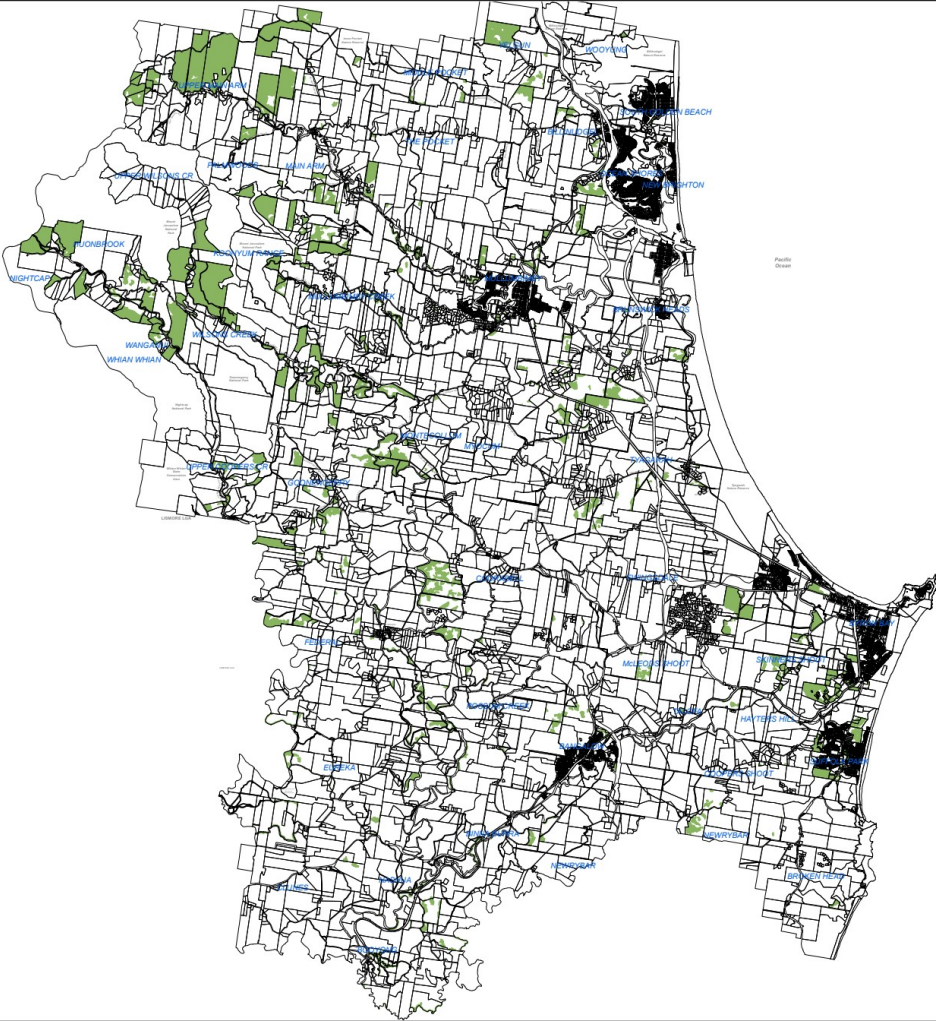


**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

Height of Buildings Map -  
Entire Shire

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Land Parcels  
Maximum Building Height (m)  
9



N  
0 800 1,600 Metres  
Scale: 1:120,000@ A3  
Projection: GDA 1984  
Zone 56



## Acid Sulfate Soil Maps:



# **Byron Local Environmental Plan 2014 (Gateway)**

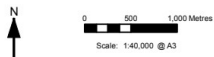
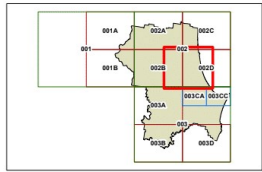
Acid Sulfate Soils Map - Part Sheet ASS\_002

(Stage 2 Planning Proposal - E Zone Implementation Program)

