



*Planning Proposal – Byron Local
Environmental Plan 2014*

**Conservation Zone (C Zones)
Implementation Program – Stage 4**



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26.2022.3.1

Document History

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1. Introduction and Background

1.1. Summary of Planning Proposal

This planning proposal seeks to integrate land identified as “deferred matters” into Byron Local Environmental Plan (LEP) 2014, and includes the application of environmental zones to certain “non-Deferred Matter” areas already included in LEP 2014. Appropriate zones are proposed having regard for the applicable legislative requirements, Northern Councils E Zone Review Final Recommendations Report (2015), associated s9.1 Ministerial Direction 3.4 and previous Council resolutions.

This planning proposal represents **Stage 4** of a staged program to integrate the remainder of deferred matters into the Byron LEP 2014, with exception of Coastal 7(f1) and 7(f2) zones and the 7(d) Scenic Escarpment zone, which will be considered under a separate process in consultation with the State Government. Stage 4 includes to land owned by public authorities and our traditional owners and custodians, as well as private land deferred from the Stage 3 planning proposal (by the Department) to allow for further site investigations as part of this review.

1.2. Project Background

The ‘Northern Councils E Zone Review Final Recommendations Report’ was published in October 2015. Council subsequently resolved to proceed with a ‘staged’ program to amend Byron LEP 2014 in order to implement the Finals Recommendations Report. Stages 1 - 3 have been completed and gazetted. However in Stage 3 the Department deferred 22 of the 31 sites to give Council an opportunity to supplement the aerial photography with a further verification methods (eg physical site investigations).

1.3. Land to Which the Planning Proposal Applies

This planning proposal (Stage 4 of Council's C zone implementation program) relates to certain land owned by public authorities and our traditional owners and custodians, as well as private land deferred from the Stage 3 planning proposal (by the Department) to allow for further site investigations as part of this review. Of the 22 ‘Stage 3’ sites deferred by the Department, agreed outcomes have not been reached on 11 of these.

Overall, Stage 4 incorporates 1,494 land parcels, of which 1,050 are road reserves..

The subject lands are located throughout the shire as depicted in Figure 1 below.

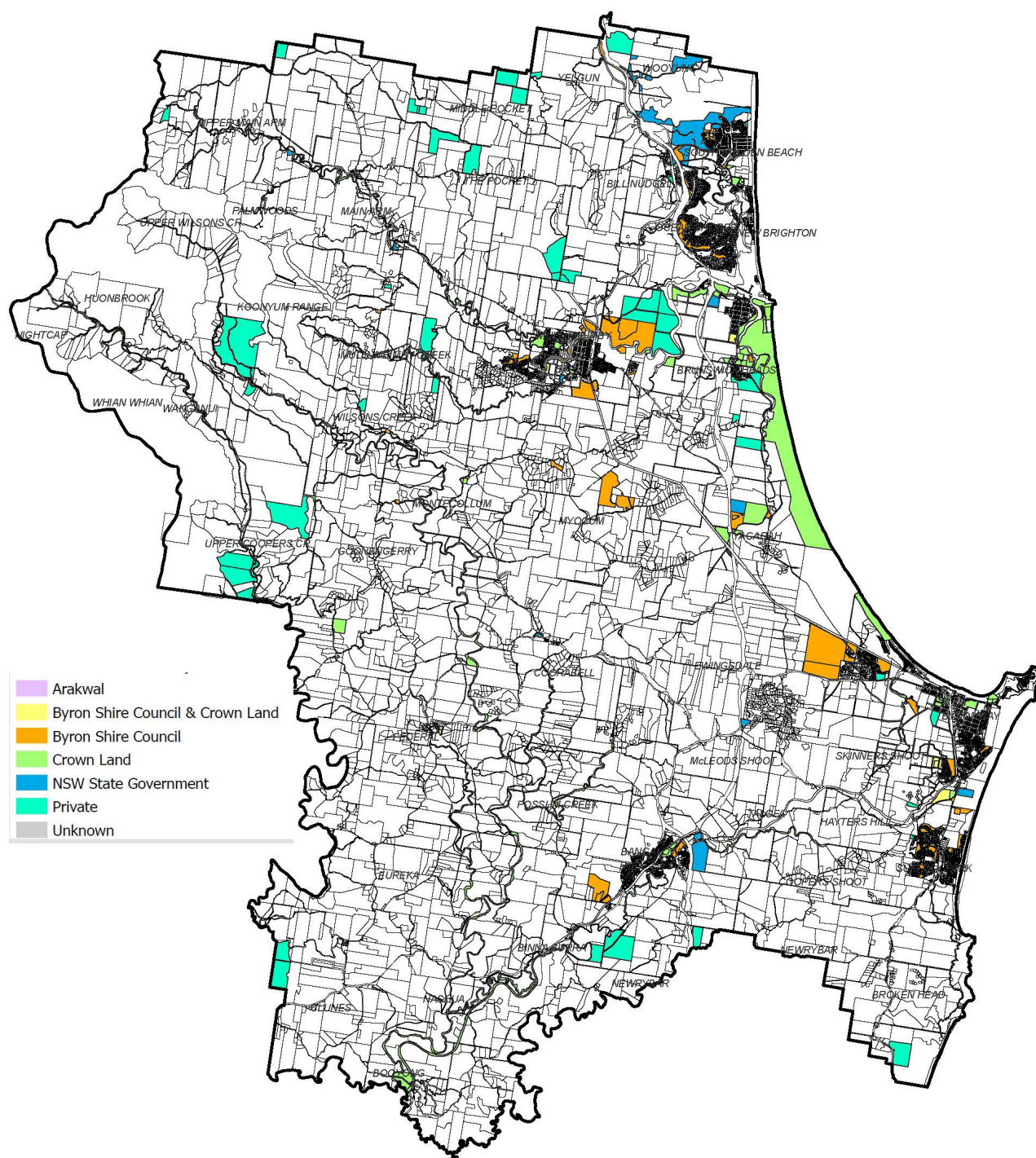


Figure 1: Map showing affected land parcel categories – Byron Shire

1.4. Summary of previous stages and current planning proposal

Stage 1 Planning Proposal (PP1)

PP1 applied environmental and non-environmental zones to 64 properties in the Shire based on agreed outcomes. This included approximately 340 ha of *C2 Environmental Conservation* zones and 60 ha of *C3 Environmental Management* zones (formerly E2 and E3 respectively).

Status: completed and gazetted on 28 February 2020.

Stage 2 Planning Proposal (PP2)

PP2 applied environmental and non-environmental zones to 619 properties in the Shire based on agreed outcomes. Approximately 1,485 ha of *C2 Environmental Conservation* zones and 400 ha of *C3 Environmental Management* zones (formerly E2 and E3 respectively) are applied in PP2. It also amends other LEP 2014 maps such as Minimum Lot Size, Height of Building, Drinking Water Catchment and Acid Sulfate Soils Maps.

Status: completed and gazetted on 14 May 2021.

Stage 3 Planning Proposal (PP3)

PP3 applied environmental and non-environmental zones to over 2,200 properties in the Shire, which included approximately 4,740 ha of *C2 Environmental Conservation* zones and 816 ha of *C3 Environmental Management* zones (formerly E2 and E3 respectively).

Status: completed and gazetted on 8 November 2022.

Stage 4 Planning Proposal (PP4) – subject of this report

PP4 seeks to apply environmental and non-environmental zones to 1,494 land parcels, of which 1,050 are road reserves. The proposed environmental zones comprise approximately 35 ha of *C1 National Parks and Nature Reserves*, 625 ha of *C2 Environmental Conservation*, 270 ha of *C3 Environmental Management* and 0.04 ha of *C4 Environmental Living* zones to a mix of land owned by public authorities and our traditional owners and custodians, as well as private land deferred from the Stage 3 planning proposal (by the Department) to allow for further site investigations as part of this review.

A visual overview of the staged planning proposal program is presented in section 1.7 below.

1.5. Gateway Determination

[To be completed following Gateway determination]

1.6. C Zone Implementation: Context and Application

The application of environmental zones (C zones) in Byron Shire must be consistent with the *Northern Councils E Zone Review Final Recommendations Report* prepared by the former Department of Planning and Environment. This report is supported by Section 9.1 Ministerial Direction 3.4 to ensure the application of C zones and mapped planning controls are consistent with the final recommendations report.

Council's application of C zones (formerly 'E zones') to 'deferred' and 'non-deferred' land is informed by the following key elements of the *Final Recommendations Report*.

(i) Primary use of land

The *Final Recommendations Report* defines "primary use" of the land as the main use for which the land has been used for the last two (2) years.

For land that Council has verified as consistent with the vegetation criteria for an environmental zone, an C2 or C3 zone will generally be applied if the primary use of the land is confirmed to be environmental conservation (C2) or environmental management (C3).

The primary use of the land may vary across a particular property depending on the characteristics of the land. This means that land which is currently zoned rural could continue to have a rural zone, but may have parts of that land which have attributes that meet the criteria for an C2 or C3 zone mapped accordingly.

It is not necessary to determine the primary use of land already within an existing environmental zone such as 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988.

For purposes of this planning proposal, the primary land use has been assessed by Council in consultation with affected landowners (namely public authorities; traditional owners, private landowners).

(ii) Verifying the C zone criteria

An C zone or other mapped planning controls can be applied to land where the presence of attributes that meet the criteria have been verified by using one or a combination of the following:

- Biodiversity field inspections and ground surveys conducted by an appropriately qualified person.
- Flora and fauna reports conducted by a suitably qualified person (field work must be less than five years old).
- Review of current (not more than five years old) high resolution digital aerial photography verified by another one of these verification techniques.
- Aboriginal heritage field inspections and ground surveys conducted by an appropriately qualified person or someone with extensive field experience.
- Cultural heritage reports conducted by a suitably qualified person and in accordance with current guidelines.
- Consultation with Aboriginal cultural knowledge holders in relation to culturally significant lands in accordance with current guidelines.

It is not mandatory to apply a C zone if the land has been verified to meet the criteria.

(iii) Transferring previous environmental protection (7) zones

Land that is currently zoned *7(a) Wetlands Zone*, *7(b) Coastal Habitat Zone*, *7(j) Scientific Zone* or *7(k) Habitat Zone* under the Byron LEP 1988 may be transferred to an C2 or C3 zone once the attributes of the land have been verified against the criteria.

As mentioned above, it is not necessary to determine the primary use of land already within an existing environmental zone such as 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988.

(iv) Voluntarily revegetated land

Land that has been voluntarily revegetated will not have an C2 or C3 zone applied to it without the landowner's agreement, unless the revegetation was undertaken with grant funding that required ongoing protection of the vegetation.

However, the landowner's agreement is not required if a Vegetation Overlay Map is applied to this revegetated land to identify matters that need to be considered when assessing future development applications on this land.

(v) Public, private and Indigenous-owned land inconsistent with the criteria

Public- and Indigenous-owned land may be zoned C2 or C3, despite being inconsistent with the criteria, if the primary use of the land is environmental conservation or environmental management and agreed to in consultation with affected landowners.

Private land may be zoned C2 or C3, despite being inconsistent with the criteria, if it is consistent with a negotiated development outcome (eg master plan, rezoning, development consent or designated offset areas) or with the agreement of the landowner.

(vi) Zoning of State and regionally significant farmland

When zoning State or regionally significant farmland, council must have regard for the primary use of the land before applying a C zone or a rural zone. Notwithstanding this, the primary use of land principle does not apply to land currently zoned for environmental protection.

(vii) Application of multiple zones to a single property (split zoned lots)

More than one zone can be applied to properties where the characteristics of different areas of the land reflect different uses of the land.

(viii) Mapped planning controls and associated clauses

Land that has been verified to meet the criteria for an C2 or C3 zone, where the primary use of the land is not environmental conservation or environmental management, may be included in a mapped planning control (also known as an “overlay”) such as a Vegetation Overlay Map.

In the case of vegetation overlay map, this will not duplicate C2 or C3 zones.

NOTE: Council will consider the use of Vegetation and/or Riparian Overlay maps in subsequent stages of the C zone implementation program .

(ix) Scenic protection and aesthetic values

Council is not permitted to use scenic or aesthetic values as an attribute for the application of an C zone or mapped planning controls.

(x) Permissibility of agriculture in C zones

Extensive agriculture is to be listed as permissible with consent in the C2 zone and permissible without consent in the C3 zone.

The C3 zone can encompass areas where extensive agriculture occurs, such as understorey grazing or flood refuge.

1.7. C Zone Implementation Program and Staging Overview

Council at its 22 March 2018 Ordinary Meeting adopted a staged ‘planning proposal’ program to amend Byron LEP 2014 to implement the Department’s ‘Northern Councils E Zone Review Final Recommendations Report’. The staging, which has since been revised, is shown in Figure 2 below.

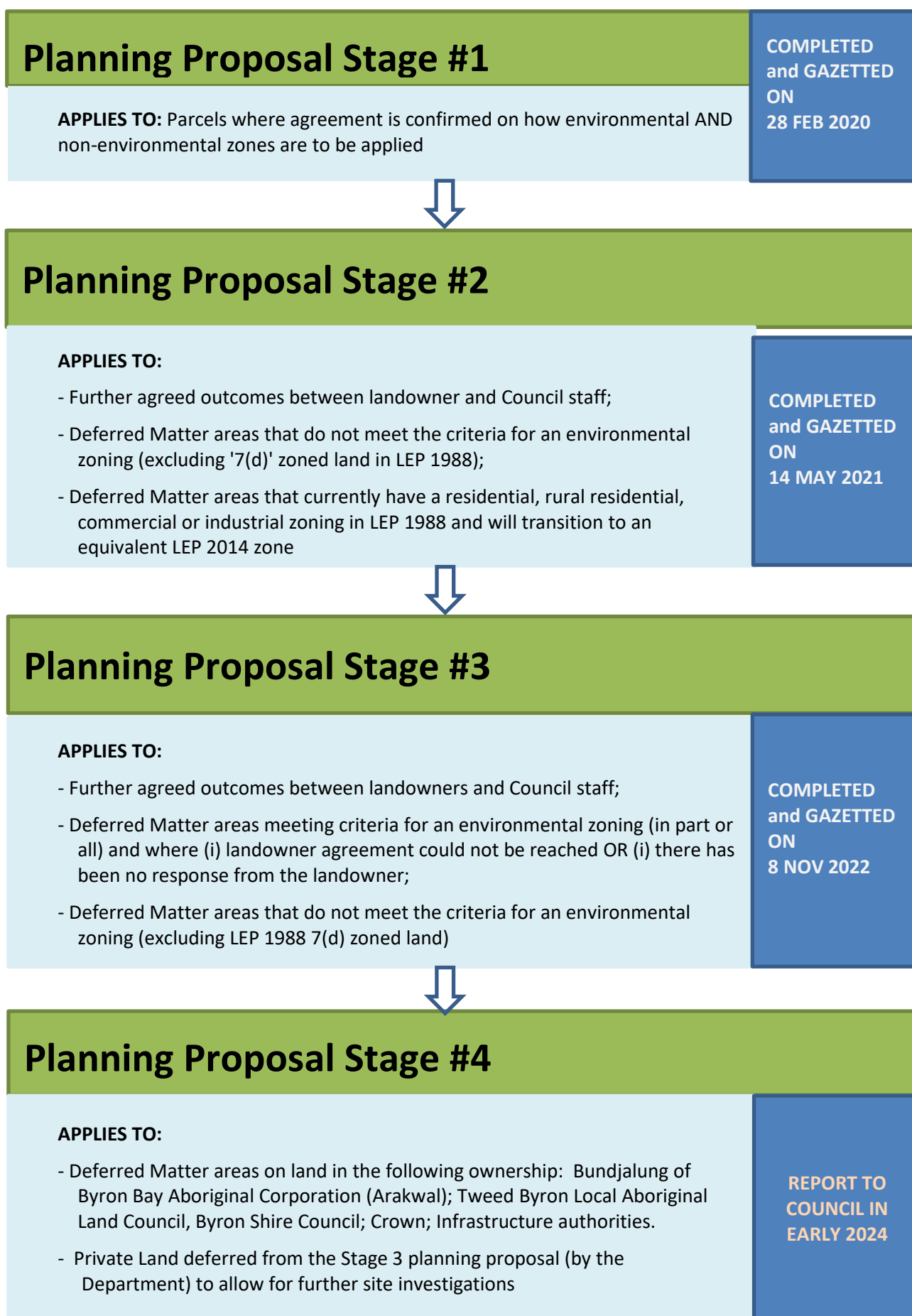


Figure 2: Staging Program to apply environmental and other zones on certain land in Byron LEP 2014

2. Objectives & Intended Outcomes

The overarching objective of this planning proposal is to implement Stage 4 of Council's C Zone implementation program (as shown in Figure 2 above). In addition to applying further agreed outcomes between landowners and Council staff, Stage 4 relates to certain land owned by public authorities and our traditional owners and custodians, as well as private land deferred from the Stage 3 planning proposal (by the Department) to allow for further site investigations as part of this review.

It is intended to achieve the Stage 4 implementation through the following means:

- Apply C zones to land identified as meeting the criteria set out under the Northern Councils E Zone Review Final Recommendations Report.
- Apply relevant urban, rural and special uses zones to other land that does not meet the criteria for application of conservation protection zones as set out under the Northern Councils E Zone Review Final Recommendations Report.
- Apply the following consequential mapping to the subject land (where applicable): Height of Building; Minimum Lot Size; Floor Space Ratio; Acid Sulfate Soil; Drinking Water Catchment; and Multiple Occupancy and Community Title.
- For land currently identified as Deferred Matter, amend the Land Application Map to incorporate the land under the Byron LEP 2014.

Public-owned and Indigenous-owned land may be zoned C2 or C3, despite being inconsistent with the criteria, if the primary use of the land is environmental conservation or environmental management and has been agreed to in consultation with affected landowners.

3. Explanation of Provisions

3.1. C2 and C3 Zone Land Use Provisions

Conservation zones ('C zones') are designed to recognise and protect land that has important environmental value. An overview of the existing C2 and C3 zones for Byron Shire, as introduced in the Stage 1 planning proposal, is provided below.

C2 Environmental Conservation

The C2 zone primarily applies to areas of high ecological, scientific or cultural value that should be protected for environmental conservation purposes, whilst allowing a limited range of land uses that are compatible with the environmental values of such areas. Examples of high ecological or scientific values in Byron Shire include: littoral rainforest, coastal wetlands, endangered ecological communities, threatened species habitat and over-cleared vegetation communities. The C2 zone has been applied to these and other suitable areas that meet the set criteria in the *Final Recommendations Report*.

The C2 zone provides for a limited range of permissible land uses recognizing: (i) its targeted application to areas of high ecological or scientific value; and (ii) current land use permissibilities in the 7(a), 7(b), 7(j) and 7(k) zones under the Byron LEP 1988.

The current C2 zone provisions in Byron LEP 2014 are as follows.

Zone C2	Environmental Conservation
1	Objectives of zone
	<ul style="list-style-type: none"> To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. To prevent development that could destroy, damage or otherwise have an adverse effect on those values.
2	Permitted without consent
	Environmental protection works.
3	Permitted with consent
	Environmental facilities; Extensive agriculture; Oyster aquaculture; Recreation areas; Roads.
4	Prohibited
	Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Pond-based aquaculture; Recreation facilities (major); Residential accommodation; Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

C3 *Environmental Management*

The C3 zone provides for the recognition, management and protection of environmental values whilst providing for a range of land uses compatible with those values. This may include land containing riparian / estuarine vegetation, or rare, endangered, and vulnerable forest ecosystems, bushfire asset protection zones or where established agricultural activities occur within vegetated areas that meet the C2 criteria. This zone allows for a wider range of land use activities that are compatible with these attributes.

The current C3 zone provisions in Byron LEP 2014 are as follows.

Zone E3 Environmental Management

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, or cultural values.
- To provide for a limited range of development that does not have an adverse effect on those values.
- To encourage passive recreation, environmental education and an understanding of natural systems where these activities will not have a detrimental effect on land within the zone.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care; Home occupations.

3 Permitted with consent

Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Community facilities; Dual occupancies; Dwelling houses; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Home businesses; Home industries; Horticulture; Jetties; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Roads; Tank-based aquaculture; Veterinary hospitals; Wharf or boating facilities.

4 Prohibited

Industries; Local distribution premises; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

3.2. Application of C2 or C3 Zones

The application of C zones to land in the shire is based on the former Department of Planning and Environment's Northern Councils E Zone Final Recommendations Report and the associated s9.1 Ministerial Direction (3.4) under the *Environmental Planning and Assessment Act 1979*. Land proposed to be zoned C2 or C3 must contain one or more of the criteria listed in tables 1 and 2 of the Department's *Final Recommendations Report* (as reproduced below) and where applicable, be based on the primary land use.

Table 1: Criteria for Application of Conservations Zones (formerly Environmental Zones)

Criteria	Description
C2 Environmental Conservation	
SEPP 26 Littoral Rainforests.	Land mapped as littoral rainforest in accordance with the statewide policy for littoral rainforest protection (<i>State Environmental Planning Policy 26 – Littoral Rainforests</i>).
SEPP 14 Coastal Wetlands.	Land mapped as coastal wetlands in accordance with the statewide policy for coastal wetland protection (<i>State Environmental Planning Policy 14 – Coastal Wetlands</i>).
Endangered Ecological Communities (EECs) listed under the <i>Threatened Species Conservation Act 1995</i> and/ or the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .	Land containing vegetation communities listed as Endangered Ecological Communities under the <i>Threatened Species Conservation Act 1995</i> (TSC) ¹ and the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC) ² . The <i>Far North Coast Regional Conservation Plan</i> ³ lists the following vegetation communities as examples of EECs that currently exist on the Far North Coast: <i>Byron Bay Dwarf Graminoid Heath Community, Coastal Cypress Pine Forest, Coastal Saltmarsh, Freshwater Wetlands in Coastal Floodplains, Littoral Rainforest, Lowland Rainforest on Floodplains, Subtropical Coastal Floodplain Forest, Swamp Oak Floodplain Forest, Swamp Sclerophyll Forest on Coastal Floodplains, Themeda grassland on Seaciffs and Coastal Headlands, White Gum Yellow Gum Blakely's Red Gum Woodland, and White Gum Moist Forest.</i>
Key Threatened Species Habitat.	This criterion includes: <ul style="list-style-type: none"> old-growth forests where the overstorey or canopy trees are in the late mature stage of growth⁴; areas of predicted high conservation value for forest fauna assemblages, refugia, endemic forest fauna or endemic invertebrates⁵, and habitats for threatened species or endangered populations that cannot withstand further loss where the threatened species or endangered population is present⁶.
Over-cleared vegetation communities.	Land comprising: <ol style="list-style-type: none"> over-cleared vegetation communities, where more than 70% of the original (pre 1750) extent of the native vegetation type has been cleared⁷ and native vegetation in over-cleared Mitchell landscapes⁸. The <i>Far North Coast Regional Conservation Plan</i> lists the following as examples of: <ul style="list-style-type: none"> Over-cleared vegetation communities on the Far North Coast⁹: <ul style="list-style-type: none"> Rainforests, Wet sclerophyll forests (shrubby and grassy subformations), Dry sclerophyll forests (shrubby and shrub/grass subformations), Grassy woodlands, Grasslands (Themeda australis sod tussock), Heathlands, Forested wetlands, Freshwater wetlands, Saline wetlands; and Over-cleared Mitchell landscapes⁹: <ul style="list-style-type: none"> Byron–Tweed Alluvial Plains, Byron–Tweed Coastal Barriers, Clarence–Richmond Alluvial Plains and Upper Clarence Channels and
Culturally significant lands.	Areas of culturally significant lands such as Aboriginal object sites, Aboriginal places of heritage significance, and other significant objects identified by the local Aboriginal community ¹⁰ .

Criteria	Description
C3 Environmental Management	
Riparian and estuarine	Land comprising riparian and estuarine vegetation on waterfront land, defined under the NSW Water
Rare, Endangered and	Land comprising areas of rare, endangered and vulnerable forest ecosystems as defined by the Joint
Native vegetation on coastal foreshores.	Native vegetation on land with frontage, or adjoining or adjacent to, a beach, estuary, coastal lake, headland, cliff or rock platform.

- 1 threatened/communities/nsw-act
- 2 <http://www.environment.nsw.gov.au/threatenedspeciesapp/default.aspx?keywords>
- 3 Far North Coast Regional Conservation Plan, NSW Environment Climate Change and Water, 2010, p24
- 4 <http://www.epa.nsw.gov.au/resources/pnf/OGRFreviewFieldIdent.pdf>
- 5 Scotts, D 2003, Key Habitats and Corridors for Forest
- 6 Fauna: A Landscape Framework for Conservation in North- east New South Wales, NPWS Occasional Paper no. 32,
- 7 National Parks and Wildlife Service, Sydney, NSW.
- 8 NSW Office of Environment and Heritage 'Threatened Species Profiles Database' <http://www.bionet.nsw.gov.au>
- 9 Keith, DA 2006, Ocean Shores to Desert Dunes the Native Vegetation of New South Wales and the ACT, Department of Environment and Climate Change, Hurstville.
- 10 Mitchell, PB 2002, 'NSW Ecosystems Study: Background and Methodology', report prepared for National Parks and Wildlife Service, Hurstville, NSW and Far North Coast Regional Conservation Plan, NSW Environment Climate Change and Water, 2010, p27.
- 11 Far North Coast Regional Conservation Plan, NSW Environment Climate Change and Water, 2010, p26
- 12 Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW, NSW Department of Environment, Climate Change & Water (2011)

Verification of site attributes that meet the C2 or C3 criteria has been undertaken by one or more of the following techniques:

- biodiversity field inspections and ground surveys conducted by an appropriately qualified person;
- supporting flora and fauna reports conducted by a suitably qualified person and guided by the *Draft Framework for Biodiversity Assessment*, NSW Office of Environment and Heritage (2014) and the *Draft Threatened Biodiversity Survey and Assessment: Guidelines for Developments and Activities*, NSW Department of Environment and Conservation (2004). Note: the field work underpinning such reports is not more than five years old.
- review of current (not more than five years old) high resolution digital aerial photography that has been verified by another one of the above verification techniques.

