



BSC File No: #E2015/1869  
Contact: Julie Francombe

20 January 2015

Department of Planning & Environment  
Locked Bag 9022  
GRAFTON NSW 2460  
Attention: Mr Jim Clark

Received  
22 JAN 2015  
15/01/15  
Northern Region

Dear Jim

**Planning Proposal to amend Byron LEP 2014 to rezone part of Lot 5 DP880917 Shara Boulevard, North Ocean Shores for the development of the North Ocean Shores Sports Field**

Council at its Ordinary Meeting of 11 December 2014 considered the need to amend its LEP to enable the development of the North Ocean Shores Sports Field and resolved as follows:

- "2. That Council endorses the North Ocean Shores Sports Field Planning Proposal (#E2014/78554 as amended by Cr Cameron) for submission to the Department of Planning and Environment as amended without the proposal to reclassify the land from 'community' to 'operational'. )"

The entire subject lot is currently identified as "Deferred Matter" in LEP 2014 and as such remains zoned part '1(a) General Rural', part '5(b) High Hazard Flood Liable', part '7(b) Coastal Habitat', and part '7(k) Habitat' under Byron LEP 1988. The portion of Lot 5 affected by the proposed rezoning is zoned part '1(a) General Rural', part '7(k) Habitat' and part '5(b) High Hazard Flood Liable'.

This proposal specifically relates to the "disturbed" north-western, portion of Lot 5 DP880917, Shara Boulevard, North Ocean Shores, where the primary objective is to deliver a new soccer field and associated amenities. To this end it is proposed that land in the north-western portion of the lot be zoned RE1 Public Recreation.

Map 4 in Appendix A of the attached planning proposal displays the proposed Land Zoning Map.

In accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed North Ocean Shores Sports Field Planning Proposal (E2015/2396) for a Gateway determination. The original proposal has been amended as requested in the resolution above and accordingly does not include any reclassification of land.

The planning proposal is not considered to be 'low impact' as outlined in the Department of Planning and Infrastructure's, *A guide to preparing local environmental plans*, as it is not generally consistent with the pattern of surrounding land use zones and/or land uses. Therefore a 28 day public exhibition period is recommended.

Should you have any enquiries please contact Julie Francombe by phone (02) 6626 7118 or email [julie.francombe@byron.nsw.gov.au](mailto:julie.francombe@byron.nsw.gov.au).

Yours sincerely

Alex Caras  
Team Leader – Strategic Land Planning



Planning Proposal E2015/2396 (In part only. Complete document has been emailed.)

ALL COMMUNICATIONS TO BE

ADDRESSED TO THE GENERAL MANAGER

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