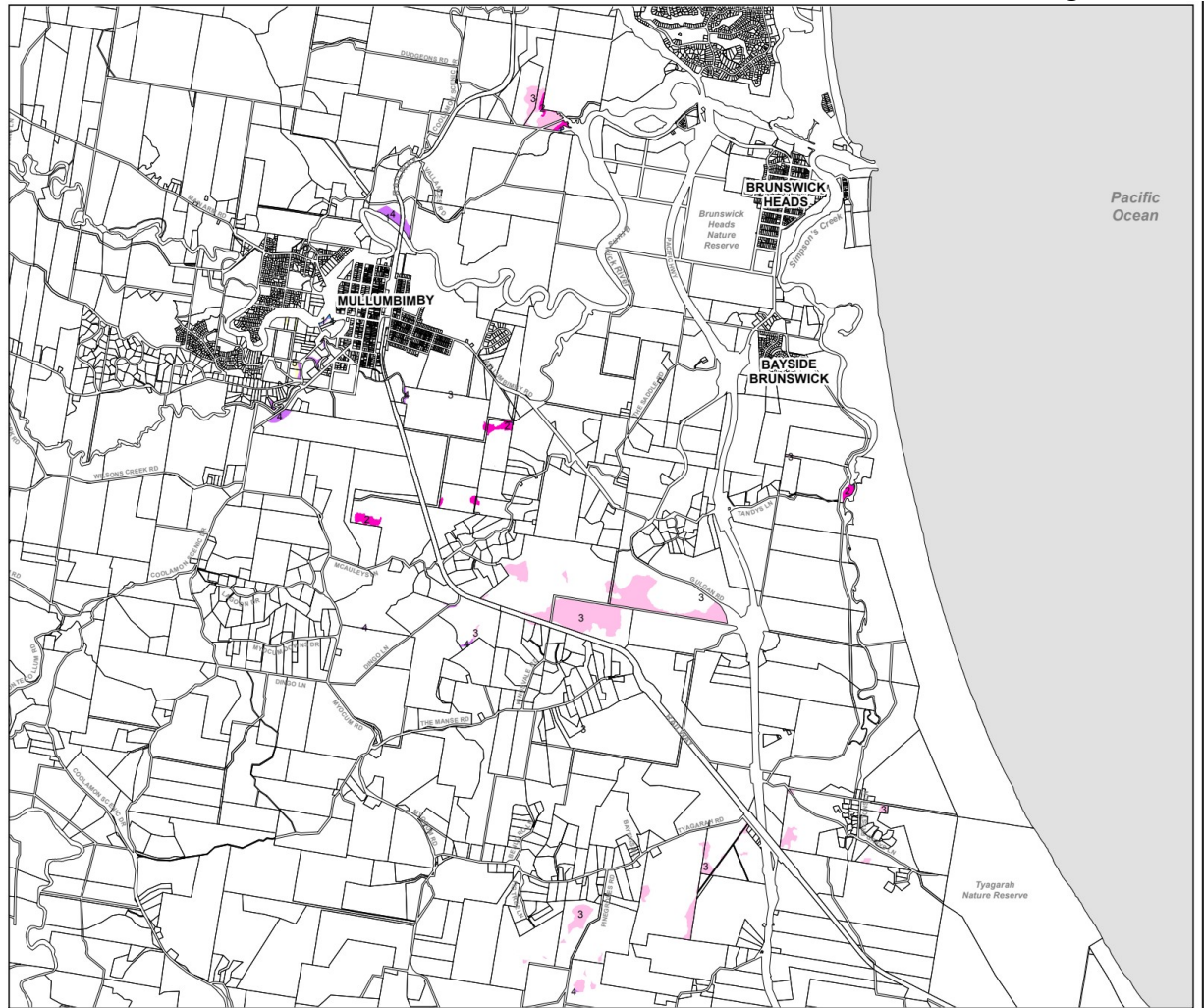
Land Parcels

## **Class**

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5



Projection: GDA 1984 Zone 56  
Date: 14/12/2018



# **Byron Local Environmental Plan 2014**

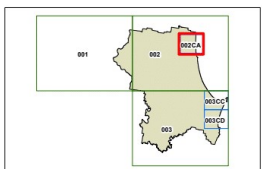
Acid Sulfate Soils Map - Sheet ASS\_002CA

(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels


## **Class**

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5



Projection: GDA 1984 Zone 56  
Date: 14/12/2018





**Byron Local Environmental Plan 2014 (Gateway)**

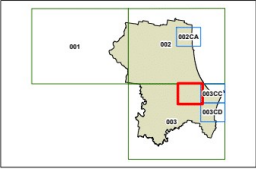
Acid Sulfate Soils Map - Part Sheet ASS\_003

(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels

**Class**

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5

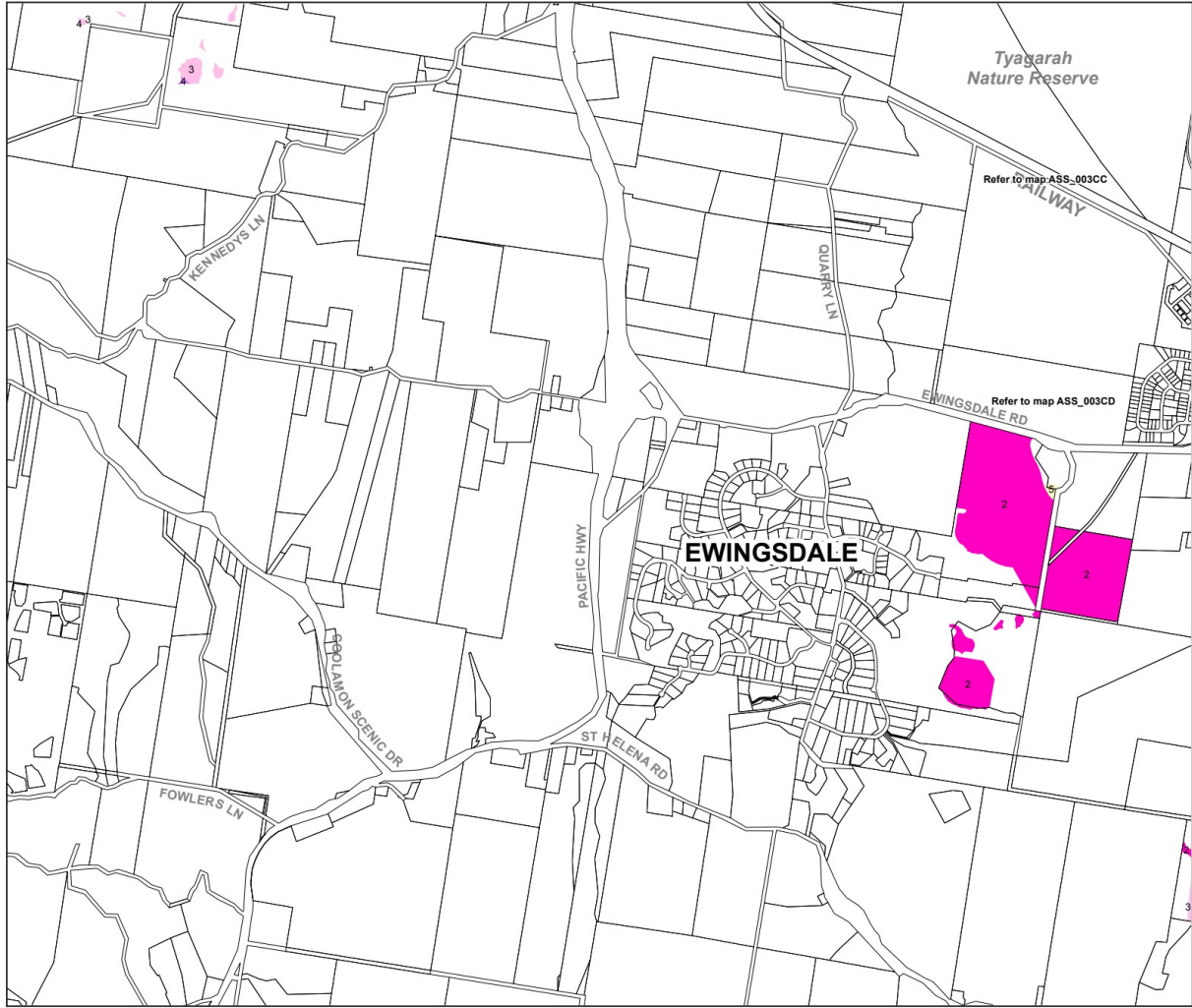



0 200 400 600 Metres

Scale: 1:20,000 @ A3

Projection: GDA 1984 Zone 58

Date: 14/12/2018





**Byron Local Environmental Plan 2014 (Gateway)**

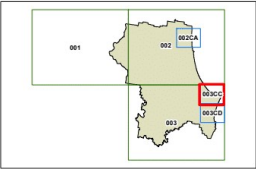
Acid Sulfate Soils Map - Sheet ASS\_003CC