This planning proposal includes some proposed C2/C3 areas which do not meet the above criteria but are part of an agreed outcome with the landowner. This is consistent with the Department's Final Recommendations Report which indicates that *'private land may be zoned E2 or E3 despite being inconsistent with the criteria, only if it is consistent with a negotiated development outcome (master plan, rezoning, development consent, designated offset areas) or at the request of the landowner'*.

Primary Use of Land

With respect to the primary use of land, Council has considered the characteristics of land and zoning application having regard to aerial photography, visual inspections undertaken

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and other property information (eg. farmland rating) available to Council. For land containing attributes that meet the criteria for an C2 or C3 zone, an initial assessment of primary land use was undertaken using Council records to identify the following land use categories:

- *Environmental*: generally applies to land: currently zoned 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988; containing attributes that meet the criteria for an C2 or C3 zone; and where commercial agricultural activities are not carried out. Such areas can be actively or passively managed for environmental purposes.

It is not necessary to determine the primary use of land already within an existing environmental zone such as 7(a), 7(b), 7(j) and 7(k) under the Byron LEP 1988.

- *Agriculture*: applies to that part of land used for commercial agricultural activities including intensive livestock agriculture, intensive plant agriculture and extensive agriculture (e.g. grazing). This mainly includes land with a current commercial farmland rating or land assessed as being eligible for such a rating.
- *Other*: remaining areas not covered by the above categories.

Where applicable, further assessment of primary land use has been undertaken in consultation with those landowners included in this planning proposal.

3.3. Application of Natural and Recreational Waterway Zones

The Byron LEP 2014 contains two waterway zones. An overview of both zones is provided below.

The *W1 Natural Waterways* zone is generally intended for natural waterways that are to be protected for their ecological values. In Byron LGA this includes marine park waterways such as the Brunswick River, as well as Tallow and Belongil Creeks.

The *W2 Recreational Waterways* zone is generally intended for non-natural waterways capable of accommodating water-based recreation, boating and water transport, and development associated with fishing industries, such as natural water-based aquaculture and recreational fishing.

This planning proposal applies both of the above zones to a small number of council-owned and Crown land parcels

3.4. Application of Rural Zones

The Byron LEP 2014 contains two rural zones applicable to land used for agricultural purposes as well as areas identified for future investigation and areas of extractive and mineral resources. An overview of the two rural zones is provided below.

The *RU1 Primary Production* zone provides for the identification and management of land suitable for most kinds of primary production. It is suitable for application to higher quality farmland that supports a variety of agricultural activity including extensive agriculture, horticulture and intensive livestock agriculture.

The *RU2 Rural Landscape* zone provides for the management of rural land that also may be suitable for primary production, but has landscape values or is identified as having some agricultural limitations. It is generally suitable for application to rural areas not identified for inclusion in the RU1 zone or an environmental protection zone.

The methodology for the application of rural zones in LEP 2014 was generally based on one or more of the following considerations: conversion of existing Byron LEP 1988 rural zones; cadastral boundaries; and data and mapping relating to agricultural classification and significance produced by the NSW Department of Primary Industries and the [former](#) NSW Department of Planning and Environment.

Where the characteristics of the land warrant the application of a rural zone, such zones have been applied in this planning proposal based on the predominant surrounding rural zone(s) for consistency.

3.5. Application of Residential Zones and Employment Zones

This relates to the application of the *R2 Low Density Residential Zone*, *R3 Medium Density Residential Zone*, or *R5 Large Lot Residential Zone* in the planning proposal. The application of these zones on council-owned or Crown land was mainly to reflect operational needs consistent with adjoining zoning and or to transition an equivalent residential zoning from the Byron LEP 1988.

The application of General Industrial (E4), Local Centre (E1) or Mixed Use (MU1) zones to certain council-owned land parcels has been applied where consistent with existing/future operational uses and or zoning of adjoining land.

3.6. Application of Special Purpose (SP) Zones

The intent of the SP2 Infrastructure zone is to provide for specific uses (including ancillary or some other compatible uses) on identified sites to support the provision and retention of key infrastructure. Such sites are highly unlikely to be used for a different purpose in the future. The zone also serves to identify the location of such uses clearly to the community.

It is proposed to apply the SP2 zone over a number of council-owned and Crown land parcels to reflect their operational needs and or corresponding Plan/s of Management.

3.7. Application of Recreation (RE) Zones

The RE1 Public Recreation and RE2 Private Recreation zones have been applied over a number of council-owned and Crown land parcels to reflect their operational needs, zoning of adjoining land and or corresponding Plan/s of Management.

3.8. 'Multiple Occupancy and Community Title' maps

This planning proposal identifies two (2) sites for inclusion on the on the LEP 2014 'Multiple Occupancy and Community Title (MOCT Map', as follows:

- Part of Lot 2 DP772174 - 11 Garrong Road, Goonengerry – the land has an old 'multiple occupancy' approval for six dwellings and community building under the former SEPP 15. To reflect the site's high environmental values, only the far NE part of the land is proposed for inclusion on the MOCT map in LEP 2014 (MOCT_002B). The land also will be zoned a mix of C2 Environmental Conservation and C3 Environmental Management based on previous site visit by Council staff.
- Council Road Reserve along Main Arm Road, Main Arm – this road reserve adjoins existing land identified on the LEP 2014 'Multiple Occupancy and Community Title Map'. It was originally included in the draft LEP 2012 MOCT Map (MOC_002), but was deferred pending the outcome of the state government's review of environmental zones for all Far North Coast councils.

These maps are contained in Appendix 5.

4. Justification

4.1. Section A – Need for the Planning Proposal

Q1 Is the planning proposal a result of any strategic study or report?

Yes, the Northern Councils E Zone Review Final Recommendations Report published by the Department of Planning and Environment in October 2015. This report outlines the criteria for the application of Conservation zones (formerly “E” zones) to deferred matters previously identified as an C zone but excluded from the new plan (Byron LEP 2014).

The planning proposal is also informed by Council’s Shire wide vegetation mapping review (updated 2021) and primary land use assessment.

Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. A planning proposal is the appropriate and only mechanism to integrate deferred matters into the Byron LEP 2014.

4.2. Section B – Relationship to Strategic Planning Framework

Q3 Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The proposal is consistent with the North Coast Regional Plan 2041 which sets a 20-year strategic land use planning framework for the region, aiming to protect and enhance the region’s assets and plan for a sustainable future.

Q4 Is the planning proposal consistent with a council’s local strategy or other local strategic plan?

The planning proposal is consistent with the overall vision of Council’s Community Strategic Plan and a key objective of the community “to nurture and enhance our natural environment”.

The proposal is also consistent with the framework and relevant actions contained in Council’s *Biodiversity Conservation Strategy 2020 - 2030* and *Rural Land Use Strategy 2017*.

Q5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

The proposal is considered to be generally consistent with applicable State Environmental Planning Policies (SEPPs) — namely the relevant aims contained in *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and *State Environmental Planning Policy (Resilience and Hazards) 2021*.

In addition, it is consistent with the requirements of Chapter 4 in *State Environmental Planning Policy (Resilience and Hazards) 2021* (formerly *SEPP 55 – Remediation of Land*). The provisions relating to planning proposals have now been replaced by Section 9.1 Direction ‘4.4’, which is addressed in Appendix 1.

Q6 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 directions)?

The proposal is consistent with the relevant Section 9.1 Directions, with exception of direction 8.1 – *Mining, Petroleum Production and Extractive Industries*. A Section 9.1 Direction checklist for the planning proposal is contained in Appendix 1.

4.3. Section C – Environmental, Social and Economic Impact

Q7 Is there any likelihood that critical habitat or threatened species, population or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The amendments contained in this proposal are not expected to impact adversely on critical habitats, threatened species, populations or ecological communities or their habitats.

Q8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No significant adverse environmental impacts are likely to arise as a result of the planning proposal.

Q9 Has the planning proposal adequately addressed any social and economic effects?

The proposal will facilitate the provision of a more efficient and effective land use planning framework. The proposed zonings in Stage 4 will provide public authorities and private landowners with certainty around the permissible land uses on their land. In addition, the integration of 'Deferred Matter' land into the Byron LEP 2014 will simplify the planning controls for future development proposals. For these reasons the social and economic impacts associated with the proposal are considered to be positive.

4.4. Section D – Infrastructure

Q10. Is there adequate public infrastructure for the planning proposal?

The planning proposal does not seek to intensify development or expand range of permissible land uses on affected lands, but instead apply a more restrictive C2/C3 zoning and/or like-for-like transition of 1988 LEP to 2014 LEP zones. As such, the planning proposal does not create the need for any additional public infrastructure.

4.5. Section E – State and Commonwealth Interests

Q11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Consultation will be undertaken with relevant agencies as required by the Gateway determination during the public exhibition stage of the LEP amendment.

5. Mapping Overview

The planning proposal will necessitate updates to the following Byron LEP 2014 maps:

- Land Zoning Map;
- Lot Size Map;
- Floor Space Ratio Map;
- Height of Buildings Map;
- Acid Sulfate Soil Map;
- Drinking Water Catchment Map;
- Multiple Occupancy and Community Title Map; and
- Land Application Map

The LEP mapping and supporting information for affected land parcels are contained in Appendix 4.

6. Community Consultation

Council undertook an initial engagement program from early 2022 with the following stakeholders:

- Bundjalung of Byron Bay Aboriginal Corporation (Arakwal); Tweed Byron Local Aboriginal Land Council, Byron Shire Council; Crown; Infrastructure authorities.
- Private landowners deferred from the Stage 3 planning proposal (by the Department) to allow for further site investigations

The Feedback received has informed the proposed zoning of the respective land in this planning proposal.

The proposal will be exhibited in accordance with the Gateway determination and the terms of the *Environmental Planning and Assessment Act* 1979. This includes any required consultation with public authorities under section 3.34 of the Act and/or to comply with the requirements of relevant S9.1 Directions. Affected landowners also will be notified in writing of the proposal and the community consultation arrangements prior to the public exhibition period.

7. Project Timeline

The proposed timeline for completion of the planning proposal is as follows:

Plan Making Step	Estimated Completion (Before)
Gateway Determination	June 2024
Government Agency Consultation	July 2024
Public Exhibition Period	July/Aug 2024
Public Hearing	N/A
Submissions Assessment	Nov/Dec 2024
Submissions report to Council	Feb 2025
Submission of Endorsed LEP to DP&I for Finalisation	March/April 2025
RPA Decision to Make the LEP Amendment (if delegated)	N/A [#]
Forwarding of LEP Amendment to DP&I for Notification (if delegated)	N/A [#]

[#] Consistent with earlier stages, Council is not proposing to exercise plan finalisation functions under delegation.

APPENDICES

Appendix 1 – Section 9.1 Direction Checklist

Appendix 2 – Overview of Land Affected by s. 9.1 Direction ‘1.3 – Mining,
Petroleum Production and Extractive Industries’

Appendix 3 – Gateway Determination

Appendix 4 – Mapping

Appendix 1 – Section 9.1 Direction Checklist

1. Planning Systems

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
1.1 Implementation of Regional Plans	<p>Planning proposals must be consistent with a Regional Plan released by the Minister for Planning. A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary), that:</p> <ul style="list-style-type: none"> (a) the extent of inconsistency with the Regional Plan is of minor significance, and (b) the planning proposal achieves the overall intent of the Regional Plan and does not undermine the achievement of the Regional Plan’s vision, land use strategy, goals, directions or actions. 	The planning proposal is generally consistent with the planning framework set out under the North Coast Regional Plan 2041 — in particular, ‘Objective 3: Protect regional biodiversity and areas of high environmental value’.	Consistent
1.2 Development of Aboriginal Land Council Land	Applies when preparing a planning proposal for land shown on the Land Application Map of chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021.	(not currently applicable to Byron Shire)	Not applicable
1.3 Approval and Referral Requirements	<p>A planning proposal must:</p> <ul style="list-style-type: none"> (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: <ul style="list-style-type: none"> i. the appropriate Minister or public authority, and 	The planning proposal does not introduce any new concurrence or consultation provisions or any additional designated development types.	Not applicable

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	ii. the Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act		
1.4 Site Specific Provisions	Applies when preparing a planning proposal that will allow a particular development to be carried out.	Does not apply to this planning proposal.	Not applicable
1.4A Exclusion of Development Standards from Variation	Applies when a planning proposal authority prepares a planning proposal that proposes to introduce or alter an existing exclusion to clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental Planning Instrument	Does not apply to this planning proposal.	Not applicable

3. Biodiversity and Conservation

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
3.1 Conservation Zones	<p>(1) A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.</p> <p>(2) A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 (2) of "Rural Lands".</p>	This planning proposal seeks to rezone various land to a Conservation zone (C Zone). The rezoning will not reduce conservation standards that will apply to the land.	Consistent

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
3.2 Heritage Conservation	<p>A planning proposal must contain provisions that facilitate the conservation of:</p> <ul style="list-style-type: none"> (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people 	Does not apply to planning proposal.	Not applicable
3.3 Sydney Drinking Water Catchments	Not applicable to Byron Shire	Not applicable to Byron Shire	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	<p>A planning proposal that introduces or alters an C2 Environmental Conservation or C3 Environmental Management zone or an overlay and associated clause must apply that proposed C2 Environmental Conservation or C3 Environmental Management zone, or the overlay and associated clause, in line with the Northern Councils E Zone Review Final Recommendations.</p>	<p>The proposed environmental zones are consistent with the criteria and supporting recommendations contained in the 'Northern Councils E Zone Review Final Recommendations' report.</p>	Consistent

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
3.5 Recreation Vehicle Areas	A planning proposal must not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983).	The Planning Proposal does not enable land to be developed for the purpose of a recreation vehicle area.	Consistent
3.6 Strategic Conservation Planning	Not applicable to Byron Shire	Not applicable to Byron Shire	Not applicable
3.7 Public Bushland	Not applicable to Byron Shire	Not applicable to Byron Shire	Not applicable
3.8 Willandra Lakes Region	Not applicable to Byron Shire	Not applicable to Byron Shire	Not applicable
3.9 Sydney Harbour Foreshores and Waterways Areas	Not applicable to Byron Shire	Not applicable to Byron Shire	Not applicable
3.10 Water Catchment Protection	Not applicable to Byron Shire	Not applicable to Byron Shire	Not applicable

4. Resilience and Hazards

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
4.1 Flooding	This direction applies when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.	Does not apply to planning proposal.	Not applicable
4.2 Coastal Management	This direction applies when a planning proposal authority prepares a planning proposal that applies to land that is within the coastal zone, as defined under the Coastal Management Act 2016.	The application of environmental zones to certain land that contains wetland and/or littoral rainforest communities, and that meets the criteria contained within the NSW Government's Northern Councils E Zone Review Final Recommendations Report, is consistent with the relevant objectives and provisions of this direction.	Consistent.

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
4.3 Planning for Bushfire Protection	<p>(1) In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 3.34 of the Act, and prior to undertaking community consultation in satisfaction of clause 4, Schedule 1 to the EP&A Act, and take into account any comments so made.</p> <p>(2) A planning proposal must:</p> <ul style="list-style-type: none"> (a) have regard to Planning for Bushfire Protection 2019, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the Asset Protection Zone (APZ). 	<p>The proposal will result in the alteration to some planning provisions affecting bush fire prone land. This results from changes to zoning and associated planning controls, which are intended to reflect the characteristics of the land and current and planned land use. [Note: LEP 2014 cl 5.11 permits bush fire hazard reduction work authorised by the Rural Fires Act 1997 to be carried out on any land without development consent.]</p> <p>Consultation will be undertaken with the NSW Rural Fire Service in accordance with this Direction, following receipt of a gateway determination.</p>	Consistent (subject to consultation with the NSW Rural Fire Service).
4.4 Remediation of Contaminated Land	<p>This direction applies to:</p> <ul style="list-style-type: none"> (a) land that is within an investigation area within the meaning of the Contaminated Land Management Act 1997, (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out, (c) the extent to which it is proposed to carry out development on it for residential, educational, recreational or childcare purposes, or for the purposes of a hospital – land: <ul style="list-style-type: none"> i. in relation to which there is no knowledge (or incomplete knowledge) as to whether 	<p>The planning proposal does not seek to intensify development or expand range of permissible land uses on affected lands, but instead apply a more restrictive C2/C3 zoning and/or like-for-like transition of 1988 LEP to 2014 LEP zones.</p> <p>A high-level assessment was carried out in accordance with the Contaminated Land Planning Guidelines for rezoning' proposed across large areas of rural land. The assessment found that one or more of the following categories applies to land affected by this planning proposal:</p> <ul style="list-style-type: none"> • No change in dwelling permissibility based on new zone/s proposed 	Consistent

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	<p>development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and</p> <p>ii. on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).</p> <p>(1) A planning proposal authority must not include in a particular zone (within the meaning of the local environmental plan) any land to which this direction applies if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p>(a) the planning proposal authority has considered whether the land is contaminated, and</p> <p>(b) if the land is contaminated, the planning proposal authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning proposal authority is satisfied that the land will be so remediated before the land is used for that purpose.</p> <p>In order to satisfy itself as to paragraph 1(c), the planning proposal authority may need to include certain provisions in the local environmental plan.</p> <p>(2) Before including any land to which this direction applies in a particular zone, the planning proposal</p>	<ul style="list-style-type: none"> • Not identified in Council's register of unhealthy building land, or where identified — the proposed zoning does not seek to intensify development or expand range of permissible land uses on affected lands • Affected by a dip site or dip site buffer, but no change in dwelling permissibility based on new zone/s proposed • Land containing an existing approved dwelling in an urban area and currently zoned 'environmental' (eg. 7B), where a small portion of the environmental zoned area is proposed to be replaced by a residential zone to reflect primary use. <p>Based on the assessment findings above, and in accordance with the Contaminated Land Planning Guidelines for across large areas of rural land, a more detailed contamination assessment is not warranted at this stage and the suitability of the land for any future proposed uses can be appropriately assessed if/when specific proposals are made.</p>	

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	<p>authority is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines</p>		
4.5 Acid Sulfate Soils	<p>Applies when preparing a planning proposal that will apply to land having a probability of containing acid sulfate soils as shown on the Acid Sulfate Soils Planning Maps held by the Department of Planning and Environment.</p> <p>A relevant planning authority must not prepare a planning proposal that proposes an intensification of land uses on land identified as having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps unless the relevant planning authority has considered an acid sulfate soils study assessing the appropriateness of the change of land use given the presence of acid sulfate soils. The relevant planning authority must provide a copy of any such study to the Planning Secretary prior to undertaking community consultation in satisfaction of clause 4 of Schedule 1 to the Act.</p>	<p>Some land to which this Planning Proposal is affected by acid sulfate soils.</p> <p>However the Planning Proposal is unlikely lead to intensification of land uses proposed on land identified on the Acid Sulfate Soils Planning Maps. Council will consider acid sulfate soils if it receives a development application for affected land in accordance with existing clause 6.1 of Byron LEP 2014.</p>	Consistent
4.6 Mining Subsidence and Unstable Land	<p>This direction applies when a relevant planning authority prepares a planning proposal that permits development on land that is within a declared mine subsidence district in the Coal Mine Subsidence Compensation Regulation 2017 pursuant to section 20 of the Coal Mine Subsidence Compensation Act 2017, or has been identified as unstable in a study, strategy or other assessment undertaken by or on behalf of the relevant planning authority or by or on</p>	Does not apply to planning proposal.	Not applicable

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	behalf of a public authority and provided to the relevant planning authority.		

5. Transport and Infrastructure

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
5.1 Integrated Land Use Transport	<p>This direction applies when preparing a planning proposal that will create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p> <p>1) A planning proposal must locate zones for urban purposes and include provisions that give effect to and are consistent with the aims, objectives and principles of:</p> <p>(a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and</p> <p>(b) The Right Place for Business and Services – Planning Policy (DUAP 2001).</p>	This proposal will not result in any negative impacts on accessibility or transport movements.	Consistent
5.2 Reserving Land for Public Purposes	A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Planning Secretary (or an officer of the Department nominated by the Secretary).	Does not apply to this planning proposal.	Not applicable

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
5.3 Development Near Regulated Airports and Defence Airfields	Applies when preparing a planning proposal that will create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.	Does not apply to this planning proposal.	Not applicable
5.4 Shooting Ranges	Applies when preparing a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range	Does not apply to this planning proposal.	Not applicable

6. Housing

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
6.1 Residential Zones	<p>Applies when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary).</p> <p>(1) A planning proposal must include provisions that encourage the provision of housing that will:</p> <ul style="list-style-type: none"> (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. <p>(2) A planning proposal must, in relation to land to which this direction applies:</p> <ul style="list-style-type: none"> (a) contain a requirement that residential development is not permitted until land is 	<p>The application of a residential zone (R2 Low Density Residential, R3 Medium Density Residential or R5 Large Lot Residential) in this proposal will largely retain the same provisions as the adjoining residential zone.</p> <p>Clause 6.6 of Byron LEP 2014 already applies essential services provisions to development in residential zones.</p>	Consistent

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.		
6.2 Caravan Parks and Manufactures Home Estates	Applies when a planning proposal affects land for Caravan Parks and Manufactured Home Estates.	The proposal will not result in any reduction in the existing availability of land for caravan parks or manufactured home estates.	Consistent

7. Industry and Employment

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
7.1 Employment Zones	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed Employment zone (including the alteration of any existing Employment zone boundary). For the purpose of this Direction, Employment zones means the following zones.</p> <ul style="list-style-type: none"> • Employment • Mixed Use • W4 Working Waterfront • SP4 Enterprise • SP5 Metropolitan Centre <p>A planning proposal must:</p> <p>(a) give effect to the objectives of this direction,</p> <p>(b) retain the areas and locations of Employment zones,</p>	Does not apply to planning proposal.	Not applicable

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	<p>(c) not reduce the total potential floor space area for employment uses and related public services in Employment Zones.</p> <p>(d) not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones, and</p> <p>(e) ensure that proposed employment areas are in accordance with a strategy that is approved by the Planning Secretary.</p>		
7.2 Reduction in non-hosted short-term rental accommodation period	This direction applies to Byron Shire Council when the council prepares a planning proposal to identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out in parts of its local government area.	Does not apply to planning proposal.	Not Applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Applies to land in the vicinity of the existing and/or proposed alignment of the Pacific Highway.	Does not apply to planning proposal.	Not Applicable

8. Resources and Energy

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
8.1 Mining, Petroleum Production and Extractive Industries	<p>This direction applies to all relevant planning authorities when preparing a planning proposal that would have the effect of:</p> <p>(a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or</p> <p>(b) restricting the potential development of resources of coal, other minerals, petroleum or</p>	<p>The proposal contains twenty-seven (27) parcels where a C2 Environmental Conservation Zone and/or C3 Environmental Management Zone are proposed within a s9.1 mineral “transition area”. Only one (1) road reserve is within an ‘Identified Resource’ area.</p> <p>In accordance with the requirements of this direction, Council will consult with the Director-</p>	Inconsistent.

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.	<p>General of Department of Primary Industries (DPI) during exhibition of this planning proposal to clarify the development potential of these resources and DPI's position on the proposed C zones on these sites.</p> <p>Further information about these sites is contained in Appendix 2.</p>	

9. Primary Production

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
9.1 Rural Zones	Applies when a planning proposal will affect land within an existing or proposed rural zone (including the alteration of any existing rural zone boundary). A planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone	<p>The planning proposal does not seek to rezone land from a rural zone to a residential, business, industrial, village or tourist zone, nor contain provisions that will increase the permissible density of land within a rural zone.</p> <p>Whilst the planning proposal does include the rezoning of certain rural land to an environmental zone (C2 or C3), this is proposed in accordance with the NSW Government's Northern Councils E Zone Review Final Recommendations Report and associated Ministerial Direction 3.4 (see below).</p> <p>The planning proposal also provides for extensive agriculture as a permissible land use in both the C2 and C3 zones enabling certain agricultural activities on the land.</p>	Consistent

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
9.2 Rural Lands	<p>Applies when a planning proposal:</p> <ul style="list-style-type: none"> (a) will affect land within an existing or proposed rural or conservation zone (including the alteration of any existing rural or conservation zone boundary) or (b) changes the existing minimum lot size on land within a rural or conservation zone. <p>A planning proposal must:</p> <ul style="list-style-type: none"> (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement (b) consider the significance of agriculture and primary production to the State and rural communities (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities (f) support farmers in exercising their right to farm (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly 	<p>Consistent with the relevant objectives and provisions of this direction.</p> <p>Furthermore:</p> <ul style="list-style-type: none"> – The planning proposal has been prepared having regard for State Environmental Planning Policy (Primary Production and Rural Development) 2019 and the NSW Government’s Northern Councils E Zone Review Final Recommendations Report. <p>Extensive agriculture is identified a permissible land use in both the C2 and C3 zones, enabling certain agricultural activities on the land.</p>	Consistent

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
	<p>between residential land uses and other rural land use</p> <p>(h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land</p> <p>(i) consider the social, economic and environmental interests of the community.</p> <p>(2) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:</p> <p>(a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses</p> <p>(b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains</p> <p>(c) where it is for rural residential purposes:</p> <p>i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres.</p> <p>ii. is necessary taking account of existing and future demand and supply of rural residential land.</p>		

S. 9.1 Direction	Application	Relevance to this planning proposal	Consistency
9.3 Oyster Aquaculture	Applies when preparing a planning proposal in 'Priority Oyster Aquaculture Areas'	Does not apply to planning proposal.	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	Applies to land mapped as mapped as State significant farmland, regionally significant farmland, or significant non-contiguous farmland.	The proposal does not propose the rezoning of identified significant farmland for urban, residential or rural residential purposes.	Consistent

Appendix 2 – Overview of Land Affected by s. 9.1 Direction ‘1.3 – Mining, Petroleum Production and Extractive Industries’

(For consultation with the Director-General of Department of Primary Industries in accordance with this direction.)

