



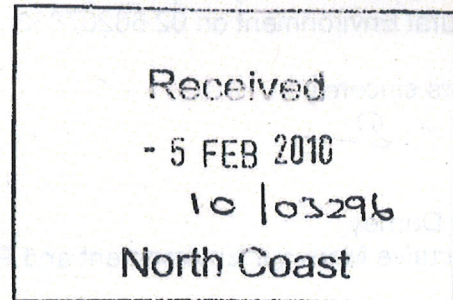
BSC File No: PLN559000/#929010

Your ref:

Contact: Sharyn French

3 February 2010

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



Dear Jim

Planning Proposal to Rezone Land at Bangalow

Council at its meeting of 8 October 2009 resolved (09-814) that various sites being considered in the draft Shire-wide Local Environmental Plan be progressed under the new gateway process. Council conceded that the draft Byron Shire-wide LEP, which Council has not yet received a Section 65 certificate for, will still be a number of years to gazettal, yet some local issues are pressing and need more urgent amendment. In particular, residential releases at Bangalow are needed to meet housing demands. The Council resolution was as follows:

09-814 (relevant extract only)

4. That Council confirm that sites 1a to 1h (as below) and identified in the report be progressed under the new LEP Gateway process.
 - 1a - Byron Hospital
 - 1b - Bangalow
 - 1c - dwelling entitlements - 17 properties
 - 1d - Cemetery Road
 - 1e - Ocean Shores
 - 1f - Jonson St commercial
 - 1g - Sandhills
 - 1h - Ewingsdale Road - sporting fields

Subsequent to this, Council at its meeting of 17 December 2009 resolved (09-1082) that applicants of the above sites be invited to proceed with applicant initiated proposals, if they wish to proceed under the gateway process, by employing a private planning consultant.

This letter and the attached planning proposals relate to site 1b-Bangalow of the above resolution.

In Accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposals:

- Area 2 & 3, Bangalow
- Area 4 North, Bangalow
- Area 4 South, Bangalow
- Area 6, Bangalow
- Area 7, Bangalow

All five sites are proposed to be partly rezoned for residential purposes by amending the Byron Local Environmental Plan 1988. The rezoning of these sites for residential purposes is supported by the

ALL COMMUNICATIONS TO BE ADDRESSED TO THE GENERAL MANAGER

PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)

Tel: (02) 6626 7000 DX 20007 Mullumbimby

Fax: (02) 6684 3018 Email: council@byron.nsw.gov.au

Bangalow Settlement Strategy, 2003, the Byron Shire Local Environmental Study, 2008, (copies of both enclosed on CD) and the Far North Coast Regional Strategy where the sites are mapped as 'Proposed Future Urban Release Areas'. As a result of their consideration for rezoning in these studies and the draft Shire-wide LEP, extensive investigations and reports have already been conducted and are included in the annexure for each proposal.

Enclosed are two maps: one depicting the location of each of the five sites in Bangalow and the other denoting the boundaries of the proposed residential zoning.

It is intended that all five planning proposals be progressed as one amendment to the *Byron Local Environmental Plan 1988*.

Should you have any enquiries please contact Sharyn French, Council's Manager Land Planning and Natural Environment on 02 66267033.