(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels

**Class**

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5

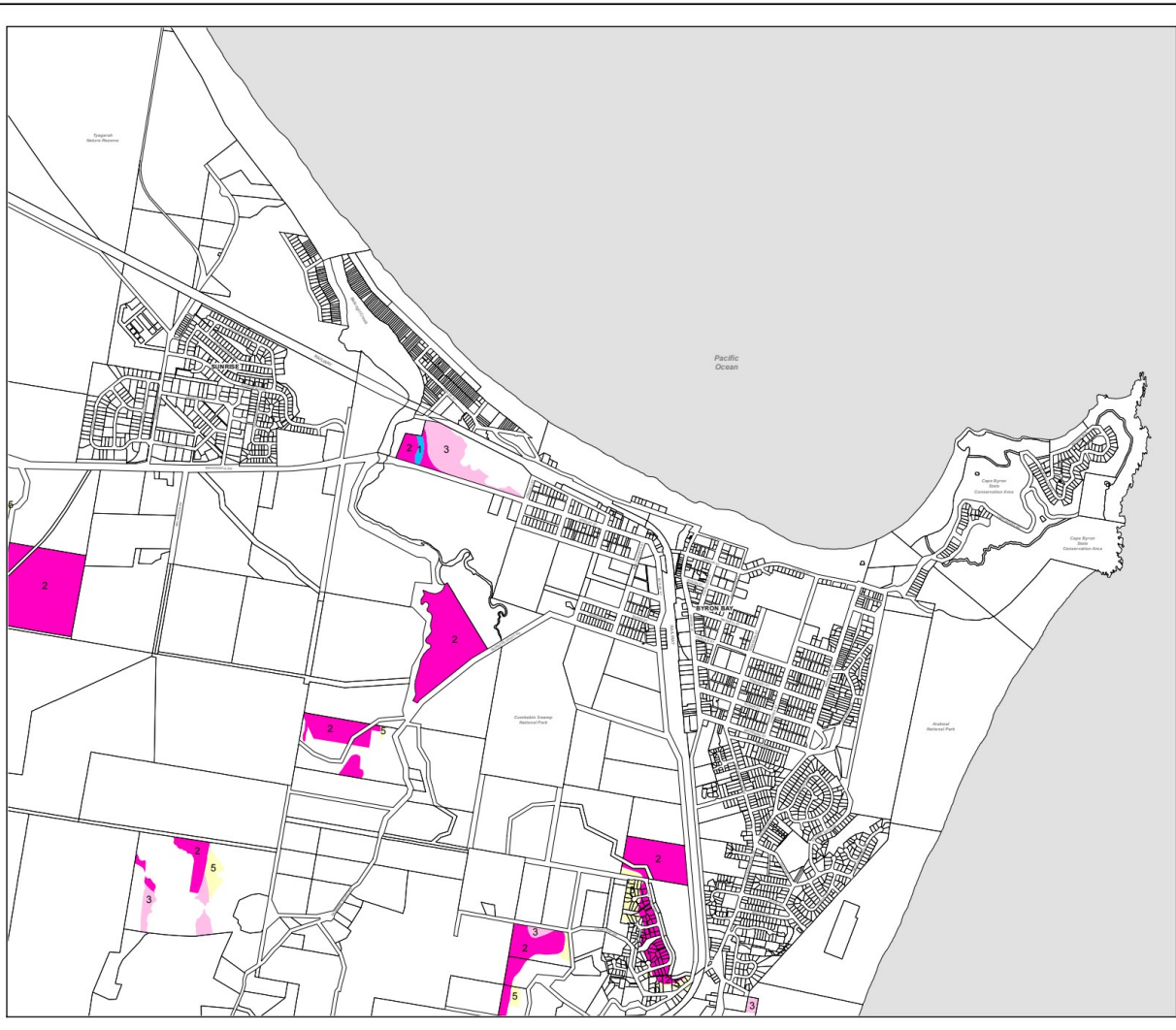


0 200 400 600 Metres

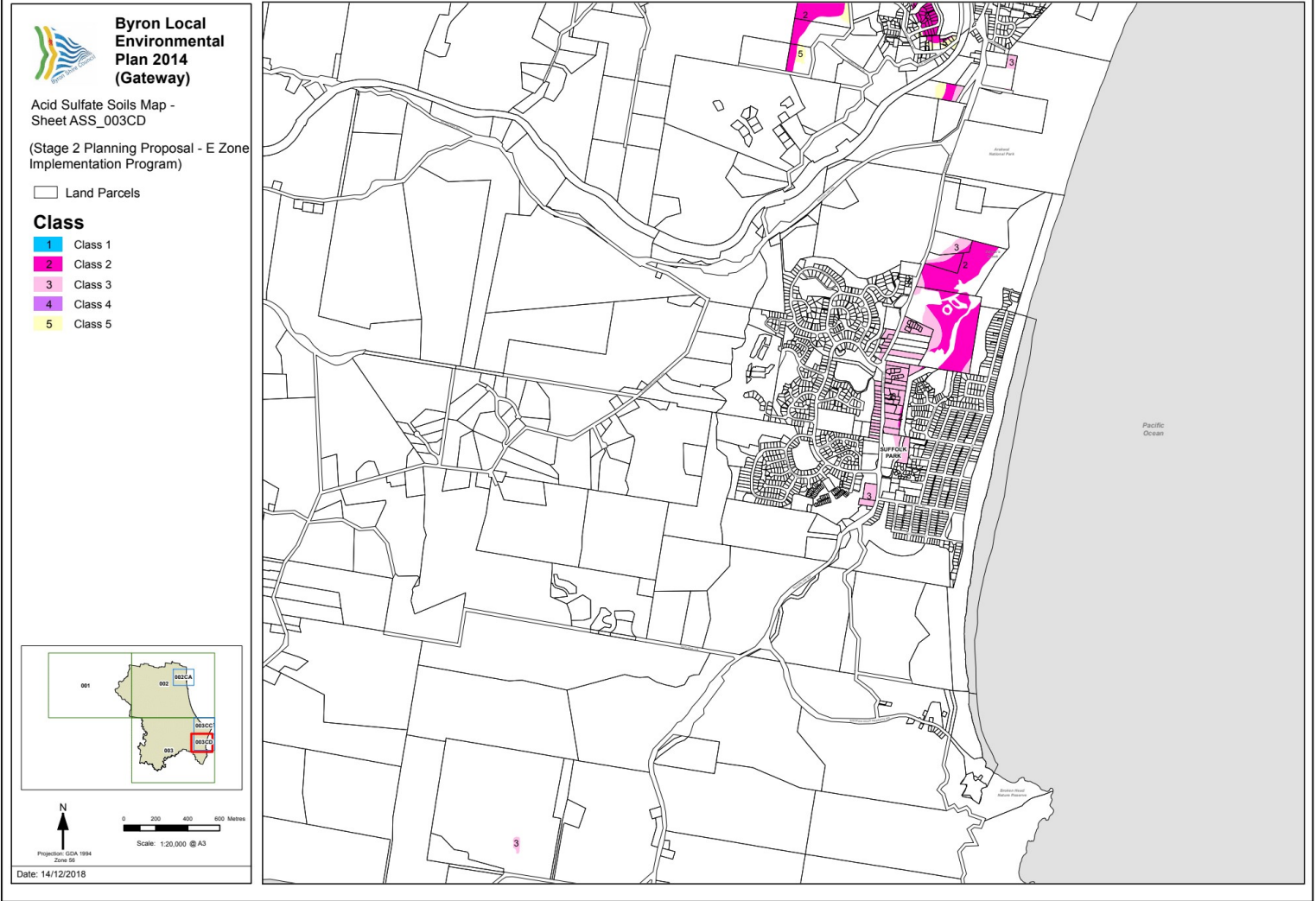
Scale: 1:20,000 @ A3

Projection: GDA 1984 Zone 58

Date: 20/02/2019








Byron Shire Council


## Drinking Water Catchment Maps:




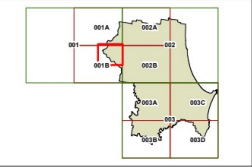
**Byron Local Environmental Plan 2014 (Gateway)**


Drinking Water Catchment Map - Sheet DWC\_001B