LZN Map Sheet Ref	Parcel ID	Property Address	Lot / DP Number (where applicable)	Current Zoning	Proposed zoning	Resource Type	Owner	Area (Ha)
002D	168310	Tandys Lane Brunswick Heads	Lot 381 DP 720451	7A, 7B	C2	Potential Resource	Crown Land	0.03
003CC	CLRD2581	Road Reserve		7B, 7A	C2	Transition Area	Crown - Road Reserve	0.46
003CA	CLRD2647	Road Reserve		7A, 5A	C2	Transition Area	Crown - Road Reserve	2.08
002D	CLRD2671	Road Reserve		7B, 1A	C2	Potential Resource	Crown - Road Reserve	0.17
002D	CLRD3061	Road Reserve		1A	C2	Transition Area	Crown - Road Reserve	0.46
002D	CLRD3064	Road Reserve		1A	C2	Identified Resource	Crown - Road Reserve	0.21
002D	CLRD3066	Road Reserve		1C1	C2	Transition Area	Crown - Road Reserve	0.31
002B	CLRD3093	Road Reserve		1A	C2	Transition Area	Crown - Road Reserve	0.29
002D	CLRD4511	Road Reserve		1A	C2	Potential Resource	Crown - Road Reserve	0.82
002D	CLRD4521	Road Reserve		7B	C2	Potential Resource	Crown - Road Reserve	1.98
002D	CLRD4525	Road Reserve		7B	C2	Potential Resource	Crown - Road Reserve	0.74
002D	CLRD4526	Road Reserve		1D, 7B	C2	Potential Resource	Crown - Road Reserve	0.03
002B	CLRiv4540	Road Reserve		1A	C2	Transition Area	Crown Land - River	0.89

LZN Map Sheet Ref	Parcel ID	Property Address	Lot / DP Number (where applicable)	Current Zoning	Proposed zoning	Resource Type	Owner	Area (Ha)
003CC	ez472	Road Reserve		7B	C2	Transition Area	BSC - Road Reserve	0.81
002D	STRD2672	Road Reserve		7B	C2	Potential Resource	NSW State Government - Road Reserve	1.13
002D	89260	146 Tandys Lane Brunswick Heads	Lot 152 DP 755692	RU2, 1a, 1D, 7a, 7b	C2, RU2	Potential Resource	Private	19.3
003CC	CLRD2612	Road Reserve		7B	C3	Transition Area	Crown - Road Reserve	0.77
003CC	CLRD2617	Road Reserve		1A	C3	Transition Area	Crown - Road Reserve	0.25
002B	CLRD3091	Road Reserve		1A, RU2	C3	Transition Area	Crown - Road Reserve	0.48
002A	CLRD3169	Road Reserve		RU2, 1A	C3	Transition Area	Crown - Road Reserve	0.56
002A	CLRD3176	Road Reserve		1A	C3	Transition Area	Crown - Road Reserve	0.05
002B	ez432	Road Reserve		1A	C3	Transition Area	BSC - Road Reserve	1.96
002A	ez521	Road Reserve		1A	C3	Transition Area	BSC - Road Reserve	1.72
002D	ez561	Road Reserve		7B	C3	Potential Resource	BSC - Road Reserve	0.35
003CC	184220	Raywards Lane Skinners Shoot	Lot 402 DP 728193	7A, 7B, 1A	C3, RU2	Transition Area	Crown Land	2.14
002D	94860	45 Wallum Pl Byron Bay	Lot 2 DP 706286	5A, 7A, 7B, SP2, RU2	C3, RU2, SP2	Transition Area	Byron Shire Council	39.25
002D	184030	Pacific Highway Tyagarah	Lot 407 DP 728640	7B, 1A, RU2	C3, SP2, RU2	Potential Resource	Byron Shire Council	2.87

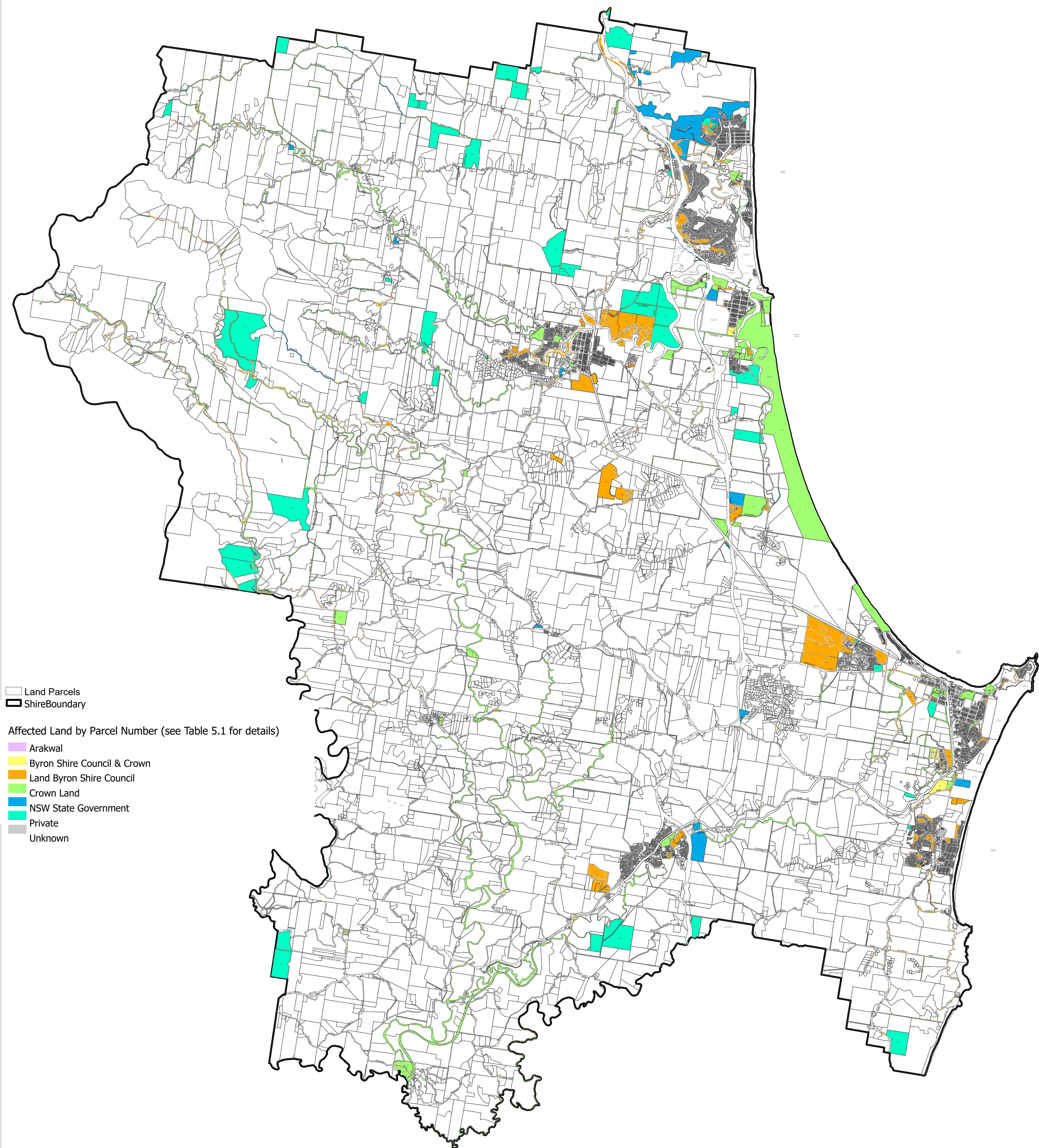
Appendix 3 – Gateway Determination

Copy of the Gateway determination and Alteration to Gateway determination.

[TO BE INSERTED]

Appendix 4 – Mapping

Land Parcel Identification Map -- HIGH RESOLUTION (see Tables 4.1 – 4.12 for details):



Land Parcels
ShireBoundary

Affected Land by Parcel Number (see Table 5.1 for details)

- Arakwal
- Byron Shire Council & Crown
- Land Byron Shire Council
- Crown Land
- NSW State Government
- Private
- Unknown

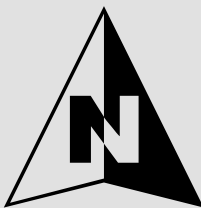
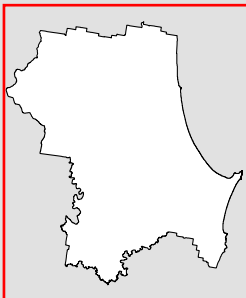


Disclaimer : While all reasonable care has been taken to ensure the information contained on this map is up to date and accurate, no warranty is given that the information contained on this map is free from error or omission. Any reliance placed on such information shall be at the sole risk of the user. Please verify the accuracy of the information prior to using it. Note : The information shown on this map is a copyright of the Byron Shire Council and the NSW Department of Lands.

0 5 10 Kilometers

1:80,000

@ A3 size



Date: 15/05/2024

Table 4.1 Affected Land Parcel Details – **PRIVATE LAND** (69 in total)

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
3480	003D	6	718014	600 Broken Head	Road	BROKEN HEAD	Rural Living	1b1	RU1			No response
4920	002CA	2	630492	140 The Tunnell	Road	BILLINUDGEL	Rural Living	1a, RU2	C2	OCL, TSCTEC,		No response
7600	003CC	185	755695	0 Butler	Street	BYRON BAY	Env	7a, 7b	C2, C3	OCV, OCL, TSCTEC, KEYHAB, TSFA, RPi, SEPP14i,		Not agreed
14910	002B	5	264149	159 Coopers Creek	Road	UPPER COOPERS CREEK	Rural Living	1a, RU2	C2, RU2	TSCTEC, EPBCTEC, RPi, TSFL, OGF	Regionally Significant	Not agreed
15490	002B	2	577017	46 Coopers	Lane	MAIN ARM	Rural Living	1a, RU2	RU2			Agreed outcome
40140	002B	5	740203	150 Koonyum Range	Road	WILSONS CREEK	Env/Rural Living	RU2, 7D, 7K, 7C	C2, C3, RU2	OGF, KEYHAB, TSFA, TSCTEC, EPBCTEC		Agreed outcome
43780	002B	4	622949	448 Left Bank	Road	MULLUMBIMBY CREEK	Env/Rural Living	RU2, 1a, C2, RU1	C2, RU2, RU1	TSCTEC, EPBCTEC, KEYHAB, L2		No response
52050	002A	1	168280	557 Middle Pocket	Road	MIDDLE POCKET	Rural Living	RU2, 1a	C2, C3, RU2	OGF, KEYHAB, L2		Not agreed
52080	002A	1	123240	560 Middle Pocket	Road	MIDDLE POCKET	Rural Living	RU2, 1a	C2, RU2	OGF, KEYHAB, TSFL, TSFA,		Agreed outcome

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
52460	001A	3	260319	0 Middle Ridge	Road	UPPER MAIN ARM	Rural Living	RU2, 1a	C2, RU2	OCV, TSCTEC, EPBCTEC, KEYHAB, KEYHAB, L1, L2		No response
67740	002CA	21	8304	23 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2/7f2	OCV, OCL, KEYHAB, RPi, SEPP14,		No response
67750	002CA	20	8304	21 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2/7f2	OCV, OCL, KEYHAB, RPi, SEPP14,		No response
67760	002CA	19	8304	19 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2/7f2	OCV, OCL, TSCTEC, RPi, SEPP14i, KEYHAB		No response
67770	002CA	18	8304	17 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2, W1, 7f2	OCV, OCL, TSCTEC, RPi, SEPP14i, KEYHAB		No response
67790	002CA	16	8304	13 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2, W1, 7f2	OCV, OCL, TSCTEC, RPi, SEPP14i, KEYHAB		No response
67810	002CA	7	6745	11 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2, W1, 7f2	OCV, OCL, TSCTEC, RPi, SEPP14i, KEYHAB		Agreed outcome

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
67820	002CA	6	6745	9 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2, W1, 7f2	OCV, OCL, TSCTEC, RPi, SEPP14i,		No response
67830	002CA	5	6745	7 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C2, W1, 7f2	OCV, OCL, TSCTEC, RPi, SEPP14i,		Agreed outcome
67840	002CA	4	6745	5 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C4, W1, 7f2	OCV, OCL, TSCTEC, RPi, SEPP14i,		No response
67850	002CA	3	6745	3 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C4, W1, 7f2			No response
67870	002CA	2	6745	1 Pacific	Street	NEW BRIGHTON	Env/Res	7a/7f2	C4, W1, 7f2			No response
84640	002A	1	368773	201 Skyline	Road	THE POCKET	Env/ Rural Living	RU2, 1a	C2, RU2	TSCTEC, EPBCTEC, KEYHAB, OGF, TSFL, TSFA, L2		Agreed outcome
89260	002D	152	755692	146 Tandys	Lane	TYAGARAH	Env/ Rural Living	RU2, 1a, 1D, 7a, 7b	C2, RU2	OCL, KEYHAB, RPi, SEPP14i, OCV, TSCTEC, TSFA, SEPP 14		Agreed outcome
89320	002D	1	327189	163 Tandys	Lane	BRUNSWICK HEADS	Env/ Rural Living	1d, RU2	C2, RU2	OCL, TSCTEC, KEYHAB, TSFL,	Regionally Significant	Not agreed

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
										TSCTEC, EPBCTEC		
96030	002D	1	779821	80 Vallances	Road	MULLUMBIMBY	Env/ Rural	7B, RU1, RU2, 1A	C2, RU1, RU2	OCL, TSCTEC, OGF, KEYHAB, TSFA, RPi, SEPP14i, L2, TSFA, EPBCTEC	Regionally Significant	Not agreed
98920	002B	1	414979	1021 Wilsons Creek	Road	WILSONS CREEK	Env/ Rural Living	7c, RU2	C3, RU2	TSCTEC, KEYHAB, TSFA, RPi,		Agreed outcome
103010	002B	5	259998	140 Yankee Creek	Road	MULLUMBIMBY CREEK	Env/ Rural Living	1B1, RU1, C2	C2, RU1		Regionally Significant	No response
109900	003CC	4	243218	61 Bayshore	Drive	BYRON BAY	Env/ Mixed use	2v, MU1	C2, MU1	OCL, KEYHAB, TSFA,		No response
115290	002B	2	772174	11 Garrong	Road	GOONENGERRY	Env/ Rural Living	7k, 1a, RU2	C2, C3, RU2	OGF, KEYHAB, TSFA, L2, TSCTEC, TSFL, EPBCTEC		Not agreed
119350	003CD	7	588885	154 Old Bangalow	Road	BYRON BAY	Env/ Rural Living	1a, RU2	C3, RU2	TSCTEC, EPBCTEC, KEYHAB,		No response
124810	002B	6	251256	1028 Wilsons Creek	Road	WILSONS CREEK	Env/ Rural Living	C2, C3, RU2, 7C	C2, C3, RU2	OCV, TSCTEC, KEYHAB, TSFL, RPi,		No response

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
131750	002A	PT7	806652	0 Blindmouth	Road	MAIN ARM	Env/ Rural Living	1a, RU2	C2, RU2	TSCTEC, EPBCTEC, OGF, KEYHAB,		Not agreed
134960	002B	4	264149	135 Coopers Creek	Road	UPPER COOPERS CREEK	Env/ Rural Living	1a, RU2	C2, RU2	TSCTEC, KEYHAB, RPi, L2	Regionally Significant	Not agreed
139210	002CA	17	8304	15 Pacific	Street	NEW BRIGHTON	Env	7a	C2, W1	OCV, OCL, TSCTEC, RPi, SEPP14i,		No response
164070	002D	230	755687	0 Coolamon Scenic	Drive	MULLUMBIMBY	Env	7a, 7b	C2	OCV, OCL, TSCTEC, EPBCTEC, KEYHAB, RPi, SEPP14, OGF		No response
164100	002D	237	755687	0 Coolamon Scenic	Drive	MULLUMBIMBY	Env/ Rural Living	7a, 7b, RU2	C2, RU2	OCV, OCL, TSCTEC, EPBCTEC, KEYHAB, SEPP14, OGF		No response
164110	002D	347	755687	0 Coolamon Scenic	Drive	MULLUMBIMBY	Env/ Rural Living	7b, RU2	C2, RU2	TSFA, OCV, OGF, KEYHAB, TSFA, RIP, TSCTEC, EPBCTEC, TSFL		No response
173910	002B	1	123259	103 Dudgeons	Road	MULLUMBIMBY	Env/ Rural Living	7d	C2, 7d	TSCTEC, EPBCTEC, KEYHAB,		Agreed outcome

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
173920	002B	2	123259	103 Dudgeons	Road	MULLUMBIMBY	Env/ Rural Living	7d	C2, 7d	TSCTEC, KEYHAB, L2		Agreed outcome
182350	002A	1	303006	557 Middle Pocket	Road	MIDDLE POCKET	Env/ Rural Living	1a, RU2	C2, C3, RU2	OGF, KEYHAB, TSFL, TSFA,		Not agreed
200460	003D	8	840653	865 Broken Head	Road	BROKEN HEAD	Env/ Rural Living	RU2, 1a, 7D	C3, C2, RU2, 7D	TSCTEC, EPBCTEC, KEYHAB, RPi, TSFL, SEPP26i		Agreed outcome
211480	002A	1	124874	170 Dudgeons	Road	MULLUMBIMBY	Env/ Rural Living	7D, RU2, 1a	RU2, 7D	KEYHAB, RPi, L2,		Not agreed (7D unchanged)
219560	002A	223	755687	0 Chinamans Hill	Road	YELGUN	Env/ Rural Living	1a, RU2	C2, RU2	TSCTEC, EPBCTEC, OGF, KEYHAB, L2		Not agreed
227280	002CA	19	1006418	9 Muli Muli	Avenue	OCEAN SHORES	Env/Urban res	R2, 7k	C2, R2	OCL, TSCTEC, KEYHAB, TSFL, TSCTEC, EPBCTEC		Agreed outcome
229750	003CD	19	1009620	18 Red Bean	Close	SUFFOLK PARK	Env/Urban res	7D, 2A, R2	C2, C3, R2	TSCTEC, KEYHAB, TSFL, TSFA,	Regionally Significant	Agreed outcome
234390	002B	1	394136	103 Dudgeons	Road	MULLUMBIMBY	Env/ Rural Living	7d	C2, 7d	KEYHAB, L2,		Agreed outcome
236901	002A	1	303031	0 Chinamans Hill	Road	YELGUN	Env/ Rural Living	1a, RU2	C2, RU2	TSCTEC, KEYHAB		Not agreed

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
236951	002A	2	170165	95 Chinamans Hill	Road	MIDDLE POCKET	Env/ Rural Living	1a, RU2	C2, RU2	TSCTEC, EPBCTEC, KEYHAB, L2		Not agreed
238092	002CA	2	121484	0 River	Street	NEW BRIGHTON	Env/ Rural Living	7a	C2, RU2	OCV, OCL, TSCTEC, EPBCTEC, RPi, SEPP14		No response
238449	002C	21	1034998	336 Tweed Valley	Way	WOORYUNG	Env/ Rural Living	1a, RU2	C2, Ru2	KEYHAB, TSFL, TSFA, RPi, L2, TSCEPOP,		Not agreed
238605	002B	1	1045498	9 Scott's Wood	Grove	MULLUMBIMBY CREEK	Large lot res/ Env	R5, 1C2	C2, R5	TSFL, TSFA, L2,		Agreed outcome
238615	002B	1	1046447	73 Coopers Creek	Road	UPPER COOPERS CREEK	Env/ Rural Living	1a, RU2	C2, RU2	TSFL, TSFA, L2, OGF	Regionally Significant	Not agreed
238912	003CC	100	1054375	373 Ewingsdale	Road	BYRON BAY	Env/ Infrastructure	7B, SP2	C2, SP2	OCV, OCL, TSCTEC, RPi,		Agreed outcome
239000	002B	162	1057874	9 Scott's Wood	Grove	MULLUMBIMBY CREEK	Large lot res	1C2	C2, R5	TSFL, TSFA, L2,		Agreed outcome
240668	003CC	12	1131337	50 Bayshore	Drive	BYRON BAY	Env/Urban res	R2, 2V	C2, R2	OCV, OCL, TSFA,		No response
271339	002CA	172	1291287	1 Lyle Court		Ocean Shores	Env/Urban res	R2	C2, R2	OCL, TSCTEC, KEYHAB, TSFA, TSFL		No response
268071	003A	2	1214900	114 Slatterys	Lane	BANGALOW	Rural Living	RU1, 1B1	RU1		Regionally Significant	No response

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
268240	002A	2	1218678	660 The Pocket	Road	THE POCKET	Env/ Rural Living	RU1, RU2, 1A	C2, RU2, RU1	TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA,		Agreed outcome
268340	002A	3	1223789	79 Motts	Road	UPPER MAIN ARM	Rural Living	1A	C3	KEYHAB, L2,		Agreed outcome
268341	002A	4	1223789	174 Dry Creek	Road	UPPER MAIN ARM	Rural Living	1A	C3	KEYHAB, L2,		Agreed outcome
268642	003D	4	1229946	41 Broken Head	Road	NEWRYBAR	Rural Living	RU1, 1B1	RU1		Regionally Significant	No response
269283	002A	4	1242613	143 Dry Creek	Road	UPPER MAIN ARM	Rural Living	1A	RU2			No response
269328	003CB	1	1244893	47 Cedarvale	Road	BANGALOW	Rural Living	1A, RU2	RU2		Regionally Significant	No response
269807	003B	1	1253545	114 Slatterys	Lane	BANGALOW	Rural Living	RU1, RU2, 1B1	RU1		Regionally Significant	No response
269809	003CC	1	1253424	264 Skinners Shoot	Road	SKINNERS SHOOT	Env	7B	C2	KEYHAB, TSFL, L2,		No response
269888	002D	13	1251383	15 Torakina	Road	BRUNSWICK HEADS	Env/Urban res	7a, 7b, 2a	R2, C3, C2	OCV, OCL, TSCTEC, EPBCTEC, KEYHAB, RPi, SEPP14, OGF		Agreed outcome
270084	002A	1	1261663	72 Settlement	Road	MAIN ARM	Rural Living	1a, RU2	RU2			No response
270704	002B	1	1273062	0 Mooibal Spur	Road	MAIN ARM	Rural Living	1a, RU2	C3, RU2	KEYHAB, TSFA, L1,		No response

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
270478	002B	1	1269146	7 Coolamon Ave		Mullumbimby	Large lot res	1C2, 1A	C2, RU2, R5	TSFL, RIPi, L2,		No response

1. Legend for 'Primary Use' abbreviations:

env = environmental conservation (C2) / environmental management (C3)

prim prod = primary production use/s

rural liv = rural living (generally in zones RU1, RU2, 1A, 1B1 and 1B2)

urban res = urban residential (generally in zones R2, R3 and 2A)

2. Legend for C Zone Criteria abbreviations:

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2 Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act - C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act - C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.2 Affected Land Parcel Details – **ARAKWAL LAND** (1 in total)

Parcel No	LZN Map Sheet	Lot	DP	House No.	Street Name	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type	Status
240769	003CD	1	1139721	184	Broken Head Reserve	184 Broken Head Reserve	Road	BROKEN HEAD	Tourist	C1	SP3	N/A	N/A	Agreed outcome

Table 4.3 Affected Land Parcel Details – **STATE GOVERNMENT LAND** (30 in total)

Parcel No	LZN Map Sheet	Lot	DP	Owner	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
66650	002D	166	755692	Transport for NSW	Pacific	Highway	TYAGARAH	Rural	1A	RU2		Regionally Significant
102960	002B	1	552094	Water NSW	Yankee Creek	Road	MULLUMBIMBY CREEK	Env/ Rural	1B1	C2, RU1	OCV, OCL, TSCTEC, TSFL, RPi,	Regionally Significant
120010	002CA	4	46049	Minister Administering Nat Parks & Wildlife Act	Shara	Boulevard	OCEAN SHORES	Env	7K	C2	OCL, OGF, KEYHAB, TSCEPOP,	
129400	002CA	2	46047	Minister Administering Nat Parks & Wildlife Act	New Brighton	Road	OCEAN SHORES	Env	7K, 8A	C2, C3	OCL, OGF, KEYHAB,	
142160	002A	179	728174	Department of Education	27 Durrumbul	Road	MAIN ARM	Rural	1A	RU2		Regionally Significant
159940	002B	1	382900	Department of Education	193 Coopers Creek	Road	UPPER COOPERS CREEK	Rural	1A	RU2		Regionally Significant
164400	002D	167	755692	Transport for NSW	Pacific	Highway	TYAGARAH	Rural	1A	RU2		Regionally Significant
164410	002D	168	755692	Transport for NSW	Pacific	Highway	TYAGARAH	Rural	1A	RU2		Regionally Significant
181750	002B	1	552093	Water NSW	Left Bank	Road	MULLUMBIMBY CREEK	Rural	1B1	RU1		Regionally Significant
216550	002A	1	868992	Department of Education	1129 Main Arm	Road	UPPER MAIN ARM	Rural	1A	RU2		Regionally Significant
216840	002CA	2	871349	Department of Education	166 Shara	Boulevard	OCEAN SHORES	Env/ Rural	2A	C2, RU2	OCL, TSCTEC, KEYHAB, TSFA,	

