



#E2020/94035  
BSC File No: 26.2020.5.1  
Contact: Sam Tarrant

Department of Planning, Industry and Environment  
Grafton NSW 2460

23 November 2020

Dear Sir/Madam

**Planning proposal for an amendment to Byron LEP 2014 to rezone 158 Jonson Street, Byron Bay from SP2 rail corridor to SP2 car park, E2 Environmental Conservation and E3 Environmental Management.**

Council at its Planning Meeting of 19 November 2020 received a report on the above mentioned planning proposal and resolved as follows:

1. proceed with the planning proposal as attached to this report (Attachment 1 – E2020/83230) to amend LEP 2014 to permit a car park and apply environment protection zones on the subject land;
2. forward the planning proposal to the NSW Department of Planning, Industry and Environment for a Gateway determination;
3. pending a positive Gateway determination and completion of adequate studies and further supporting information, undertake public exhibition of the planning proposal in accordance with the determination requirements; and
4. consider a submissions report post-exhibition that includes any recommended changes to the planning proposal for final adoption.

In accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposal for a Gateway determination. Given that the proposal is considered to be of local planning significance only, Council will be requesting delegation for the relevant plan making functions in this instance.

This planning proposal is not considered to be 'low impact' as outlined in *a guide to preparing local environmental plans*, and as such a 28 day public exhibition period is recommended.

To support this request the following is attached to the planning proposal:

- Geotechnical report
- Traffic study
- Ecology report



TRADITIONAL HOME OF  
THE BUNDJALUNG PEOPLE

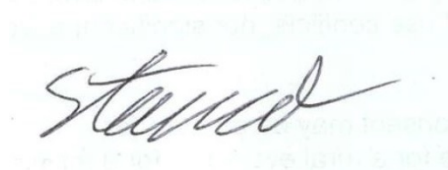
ALL COMMUNICATIONS TO BE  
ADDRESSED TO THE GENERAL MANAGER  
PO Box 219 Mullumbimby NSW 2482 (70-90 Station Street)  
E: [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au)  
P: 02 6626 7000 F: 02 6684 3018  
[www.byron.nsw.gov.au](http://www.byron.nsw.gov.au) ABN: 14 472 131 473

Prior to exhibition, the planning proposal recommends further information and studies including:

- A study of the sites Aboriginal heritage
- A preliminary contaminated land study
- A bushfire hazard report

Should you have any enquiries please contact me by phone (02) 6626 7216 or email [starrant@byron.nsw.gov.au](mailto:starrant@byron.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Starrant', is centered on a light blue rectangular background.

Sam Tarrant  
Planner