(Stage 2 Planning Proposal - E Zone Implementation Program)

 Land Parcels

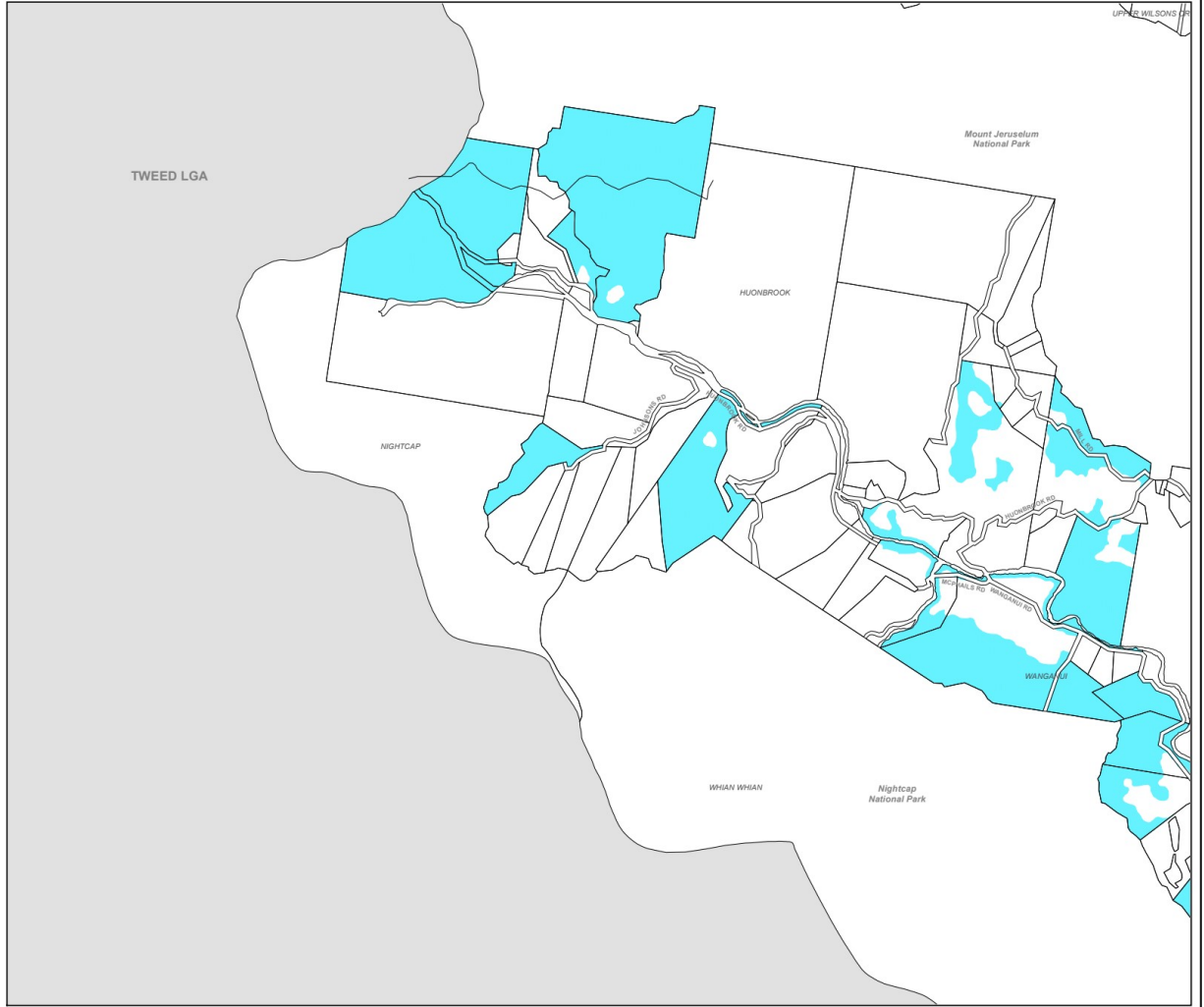
 Drinking Water Catchment




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0 200 400 600 Metres  
Scale: 1:20,000 @ A3

Projection: GDA 1984 Zone 56  
Date: 29/06/2018







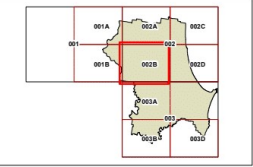
**Byron Local Environmental Plan 2014 (Gateway)**


Drinking Water Catchment Map - Sheet DWC\_002B


(Stage 2 Planning Proposal - E Zone Implementation Program)

