



## **Gateway Determination**

***Planning proposal (Department Ref: PP\_2018\_BYRON\_002\_00): to amend the multiple occupancy and community title map in the Byron Local Environmental Plan 2014 to include Lot 11 DP 1039847 and Lot 1 DP 1143630, 74 Charltons Road, Federal to enable it to be developed for multiple occupancy.***

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Byron Local Environmental Plan (LEP) 2014 to amend the multiple occupancy and community title map in the Byron LEP 2014 to include Lot 11 DP 1039847 and Lot 1 DP 1143630, 74 Charltons Road, Federal to enable it to be developed for multiple occupancy should not proceed for the following reasons:

1. the land is not identified for future rural lifestyle living opportunities in the Byron Rural Land Use Strategy 2017;
2. the proposal is inconsistent with the North Coast Regional Plan 2036 and it does not satisfy the important farmland interim variation criteria for the use of regionally significant farmland for multiple occupancy purposes; and
3. the proposal is inconsistent with section 9.1 Directions 1.5 Rural Lands and 5.10 Implementation of Regional Plans.

Dated 17<sup>th</sup> day of August 2018.

**Marcus Ray  
Deputy Secretary  
Planning Services  
Department of Planning and  
Environment**

**Delegate of the Minister for Planning**