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Parcel No	LZN Map Sheet	Lot	DP	Owner	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
219800	003A	4	876295	Department of Education	21 Mango	Lane	COORABELL	Rural	1A	RU2		Regionally Significant
225330	002D	48	881232	Transport for NSW	75 Yarun	Road	TYAGARAH	Env/ Rural	1A	C3, RU2	OCV, OCL, KEYHAB, TSFA,	
228500	002B	1	782315	Department of Education	Jubilee	Avenue	MULLUMBIMBY	Env	5A	C3	RIPi,	
228510	002B	2	782315	Department of Education	Jubilee	Avenue	MULLUMBIMBY	Env	5A	C3	RIPi,	
238060	002CA	2	1025104	National Parks & Wildlife Service	Kallaroo	Circuit	OCEAN SHORES	Env	7K	C1	Not mapped (NP)	
238586	002B	115	755692	Department of Education	Jubilee	Avenue	MULLUMBIMBY	Env/ Infrastructure	5A	C3, SP2	RIPi,	
240618	002D	41	1134059	Transport for NSW	Pacific	Highway	BRUNSWICK HEADS	Env	7B, 1A, 9A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, TSFL	
240699	002D	31	1016168	Transport for NSW	Pacific	Highway	OCEAN SHORES	Env	1A	C2	OCV, OCL, TSCTEC, TSFL,	
240711	002CA	2	1134600	Transport for NSW	Pacific	Highway	BILLINUDGEL	Rural	9A	RU2		
241326	003CB	103	1158494	Transport for NSW	25 Arrow Head	Lane	BANGALOW	Rural	1A, 1B1	RU1, RU2		Regionally Significant
241398	002C	311	1163830	NSW National Parks & Wildlife Services	Jones	Road	WOORYUNG	Rural	7K, 1A	RU2		
241447	002CA	14	1156248	Transport for NSW	Pacific	Highway	MCLEODS SHOOT	Infrastructure	7D	SP2		
241448	002CA	15	1156248	Transport for NSW	Pacific	Highway	MCLEODS SHOOT	Infrastructure	1C2, 7D	SP2		

Parcel No	LZN Map Sheet	Lot	DP	Owner	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
241531	002D	34	1164347	Transport for NSW	Pacific	Highway	OCEAN SHORES	Env	1A	C2	KEYHAB, TSFL, L2,	
241532	002D	35	1164347	Transport for NSW	Pacific	Highway	OCEAN SHORES	Env	1A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFL, TSFA, SEPP14i,	
241533	002D	36	1164347	Transport for NSW	Pacific	Highway	OCEAN SHORES	Env	1A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFL, TSFA, SEPP14i,	
267766	003B	103	1209712	Transport for NSW	Lismore	Road	BINNA BURRA	Rural	1A	RU2		Regionally Significant
270085	002C	1	1261334	National Parks & Wildlife Service	1 Jones	Road	WOORYUNG	Env/ Rural	7K, 1A	C1, RU2	OCV, OCL, TSCTEC, KEYHAB, TSFA, TSCEPOP, L2, TSFL, RIPI, OGF	
271376	003CD	20	1290914	Department of Education	2 Arakwal	Court	BYRON BAY	Env/ Rural	5A,	C2, SP2	OCV, OCL, TSCTEC, EPBCTEC, KEYHAB, TSFL, TSFA, RIPI,	

1. Legend for 'Primary Use' abbreviations:

env = environmental conservation (C2) / environmental management (C3)

prim prod = primary production use/s

rural liv = rural living (generally in zones RU1, RU2, 1A, 1B1 and 1B2)

urban res = urban residential (generally in zones R2, R3 and 2A)

2. Legend for C Zone Criteria abbreviations:

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2
Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act
- C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act
- C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.4 Affected Land Parcel Details – **STATE ROAD RESERVES** (23 in total)

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
STRD2672	002D	7B	C2	OCL, OGF, KEYHAB, TSFA, RIPi, SEPP14i,	
STRD3008	002B	1F, 7C	C3	OGF, KEYHAB,	
STRD3009	002B	1F	C1	OGF, KEYHAB,	
STRD3018	001A	7C	C3	OCV, TSCTEC, EPBCTEC, KEYHAB, RIPi,	
STRD3163	001A	1A	C3	KEYHAB, TSFL, TSFA, L2,	
STRD3186	002A	7K	C2	KEYHAB, TSFL, TSFA, L2,	
STRD3193	002A	7K	C2	OGF, KEYHAB, TSFL, TSFA,	
STRD3716	002CA	5A	SP2		
STRD3717	002CA	1A	SP2		
STRD3761	003A	1A	RU2		Regionally significant
STRD3851	002CA	9A, 1A	SP2		
STRD3855	002CA	1A, 5A	RU2		
STRD4152	002A	7K	C2		
STRD4420	002CA	5A	RU2		
STRD4421	002CA	5A	RU2		
STRD4423	002CA	9A	RU2		
STRD4424	002CA	9A	RU2		

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
STRD4425	002CA	9A	RU2		
STRD4426	002CA	1A	RU2		
STRD4428	002D	9A, 1A	RU2		
STRD4436	002D	1A	SP2		
STRD4437	002D	9A, 1A, 7B	SP2		
STRD4464	002CA	9A	RU2		

Legend for C Zone Criteria abbreviations:

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2 Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act - C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act - C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.5 Affected Land Parcel Details – **CROWN LAND** (115 in total)

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
4210	003CD	358	704247	252 Bangalow	Road	BYRON BAY	Recreation	7A, RE2, 6B	RE1		
30390	002B	1	47449	Gordon	Street	MULLUMBIMBY	Recreation	6A	RE1		
35350	002B	187	755692	5 Jubilee	Avenue	MULLUMBIMBY	Recreation	6A	RE1		
35370	002B	187	728514	Jubilee	Avenue	MULLUMBIMBY	Env/ Road	6A	C3	OCV, OCL, TSCTEC, RIP,	
47030	003A	93	755712	Mafeking	Road	GOONENGERRY	Env	1A	C2	KEYHAB, TSFL, TSFA,	Regionally Significant
48910	002B	1	667917	62 Main Arm	Road	MULLUMBIMBY	Env	2A	C3	TSFL, TSFA, RIPi,	
66460	002D	43	755692	98 Tweed	Street	BRUNSWICK HEADS	Recreation	6A	RE1		
66490	002D	331	755692	164 Tweed	Street	BRUNSWICK HEADS	Env	7B, 9A	C2	OCL, OGF, KEYHAB, TSFA,	
81340	003CC	439	729447	Browning	Street	BYRON BAY	Env	7K	C2	TSCTEC, TSFL,	
85050	002D	379	47471	South Beach	Road	BRUNSWICK HEADS	Recreation	2T	RE1		
85400	003CB	1	359227	7 Station	Street	BANGALOW	Recreation	6A	RE1		
105960	003A	89	755697	898 Binna Burra	Road	FEDERAL	Urban res	2V	RU5		
107750	003B	313	727794	677 Booyong	Road	BOOYONG	Rural/ Env	7J, 1B1	C2, RU1	CONS, OCV, OCL, TSCTEC, KEYHAB, TSFL, TSFA, RIPi,	Regionally Significant

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
128960	002B	451	728526	Pine	Avenue	MULLUMBIMBY	Env/ Recreation	6A, RE1	C3, RE1	OCL, RPi,	
129710	003CC	392	728539	Somerset	Street	BYRON BAY	Recreation	6A	RE1		
142250	003CC	389	728537	Butler	Street	BYRON BAY	Recreation	6A	RE1		
147580	003CC	172	755695	Paterson	Street	BYRON BAY	Env/ Infrastructure	7J, 2A	C3, SP2	TSFL, TSFA, L2,	
160280	003CC	391	728539	Somerset	Street	BYRON BAY	Recreation	6A	RE1		
160320	003CC	PT393	728539	Somerset	Street	BYRON BAY	Recreation	6A	RE1		
167880	003CD	438	729107	Bangalow	Road	BYRON BAY	Urban res	1D	R2		
168250	003CC	8	248668	Brownell	Drive	BYRON BAY	Env	R2	C3	TSCTEC, EPBCTEC, SEPP26,	
168310	002D	381	720451	Tandys	Lane	BRUNSWICK HEADS	Env	7A, 7B	C2	OCL, OGF, KEYHAB, RPi, SEPP14i, TSCTEC,	Regionally Significant
168330	003D	12	704306	Broken Head	Road	BROKEN HEAD	Rural	1B1	RU1		
168440	003B	312	727794	698 Booyong	Road	BOOYONG	Env/ Rural	7J	C2, RU1	CONS, OCV, OCL, TSCTEC, KEYHAB, TSFL, TSFA, RPi,	Regionally Significant
178740	003CB	1	585465	7 Station	Street	BANGALOW	Recreation	6A	RE1		
179000	003B	136	728167	Eureka	Road	EUREKA	Rural	1B2	RU1		Regionally Significant
180510	002D	193	755692	Grays	Lane	TYAGARAH	Env	1A	C3	OCL, TSFA, RPi,	Regionally Significant

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
180770	003A	101	728518	Mafeking	Road	GOONENGERRY	Env	7K	C2	TSCTEC, KEYHAB, TSFL, TSFA,	Regionally Significant
181390	002D	2	728659	Pacific	Highway	BRUNSWICK HEADS	Env	7B	C2	OCL, KEYHAB, TSFL, TSFA, RPi, SEPP14i,	
181470	002D	413	728684	105 Tweed	Street	BRUNSWICK HEADS	Recreation	6A	RE1		
181480	002D	414	728684	109 Tweed	Street	BRUNSWICK HEADS	Env/ Recreation	7A, 7B, 5A	C2, C3, RE1	OCV, OCL, KEYHAB, TSFA, RPi, SEPP14,	
181490	002D	405	728638	Bayside	Way	BRUNSWICK HEADS	Env	7B	C2	OCL, KEYHAB, RPi, SEPP14i,	
181500	002D	279	755692	Bayside	Way	BRUNSWICK HEADS	Env	6A	C2	OCL, KEYHAB,	
181520	002D	400	724696	123 Tweed	Street	BRUNSWICK HEADS	Recreation	7B, 6A	RE1		
181560	002D	326	755692	144 Tweed	Street	BRUNSWICK HEADS	Env	7B	C2	OCL, OGF, KEYHAB, TSFA, SEPP14i,	
181600	002DA	426	729272	South Beach	Road	BRUNSWICK HEADS	Env/ Recreation	6A	C3, RE1	OCL, TSCTEC, TSFL, RPi,	
181650	002D	393	724578	Mullumbimby	Road	MULLUMBIMBY	Env	7A, 7B, 5A	C2	OCV, OCL, TSCTEC, KEYHAB, RPi, SEPP14i,	

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
181720	002B	17	45978	Koonyum Range	Road	WILSONS CREEK	Env	7C	C3	OGF, KEYHAB, TSFA,	
183000	003CC	4	248009	Palm Valley	Drive	BYRON BAY	Env/ Urban res	R2	C2, R2	OCV, TSCTEC, EPBCTEC, SEPP26i,	
183420	002CA	337	755687	Yelgun	Road	YELGUN	Rural	1B2	RU1		
183570	002CA	459	729098	Redgate	Road	SOUTH GOLDEN BEACH	Env	1D	C2	OCV, OCL, TSCTEC, OGF, KEYHAB, TSCEPOP,	
183670	002CA	458	729085	New Brighton	Road	NEW BRIGHTON	Env	1D	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, TSCEPOP,	
183760	002B	177	728172	Johnstons	Lane	MAIN ARM	Rural	1B1	RU1		Regionally Significant
183790	002B	176	728171	Monet	Drive	MONTECOLLUM	Rural	1A	RU2		Regionally Significant
183820	002B	391	728519	Jubilee	Avenue	MULLUMBIMBY	Recreation	6A	RE1		
183890	002D	397	724681	Bayside	Way	BRUNSWICK HEADS	Env	7B	C2	OCL, KEYHAB,	
184090	002B	99	728672	Coopers Creek	Road	UPPER COOPERS CREEK	Rural	1A	RU2		
184110	002B	101	728672	Englishes	Road	UPPER COOPERS CREEK	Rural	1A	RU2		
184120	002B	90	755752	Coopers Creek	Road	UPPER COOPERS CREEK	Rural	1A	RU2		

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
184130	002B	100	728672	Coopers Creek	Road	UPPER COOPERS CREEK	Rural	1A	RU2		Regionally Significant
184170	003A	110	755697	Coorabell	Road	FEDERAL	Rural	1A	RU2		Regionally Significant
184220	003CC	402	728193	Raywards	Lane	SKINNERS SHOOT	Env/ Rural	7A, 7B, 1A	C3, RU2	OCV, OCL, TSCTEC, KEYHAB, TSFA, RPi, SEPP14i,	
184230	003CC	407	729057	Bayshore	Drive	BYRON BAY	Env	7J	C2	OCL, TSFA, RPi,	
184270	003CC	381	728183	Cemetery	Road	BYRON BAY	Env/ Rural	7A, 7B, 1D	C3, RU2	OCV, OCL, TSCTEC, KEYHAB, TSFA, RPi, SEPP14i,	
184420	003CC	406	729051	Cemetery	Road	BYRON BAY	Recreation	2A	RE1		
184430	003CD	405	729051	Cemetery	Road	BYRON BAY	Urban res	2A	R2		
184610	003CC	400	728187	Palm Valley	Drive	BYRON BAY	Env	R2	C2	TSCTEC, EPBCTEC, SEPP26, TSFL,	
184680	003B	135	728167	Eureka	Road	EUREKA	Rural	1B2	RU1		Regionally Significant
192840	002DA	424	729272	South Beach	Road	BRUNSWICK HEADS	Recreation	RE1, 6A	RE1		
198340	002D	437	839424	South Beach	Road	BRUNSWICK HEADS	Recreation	6A	RE1		
209640	003D	8	723025	Broken Head	Road	BROKEN HEAD	Rural	7B	RU2		Regionally Significant
214750	003CC	230	755695	Wordsworth	Street	BYRON BAY	Env	6A	C2	OCL, TSFA, RPi,	

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
225410	002D	56	881232	Pacific	Highway	TYAGARAH	Env/ Rural	1A, RU2	C3, RU2	OCL, TSFA, RPi,	Regionally Significant
225440	002D	404	728259	Pacific	Highway	TYAGARAH	Env	1A	C3	OCL, TSFA, RPi,	Regionally Significant
225760	002B	390	728163	Jubilee	Avenue	MULLUMBIMBY	Recreation	6A	RE1		
226270	003CB	13	4358	7 Station	Street	BANGALOW	Recreation	6A	RE1		
228320	002CA	417	755687	New Brighton	Road	OCEAN SHORES	Env	7K	C2	OCL, KEYHAB,	
228440	003CD	443	820680	Bangalow	Road	BYRON BAY	Env	7A, 1D	C2	OCV, OCL, TSCTEC, KEYHAB, SEPP14,	
228590	003A	90A	374765	Coorabell	Road	FEDERAL	Urban res	2V	RU5		
228660	002CA	233	755687	New Brighton	Road	NEW BRIGHTON	Env	1D	C2	OCL, OGF, KEYHAB, TSFA, TSCEPOP,	
228980	003A	1	669098	Taylors	Road	NASHUA	Rural	1A	RU2		Regionally Significant
238575	002D	398	724682	123 Tweed	Street	BRUNSWICK HEADS	Recreation	6A	RE1		
238704	003CC	1	758207	Byron	Street	BYRON BAY	Env	6A	C2	OCL, TSCTEC, TSFA,	
238941	002B	1	1052338	Left Bank	Road	MULLUMBIMBY CREEK	Rural	1B2	RU1`		
239274	002D	19	1019200	16 Newberry	Parade	BRUNSWICK HEADS	Rural	9A	RU2		
239275	002D	20	1019200	16 Newberry	Parade	BRUNSWICK HEADS	Env	7B	C2	OCV, OCL, TSCTEC, KEYHAB,	

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
239276	002D	30	1019200	41 Harbour	Way	BRUNSWICK HEADS	Env	7B	C2	OCL, KEYHAB, TSFL, RIPi, SEPP14i,	
239432	002D	50	1067782	27 Riverside	Crescent	BRUNSWICK HEADS	Env	7B, 9A	C2	OCL, KEYHAB, TSFL, TSFA, RIPi, SEPP14i,	
239576	003CC	PT393	728539	Wordsworth	Street	BYRON BAY	Env	6A	C2	OCL, KEYHAB,	
239678	003CC	457	1087879	Gilmore	Crescent	BYRON BAY	Env/ Recreation/ Other	7B, 1D	C2, RE1, SP2	OCV, OCL, TSCTEC,	
240142	002D	7017	1113398	The Esplanade		NEW BRIGHTON	Env		C2	CONS, OCV, OCL, TSFA, RIP,	
240144	003CC	7021	1113427	Ewingsdale	Road	BYRON BAY	Env	7A	C3	OCL, KEYHAB, TSFA, RIPi, SEPP14i,	
240203	002D	7016	1116489	Rajah	Road	OCEAN SHORES	Infrastructure	8A	SP2		
240286	002B	32	45978	Koonyum Range	Road	WILSONS CREEK	Env	7C	C3	OGF, KEYHAB, TSFA,	
240577	002D	7305	1133738	Vallances	Road	MULLUMBIMBY	Env	7B	C2	OCL, OGF, KEYHAB, RIPi,	
240637	002A	7301	1137030	Settlement	Road	MAIN ARM	Rural	1A	RU2		Regionally Significant
240854	003A	7300	1143525	Coorabell	Road	FEDERAL	Rural	1A	RU2		Regionally Significant

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
240952	003D	7300	1146647	Seven Mile Beach	Road	BROKEN HEAD	Rural	7K	RU2		
241406	002D	7305	1162306	Mullumbimby	Road	MULLUMBIMBY	Env	7B	C2	OCV, OCL, TSCTEC, EPBCTEC, RPi,	
241414	002D	181	755692	44 The Old Brunswick	Road	TYAGARAH	EnvEnv/ Rural/ Infrastructure	1A	C3, RU2, SP2	OCV, OCL, KEYHAB, TSFA, OGF	
241747	002B	28	45978	Koonyum Range	Road	WILSONS CREEK	Rural	7C	RU2		Regionally Significant
241749	002A		UNKNOWN	Durrumbul	Road	MAIN ARM	Rural	1B1	RU1		Regionally Significant
241751	003A		UNKNOWN	Taylors	Road	EUREKA	Rural	1A	RU2		Regionally Significant
241756	003A	841	1215479	Binna Burra	Road	BINNA BURRA	Rural	1A	RU2		Regionally Significant
241758	002B	64	1215503	Myocum Ridge	Road	MYOCUM	Rural	1A	RU2		Regionally Significant
241759	003B		UNKNOWN	Friday Hut	Road	BINNA BURRA	Rural	1A	RU2		Regionally Significant
241764	003B	2	250076	Lismore	Road	NASHUA	Rural	1B1	RU1		Regionally Significant
241765	003B	3	250076	Lismore	Road	NASHUA	Rural	1A	RU2		Regionally Significant
241769	002B	44	1217855	Coolamon Scenic	Drive	MULLUMBIMBY	Env	RU2	C2	KEYHAB, L2,	
241785	002D		UNKNOWN	Grays	Lane	TYAGARAH	Env	C1, 6A	C1	Not mapped (NP)	

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Farmland Type
267343	002A	48	755687	Main Arm	Road	MAIN ARM	Rural	1A	RU2		Regionally Significant
267699	003B	52	1208266	Booyong	Road	BOOYONG	Rural	5A	RU1, RU2		Regionally Significant
267958	002A	44	1215474	Main Arm	Road	UPPER MAIN ARM	Env/ Rural	1A	C2, RU2	OCV, TSCTEC, EPBCTEC, TSFL, RIPi,	
267959	002A	45	1215474	Main Arm	Road	UPPER MAIN ARM	Env	1A	C2	OCV, TSCTEC, EPBCTEC, TSFL, RIPi,	
268061	003CD	2	1217735	Natural	Lane	COOPERS SHOOT	Rural	1A	RU2		
268075	002D	7308	1219312	Tyagarah	Road	TYAGARAH	Rural	1A	RU2		Regionally Significant
268076	003CA	7022	1113424	Ewingsdale	Road	BYRON BAY	Env	7A	C3	OCL, KEYHAB, TSFA, RIPi, SEPP14i,	
268077	002D	7307	1167806	Fawcett	Street	BRUNSWICK HEADS	Recreation	6A	RE1		
268407	003B	4722	1226325	Booyong	Road	BOOYONG	Rural	5A	RU2		Regionally Significant
269392	002D	423	729272	South Beach	Road	BRUNSWICK HEADS	Recreation	6A	RE1		
270752	003CC	1	820635	Bayshore	Drive	BYRON BAY	Env	2T	C2	OCV, OCL, KEYHAB, SEPP14i	
270753	003CC	2	820635	Bayshore	Drive	BYRON BAY	Env	7B	C2	OCL, KEYHAB,	
270754	002D	3	820635	Bayshore	Drive	BYRON BAY	Env	7A, 7B	C2	OCV, OCL, KEYHAB, SEPP14i	

1. **Legend for 'Primary Use' abbreviations:**

env = environmental conservation (C2) / environmental management (C3)

prim prod = primary production use/s

rural liv = rural living (generally in zones RU1, RU2, 1A, 1B1 and 1B2)

urban res = urban residential (generally in zones R2, R3 and 2A)

2. **Legend for C Zone Criteria abbreviations:**

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2
Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act
- C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act
- C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.6 Affected Land Parcel Details – **CROWN ROAD RESERVES** (440 in total)