 Land Parcels

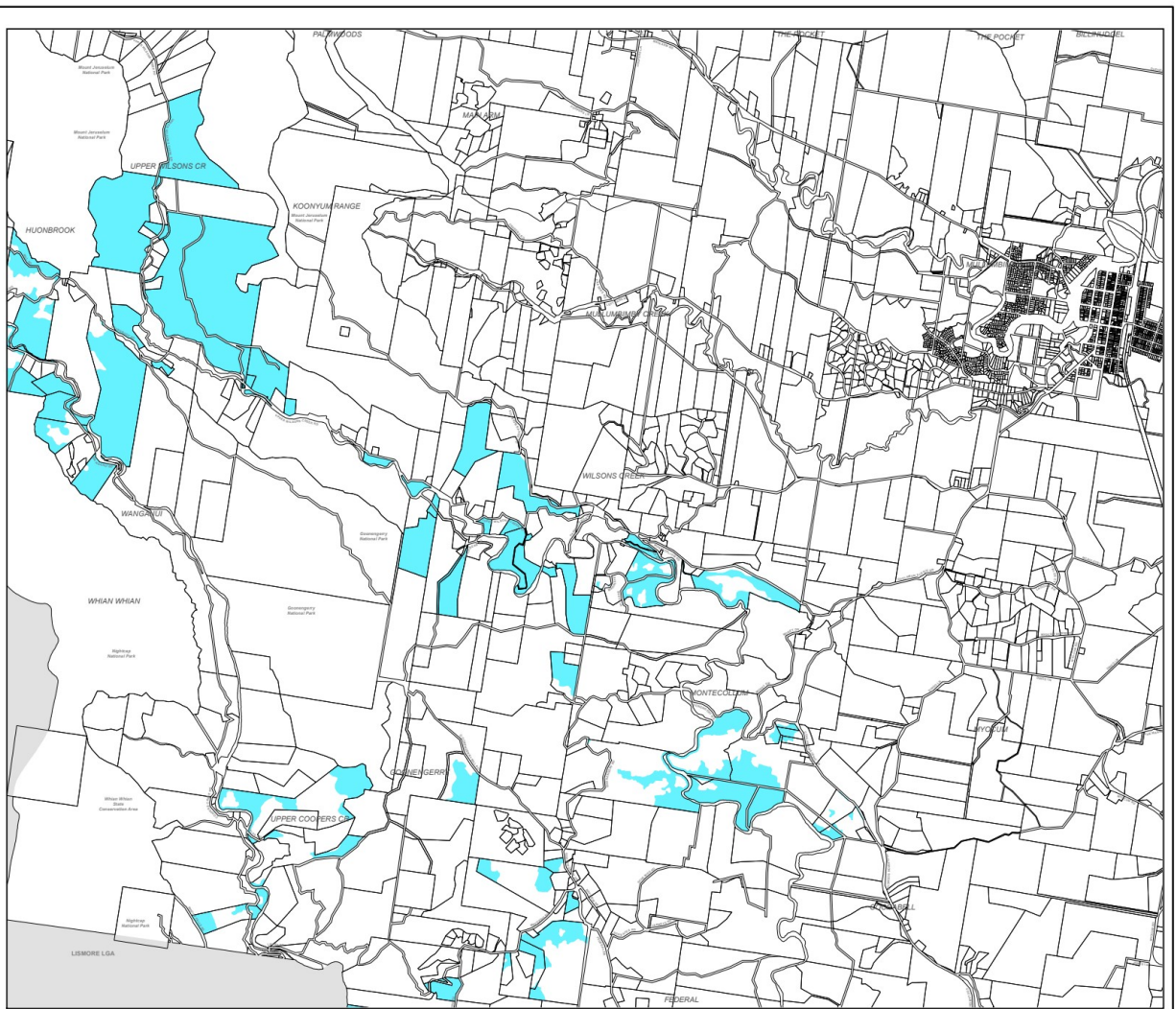
 Drinking Water Catchment



 N

  
0 400 800 1,200 Metres  
Scale: 1:40,000 @ A3


Projection: GDA 1984 Zone 56  
Date: 14/12/2018



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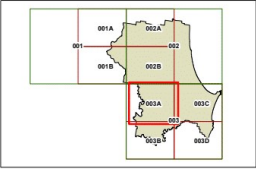
6/05/2019