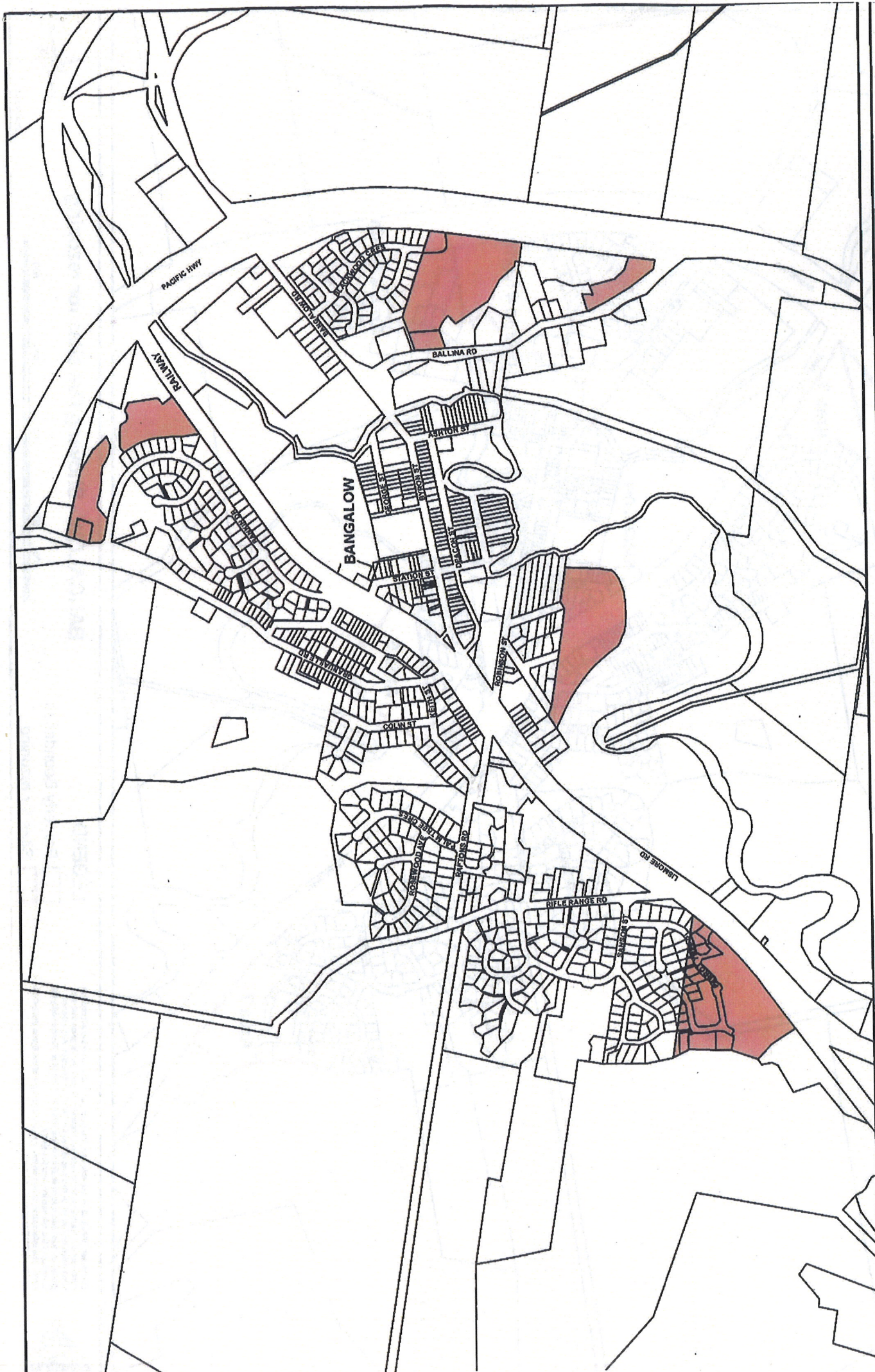
Yours sincerely

R. E. Darney

Ray Darney
Executive Manager Environment and Planning

Attachments:

- CD containing Bangalow Settlement Strategy, 2003 and Byron Shire Local Environmental Study, 2008
- Planning Proposal: Areas 2 & 3 Bangalow by Paul De Fina (#930672)
- Planning Proposal: Area 4 North, Bangalow by Paul De Fina (#930249)
- Planning Proposal: Area 4 South, Bangalow by Paul De Fina (#930206)
- Planning Proposal: Area 6, Bangalow by Rob van Iersel (#930967)
- Planning Proposal: Area 7, Bangalow by Rob van Iersel (#930885)



LEGEND

- Property Boundaries
- Areas Proposed for 2A Residential

BANGALOW - Showing boundary of proposed residential zoning

2nd Feb 2010

Disclaimer: While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it.

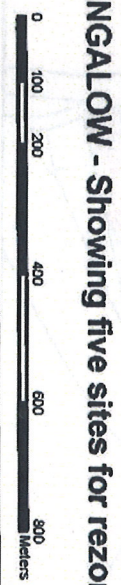
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- LEGEND**
- Property Boundaries
 - Sites for rezoning



2nd Feb 2010