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD1988	003CC	7B, 7A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPi, SEPP14i,	
CLRD2205	002B	6A	C2	TSFL, RIPi,	
CLRD2315	003B	1B1	RU1		Regionally significant
CLRD2318	003B	1A	RU2		Regionally significant
CLRD2330	003B	RU2, 1A	C2	TSCTEC, EPBCTEC,	Regionally significant
CLRD2331	003B	RU2, 1A	C2	TSCTEC, EPBCTEC,	Regionally significant
CLRD2332	003B	1A	RU2		Regionally significant
CLRD2333	003B	1A	C2	TSCTEC, EPBCTEC,	Regionally significant
CLRD2334	003B	1A	C2	TSCTEC, EPBCTEC,	Regionally significant
CLRD2335	003B	1A	C2	TSCTEC, EPBCTEC,	Regionally significant
CLRD2336	003B	1A	RU2		Regionally significant
CLRD2347	003B	1A	RU2		Regionally significant
CLRD2354	003A	1A	RU2		Regionally significant
CLRD2358	003A	1A	RU2		Regionally significant
CLRD2364	003A	1A	RU2		
CLRD2365	003A	1A	C3	OCV, TSCTEC, EPBCTEC, RIPi,	
CLRD2366	003A	1A	RU2		
CLRD2367	003A	1B2	RU1		Regionally significant
CLRD2368	003A	1B2	C3	OCV, TSCTEC, EPBCTEC, RIPi,	Regionally significant
CLRD2369	003A	1B2	RU1		Regionally significant
CLRD2370	003A	1A	RU2		Regionally significant
CLRD2371	003A	1A	RU2		Regionally significant
CLRD2372	003A	RU2, 1A	C2		Regionally significant
CLRD2373	003A	1A	RU2		Regionally significant
CLRD2376	003A	1A	RU2		Regionally significant
CLRD2380	003A	1A	RU2		Regionally significant
CLRD2386	003A	1A	C2	OCV, TSCTEC, KEYHAB, RIPi,	Regionally significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD2387	003A	1A	RU2		Regionally significant
CLRD2388	003A	1A	RU2		Regionally significant
CLRD2389	003A	1A	C2	TSCTEC, EPBCTEC,	Regionally significant
CLRD2390	003A	1A	RU2		Regionally significant
CLRD2401	003CD	7B, 7A	C2	OCV, OGF, KEYHAB, TSFA, SEPP14i,	
CLRD2402	003CD	1A	C2	TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPi,	
CLRD2419	003D	1A	C2	OCV, TSCTEC, EPBCTEC, SEPP26, KEYHAB, TSFL,	
CLRD2420	003D	1A	RU2		
CLRD2421	003D	7K, 1A	C2	KEYHAB, TSFA, L2,	
CLRD2422	003D	1A	RU2		
CLRD2423	003D	7J, 1A	C2	KEYHAB, TSFL, TSFA, RIPi, L1,	
CLRD2426	003D	7J	RU2		
CLRD2465	003D	7B, 7J, 1A	C2	TSCTEC, EPBCTEC, KEYHAB, TSFL, TSFA, RIPi,	
CLRD2528	003CD	1A	RU2		
CLRD2529	003CD	1A	RU2		
CLRD2530	003CC	1A	RU2		
CLRD2534	003CC	2A, 7A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPi, SEPP14,	
CLRD2537	003CD	2A, 7A	RU2		
CLRD2553	003CC	9A, 7A	SP2		
CLRD2554	003CC	7J	C2	TSFL, TSFA, L2,	
CLRD2555	003CC	7J	R2		
CLRD2579	003CC	7B, 7A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, SEPP14i,	
CLRD2581	003CC	7B, 7A	C2	OCV, OCL, TSCTEC, KEYHAB, SEPP14,	
CLRD2582	003CC	7A	C2	OCV, OCL, TSCTEC, KEYHAB, RIPi, SEPP14,	
CLRD2587	003CC	1D, 2A	C3	OCL	
CLRD2592	003CC	1D, 7B	C3	OCL, KEYHAB,	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD2602	003CC	7B, 7A	C2	OCV, OCL, TSCTEC, KEYHAB, RIPi, SEPP14,	
CLRD2603	003CC	7B, 7A	W1		
CLRD2605	003CC	7A	W1		
CLRD2606	003CC	7B, 7A	W1		
CLRD2607	003CC	7A	W1		
CLRD2608	003CC	7A	C2	CONS, OCV, OCL, RIP, SEPP14,	
CLRD2609	003CC	7B, 7A	C2	CONS, OCV, OCL, RIP, SEPP14,	
CLRD2612	003CC	7B	C3	KEYHAB, TSFA, L2,	
CLRD2616	003CC	1A	RU2		
CLRD2617	003CC	1A	C3	KEYHAB, TSFA, L2,	
CLRD2618	003CC	1A, 7B	C2	KEYHAB, TSFA, L2,	
CLRD2627	003CC	7B	RU2		
CLRD2647	003CA	7A, 5A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, SEPP14i,	
CLRD2654	002D	1A	RU2		
CLRD2655	002D	1A	RU2		Regionally significant
CLRD2659	002D	1A	C2	OCL, TSFA,	Regionally significant
CLRD2663	002D	1A	SP2		
CLRD2664	002D	1A	RU2		
CLRD2667	002D	1A	RU2		
CLRD2668	002D	7B, 1A	SP2		
CLRD2669	002D	1A	RU2		
CLRD2670	002D	1A	RU2		Regionally significant
CLRD2671	002D	7B, 1A	C2	OCV, OCL, TSCTEC, OGF, KEYHAB, RIPi,	
CLRD2685	003CD	1A	C2	TSCTEC, EPBCTEC, TSFL,	
CLRD2689	003CD	1A	RU2		
CLRD2690	003CB	1A	RU2		Regionally significant
CLRD2694	003CB	RU1	RU1		Regionally significant
CLRD2695	003CB	RU2	RU2		
CLRD2696	003CB	RU2	R5		Regionally significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD2697	003CB	RU2	RU2		Regionally significant
CLRD2703	003CB	RU2	RU2		Regionally significant
CLRD2704	003CB	RU2	RU2		
CLRD2705	003CB	RU2	RU2		
CLRD2710	003CB	RU2	RU2		Regionally significant
CLRD2711	003CB	RU2, 1A	C2	TSCTEC, EPBCTEC, KEYHAB,	Regionally significant
CLRD2720	003B	1B1	RU1		Regionally significant
CLRD2739	003A	1A	RU2		Regionally significant
CLRD2740	003A	1A	RU2		Regionally significant
CLRD2741	003A	1A	RU2		Regionally significant
CLRD2742	003A	1A	RU2		Regionally significant
CLRD2755	003A	1A	RU2		Regionally significant
CLRD2756	003A	1C1	R5		
CLRD2757	003A	1A	RU2		Regionally significant
CLRD2764	003A	1A	RU2		Regionally significant
CLRD2765	003A	1A	RU2		Regionally significant
CLRD2766	003A	1A	RU2		Regionally significant
CLRD2769	003A	1A	RU2		Regionally significant
CLRD2770	003A	1A	RU2		Regionally significant
CLRD2771	003A	1A	RU2		Regionally significant
CLRD2777	003A	1A	RU2		Regionally significant
CLRD2778	003A	1A	RU2		Regionally significant
CLRD2781	003A	1A	RU2		Regionally significant
CLRD2783	003CA	1A	RU2		Regionally significant
CLRD2785	003A	1A	RU2		Regionally significant
CLRD2801	003A	1A	RU2		Regionally significant
CLRD2810	003A	1A	C2	TSCTEC, EPBCTEC, KEYHAB, RIPI,	Regionally significant
CLRD2811	003A	1A	RU2		Regionally significant
CLRD2812	003A	1A	RU2		Regionally significant
CLRD2813	003A	1A	RU2		Regionally significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD2814	002B	1A	RU2		Regionally significant
CLRD2817	002B	1A	RU2		Regionally significant
CLRD2819	002B	1A	C3	TSCTEC, KEYHAB, OGF	Regionally significant
CLRD2827	002B	1A	C3	OGF, KEYHAB,	Regionally significant
CLRD2828	002B	7K	C2	OGF, KEYHAB, TSFA,	Regionally significant
CLRD2829	002B	1A	C3	OGF, KEYHAB, TSFA,	Regionally significant
CLRD2843	002B	1A	RU2		Regionally significant
CLRD2853	002B	1A	RU2		Regionally significant
CLRD2854	002B	1A	RU2		Regionally significant
CLRD2855	002B	1A	RU2		Regionally significant
CLRD2858	003A	1A	RU2		Regionally significant
CLRD2859	002B	RU2, 1A	RU2		Regionally significant
CLRD2860	002B	1A	RU2		Regionally significant
CLRD2865	002B	1A	RU2		
CLRD2866	002B	1A	C2	TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL,	
CLRD2869	003A	1A	C2	TSCTEC, EPBCTEC, KEYHAB, RIPI,	Regionally significant
CLRD2870	002B	1A	RU2		Regionally significant
CLRD2871	002B	1A	C3	TSCTEC, EPBCTEC, KEYHAB, RIPI,	Regionally significant
CLRD2872	002B	1A	RU2		Regionally significant
CLRD2873	002B	1A	RU2		Regionally significant
CLRD2874	002B	RU2, 1A	RU2		Regionally significant
CLRD2875	002B	1A	C2	TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI,	Regionally significant
CLRD2877	002B	1A	RU2		Regionally significant
CLRD2878	002B	1A	C2	TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI,	Regionally significant
CLRD2879	002B	1A	RU2		Regionally significant
CLRD2880	002B	1A	RU2		Regionally significant
CLRD2881	002B	1A	C2	TSCTEC, EPBCTEC, KEYHAB, RIPI,	Regionally significant
CLRD2882	002B	1A	C2	TSCTEC, KEYHAB, RIPI,	Regionally significant
CLRD2883	002B	1A	RU2		Regionally significant
CLRD2887	002B	1A	C2	TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI,	Regionally significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD2888	002B	RU2, 1A	RU2		Regionally significant
CLRD2889	002B	1A	C2	KEYHAB, RIPi,	Regionally significant
CLRD2897	002B	1A	C3	KEYHAB, TSFA, L2,	
CLRD2898	002B	7C	C3	OGF, KEYHAB, TSFA,	
CLRD2899	002B	1A	C2	OGF, KEYHAB, TSFA,	
CLRD2901	002B	1A	RU2		
CLRD2902	002B	1A	RU2		
CLRD2903	002B	7C	C3	OGF, KEYHAB, TSFA,	
CLRD2904	002B	7C	RU2		
CLRD2905	002B	7C	RU2		
CLRD2906	002B	1A	C3	OGF, KEYHAB, TSFA,	Regionally significant
CLRD2907	002B	1A	RU2		
CLRD2908	002B	1A	RU2		Regionally significant
CLRD2910	002B	1F	C2	NP (HEV not mapped)	
CLRD2911	002B	1A	C2	NP (HEV not mapped)	
CLRD2919	002B	1A	C3	OGF, KEYHAB, TSFA,	
CLRD2920	002B	1A, 7C	C2	OGF, KEYHAB, TSFL, TSFA,	
CLRD2930	001B	1A	RU2		
CLRD2931	001B	1A	C2	OCV, TSCTEC, RIPi,	
CLRD2932	001B	1A	RU2		
CLRD2934	001B	1A	RU2		
CLRD2935	001B	1A	RU2		
CLRD2939	001B	1A	C3		
CLRD2953	001B	1A	RU2		
CLRD2954	001B	1A	RU2		
CLRD2957	001B	1A	C3	OCV, TSCTEC, KEYHAB, TSFL, RIPi,	
CLRD2958	001B	1A	RU2		
CLRD2959	001B	1A	RU2		
CLRD2960	001B	7K	C2	OCV, TSCTEC, EPBCTEC, OGF, KEYHAB,	
CLRD2961	001B	1A	C3	OCV, TSCTEC, KEYHAB,	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD2963	001B	1A	C3	OCV, TSCTEC, EPBCTEC, OGF, KEYHAB,	
CLRD2964	001B	1A	RU2		
CLRD2967	002B	1A	RU2		
CLRD2968	002B	1A	RU2		
CLRD2970	002B	1A	RU2		
CLRD2972	002B	1A	C3	KEYHAB, TSFL, L2,	
CLRD2978	002B	1A	RU2		
CLRD2979	002B	7C	RU2		
CLRD2990	002B	7C	C2	OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL,	
CLRD2992	002B	7C	RU2		
CLRD2993	002B	7C	C2	OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA, RIPI,	
CLRD2994	002B	7C	RU2		
CLRD2997	002B	7C	RU2		
CLRD3006	002B	7C	C2	OGF, KEYHAB,	
CLRD3015	002A	7K, 7C	C2	OCV, TSCTEC, EPBCTEC, KEYHAB, TSFL, RIPI,	
CLRD3016	002A	7C	C2	OGF, KEYHAB,	
CLRD3021	002B	RU2, 1A	C2	TSCTEC, EPBCTEC, OGF, KEYHAB, TSFA, RIPI,	
CLRD3023	002B	1A	C2	TSCTEC, EPBCTEC, OGF, KEYHAB, TSFA, RIPI,	
CLRD3024	002B	1A	RU2		
CLRD3025	002B	1A	RU2		
CLRD3032	002B	1B2	RU1		
CLRD3034	002B	1A	RU2		
CLRD3035	002B	1A	RU2		
CLRD3037	002B	1A	RU2		Regionally significant
CLRD3039	002B	1A	RU2		
CLRD3040	002B	RU2, 1A	RU2		
CLRD3051	002B	1B1	RU1		Regionally significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD3052	002B	1C1	C3	KEYHAB, RIPI, L2,	
CLRD3053	002B	1A	RU2		Regionally significant
CLRD3061	002D	1A	C2	OCL, TSCTEC, KEYHAB,	Regionally significant
CLRD3062	002D	1C1	R5		
CLRD3063	002D	1A	RU2		
CLRD3064	002D	1A	C2	L2	
CLRD3066	002D	1C1	C2	TSFA, L2,	
CLRD3068	002D	RU2, 1A	C2	OCL, TSCTEC, KEYHAB, RIPI,	Regionally significant
CLRD3071	002D	1A	RU2		Regionally significant
CLRD3072	002D	1A	RU2		Regionally significant
CLRD3074	002D	1A	RU2		Regionally significant
CLRD3078	003A	1A	RU2		Regionally significant
CLRD3084	002B	1B1	RU1		
CLRD3088	002B	1A	RU2		
CLRD3089	002B	1A	RU2		
CLRD3090	002B	1A	RU2		
CLRD3091	002B	RU2, 1A	C3	KEYHAB, L1,	
CLRD3093	002B	1A	C2	KEYHAB, TSFA, L1,	
CLRD3096	002B	1A	RU2		
CLRD3097	002B	1A	RU2		
CLRD3098	002B	1A	RU2		
CLRD3099	002B	1A	C2	KEYHAB, TSFA, L1,	
CLRD3100	002B	1A	C3	KEYHAB, TSFA, L1,	
CLRD3101	002A	1A	C2	KEYHAB, L1,	
CLRD3102	002B	1A	RU2		
CLRD3104	002A	1A	C2	TSCTEC, KEYHAB, TSFL,	
CLRD3105	002A	1A	RU2		
CLRD3106	002B	1A	C3	KEYHAB, RIPI,	
CLRD3107	002B	1A	RU2		
CLRD3108	002B	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD3114	002A	1A	RU2		Regionally significant
CLRD3119	002A	1B2	RU1		
CLRD3121	002A	1B2	RU1		
CLRD3124	002A	1A	RU2		
CLRD3131	002A	RU2, 1A	RU2		Regionally significant
CLRD3137	002A	1A	RU2		Regionally significant
CLRD3139	002A	RU2, 1A	RU2		Regionally significant
CLRD3150	002A	1A	RU2		
CLRD3153	002A	1A	C3	KEYHAB, TSFA, RIPI, L1,	
CLRD3158	002A	1A	C3	OCV, TSCTEC, KEYHAB, RIPI,	
CLRD3162	002A	1A	C3	TSCTEC, EPBCTEC, OGF, KEYHAB,	
CLRD3164	002A	RU2, 1A	RU2		
CLRD3165	002A	RU2, 1A	RU2		
CLRD3169	002A	1A	C3	OCL, RIPI,	Regionally significant
CLRD3170	002A	1A	RU2		Regionally significant
CLRD3175	002A	1A	RU2		Regionally significant
CLRD3176	002A	1A	C3	KEYHAB, RIPI, L2,	
CLRD3177	002A	1A	RU2		Regionally significant
CLRD3178	002A	1A	C3	KEYHAB, TSFL, RIPI, L2,	
CLRD3179	002A	1A	C3	TSCTEC, KEYHAB, RIPI,	
CLRD3180	002A	1A	RU2		
CLRD3181	002A	1A	RU2		
CLRD3182	002A	7K	C2	OGF, KEYHAB, TSFA,	
CLRD3184	002A	1A	RU2		
CLRD3185	002A	1A	C3	TSCTEC, EPBCTEC, OGF, KEYHAB,	
CLRD3189	002A	1A	RU2		
CLRD3191	002A	1A	RU2		
CLRD3192	002A	1A	C2	TSCTEC, EPBCTEC, OGF, KEYHAB,	
CLRD3194	002A	7K, 1A	C2	OGF, KEYHAB, TSFL, TSFA,	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD3199	002A	1A	C2	TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA,	
CLRD3201	002A	1A	RU2		
CLRD3205	003A	1A	RU2		State Significance
CLRD3206	003A	1A	RU2		Regionally significant
CLRD3207	003A	1A	RU2		Regionally significant
CLRD3208	003A	1A	RU2		Regionally significant
CLRD3209	003A	1A	RU2		Regionally significant
CLRD3210	003A	1A	RU2		Regionally significant
CLRD3214	002B	1A	RU2		Regionally significant
CLRD3223	002B	2A	R2		
CLRD3224	002B	1A	RU2		Regionally significant
CLRD3226	002B	1B1	RU1		Regionally significant
CLRD3227	002B	1B1	RU1		Regionally significant
CLRD3229	002B	1A	RU2		
CLRD3230	002B	1A	RU2		
CLRD3231	002B	1A	C3	TSCTEC, EPBCTEC, OGF, KEYHAB,	
CLRD3234	002CA	1A	C2	TSCTEC, KEYHAB, TSFL, RIPi, OGF	Regionally significant
CLRD3235	002CA	1C2	R5		
CLRD3242	002CA	7B, 2A	C2	OCL, OGF, KEYHAB, RIPi, SEPP14i, TSCEPOP,	
CLRD3243	002CA	2A	R2		
CLRD3245	002CA	2A	R2		
CLRD3246	002CA	1D	RU2		
CLRD3249	002CA	1D	C3	OCV, OCL, TSCTEC, KEYHAB, TSCEPOP,	
CLRD3252	002CA	1D	RU2		
CLRD3255	002CA	7K	C2	OCL, TSCTEC, KEYHAB,	
CLRD3257	002CA	7K	C3	OCL, KEYHAB,	
CLRD3258	002CA	6A, 7K	C2	OCL, OGF, KEYHAB,	
CLRD3273	002CA	1A, 1B2	C2	L2	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD3274	002CA	1A	RU2		Regionally significant
CLRD3275	002CA	1A	RU2		
CLRD3276	002CA	1B2	RU1		
CLRD3278	002A	1B2	C2	KEYHAB, L2,	
CLRD3279	002A	1B2	C2	KEYHAB, L2,	
CLRD3280	002A	1B2	RU1		
CLRD3290	002A	1A, 5A	RU2		
CLRD3291	002A	1A	RU2		
CLRD3292	002A	1A	RU2		
CLRD3293	002A	1A	C3	KEYHAB, TSFL, RPi, L2,	
CLRD3294	002A	1A	RU2		
CLRD3295	002A	1A	C3	KEYHAB, TSFL, RPi, L2,	
CLRD3296	002A	1A	RU2		
CLRD3297	002A	1A	RU2		
CLRD3298	002A	1A	C3	KEYHAB,	
CLRD3299	002A	1A	RU2		
CLRD3434	002A	7C	RU2		
CLRD3472	002CA	1A	RU2		
CLRD3531	003CC	7B, 2A	R2		
CLRD3577	003A	1A	RU2		Regionally significant
CLRD3699	002B	1B1	RU1		Regionally significant
CLRD3700	002B	1B1	RU2		Regionally significant
CLRD3710	002CA	1B1	RU1		Regionally significant
CLRD3711	002CA	1B1	RU1		Regionally significant
CLRD3712	002CA	1B1	RU1		Regionally significant
CLRD3713	002CA	1B1	RU1		
CLRD3741	003CB	1A	RU2		Regionally significant
CLRD3742	003CB	1A	RU2		Regionally significant
CLRD3744	003D	9A	SP2		Regionally significant
CLRD3745	003D	1B2	RU1		Regionally significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD3746	003B	1A	RU2		Regionally significant
CLRD3750	003CB	1B1	RU1		Regionally significant
CLRD3751	003CB	1A	RU2		Regionally significant
CLRD3752	003A	1A	RU2		
CLRD3766	003CB	1B1	RU1		Regionally significant
CLRD3769	003CB	1A	RU2		Regionally significant
CLRD3770	003CB	1A	RU2		Regionally significant
CLRD3771	003CB	1A	RU2		Regionally significant
CLRD3775	003A	1A	RU2		Regionally significant
CLRD3776	003A	1A	RU2		Regionally significant
CLRD3777	003A	1A	RU2		Regionally significant
CLRD3785	003CA	7B	RU2		
CLRD3786	003CA	7B, 7A	C3	OCL, KEYHAB, TSFA, RIPi, SEPP14i,	
CLRD3793	002B	1A	RU2		
CLRD3794	002B	1A	RU2		
CLRD3795	002B	1A	RU2		
CLRD3798	002A	1A	RU2		
CLRD3803	002A	1A	RU2		
CLRD3807	002A	1A	RU2		
CLRD3808	002A	1A	RU2		
CLRD3809	002A	1A, RU2	RU2		
CLRD3812	002A	1A	RU2		
CLRD3815	002A	1B2	RU1		
CLRD3816	002A	1B2	RU1		
CLRD3817	002A	1B2	RU1		
CLRD3821	002B	7C	RU2		
CLRD3852	002CA	1B1	RU1		
CLRD3853	002A	1B1	RU1		
CLRD3857	002A	1A	RU2		
CLRD3858	002A	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD3860	002A	1A	RU2		
CLRD3929	002A	1A	RU2		
CLRD3931	002A	1A	RU2		Regionally significant
CLRD3936	002A	1A	RU2		
CLRD3956	002A	1A	RU2		Regionally significant
CLRD3957	002B	1B1	RU1		Regionally significant
CLRD3972	002B	1B1	RU1		Regionally significant
CLRD3987	002B	1B1	RU1		Regionally significant
CLRD4026	002B	7C	RU2		Regionally significant
CLRD4028	002B	1A	RU2		Regionally significant
CLRD4033	003A	RU2, 1A	RU2		Regionally significant
CLRD4052	003A	1A	RU2		Regionally significant
CLRD4085	003CB	1B1	RU2		Regionally significant
CLRD4087	003CB	1B1	RU1		Regionally significant
CLRD4088	003CB	1B1	RU1		Regionally significant
CLRD4098	003B	1A	RU2		Regionally significant
CLRD4100	003B	1A	RU2		Regionally significant
CLRD4104	003B	1B1	RU1		Regionally significant
CLRD4133	002D	1A	RU2		
CLRD4134	002D	1A, 7B	RU2		
CLRD4135	002D	1A, 7B	RU2		
CLRD4144	002B	1A	RU2		
CLRD4145	002B	1A	RU2		
CLRD4146	002B	1A	RU2		
CLRD4147	002B	1A	RU2		
CLRD4148	002B	1A	RU2		
CLRD4153	002A	1A	RU2		Regionally significant
CLRD4154	002A	7C	RU2		
CLRD4158	002A	7K	C2	OCV, TSCTEC, OGF, KEYHAB, TSFA, RIPi,	
CLRD4196	002D	7B	SP2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD4349	003CC	RU2, 1D	SP2		
CLRD4350	003CD	7B, 1A	RU2		
CLRD4351	003CD	RU2, 1A	RU2		
CLRD4352	003CD	1A	RU2		
CLRD4353	003CC	7A, 7B	RU2		
CLRD4354	003CC	RU2, 1D	C3	OCV, OCL, TSCTEC, KEYHAB, SEPP14i,	
CLRD4355	003CC	7B	C3	OCL, SEPP14i,	
CLRD4356	003CC	7B, 7A	C3	RIPi, SEPP14i,	
CLRD4357	003CC	1D	SP2		
CLRD4405	002A	1A	RU2		
CLRD4406	002D	1A	RU2		
CLRD4407	002D	1A, 7B	C2	OCL, TSCTEC, OGF, KEYHAB, TSFA, RIPi, SEPP14i,	Regionally significant
CLRD4408	002D	1A	RU2		Regionally significant
CLRD4409	002D	1A	RU2		Regionally significant
CLRD4410	002D	1A	RU2		Regionally significant
CLRD4411	002D	1A, 7B	RU2		Regionally significant
CLRD4412	002D	7B	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPi,	
CLRD4415	002D	7B	C2	OCV, OCL, TSCTEC, OGF, KEYHAB, RIPi,	
CLRD4417	002D	1A	RU2		Regionally significant
CLRD4418	002D	1A	RU2		Regionally significant
CLRD4419	002CA	1A	RU2		Regionally significant
CLRD4422	002CA	1A	RU2		
CLRD4429	002D	7B, 9A	RU2		
CLRD4430	002D	7B	C3	OCL, KEYHAB, TSFL, TSFA, RIPi, SEPP14i,	
CLRD4431	002D	1A	RU2		
CLRD4432	002D	1A	C3	OCV, OCL, KEYHAB, RIPi,	
CLRD4435	002D	1A	RU2		
CLRD4439	002D	7B	C2	OCL, KEYHAB, TSFA,	
CLRD4442	002D	7B, 9A	C2	OCV, OCL, OGF, KEYHAB, TSFA,	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD4443	002D	1A, 1D	RU2		Regionally significant
CLRD4447	002D	1D	RU2		Regionally significant
CLRD4448	002D	7A, 7B	C3	OCL, OGF, KEYHAB, TSFA, RIPi, SEPP14i,	
CLRD4450	002B	1A	RU2		
CLRD4451	002D	7B, 1A	C3	OCL, KEYHAB,	
CLRD4452	002D	1A	C3	OCL, OGF, KEYHAB, RIPi, SEPP14i,	
CLRD4453	002D	1D	C3	OCL, OGF, KEYHAB, TSFL, TSFA,	
CLRD4454	002D	1D	RU2		
CLRD4455	002D	9A	RU2		
CLRD4456	002D	1A	C2	OCL, TSCTEC, KEYHAB, RIPi	Regionally significant
CLRD4463	002D	1A	RU2		Regionally significant
CLRD4468	002A	1A	RU2		Regionally significant
CLRD4469	002A	1A	RU2		
CLRD4472	002A	1A	RU2		
CLRD4478	002B	1A	RU2		
CLRD4481	002B	1A	RU2		Regionally significant
CLRD4482	002B	1A	RU2		Regionally significant
CLRD4483	003CD	1A	RU2		
CLRD4484	003CD	1A	RU2		
CLRD4486	002B	1A	RU2		Regionally significant
CLRD4488	003B	1B1	RU1		Regionally significant
CLRD4492	003CB	1A	RU2		Regionally significant
CLRD4511	002D	1A	C2	OCV, OCL, KEYHAB,	
CLRD4513	002D	1A	RU2		
CLRD4515	002D	1A	RU2		
CLRD4521	002D	7B	C2	OCV, OCL, TSCTEC, KEYHAB, TSFA, SEPP14i,	
CLRD4524	002D	7A, 1A	RU2		Regionally significant
CLRD4525	002D	7B	C2	OCV, OCL, KEYHAB, RIPi, SEPP14i	Regionally significant
CLRD4526	002D	1D, 7B	C2	OCL, OGF, KEYHAB, RIPi, SEPP14i,	Regionally significant

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
CLRD4527	002D	7A, 1A	RU2		
CLRD4528	002D	8A, 7B	C2	OCL, KEYHAB, RIPi, SEPP14i,	
CLRD4533	002D	1D	RU2		
CLRD4538	002CA	7A, 7B	C2	OCL, TSCTEC, EPBCTEC, SEPP26, KEYHAB, TSFL, RIPi, SEPP14i,	
CLRD4539	002B	1A	C2	OCL, TSCTEC, EPBCTEC, SEPP26, KEYHAB, TSFL, RIPi, SEPP14i,	
CLRD782	002CA	7B	C3	OCL, TSCTEC, EPBCTEC, SEPP26, KEYHAB, TSFA, RIPi, SEPP14i,	

Legend for C Zone Criteria abbreviations:

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2 Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act - C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act - C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.7 Affected Land Parcel Details – **CROWN LAND “RIVERS / WATERCOURSES”** (41 in total)