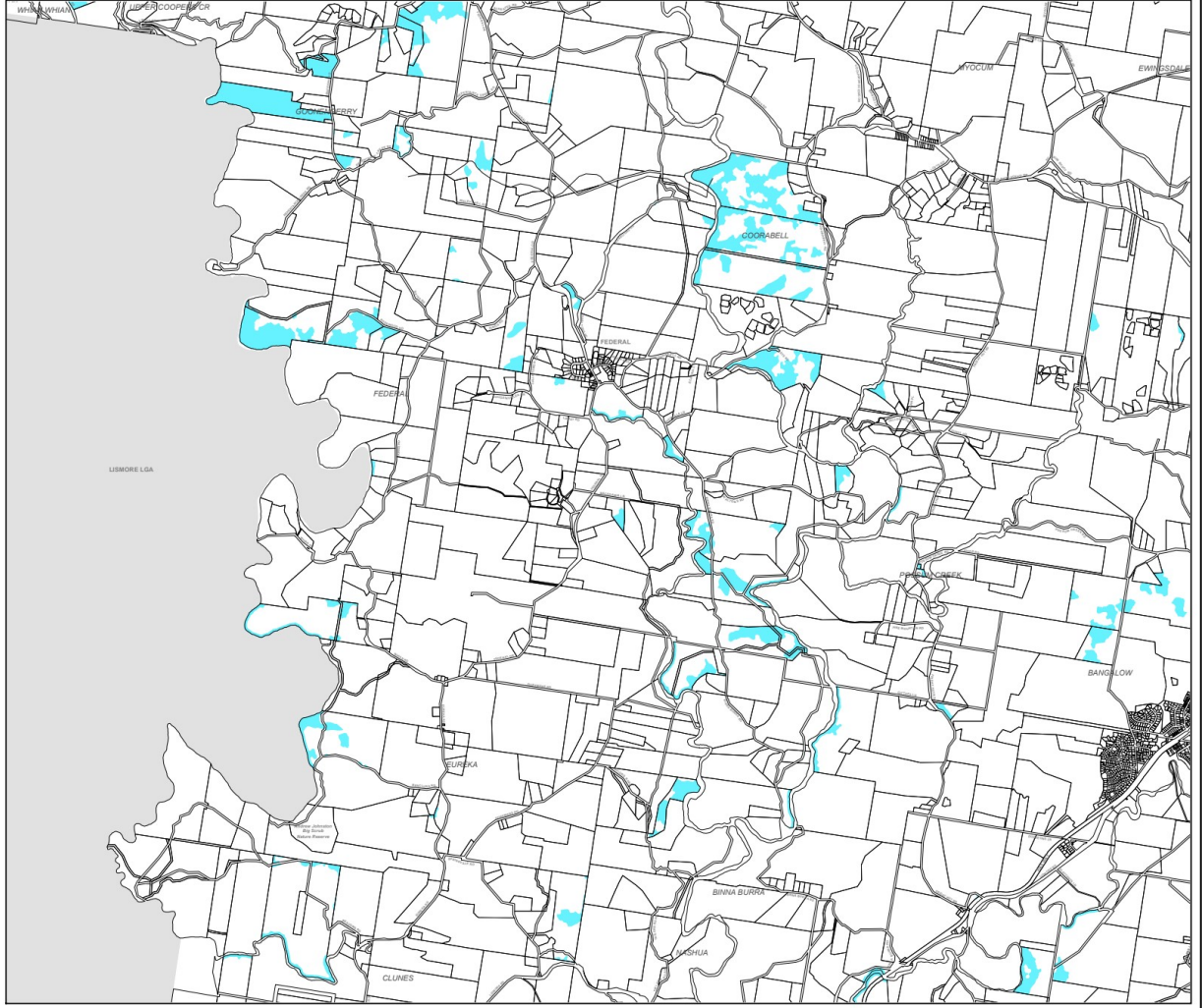



**Byron Local Environmental Plan 2014 (Gateway)**  
Drinking Water Catchment Map - Sheet DWC\_003A  
(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels  
Drinking Water Catchment



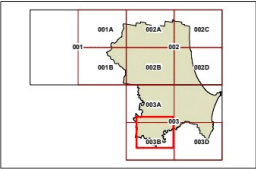
0 400 800 1,200 Metres  
Scale: 1:40,000 @ A3  
Projection: GDA 1994 Zone 56  
Date: 14/12/2018



