



#E2021/114546
BSC File No: 26.2021.1.1
Contact: Sam Tarrant

Department of Planning, Industry and Environment
Grafton NSW 2460
Via Planning Portal

5 October 2021

Dear Sir/Madam

Planning Proposal to permit Community Title & R5 Large Lot Residential Development - 53 McAuleys Lane, Myocum - Byron LEP 2014.

Council at its Planning Meeting of 10 June 2021 received a report on the above mentioned planning proposal and resolved as follows:

1. Accept the applicant's letter of offer to enter into a Voluntary Planning Agreement (VPA) (Attachment 6 E2021/69988) with Council as part of this planning proposal subject to the letter of offer being amended to include:
 - a) Safety upgrades to accommodate pedestrian and cycle links from the development site to Mullumbimby Road.
 - b) Integration of pedestrian and cycle links with the proposed McAuleys Lane / Mullumbimby Road intersection upgrade.
 - c) provision of a slip lane for turning into Saddle Road from Mullumbimby Road that provides better safety and access for cyclists, pedestrians, and all road users.
2. Require that a draft VPA be prepared in accordance with the amended letter of offer.
3. Amend the Planning Proposal (Attachment 1 E2021/72620) to reflect the recommendations contained in this report and as shown below:
 - a) Reposition the northern boundary of the proposed R5 zone to ensure no encroachment within the required ecological setback areas for the riparian zone and freshwater wetland in the north of the site (i.e. 20m from the top of the stream bank or wetland edge); and
 - b) Make consequential amendments to the minimum lot size map and subdivision concept plan.
4. Forward the amended planning proposal to the NSW Department of Planning, Industry and Environment for a Gateway determination.



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
P: 02 6626 7000 F: 02 6684 3018
www.byron.nsw.gov.au ABN: 14 472 131 473

5. Prior to public exhibition, update the stormwater and onsite waste management assessment reports to reflect maximum development that assumes dual occupancy dwellings on proposed lots.
6. Undertake public exhibition of the planning proposal in accordance with the Gateway determination requirements.
7. Consider a submissions report post-exhibition that includes any recommended changes to the planning proposal for final adoption.

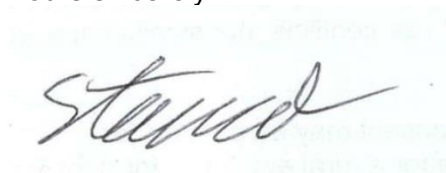
The letter of offer to enter into a VPA has been amended in accordance with 1 above. The maps within the planning proposal have been amended in accordance with 2 above.

The VPA will be drafted after a Gateway determination is received.

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.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Starrant', is written over a light blue rectangular stamp. The stamp contains some faint, illegible text.

Sam Tarrant
Planner