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)
CLRiv3861	002B	1A	RU2	
CLRiv3958	002B	1B1	RU1	
CLRiv3969	002B	1B1	RU1	
CLRiv3970	002B	1A	RU2	
CLRiv3971	002B	1B1	RU1	
CLRiv3991	002B	1B1	RU1	
CLRiv3992	002B	1A	RU2	
CLRiv3999	002B	1A	RU2	
CLRiv4006	002B	1A	RU2	
CLRiv4012	002B	1A	RU2	
CLRiv4029	002B	1A	RU2	
CLRiv4030	003B	1A	RU2	
CLRiv4064	003CB	1A	RU2	
CLRiv4079	003CB	1A	RU2	
CLRiv4080	003CB	1A	RU2	
CLRiv4083	003CB	1A	RU1	
CLRiv4084	003CB	1A	RU2	
CLRiv4089	003A	1B1	RU1	
CLRiv4090	003B	1B1	RU1	
CLRiv4091	003B	1A	RU2	
CLRiv4093	003B	1A	RU2	
CLRiv4094	003B	1A	RU2	
CLRiv4101	003B	1A/RU1	RU1/RU2	
CLRiv4102	003B	1B1	RU1	
CLRiv4105	003B	1A	RU2	
CLRiv4108	003B	1A	RU2	
CLRiv4110	003B	1B1	RU1	
CLRiv4111	002B	1A	RU2	

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)
CLRiv4112	002B	1A	RU2	
CLRiv4120	002B	1A	RU2	
CLRiv4126	001B	1A	C2	OCV, TSCTEC, RIPi,
CLRiv4128	002B	1A	RU2	
CLRiv4138	002B	1B1	C3	RIP
CLRiv4141	002B	1A	RU2	
CLRiv4149	002A	1A	RU2	
CLRiv4150	002A	1A	RU2	
CLRiv4151	002A	1A	RU2	
CLRiv4161	002B	1A	RU2	sgsgsg
CLRiv4162	002B	6A, 2A	RE1	
CLRiv4489	003B	1B1	RU1	
CLRiv4540	002B	1A	C2	TSCTEC, KEYHAB, TSFL, TSFA, RIPi,

Legend for C Zone Criteria abbreviations:

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2
Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act
- C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act
- C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.8 Affected Land Parcel Details – **COUNCIL LAND** (163 in total, based on 'Agreed Outcomes' with internal stakeholders)

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
2840	003CD	7	580423	1 Broken Head	Road	BYRON BAY	Operational Land - STP access.	1D	RU2	
3820	003CD	1	577559	Bottlebrush	Crescent	SUFFOLK PARK	A water reservoir that is not currently active, however, it does accommodate Telco infrastructure	2A	SP2	
6670	002CA	529	238451	Burra Burra	Close	OCEAN SHORES	Adjacent to National Park - not maintained but environmental buffer	R2	C3	OCL, TSCTEC, SEPP26i, KEYHAB, TSFL, SEPP14i,
7110	002B	321	755692	2 River	Terrace	MULLUMBIMBY	Recreation	6A	RE1	
14300	002B	A	957724	Coolamon Scenic	Drive	MULLUMBIMBY	HEV Natural Bush	RU2, 1A	C2	TSCTEC, EPBCTEC, KEYHAB, L2, TSFA
14380	002CA	1	110249	Coolamon Scenic	Drive	OCEAN SHORES	HEV Natural Bush	1A	C2, RU2	KEYHAB, L2,
14730	002CA	1688	244384	Coomburra	Crescent	OCEAN SHORES	Recreation land to service Ocean Shoresm, part passive and part active.	6A	RE1	
19290	003CB	13	4974	9 Deacon	Street	BANGALOW	Bangalow Parklands	6A	RE1	
20090	003A	1	556233	46 Dudgeons	Lane	BANGALOW	Operational Land require for future treatment	1B1	RU1	
33000	001B	72	755743	Huonbrook	Road	HUONBROOK	Hounbrook Road in vicinity of landslips. Required for road purposes.	1A	RU2	
47640	002A	1	771568	1296 Main Arm	Road	UPPER MAIN ARM	ADjacent to Kohinar Hall - recreation	1A	RU2	
61600	002CA	1472	245029	Oola	Place	OCEAN SHORES	HEV Natural Bush	6A	C3	TSCTEC, TSFL, TSCEPOP,
67730	003CB	9	748099	Byron Bay	Road	BANGALOW	Bangalow Sportsfields	6A	RE1	
67880	002CA	1	6745	Pacific	Street	NEW BRIGHTON	Riparian Zone - HEV	7A	C3	RIP

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
73700	003CC	8	258945	Bangalow	Road	BYRON BAY	Low density residential	2A	R2	
77390	002B	11	710480	Riverside	Drive	MULLUMBIMBY	Recreation	6A	C2, RE1	OCL, TSCTEC, RIPI,
79290	002B	34	792667	19 Rush	Court	MULLUMBIMBY	Recreation	1A	RE1	
84540	003CC	206	755695	Skidders Shoot	Road	SKINNERS SHOOT	100% mapped as Coastal Wetlands under SEPP (R&H), High Flood Hazard and surrounded by C1/C2 zoned land	7B, 7A	C2	CONS, OCV, TSCTEC, EPBCTEC, RIPI, SEPP14,
90170	002CA	990	561648	Terrara	Court	OCEAN SHORES	Site has high quality HEV, is community land and operates as a 'flood storage' lot.	1D	C3	OCL, TSCTEC, TSFL, RIPI,
90200	002CA	648	240398	Terrara	Court	OCEAN SHORES	Sewer Pump Station	1D	R2	
90210	002CA	649	240398	Terrara	Court	OCEAN SHORES	Operational Land / HEV	1D	C3	OCL, TSCTEC, TSFL, RIPI,
91920	002D	29	609271	147 The Manse	Road	MYOCUM	Rural residential land	RU2, 1A	RU2	
91930	002D	3	584473	127 The Manse	Road	MYOCUM	Rural Living	1A	RU2	
94860	003CC	2	706286	45 Wallum	Place	BYRON BAY	Biobanking + Byron STP	5A, 7A, 7B, SP2, RU2	C3, RU2, SP2	OCL, TSFA, OCV, SEPP14, KEYHAB, TSCTEC
96010	002D	1	952598	125 Vallances	Road	MULLUMBIMBY	Mullum STP + HEV	7B, 1A, RU1, RU2	C2, C3, RU2, RU1	OCL, TSCTEC, TSFL, TSFA, RIPI,
97220	002B	20	247061	Warina	Place	MULLUMBIMBY	HEV Natural Bush	R2	C2	OCL, TSCTEC, RIPI,
97380	002CA	1148	243480	Warrambool	Road	OCEAN SHORES	Recreation	6A	RE1	
98700	002B	1	314096	Wilsons Creek	Road	WILSONS CREEK	Require acces for maintenance and operation	7C, 1A	RU2	
99970	002CA	551	238452	Wirree	Drive	OCEAN SHORES	HEV Natural Bush	7B	C2	TSCTEC, SEPP26i, KEYHAB, RIPI, SEPP14i,

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
										TSCEPOP,
101270	003CC	101	262480	Beachcomber	Drive	BYRON BAY	Recreation	2A	RE1	
101340	003CC	138	264638	Beachcomber	Drive	BYRON BAY	HEV Natural Bush + Access and APZ.	7B, 6A, RE1	C2, RU2, RE1	CONS, KEYHAB, TSFL, TSCTEC
102570	002CA	3	735731	Yamble	Drive	OCEAN SHORES	Recreation	6A	RE1	
108180	003CD	39	264063	Alcorn	Street	SUFFOLK PARK	Recreation	7B, 2A	RE1	
108190	003CD	20	789988	Alcorn	Street	SUFFOLK PARK	HEV Natural Bush/ Recreation	7A, 7B, 2A	C2, RE1	OCV, OCL, TSCTEC, EPBCTEC, KEYHAB, SEPP14i,
109170	003CD	12	702055	Kalemajere	Drive	SUFFOLK PARK	Bushland + Tallow Creek Waterway	R2, 2A	C3, W2	OCL, KEYHAB, TSFL, TSFA, RIPi, SEPP14i,
109650	003CB	5	259991	Bangalow	Road	TALOFA	Rural Living	1A	RU2	
109750	003CD	3	259591	Bangalow	Road	BYRON BAY	Large lot residential	1C1	R5	
109760	003CD	4	259591	Bangalow	Road	BYRON BAY	Large lot residential	1C1	R5	
111700	003CD	1	573835	1 Broken Head	Road	BYRON BAY	South Byron STP	7A, 5A, RU2	RU2	
111710	003CD	2	573835	1 Broken Head	Road	BYRON BAY	South Byron STP	5A	RU2	
111770	003CD	6	706746	Broken Head	Road	SUFFOLK PARK	HEV Natural Bush	E1, 3A	C3, E1	OCV, OCL, TSCTEC, EPBCTEC, RIPi,
115190	003CC	1	121394	Giaour	Street	BYRON BAY	Access to rail corridor + Belongil Creek.	1D	RE1, W1	
116570	002B	11	776025	46 Lagoon	Drive	MYOCUM	Large lot residential	1C1	R5	
116670	002B	14	250382	Left Bank	Road	MULLUMBIMBY	Recreation	6A	RE1	
116680	002B	15	250382	Left Bank	Road	MULLUMBIMBY	Riparian bushland.	6A	C3	RIPi,
119860	002CA	1	121491	Brunswick Valley	Way	OCEAN SHORES	Recreation + road	1D	RE1, RU2	

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
120350	002B	8	701105	Palm	Avenue	MULLUMBIMBY	Recreation	6A	RE1	
124750	002B	3	730861	Wilsons Creek	Road	WILSONS CREEK	Rural Living	7C	RU2	
128630	002D	1	560486	125 Tweed	Street	BRUNSWICK HEADS	mapped coastal wetlands and provide an important buffer to marine park waterway + former STP.	RU2, 5A	C3, RU2	OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI, SEPP14i,
132360	003CD	7	809005	Cemetery	Road	BYRON BAY	HEV Natural Bush	2A	C2, C3	OCV, OCL, TSCTEC, KEYHAB, TSFA, RIPI, SEPP14i,
132490	003CA	3	706286	249 Ewingsdale	Road	BYRON BAY	Cavanbah Centre + HEV	7K, 6A, RE1, RU2	C3, RE1, RU2	OCV, OCL, TSCTEC, TSFA,
134630	003CD	10	809004	Lilli Pilli	Drive	BYRON BAY	Natural bushland + Low density residential	2A	C3, R2	OCV
139880	002B	33	812929	Kamala	Court	MULLUMBIMBY	Recreation	6A	RE1	
139890	002B	35	812929	Hakea	Court	MULLUMBIMBY	Recreation	1A	RU2	
147710	003CD	145	815022	10 Pecan	Court	SUFFOLK PARK	Water and Sewer infrastrucute + Low density residential	2A	C3, R2	TSCTEC, EPBCTEC, KEYHAB, TSFA, SEPP14i,
147810	003CD	126	815022	Beech	Drive	SUFFOLK PARK	Stormwater detention and infrastructure + bushland	7K, 2A	C3, R2	TSFA
148210	003CB	14	4974	9 Deacon	Street	BANGALOW	Bangalow Parklands	6A	RE1	
148240	003CB	15	4974	9 Deacon	Street	BANGALOW	Bangalow Parklands	6A	RE1	
148270	003CB	16	4974	9 Deacon	Street	BANGALOW	Bangalow Parklands	6A	RE1	
149770	003CD	52	811498	Beech	Drive	SUFFOLK PARK	Stormwater detention and infrastructure + bushland	2A	W2, C3	RIP
149790	003CD	53	811498	Beech	Drive	SUFFOLK PARK	Stormwater detention and infrastructure + bushland	2A	W2, C3	RIP
149890	003CD	57	811498	Teak	Circuit	SUFFOLK PARK	Low density residential	2A	R2	

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
149910	003CD	58	811498	Broken Head	Road	SUFFOLK PARK	Natural bushland + operational.	2A	C3, R2	OCV, OCL, TSCTEC, TSFL, RIPI,
150900	003A	25	814436	Coachwood	Court	FEDERAL	Village + rural easement	2V, 1C1	RU5, R5	
156570	003CD	96	818618	Broken Head	Road	SUFFOLK PARK	Recreation	R2, 2A	RE1	
156590	003CD	97	818618	Broken Head	Road	SUFFOLK PARK	Recreation	2A	RE1	
160040	003CD	19	819457	Orara	Court	BYRON BAY	Easement	2A	R2	
160150	003CD	18	819457	Cemetery	Road	BYRON BAY	Natural bushland + road reserve	2A	C3	L2
161280	003CD	3	826211	Lilli Pilli	Drive	BYRON BAY	Residential Easement	2A	R2	
165500	003CC	36	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14i,
165510	003CC	37	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14,
165520	003CC	38	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14,
165530	003CC	39	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14,
165540	003CC	40	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14,
165550	003CC	41	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14,
165560	003CC	42	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14,

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
165570	003CC	43	1623	Bayshore	Drive	BYRON BAY	HEV Natural Bush	7A	C2	OCL, KEYHAB, TSFA, RIPI, SEPP14,
165890	002CA	947	241810	Pacific	Highway	OCEAN SHORES	HEV Natural Bush / Recreation	2A, 7A, 7B, 5B, 6B, RE2	C2, RE2	OCL, KEYHAB, TSFA, RIPI, SEPP14,
166140	002D	1	441896	The Saddle	Road	BRUNSWICK HEADS	Rural Living	1A	RU2	
166680	003CC	346	755695	Lighthouse	Road	BYRON BAY	Wategoes Reservoir Site + Bushland	7B	C3, RU2	TSCTEC
175050	002D	436	839424	42 South Beach	Road	BRUNSWICK HEADS	Brunswick Heads Community Centre	6A	RE1	
181090	002B	14	251938	125 Vallances	Road	MULLUMBIMBY	Operational land relates to BVSTP	Rural Living	RU2	
181670	002B	2	314096	Wilsons Creek	Road	WILSONS CREEK	Operational Land - for water supply to Mullumbimby	Rural Living	RU2	
184030	002D	407	728640	Pacific	Highway	TYAGARAH	Airfield + Bushland	7B, 1A, RU2	C3, SP2, RU2	OCL, TSCTEC, OGF, KEYHAB, RIPI, TSFA
186850	003CD	123	831214	46 Beech	Drive	SUFFOLK PARK	Residential lot with a water and sewer connection	2A	RE1, R2	
186860	003CD	119	831214	Broken Head	Road	SUFFOLK PARK	Stormwater, flood detention and recreation + bushland.	2A	C3, R2	OCL, TSCTEC, KEYHAB, RIPI,
186870	003CD	124	831214	Beech	Drive	SUFFOLK PARK	Stormwater, flood detention and recreation + bushland.	2A	W2, C3	OCL, TSCTEC, KEYHAB, RIPI,
189510	003CD	1	836489	Lilli Pilli	Drive	BYRON BAY	Residential Easement	2A	R2	
190050	003CD	175	837085	Ribbonwood	Place	SUFFOLK PARK	HEV Natural Bush + Recreation	2A, 7K	C3, RE1	L2
190540	003CD	47	830347	Marattia	Place	SUFFOLK PARK	Drainage Reserve + Tallow Creek	2A	R2, W2	
192240	002B	12	841109	Rush	Court	MULLUMBIMBY	Recreation	1A, 2A	RE1	
193490	003CD	16	841098	Lilli Pilli	Drive	BYRON BAY	Residential Easement	2A	R2	

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
195660	002B	4	841856	Station	Street	MULLUMBIMBY	Old STP - Operational Land + riparian bushland	1B1, RU1	C2, RU1	TSFA, RIPi,
197380	003CD	255	846373	Corkwood	Crescent	SUFFOLK PARK	HEV Natural Bushland	2A	C3	TSFA, SEPP14,
197390	003CC	24	845454	Lilli Pilli	Drive	BYRON BAY	Road and drainage reserve	2A, 7A	R2	
198710	003CC	5	846802	Paterson	Street	BYRON BAY	Access to water and sewer infrastructure and road + HEV	7J	C2, RU2	TSCTEC, TSFL, SEPP14i,
199460	003CC	97	849353	Cypress	Court	BYRON BAY	Adjacent to low density residential	2A	R2	
200180	003CC	46	848543	Lilli Pilli	Drive	BYRON BAY	Adjacent to low density residential	2A, 7A	R2	
200190	003CC	47	848543	Lilli Pilli	Drive	BYRON BAY	Recreation + Residential easement	2A	RE1, R2	
203110	002D	72	851902	Kingsford	Drive	BRUNSWICK HEADS	Pump station surrounded by R2 zone	2A	R2	
205640	003CC	47	854800	Lilli Pilli	Drive	BYRON BAY	Low density residential road	2A	R2	
206320	002B	61	856020	Manns	Road	MULLUMBIMBY	Recreation + riparian bushland + waterway	RU1, 1A, 7B	C2, RE1, W1	CONS, OCV, OCL, TSFL, RIPi,
207570	002CA	103	856767	28 Flinders	Way	OCEAN SHORES	HEV Natural Bush + Operational APZ	2A, 7K	C2, C3, R2, RE1	TSCTEC, EPBCTEC, KEYHAB, TSFL, TSFA
207880	003CC	99	858627	Sunrise	Boulevard	BYRON BAY	HEV Natural Bush + Residential drainage reserve	R2, 7A, 2A	C2, R2	OCV, OCL, TSCTEC, KEYHAB, RIPi, SEPP14i,
208640	003CD	267	858554	Corkwood	Crescent	SUFFOLK PARK	HEV Natural Bush + Residential easement	2A	C3, R2	TSCTEC, KEYHAB, TSFA,
210310	003CC	52	860353	Lilli Pilli	Drive	BYRON BAY	HEV Natural Bush + Fire APZ	2A	C3	TSFL, TSFA, L2,
210350	003CC	46	860353	Lilli Pilli	Drive	BYRON BAY	Low density residential road reserve	2A, 7A	R2	
211630	003CD	2	862365	Broken Head	Road	SUFFOLK PARK	HEV Natural Bushland adjacent to businesses.	3A	C3	OCL, TSCTEC, EPBCTEC,

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
211840	003CC	66	863772	Lilli Pilli	Drive	BYRON BAY	Low density residential road reserve	2A, 7A	R2	
211910	002D	1	129374	125 Vallances	Road	MULLUMBIMBY	Mullum STP + riparian bushland and Brunswick River.	7B, 1A, 1B1, RU2, RU1	C3, W1, RU2, RU1	OCV, OCL, TSCTEC, EPBCTEC, RIPi,
212080	002B	51	863447	Federal	Drive	GOONENGERRY	Large lot residential	1C1	R5	
216800	003CC	10	872720	18 Oakland	Court	BYRON BAY	Recreation	R2	RE1	
220150	003CC	137	877932	Sunrise	Boulevard	BYRON BAY	HEV Natural Bushland + stormwater infrastructure	2A, 7A, 1D, R2	C2, C3, R2	OCV, OCL, KEYHAB, RIPi, SEPP14i, TSCTEC
221480	002CA	11	880563	Redgate	Road	SOUTH GOLDEN BEACH	HEV Natural Bush	2A	C2	OCV, OCL, TSCTEC, KEYHAB, RIPi, TSCEPOP,
221940	002CA	5	880917	5 Shara	Boulevard	OCEAN SHORES	HEV Natural Bush + Recreation	7B, 5B, 7K	C2, RE1	OCV, OCL, TSCTEC, KEYHAB, TSCEPOP, TSFL
225340	002D	49	881232	25 Staceys	Way	TYAGARAH	Tyagarah airfield	1A	RU2	
226250	002B	1	314094	Cedar	Road	WILSONS CREEK	Water supply infrastructure	1A	RU2	
226790	003CC	4	1004514	42 Wallum	Place	BYRON BAY	Biobanking + Nursery	4A, 2V	MU1, C2, C3	OCV, OCL, KEYHAB, TSFA,
227590	002CA	50	1006418	Muli Muli	Avenue	OCEAN SHORES	HEV Natural Bush + Fire APZ	7K, 7J	C2, C3	OCV, OCL, KEYHAB,
227600	002CA	51	1006418	Rangal	Road	OCEAN SHORES	HEV Natural Bush + Fire APZ	7J	C2, C3	OCL, KEYHAB, TSFL,
228030	002A	2	961965	Main Arm	Road	MAIN ARM	Adjacent to road reserve.	1A	RU2	
229540	003CD	2	1009579	Armstrong	Street	SUFFOLK PARK	HEV Natural Bush + fire management	R2	C3	OCV, OCL, TSCTEC,

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
232210	003CD	31	1013623	Caniaba	Crescent	SUFFOLK PARK	HEV Natural Bush + Fire APZ	7K, 2A	C2, C3	TSCTEC, EPBCTEC, TSFL,
232220	003CD	32	1013623	Caniaba	Crescent	SUFFOLK PARK	HEV Natural Bush + Fire APZ	7K	C2, C3	TSCTEC, EPBCTEC,
234530	002CA	17	1023074	Redgate	Road	SOUTH GOLDEN BEACH	Stormwater and sewer infrastructure and fire maintenance and coastal wetlands	2A	C3	OCV, OCL, TSCTEC, KEYHAB, RPi, TSCEPOP,
238283	003A	31	1034122	46 Dudgeons	Lane	BANGALOW	Operational + fish habitat	1B1, RU1	C3, RU1	RPi,
238286	003A	33	1034122	46 Dudgeons	Lane	BANGALOW	Operational land	1B1	RU1	
238381	003CB	4	1039596	5 Byron Bay	Road	BANGALOW	Bangalow Rec Grounds riparian area	1A	C3	RPi,
238382	003CB	5	1039596	5 Byron Bay	Road	BANGALOW	Bangalow Rec Grounds riparian area	1A	C3	RPi,
238670	002CA	12	1042923	New Brighton	Road	OCEAN SHORES	Water and Sewer infrastructure	7K	R2	
238744	003CD	16	270338	Kalemajere	Drive	SUFFOLK PARK	HEV Natural Bush	2A	C2	OCL, KEYHAB, TSFL, TSFA, RPi, SEPP14i,
238897	002D	1	1052900	115 The Manse	Road	MYOCUM	Waste management facility	1A, 5A, SP2	RU2, SP2	
239216	003CD	6	270373	Pecan	Court	SUFFOLK PARK	Road reserve + Coastal wetlands	2A	C3, R2	TSFA, SEPP14,
239258	002CA	1	1023286	Brunswick Valley	Way	OCEAN SHORES	HEV Natural Bush	5B	C2	OCL, TSCTEC, OGF, KEYHAB, RPi,
239266	002CA	28	1016168	Weeronga	Way	OCEAN SHORES	HEV Natural Bush	6A	C2	TSCTEC,
239343	003D	4	704306	Broken Head	Road	BROKEN HEAD	Adjacent to road reserve.	1B1	RU1	
239400	002CA	130	1071573	Shara	Boulevard	OCEAN SHORES	HEV Natural Bush + Fire APZ	R2, 7K	C2, R2	TSCTEC, EPBCTEC, KEYHAB, TSFL,
239417	002B	22	1073165	156 Stuart	Street	MULLUMBIMBY	Riparian zone.	7B	C3	RIP

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Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
239849	002B	137	728167	Eureka	Road	EUREKA	Rural Living	1B1	RU1	
240174	003CD	PT7	1115281	Tea Tree	Court	SUFFOLK PARK	HEV Natural Bush + Stormwater detention and fire maintenance	7K, 2A, R2	C2, C3, R2	OCV, TSCTEC, EPBCTEC, KEYHAB, TSFL, TSFA,
240175	003CD	PT7	1115281	Redgum	Place	SUFFOLK PARK	HEV Natural Bush + Fire APZ	7K, 2A	C2, C3	TSCTEC, L2
241108	002B	1	1154616	Goonengerry	Road	GOONENGERRY	Quarry	1B1, RU1	RU1	
241304	003CD	15	1158538	Dehnga	Place	SUFFOLK PARK	HEV Natural Bush + drainage and fire maintenance	R2, 2A	C3	OCL, TSCTEC, KEYHAB, RIPI,
241425	003CB	1	1164722	27 Deacon	Street	BANGALOW	Bangalow weir and parklands	1B1	RE1	
241426	003CB	2	1164722	27 Deacon	Street	BANGALOW	Bangalow weir and parklands	1B1	RE1	
241902	003CD	101	1171736	209 Broken Head	Road	SUFFOLK PARK	Drainage for residential development	2A	R2	
241944	002B	15	1178892	1 Dingo	Lane	MYOCUM	Quarry	1A	RU2	
242125	002C	1	1186773	Jones	Road	WOORYUNG	Disturbed vegetation	7K	RU1	
267109	003CC	12	1189646	23 Bayshore	Drive	BYRON BAY	Natural bush + approved developments	E3, 4A, 2V	C3, E3, B4	OCV, OCL, TSFA,
267146	002CA	1	1191443	Brunswick Valley	Way	OCEAN SHORES	Recreation	6A	RE1	
267520	002D	1	713023	25 Staceys	Way	TYAGARAH	Tyagarah airfield	1A	RU2	
267803	002B	2	1211863	125 Vallances	Road	MULLUMBIMBY	Operational land relates to BVSTP	1A, RU2	RU2	
268049	002B	93	1216681	Tuckeroo	Avenue	MULLUMBIMBY	Community land + Natural bush	RU2, 1A	C3	OCV, OCL, TSCTEC, TSFL, RIPI,
268522	003CB	43	1228135	33 Charlotte	Street	BANGALOW	Parkland	1A	RU2	

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Land Use/s	Current Zones	Proposed PP4 Zones	C Zone Criteria Met
268750	002B	104	1232439	1 Plover	Parkway	MULLUMBIMBY	Planted drainage easement.	RU2	C3	RIP
268799	002D	47	1232486	Mullumbimby	Road	MULLUMBIMBY	HEV Natural Bush	4A	C2	OCL, TSCTEC,
268883	002CA	6	1235409	Redgate	Road	SOUTH GOLDEN BEACH	HEV Natural Bush + Sewer infrastructure.	7B, 2A	C2, C3	OCL, TSCTEC, OGF, KEYHAB, RIPi, TSCEPOP,
269503	002B	128	1247524	1 Plover	Parkway	MULLUMBIMBY	Planted drainage easement.	RU2	C3	RIP
269558	003CB	2	1249921	27 Deacon	Street	BANGALOW	Bangalow Weir Parkland	6A	RE1	
269618	002B	161	1251169	16 Corella	Crescent	MULLUMBIMBY	Natural bushland + road reserve	1A	C3, RU2	TCCTEC
270299	002B	100	1265508	51 Casuarina	Street	MULLUMBIMBY	Former Mullum STP operational land	1A	RU2	
270300	002B	101	1265508	49 Casuarina	Street	MULLUMBIMBY	Former Mullum STP operational land	1A	RU2	
270323	002B	147	1265934	77 Tuckeroo	Avenue	MULLUMBIMBY	Natural bushland	RU2	C3	TSFA, L2,