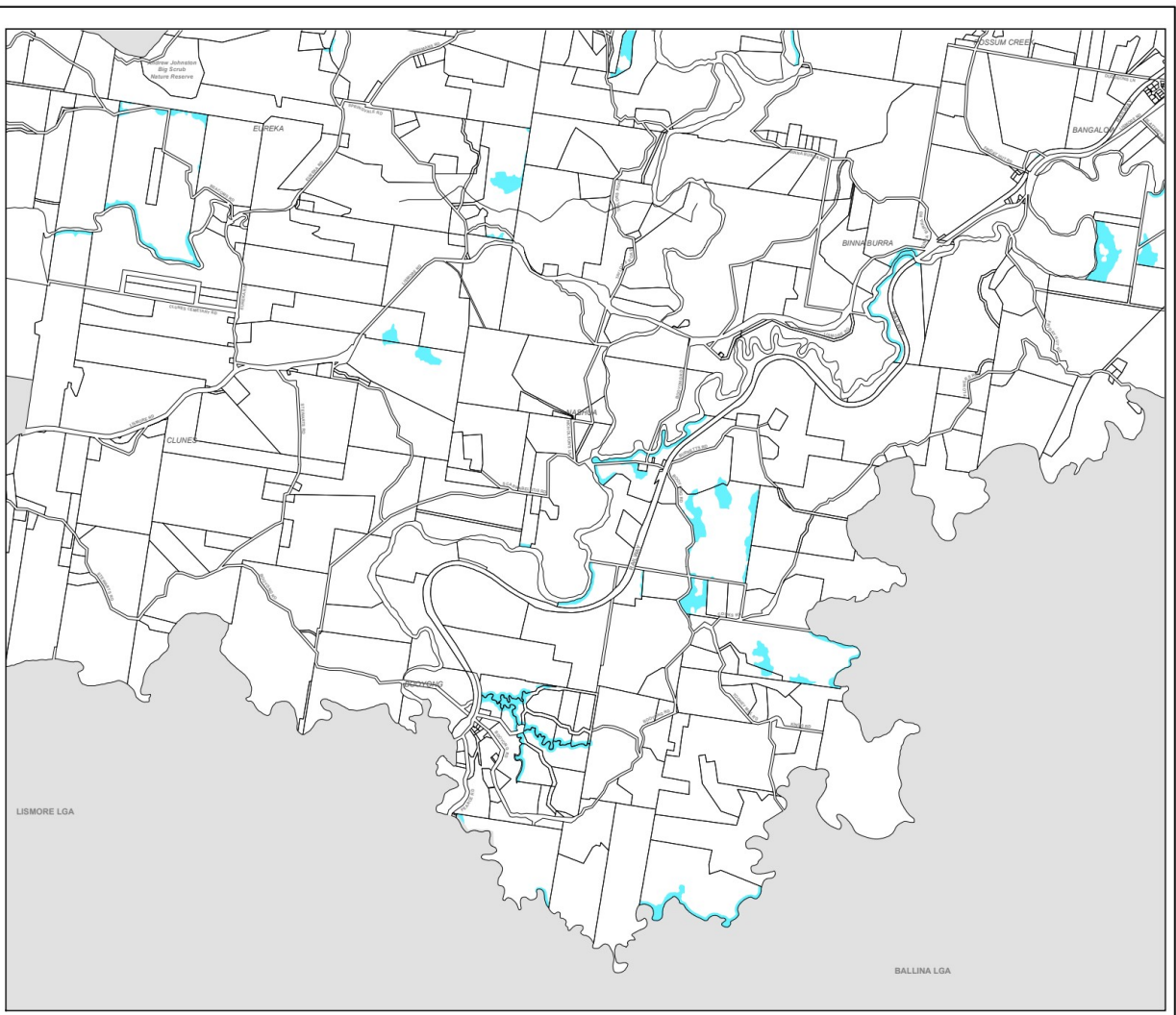


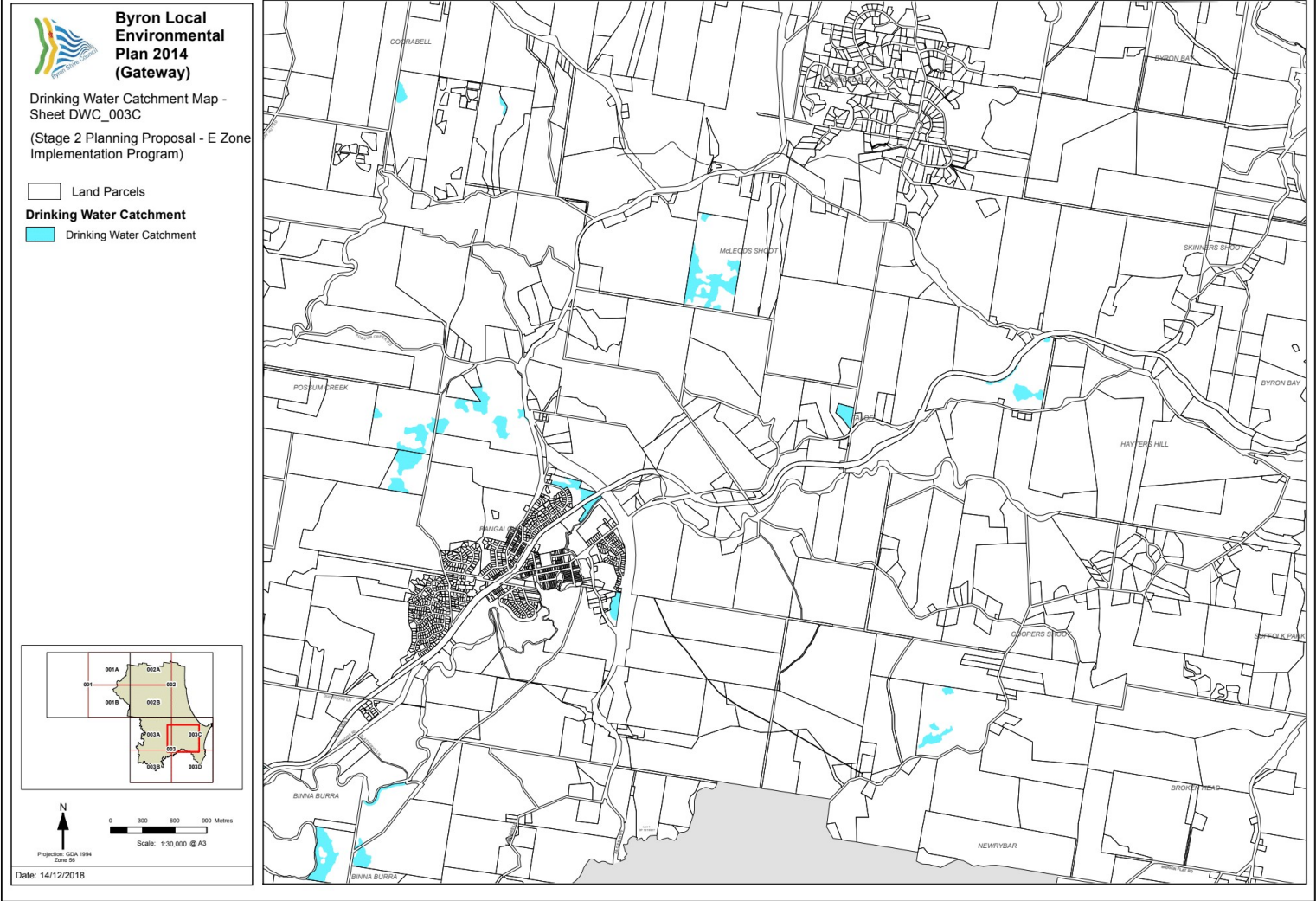
**Byron Local Environmental Plan 2014 (Gateway)**  
Drinking Water Catchment Map - Sheet DWC\_003B  
(Stage 2 Planning Proposal - E Zone Implementation Program)

Land Parcels  
Drinking Water Catchment



0 300 600 900 Metres  
Scale: 1:30,000 @ A3  
Projection: GDA 1994 Zone 56  
Date: 14/12/2018





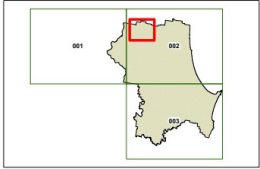
## Multiple Occupancy and Community Title Map



