



BSC File No: 26.2013.3.1- #E2016/30045
Contact: Fiona Sinclair

10 May 2016

General Manager Northern Region
Department of Planning & Environment
Locked Bag 9022
GRAFTON NSW 2460
By email: northcoast@planning.nsw.gov.au

Dear Sir/ Madam

Planning Proposal to amend Byron LEP 2014 in relation to Tallowood Ridge, Mullumbimby

Council at its Ordinary Meeting of 7 April 2016 considered a Planning Proposal to amend the Byron LEP 2014 in regards to land known as 'Tallowood Ridge', Mullumbimby. The proposal seeks to alter the land use zones to expand residential development opportunities (by about 65 lots), with consequential minimum lot size and floor space ratio changes. It also incorporates environmental and public recreation areas. Council Resolution 16-118 includes the following:

1. That Council send the Planning Proposal to amend Byron LEP 2014 (Attachment 1) including the Sustainability Criteria Assessment and relevant technical reports (Attachment 2), to the NSW Department of Planning and Environment for a Gateway Determination.
2. That Council request the Department of Planning and Environment retain delegated authority to make the LEP Amendment, as the subject land is not identified as a future urban release area and is outside the Town and Village Growth Boundary for Mullumbimby in the Far North Coast Regional Strategy.
3. That Council include the areas proposed for environmental protection purposes in this planning proposal in any shire wide E zone criteria assessment that Council undertakes in the future relevant to the Minister for Planning and Environment's Section 117(2) Direction regarding the application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs.

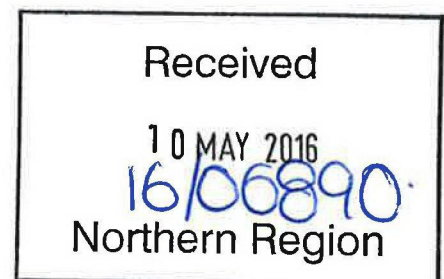
In accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposal for a Gateway determination. Council requests that the Department of Planning and Environment retain delegated authority to make the LEP Amendment in this instance, given that the subject land is outside the Town and Village Growth Boundary for Mullumbimby in the Far North Coast Regional Strategy.

Should you have any enquiries please contact Fiona Sinclair by phone (02) 6626 7118 or email fiona.sinclair@byron.nsw.gov.au.

Yours sincerely

Alex Caras
Team Leader – Land Use Strategies

Encl. Planning Proposal for Tallowood Ridge #E2016/18397
Sustainability Criteria and Proponent's Technical Reports #2016/16179
Council Report # 12015/1584



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