Legend for C Zone Criteria abbreviations:

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2 Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act - C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act - C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.9 Affected Land Parcel Details – **COUNCIL ROAD RESERVES** (568 in total)

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez1004	003CC	7B, 1D	RU2		
ez1007	003CC	1D	RU2		
ez1011	002CA	1D	RU2		
ez1013	002B	5A	RU2		
ez1019	002D	7B, 9A	RU2		
ez1020	002D	7B, 9A	RU2		
ez1022	002B	7C	RU2		
ez1023	002B	7C	RU2		
ez1024	002B	7C	RU2		
ez1025	002B	7C	RU2		
ez1026	002B	7C	RU2		
ez1028	002B	7C	RU2		
ez1030	002B	7C	RU2		
ez1039	002B	1A	RU2		Regionally Significant
ez1040	002A	2V	RU5		
ez1044	003CD	5A	RU2		
ez422	002B	1A	C3	OCV, OCL, TSCTEC, TSFA, RIPI,	
ez423	002B	1A	RU2		
ez424	002B	1A	C3	L2	
ez427	002CA	1A	RU2		
ez428	003B	1A	RU2		Regionally Significant
ez429	002D	1A	RU2		
ez430	003A	1A	RU2		Regionally Significant
ez431	001B	1A	RU2		
ez432	002B	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez433	003CC	1A	RU2		
ez434	003B	RU1, 1B1	RU1		Regionally Significant
ez435	003B	1B1	C3	CONS, OCV, OCL, TSCTEC, KEYHAB, TSFL, TSFA, RIPi,	Regionally Significant
ez436	003CD	1D	R2		
ez437	003CD	1D	SP2		
ez438	003CC	1D	RE1		
ez439	003CC	1D	C3	OCV, OCL, TSCTEC, RIPi, SEPP14i,	
ez440	002B	1F	C3	OGF, KEYHAB,	
ez441	002B	2A	RE1		
ez442	003CC	2A	RU2		
ez443	003CC	2A	R2		
ez444	003CC	2A	R2		
ez445	003CC	2A	R2		
ez446	003CC	2A	R3		
ez4461	003CC	2A	R2		
ez447	003CC	2A	R2		
ez448	003CC	2A	C3	OCV, OCL, TSCTEC, RIPi,	
ez449	002D	2A, 7B	R2		
ez450	003CD	2A	R2		
ez452	002B	6A	C2	TSFL, RIPi,	
ez453	002B	6A	C3	TSFL, RIPi,	
ez454	002B	6A	C3	TSFL, RIPi,	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez455	002B	6A	RE1		
ez456	002B	6A	C3, RE1	TSFL, TSFA, RIPi,	
ez457	002B	6A	RE1		
ez458	002B	6A	C2	OCL, RIP,	
ez459	002B	6A	C3	OCL, RIP,	
ez460	003CC	6A	R2		
ez461	003CC	6A	RE1		
ez462	003CC	6A	RE1		
ez463	003CD	7A	C3	OCL, KEYHAB, TSFA, SEPP14,	
ez464	003CC	7A, SP2	R2		
ez465	003CC	7A	RE1		
ez466	003CC	7A	C2	OCL, KEYHAB, TSFA, RIPi, SEPP14,	
ez467	003CC	7A	C2	OCL, KEYHAB, TSFA, SEPP14,	
ez469	002CA	7A	C3, W1	OCV, OCL, KEYHAB, RIPi, SEPP14,	
ez470	003D	7B	RU2		
ez471	003CC	7B	C3	OCV, TSCTEC, EPBCTEC, SEPP26i, KEYHAB, TSFL,	
ez472	003CC	7B	C2	OCL, TSCTEC, KEYHAB,	
ez473	003CC	7B	RU2		
ez474	002B	7C	RU2		
ez475	002B	7C	RU2		Regionally Significant
ez477	003B	7J	C2	CONS, OCV, OCL, TSCTEC, KEYHAB, TSFL, TSFA, RIPi,	Regionally Significant
ez478	003CC	7J	R2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez479	002B	7K, 1A	C3	OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA, RIPi,	
ez480	002B	7K	C3	OCL, TSCTEC, KEYHAB, TSFA,	
ez481	002B	C1	C2	OCV, TSCTEC, EPBCTEC, OGF, KEYHAB, TSFL, TSFA, RIPi,	
ez490	002B	1A	RU2		Regionally Significant
ez491	002B	1A	RU2		
ez492	003D	1A	RU2		
ez493	003D	1A	RU2		
ez494	003D	1A	RU2		
ez495	003CD	1A	C3	TSCTEC, KEYHAB, TSFL, TSFA,	
ez496	003D	1A	RU2		
ez497	003D	1A	RU2		
ez498	003D	1A	C3	KEYHAB, TSFA, RIPi, L1,	
ez499	003CD	1A	C3	L2	
ez500	003CD	1A	C3	TSCTEC, EPBCTEC, KEYHAB, SEPP14i,	
ez501	003CD	1A	RU2		Regionally Significant
ez502	003CC	1A	RU2		
ez503	002B	1A	RU2		Regionally Significant
ez504	002B	1A	RU2		Regionally Significant
ez505	002B	1A	C3	TSCTEC, KEYHAB, RIPi,	Regionally Significant
ez506	002B	1A	RU2		
ez508	002B	1A	RU2		
ez509	002B	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez510	001B	1A	RU2		
ez511	001B	1A	RU2		
ez512	001B	1A	RU2		
ez513	001B	1A	C3	OCV, TSCTEC, KEYHAB, TSFL, RIPi,	
ez514	002B	1A	C3	TSFL, TSFA, L2,	
ez515	002B	1A	C3	TSCTEC, EPBCTEC, KEYHAB,	
ez516	002A	1A	RU2		
ez517	002A	1A	RU2		
ez518	002A	1A	RU2		
ez519	002A	1A	RU2		
ez520	002A	1A	RU2		
ez521	002A	1A	C3	OGF, KEYHAB, RIPi,	
ez522	002B	1A	RU2		Regionally Significant
ez523	002CA	1A	RU2		
ez524	002C	1A	RU2		
ez525	002CA	1A	RU2		
ez526	002D	1A	RU2		Regionally Significant
ez527	002B	1A	RU2		Regionally Significant
ez528	002D	1A	RU2		
ez530	002B	1A	RU2		Regionally Significant
ez531	003A	1A	RU2		State Significance
ez532	003A	1B2	RU1		State Significance

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez533	003D	1C1	R5		
ez534	002B	1C2	R5		
ez535	002B	1C2, 6A	R5		
ez536	002B	1C2	R5		
ez537	003CD	1D	R2		
ez538	002CA	1D	RU2		
ez539	002CA	1D	RU2		
ez540	002D	1D	RU2		
ez541	002D	1D	RU2		
ez542	003CC	2A	R2		
ez543	002CA	2A	RE1		
ez544	002CA	2A	R2		
ez545	002B	2A	R2		
ez546	002B	5A	RU2		
ez547	003CC	6A	RE1		
ez548	003CC	6A	C3	OCL, TSCTEC, TSFA,	
ez549	002B	6A	RE1		
ez550	002B	6A	RE1		
ez551	002B	6A	C3	RIPi	
ez552	003CD	7A	RU2		
ez553	003CC	7A	RU2		
ez554	002CA	7A, 1A	C3	OCL, KEYHAB, SEPP14,	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez555	002CA	7A	C3	OCV, OCL, TSCTEC, SEPP26i, KEYHAB, RIPI, SEPP14,	
ez556	003CD	7B	RU2		
ez557	003CC	7B	RU2		
ez558	003CC	7B	R2		
ez559	003CC	7B	C3	TSCTEC, EPBCTEC, SEPP26, TSFL,	
ez560	003CC	7B	C3	KEYHAB, SEPP14i, L2,	
ez561	002D	7B	C3	OCV, OCL, TSCTEC, KEYHAB, TSFA,	
ez562	002CA	7B	C3	OCL, TSCTEC, EPBCTEC, SEPP26, KEYHAB, TSFL, RIPI, SEPP14i,	
ez563	002D	7B	RU2		
ez564	002D	7B, 1D	R2		
ez565	002D	7B	RU2		
ez566	002D	7C	RU2		
ez567	002B	7C	RU2		
ez568	002B	7C	RU2		
ez569	002B	7C	RU2		
ez570	001A	7C	C3	OCV, TSCTEC, EPBCTEC, KEYHAB, RIPI,	
ez571	003D	7J	RU2		
ez572	003D	7K	RU2		
ez573	002A	7K	C3	OGF, KEYHAB, RIPI,	
ez574	002CA	7K	C3	OCL, KEYHAB,	
ez575	002CA	7K, Unzoned	C3	OCL, TSCTEC, KEYHAB, TSCEPOP,	
ez576	002CA	7K	C3	OCL, KEYHAB,	

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez577	002CA	7K	C3	OCL, TSCTEC, KEYHAB, TSCEPOP,	
ez578	002C	7K	RU2		
ez579	002C	7K, C2	C3	OGF, KEYHAB, TSCEPOP,	
ez580	002C	7k	RU2		
ez581	003D	8A	RU2		
ez582	003D	C1	RU2		
ez583	003D	C2	RU2		
ez589	003CD	1A	R2		
ez590	003CC	1D	R2		
ez591	002CA	1D	R2		
ez592	003CD	2A	R2		
ez593	003CD	2A	R2		
ez594	003CC	2A	R2		
ez595	003CD	2A	R2		
ez596	003CC	2A	R2		
ez597	003CC	2A	R2		
ez598	003CC	2A	R2		
ez599	003CC	2A	R3		
ez600	003CC	6A	RE1		
ez601	003CC	6A	R2		
ez602	003CC	7A	R2		
ez603	003CC	7A	SP2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez604	003CC	7A	R2		
ez605	003CC	7B	R2		
ez606	003CC	7B	C3	OCL, TSCTEC, EPBCTEC, SEPP26, KEYHAB, TSFA, RIPI, SEPP14j,	
ez607	002CA	7B	R2		
ez610	003CD	7K	R2		
ez611	002B	1C1	R5		
ez612	002B	1C1	R5		
ez613	002B	1C1	R5		
ez614	002D	1C1	R5		
ez615	002D	1C1	R5		
ez616	002D	1C1	R5		
ez617	002D	1C1	R5		
ez618	003A	1C1	R5		
ez619	003CA	1C2	R5		
ez620	003CA	1C2	R5		
ez621	002B	1C2	R5		
ez622	002B	1C2	R5		
ez623	002B	1C2	R5		
ez624	002CA	1C2	R5		
ez626	002B	2A	R2		
ez627	002B	6A	RE1		
ez628	002B	6A	RE1		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez629	002B	6A	RE1		
ez630	002B	6A	RE1		
ez631	002B	6A	RE1		
ez632	002B	6A	RE1		
ez633	002B	6A	RE1		
ez634	002B	6A	RU2		
ez635	002B	6A	RE1		
ez636	002B	6A	RE1		
ez637	002B	6A	RE1		
ez638	002B	6A	RE1		
ez639	002B	6A	RE1		
ez640	002B	6A	RE1		
ez641	002B	6A	RE1		
ez642	002B	6A	RE1		
ez643	002B	6A	RE1		
ez644	002B	6A	RE1		
ez645	002B	6A	RE1		
ez646	002B	6A	RE1		
ez647	003CC	6A	RE1		
ez648	002D	6A	RE1		
ez649	002D	6A	RE1		
ez651	003B	1B1	RU1		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez652	003B	1B1	RU1		Regionally Significant
ez653	003B	1B1	RU1		Regionally Significant
ez654	003B	1B1	RU1		Regionally Significant
ez655	003B	1B1	RU1		Regionally Significant
ez656	003B	1B1	RU1		Regionally Significant
ez657	003B	1B1	RU1		Regionally Significant
ez658	003B	1B1	RU1		Regionally Significant
ez659	003B	1B1	RU1		Regionally Significant
ez660	003B	1B1	RU1		Regionally Significant
ez661	003B	1B1	RU1		Regionally Significant
ez662	003B	1B1	RU1		Regionally Significant
ez663	003B	1B1	RU1		Regionally Significant
ez664	003B	1B1	RU1		Regionally Significant
ez665	003B	1B1	RU1		Regionally Significant
ez666	003B	1B1	RU1		Regionally Significant
ez667	003D	1B1	RU1		Regionally Significant
ez668	003D	1B1	RU1		
ez669	003D	1B1	RU1		Regionally Significant
ez670	003D	1B1	RU1		
ez671	003CB	1B1, RU2	RU2, RU1		Regionally Significant
ez672	003B	1B1	RU1		Regionally Significant
ez673	003B	1B1	RU1		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez674	003B	1B1	RU1		Regionally Significant
ez675	003B	1B1	RU1		Regionally Significant
ez676	002B	1B1	RU1		Regionally Significant
ez677	002B	1B1	RU1		Regionally Significant
ez678	002B	1B1	RU1		
ez679	002B	1B1	RU1		
ez680	002B	1B1	RU1		Regionally Significant
ez681	002B	1B1	RU1		Regionally Significant
ez682	002CA	1B1	RU1		Regionally Significant
ez683	002CA	1B1	RU1		Regionally Significant
ez684	002CA	1B1	RU1		Regionally Significant
ez685	002CA	1B1	RU1		
ez686	002CA	1B1	RU1		
ez687	002A	1B1	RU1		Regionally Significant
ez688	002B	1B1	RU1		Regionally Significant
ez689	002B	1B1	RU1		Regionally Significant
ez690	002B	1B1	RU1		Regionally Significant
ez691	002B	1B1	RU1		Regionally Significant
ez692	002B	1B1	RU1		Regionally Significant
ez693	002B	1B1	RU1		Regionally Significant
ez694	002B	1B1	RU1		
ez695	002B	1B1	RU1		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez696	002B	1B1	RU1		Regionally Significant
ez697	002B	1B1	RU1		Regionally Significant
ez698	002B	1B1	RU1		Regionally Significant
ez699	002B	1B1	RU1		Regionally Significant
ez700	002B	1B1	RU1		Regionally Significant
ez701	003CA	1B1	RU1		Regionally Significant
ez702	003CB	1B1	RU1		Regionally Significant
ez703	003B	1B2	RU1		Regionally Significant
ez704	003B	1B2	RU1		State Significance
ez705	003B	1B2	RU1		Regionally Significant
ez706	003B	1B2	RU1		Regionally Significant
ez707	003B	1B2	RU1		Regionally Significant
ez708	003A	1B2	RU1		
ez709	003A	1B2	RU1		State Significance
ez710	003A	1B2	RU1		State Significance
ez711	003A	1B2	RU1		State Significance
ez712	003A	1B2	RU1		State Significance
ez713	002B	1B2	RU1		
ez714	002B	1B2	RU1		
ez715	002A	1B2	RU1		
ez716	002A	1B2	RU1		
ez717	003B	7J	RU1		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez718	002CA	9A	RU1		Regionally Significant
ez720	002CA	1A	RU2		
ez722	002A	1A	RU2		
ez723	002A	1A	RU2		Regionally Significant
ez724	002A	1A	RU2		Regionally Significant
ez725	002A	1A	RU2		Regionally Significant
ez726	002A	1A	RU2		Regionally Significant
ez727	002A	1A	RU2		Regionally Significant
ez728	002A	1A	RU2		Regionally Significant
ez729	002A	1A	RU2		Regionally Significant
ez730	002A	1A	RU2		Regionally Significant
ez731	002A	1A	RU2		Regionally Significant
ez732	002A	1A	RU2		Regionally Significant
ez733	002A	1A	RU2		Regionally Significant
ez734	002CA	1A	RU2		Regionally Significant
ez735	002A	1A	RU2		Regionally Significant
ez736	002A	1A	RU2		Regionally Significant
ez737	002A	1A	RU2		Regionally Significant
ez738	002A	1A	RU2		
ez739	002A	1A	RU2		
ez740	002A	1A	RU2		
ez742	002B	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez743	002B	1A	RU2		
ez744	002B	1A	RU2		
ez744	002B	1A	RU2		
ez745	002B	1A	RU2		
ez746	002B	1A	RU2		
ez747	002B	1A	RU2		
ez748	002CA	1A	RU2		
ez749	002CA	1A	RU2		
ez750	003B	1A	RU2		Regionally Significant
ez751	003B	1A	RU2		Regionally Significant
ez752	003B	1A	RU2		Regionally Significant
ez753	003B	1A	RU2		Regionally Significant
ez754	003B	1A	RU2		Regionally Significant
ez755	003B	1A	RU2		Regionally Significant
ez756	003A	1A	RU2		Regionally Significant
ez757	003A	1A	RU2		Regionally Significant
ez758	003A	1A	RU2		Regionally Significant
ez759	003A	1A	RU2		Regionally Significant
ez760	003A	1A	RU2		Regionally Significant
ez761	003A	1A	RU2		Regionally Significant
ez762	003A	1A	RU2		
ez763	003A	1A	RU2		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez764	003A	1A	RU2		Regionally Significant
ez765	003A	1A	RU2		
ez766	003A	1A	RU2		State Significance
ez767	003A	1A	RU2		State Significance
ez768	003A	1A	RU2		Regionally Significant
ez769	003A	1A	RU2		Regionally Significant
ez770	003A	1A	RU2		Regionally Significant
ez771	003A	1A	RU2		Regionally Significant
ez772	003A	1A	RU2		Regionally Significant
ez773	003A	1A	RU2		Regionally Significant
ez774	003A	1A	RU2		Regionally Significant
ez775	003A	1A	RU2		Regionally Significant
ez776	003CB	1A	RU2		Regionally Significant
ez777	003CB	1A	RU2		Regionally Significant
ez778	003D	1A	RU2		
ez779	003D	1A	RU2		
ez780	003D	1A	RU2		
ez781	003D	1A	RU2		
ez782	003D	1A	RU2		
ez783	003CD	1A	RU2		
ez784	003CD	1A	RU2		
ez785	003CD	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez786	003CD	1A	RU2		
ez787	003CD	1A	RU2		
ez788	003CD	1A	RU2		
ez789	003CC	1A	RU2		
ez790	003CC	1A	RU2		
ez791	003CC	1A	RU2		
ez792	003CD	1A	RU2		
ez793	002D	1A	RU2		Regionally Significant
ez794	002D	1A	RU2		Regionally Significant
ez795	002D	1A	RU2		Regionally Significant
ez796	002D	1A	RU2		
ez797	003CD	1A	RU2		Regionally Significant
ez798	003CD	1A	RU2		Regionally Significant
ez799	003CB	1A	RU2		Regionally Significant
ez800	003CB	1A	RU2		Regionally Significant
ez801	003CB	1A	RU2		Regionally Significant
ez802	003CB	1A	RU2		Regionally Significant
ez803	003CB	1A	RU2		Regionally Significant
ez804	003CB	1A	RU2		Regionally Significant
ez805	003CB	1A	RU2		Regionally Significant
ez806	003CB	1A	RU2		Regionally Significant
ez807	003CB	1A	RU2		Regionally Significant
ez808	003CB	1A	RU2		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez809	003CB	1A	RU2		Regionally Significant
ez810	003CB	1A	RU2		Regionally Significant
ez811	003CB	1A	RU2		Regionally Significant
ez812	003A	1A	RU2		Regionally Significant
ez813	003A	1A	RU2		Regionally Significant
ez814	003A	1A	RU2		Regionally Significant
ez815	003A	1A	RU2		Regionally Significant
ez816	003A	1A	RU2		Regionally Significant
ez817	003A	1A	RU2		Regionally Significant
ez819	003A	1A	RU2		Regionally Significant
ez820	003A	1A	RU2		Regionally Significant
ez821	003A	1A	RU2		Regionally Significant
ez822	003A	1A	RU2		Regionally Significant
ez823	003A	1A	RU2		Regionally Significant
ez824	003A	1A	RU2		Regionally Significant
ez825	003A	1A	RU2		Regionally Significant
ez826	003A	1A	RU2		Regionally Significant
ez827	003A	1A	RU2		Regionally Significant
ez828	003A	1A	RU2		Regionally Significant
ez829	003CA	1A	RU2		Regionally Significant
ez830	003CA	1A	RU2		Regionally Significant
ez831	003CA	1A	RU2		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez832	003A	1A	RU2		Regionally Significant
ez833	003A	1A	RU2		Regionally Significant
ez834	003A	1A	RU2		Regionally Significant
ez835	003A	1A	RU2		Regionally Significant
ez836	003A	1A	RU2		Regionally Significant
ez837	003A	1A	RU2		Regionally Significant
ez838	003A	1A	RU2		Regionally Significant
ez839	003A	1A	RU2		Regionally Significant
ez840	003A	1A	RU2		Regionally Significant
ez841	002B	1A	RU2		Regionally Significant
ez842	003A	1A	RU2		Regionally Significant
ez843	002B	1A	RU2		Regionally Significant
ez844	003A	1A	RU2		Regionally Significant
ez845	002B	1A	RU2		Regionally Significant
ez846	003A	1A	RU2		Regionally Significant
ez847	003A	1A	RU2		Regionally Significant
ez848	003A	1A	RU2		Regionally Significant
ez849	003A	1A	RU2		Regionally Significant
ez850	003A	1A	RU2		Regionally Significant
ez851	003A	1A	RU2		Regionally Significant
ez852	003A	1A	RU2		Regionally Significant
ez853	003A	1A	RU2		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez854	003A	1A	RU2		Regionally Significant
ez855	002B	1A	RU2		Regionally Significant
ez855	002B	1A	RU2		Regionally Significant
ez857	002B	1A	RU2		Regionally Significant
ez858	002B	1A	RU2		Regionally Significant
ez859	002B	1A	RU2		Regionally Significant
ez860	002B	1A	RU2		Regionally Significant
ez861	002B	1A	RU2		Regionally Significant
ez862	002B	1A	RU2		Regionally Significant
ez863	002B	1A	RU2		Regionally Significant
ez864	002B	1A	RU2		Regionally Significant
ez865	002B	1A	RU2		Regionally Significant
ez866	002B	1A	RU2		Regionally Significant
ez867	002B	1A	RU2		
ez868	002B	1A	RU2		Regionally Significant
ez869	002B	1A	RU2		Regionally Significant
ez870	002B	1A	RU2		Regionally Significant
ez871	002B	1A	RU2		Regionally Significant
ez872	002B	1A	RU2		Regionally Significant
ez873	002B	1A	RU2		
ez874	002B	1A	RU2		
ez875	002B	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez876	002B	1A	RU2		
ez877	001B	1A	C3	KEYHAB, L2,	
ez878	002B	1A	RU2		
ez879	001B	1A	RU2		
ez880	001B	1A	RU2		
ez881	001B	1A	RU2		
ez882	001B	1A	RU2		
ez883	001B	1A	RU2		
ez884	001B	1A	RU2		
ez885	001B	1A	RU2		
ez886	002B	1A	RU2		
ez887	002B	1A	RU2		
ez888	002B	1A	RU2		
ez889	002B	1A	RU2		
ez890	002B	1A	RU2		
ez891	002B	1A	RU2		
ez892	002B	1A	RU2		
ez893	002B	1A	RU2		
ez894	002B	1A	RU2		Regionally Significant
ez895	002D	1A	RU2		
ez896	002D	1A	RU2		Regionally Significant
ez897	002D	1A	RU2		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez898	003A	1A	RU2		Regionally Significant
ez899	003A	1A	RU2		Regionally Significant
ez900	002B	1A	RU2		Regionally Significant
ez901	002B	1A	RU2		
ez902	002B	1A	RU2		Regionally Significant
ez903	002B	1A	RU2		
ez904	002B	1A	RU2		
ez905	002A	1A	RU2		
ez906	002A	1A	RU2		Regionally Significant
ez907	002A	1A	RU2		Regionally Significant
ez908	002A	1A	RU2		Regionally Significant
ez909	002A	1A	RU2		Regionally Significant
ez910	002A	1A	RU2		
ez911	002A	1A	RU2		
ez912	002A	1A	RU2		Regionally Significant
ez913	002A	1A	RU2		Regionally Significant
ez914	002A	1A	RU2		
ez915	002A	1A	RU2		Regionally Significant
ez916	002A	1A	RU2		
ez917	002A	1A	RU2		Regionally Significant
ez918	002A	1A	RU2		Regionally Significant
ez919	002A	1A	RU2		Regionally Significant