Locality

 Land Parcels

 multiple occupancy

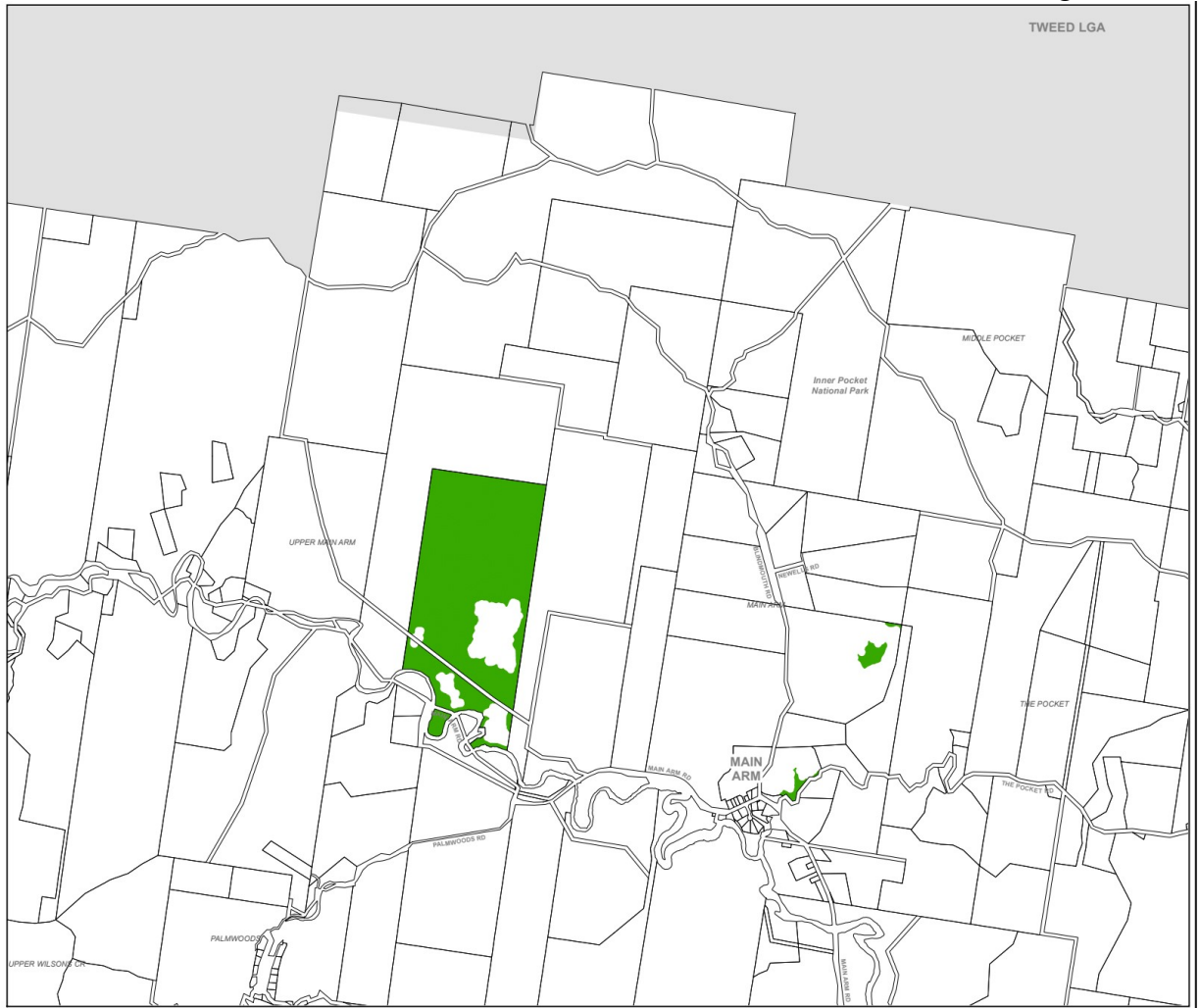


N

0 400 Metres

Projection: GDA 1994  
Zone 56

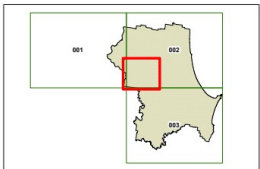
Date: 14/12/2018



Locality

 Land Parcels

 multiple occupancy

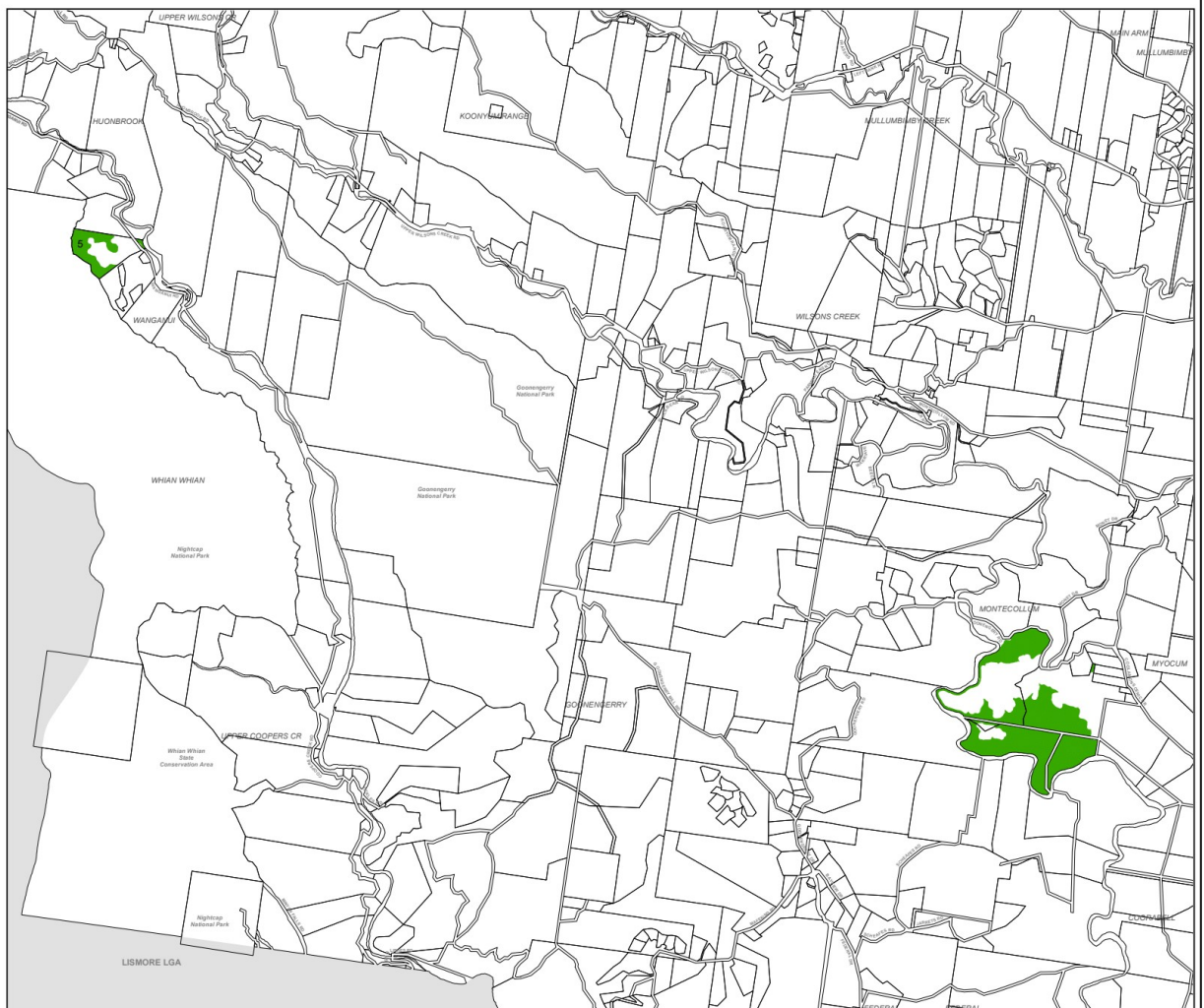



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0 400 800 Metres

Projection: GDA 1994  
Zone 56

Date: 14/12/2018





**Byron Local  
Environmental  
Plan 2014  
(Gateway)**

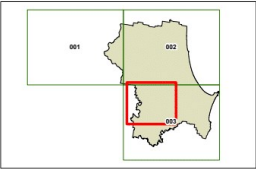
Additional Permitted Uses Map -  
Sheet MOCT\_003A

(Stage 2 Planning Proposal - E Zone  
Implementation Program)

Locality

Land Parcels

multiple occupancy



N

0 400 800 1,200 Metres

Scale: 1:40,000 @ A3

Projection: GDA 1994  
Zone 56

Date: 14/12/2018