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez920	002A	1A	RU2		
ez921	002A	1A	RU2		
ez922	002B	1A	RU2		Regionally Significant
ez923	002B	1A	RU2		Regionally Significant
ez924	002B	1A	RU2		Regionally Significant
ez925	002B	1A	RU2		Regionally Significant
ez926	002B	1A	RU2		Regionally Significant
ez927	002B	1A	RU2		Regionally Significant
ez928	002B	1A	RU2		
ez929	002B	1A	RU2		
ez930	002B	1A	RU2		
ez931	002A	1A	RU2		
ez932	002A	1A	RU2		
ez933	002CA	1A	RU2		
ez934	002CA	1A	RU2		
ez935	002CA	1A	RU2		
ez936	002CA	1A	RU2		
ez937	002CA	1A	RU2		Regionally Significant
ez938	002CA	1A	RU2		
ez939	002C	1A	RU2		
ez940	002A	1A	RU2		
ez941	002A	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez942	002A	1A	RU2		
ez943	002A	1A	RU2		Regionally Significant
ez944	002A	1A	RU2		Regionally Significant
ez945	002A	1A	RU2		Regionally Significant
ez946	001A	1A	RU2		
ez947	002A	1A	RU2		Regionally Significant
ez948	002A	1A	RU2		Regionally Significant
ez949	002A	1A	RU2		Regionally Significant
ez950	002A	1A	RU2		Regionally Significant
ez951	002A	1A	RU2		Regionally Significant
ez952	002A	1A	RU2		Regionally Significant
ez953	002CA	1A	RU2		
ez954	002A	1A	RU2		
ez955	002A	1A	RU2		
ez956	002CA	1A	RU2		
ez957	002A	1A	RU2		Regionally Significant
ez958	002A	1A	RU2		Regionally Significant
ez959	002A	1A	RU2		Regionally Significant
ez960	002A	1A	RU2		Regionally Significant
ez961	002A	1A	RU2		Regionally Significant
ez962	002B	1A	RU2		Regionally Significant
ez963	002B	1A	RU2		

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Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez964	002B	1A	RU2		
ez965	002B	1A	RU2		
ez966	002B	1A	RU2		
ez967	002B	1A	RU2		
ez968	002B	1A	RU2		Regionally Significant
ez969	002B	1A	RU2		Regionally Significant
ez970	002D	1A	RU2		
ez971	002D	1A	RU2		
ez972	002D	1A	RU2		
ez973	002B	1A	RU2		
ez974	002B	1A	RU2		Regionally Significant
ez975	002B	1A	RU2		
ez976	002B	1A	RU2		
ez977	002D	1A	RU2		
ez978	002D	1A	RU2		
ez979	002D	1A, 1D	RU2		Regionally Significant
ez980	002D	1D, 1A, C2, RU2	RU2		
ez981	002D	1A	RU2		Regionally Significant
ez982	002D	1A	RU2		Regionally Significant
ez983	002B	1A	RU2		Regionally Significant
ez984	002B	1A	RU2		Regionally Significant
ez985	002B	1A	RU2		Regionally Significant

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
ez986	002B	1A	RU2		Regionally Significant
ez987	001B	1A	RU2		
ez988	001B	1A	RU2		
ez989	001B	1A	RU2		
ez990	001B	1A	RU2		
ez991	002D	1A	RU2		Regionally Significant
ez992	002B	1A	RU2		Regionally Significant
ez993	002B	1A	RU2		Regionally Significant
ez994	003CD	1A	RU2		
ez995	003CB	1A	RU2		
ez996	003CD	1A	RU2		
ez997	003A	1A	RU2		Regionally Significant
ez998	001B	1A	RU2		
ez999	001B	1A	RU2		

Legend for C Zone Criteria abbreviations: see below

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2 Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act
- C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act
- C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.10 Affected Land Parcel Details – “COUNCIL–MANAGED” CROWN LAND RESERVES (15 in total)

Map ID	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)
CLBS4129	002DA			Road Reserve				1A	RU2	
CLBS4130	002D			Road Reserve				1A	RU2	
CLBS4131	002DA			Road Reserve				1A	RU2	
CLBS4132	002D			Road Reserve				1A	RU2	
168130	001B	59	755743	Huonbrook	Road	HUONBROOK	Road/Env	1A	C3	OCV, TSCTEC, KEYHAB, RIPi
168350	003CD	360	704247	Broken Head	Road	Byron Bay	Recreation	RE2/7B	RE1	
168360	003CD	359	704247	Broken Head	Road	Byron Bay	Recreation	Re2/6B	RE1	
177830	002B	183	728513	Poplar	Avenue	Mullumbimby	Recreation	5A	SP2	
178260	002D	422	729264	Tweed	Street	Brunswick Heads	Recreation	6A	RE1	
180480	002D	394	724670	Grays	Lane	Tyagarah	Env	1A	C3	OCL, TSFL, RIPi,
184370	003CC	374	728177	Cemetery	Road	Byron Bay	Recreation	5A	SP2	
184380	003CC	376	728177	Cemetery	Road	Byron Bay	Recreation	5A	SP2	
184390	003CC	375	728177	Cemetery	Road	Byron Bay	Recreation	5A	SP2	
184400	003CC	377	728177	Cemetery	Road	Byron Bay	Recreation	5A	SP2	
184410	003CC	378	728177	Cemetery	Road	Byron Bay	Recreation	5A	SP2	

1. Legend for 'Primary Use' abbreviations:

env = environmental conservation (C2) / environmental management (C3)

prim prod = primary production use/s

rural liv = rural living (generally in zones RU1, RU2, 1A, 1B1 and 1B2)

urban res = urban residential (generally in zones R2, R3 and 2A)

2. Legend for C Zone Criteria abbreviations:

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2
Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPi = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act
- C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act
- C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Table 4.11 Affected Land Parcel Details – ‘UNKNOWN’ ROAD RESERVES (19 in total)

Map ID	LZN Map Sheet	Current Zones	Proposed PP4 Zones	C Zone Criteria Met (where applicable)	Farmland Type
UnRd2186	002D	7B	C2	OCV, OCL, TSCTEC, SEPP14i,	
UnRd2187	002D	7B	SP3		
UnRd2621	003CD	7K	R2		
UnRd2714	003CB	9A, 5A	SP2		Regionally significant
UnRd3262	002CA	7B, 7K	C3	OCL, KEYHAB, TSFL, TSCEPOP,	
UnRd3263	002CA	7K	RU2		
UnRd3266	002CA	7J, 7K	C2	OCL, KEYHAB,	
UnRd3736	002CA	7B	RU2		
UnRd3758	003A	1A, 5A	RU2		Regionally significant
UnRd3822	002CA	5A	RU2		
UnRd3960	002B	1B1	RU1		Regionally significant
UnRd3962	002B	1B1	RU1		Regionally significant
UnRd4427	002D	7B, 2T	RE1		
UnRd4438	002D	7B, 9A	C2	OCV, OCL, TSCTEC, KEYHAB, TSFL, TSFA	
UnRd4449	002D	1A, 5A	RU2		
UnRd4470	002A	7K	C1	No HEV mapping (NP)	
UnRd4471	001A	1A, 5A	C2	OCV, TSCTEC, EPBCTEC, KEYHAB	
UnRd4479	002B	1A, 5A	RU2		
UnRd4507	002CA	7K, 7B	RU2		

Table 4.12 Affected Land Parcel Details – **REFLECTIONS HOLIDAY PARKS** (10 in total)

Parcel No	LZN Map Sheet	Lot	DP	Street Address	Street Type	Suburb	Primary Use	Current Zones	Proposed PP4 Zones	C Zone Criteria Met	Status
5490	002D	PT416	728666	1 The Terrace		BRUNSWICK HEADS	Env/ Recreation	6A, RE1	C2, RE1	OCL, KEYHAB, TSFL, TSFA, RPi, SEPP14i,	No response
131540	002D	408	728643	Park	Street	BRUNSWICK HEADS	Recreation	6A, RE1	RE1		No response
168100	003CC	410	729062	1 Lighthouse	Road	BYRON BAY	Holiday Village	6A, RE1	RE1	TSCTEC, EPBCTEC, KEYHAB, TSFL,	No response
184580	003CC	159	755695	1 Lighthouse	Road	BYRON BAY	Env	6A	RE1	TSFL, L2, TSCTEC, EPBCTEC	No response
200030	002D	420	804961	13 Riverside	Crescent	BRUNSWICK HEADS	Recreation	7B	RE1		No response
204980	002D	102	851964	13 Riverside	Crescent	BRUNSWICK HEADS	Recreation	RE1, 7B, 9A	RE1		No response
238888	003CC	2	10646489	1 Lighthouse	Road	BYRON BAY	Env/ Holiday Village	6A	RE1	TSCTEC, EPBCTEC, KEYHAB, TSFL,	No response
269392	002D	423	729272	South Beach	Road	BRUNSWICK HEADS	Env/ Recreation	6A, RE1	C2, RE1	OCV, OCL, TSCTEC, EPBCTEC, RPi,	No response
239431	002D	11	1067553	41 Harbour	Way	BRUNSWICK HEADS	Env/ Waterway/ Boat ramp	7A, 5A	C2, W1, SP2, SP3	OCV, OCL, TSCTEC, SEPP14i,	No response
269392	002D	423	729272	South Beach	Road	BRUNSWICK HEADS	Env/ Recreation	6A, RE1	C2, RE1	OCV, OCL, TSCTEC, EPBCTEC, RPi,	No response

1. **Legend for 'Primary Use' abbreviations:**

env = environmental conservation (C2) / environmental management (C3)

prim prod = primary production use/s

rural liv = rural living (generally in zones RU1, RU2, 1A, 1B1 and 1B2)

urban res = urban residential (generally in zones R2, R3 and 2A)

2. **Legend for C Zone Criteria abbreviations:**

OCL = over cleared landscape/s – C2 Criterium

OCV = over cleared vegetation - C2
Criterium

KEYHAB = key threatened species habitats - C2 Criterium

TSFA = threatened species fauna atlas - C2 Criterium

TSFL = threatened flora species - C2 Criterium

RIPI = riparian vegetation - C3 Criterium

SEPP14 = wetland - C2 Criterium

SEPP14i = intersects with wetland - C2 Criterium

TSCTEC = threatened ecological community under TSC Act
- C2 Criterium

TSCEPOP = Threatened species population - C2 Criterium

EPBCTEC = threatened ecological community under EPBC Act
- C2 Criterium

OGF / L1 / L2 – Old Growth forest vegetation - C2 Criterium

Land Zoning Maps (proposed and existing)

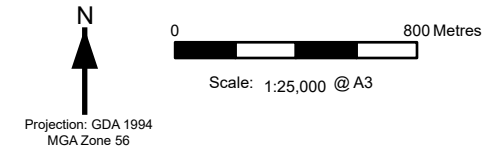
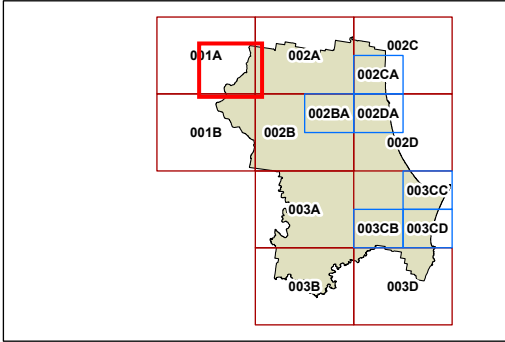


**Byron Local
Environmental
Plan 2014
(Gateway)**

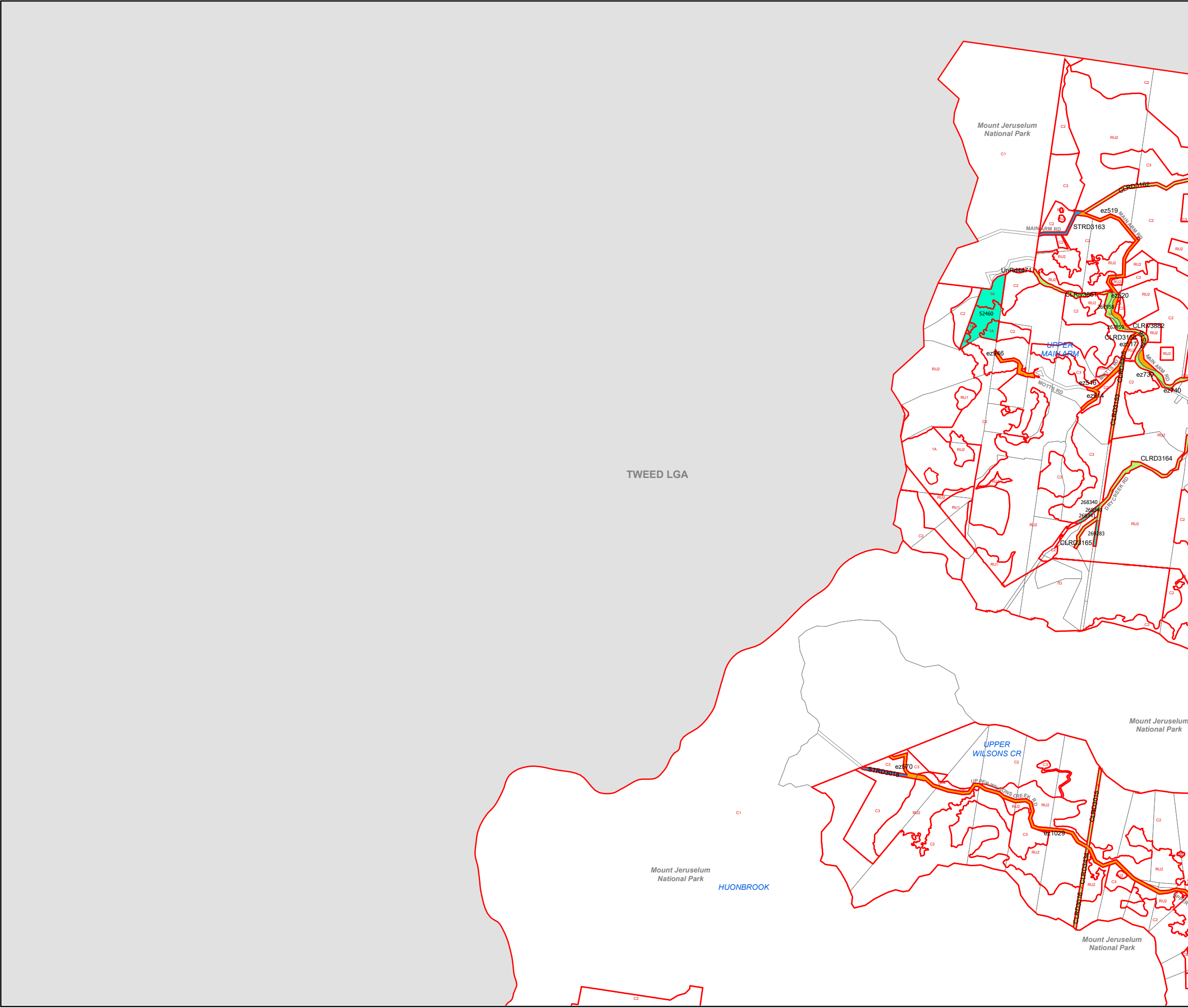
Existing Zoning Map and Land Ownership
- Part Sheet LZN_001A

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
- Arakwal
- Byron Shire Council & Crown Land
- Byron Shire Council
- Crown Land
- NSW State Government
- Private
- Unknown



Date: 14/05/2024





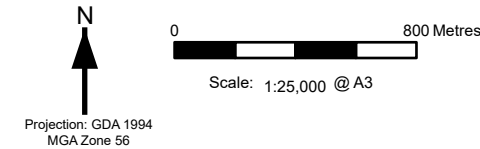
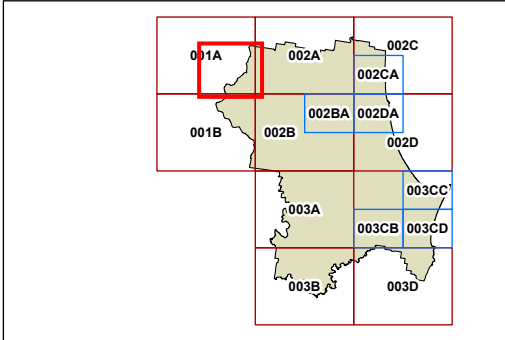
**Byron Local
Environmental
Plan 2014
(Gateway)**

**Existing and Proposed Zoning Map
- Part Sheet LZN_001A**

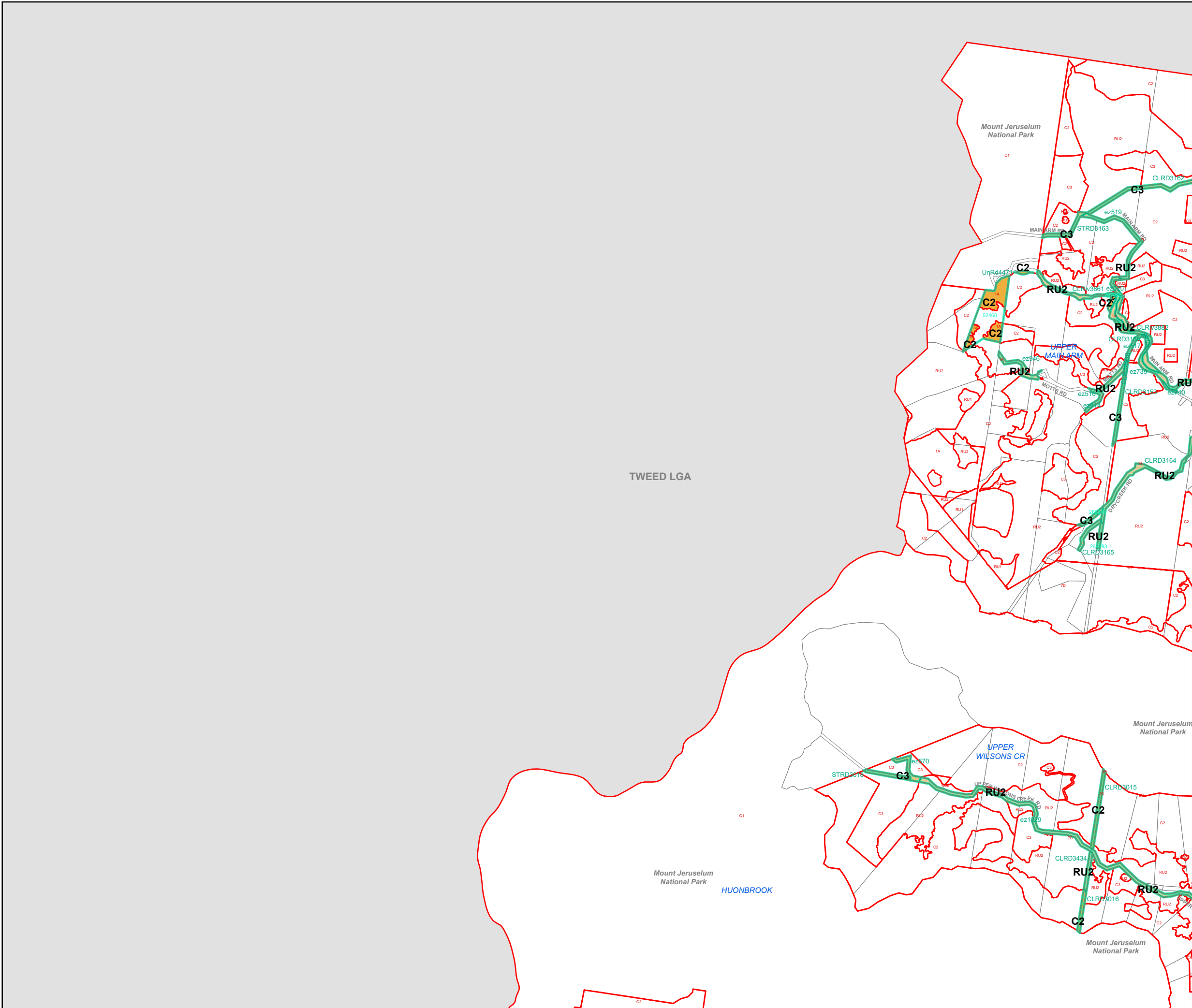
(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - C1 National Parks and Nature Reserves
 - C2 Environmental Conservation
 - C3 Environmental Management
 - C4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways



Date: 14/05/2024

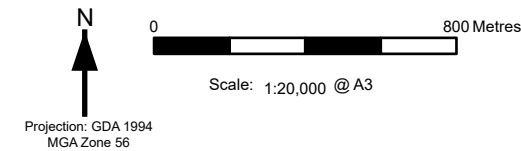
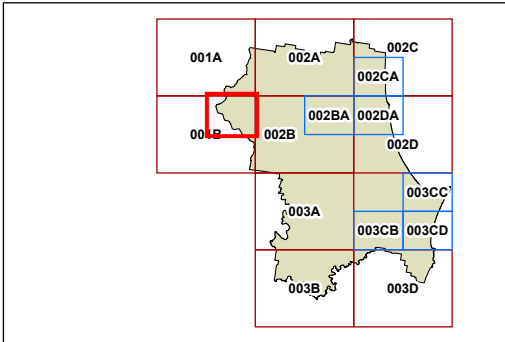




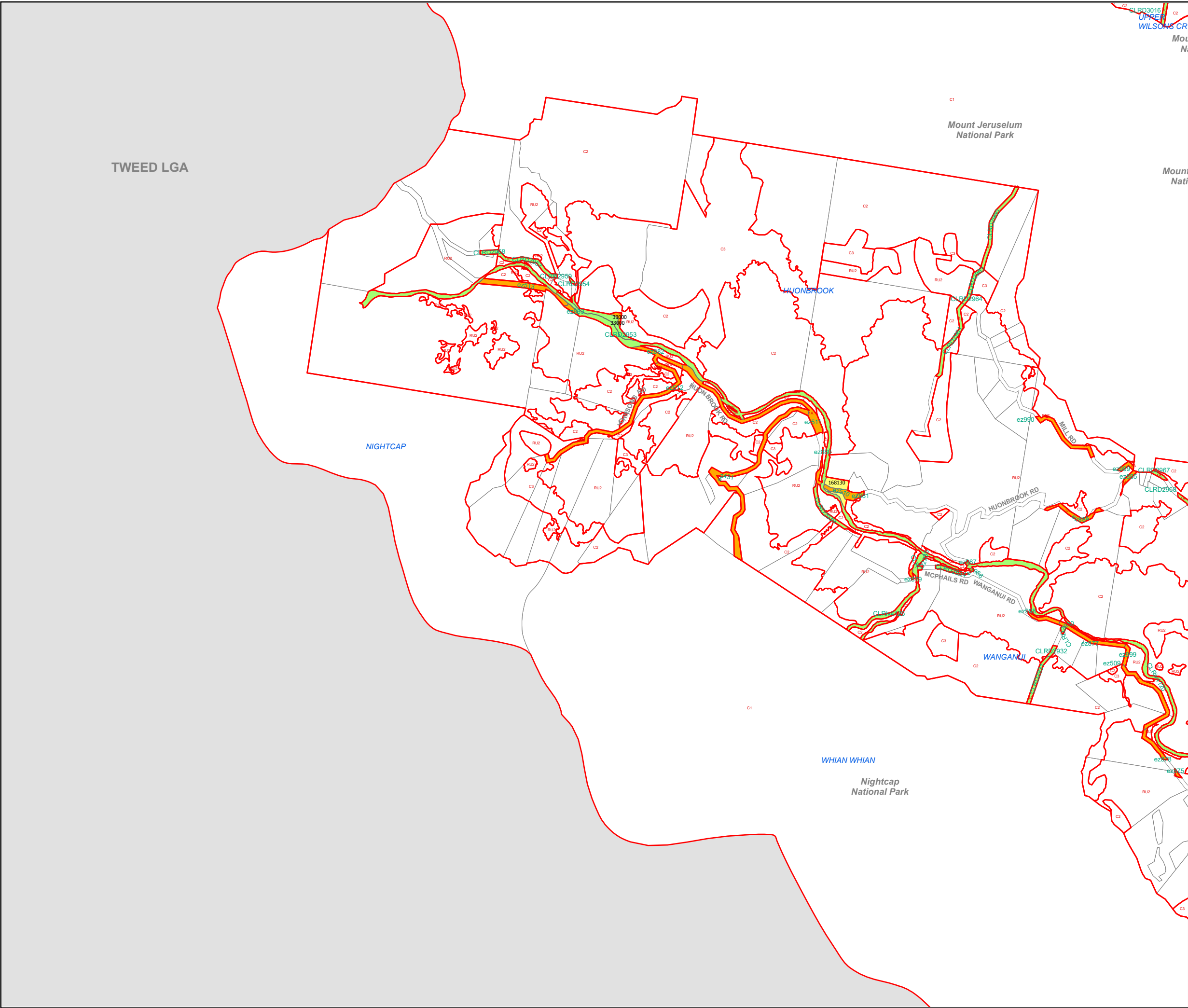
Existing Zoning Map and Land Ownership - Part Sheet LZN_001B

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
- Arakwal
- Byron Shire Council & Crown Land
- Byron Shire Council
- Crown Land
- NSW State Government
- Private
- Unknown



Date: 14/05/2024

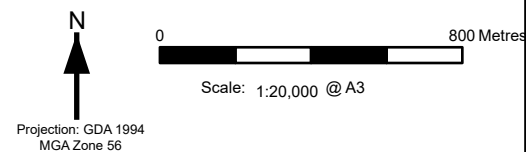
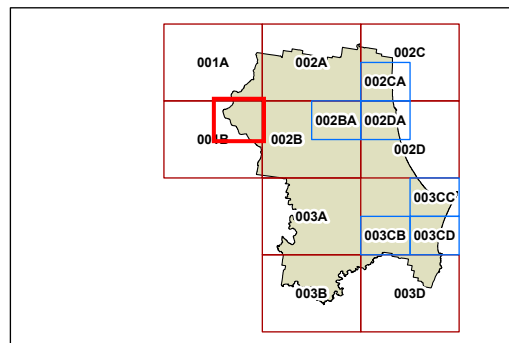




(Stage 4 Planning Proposal - C Zone Implementation Program)

☐ Land Parcels

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B7	Business Park
C1	National Parks and Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
C4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways



Date: 14/05/2024



**Mount Jerusalem
National Park**

Mount
Nati

NIGHTCAP

WHIAN WHIAN

Nightcap
National Park



Byron Local Environmental Plan 2014 (Gateway)

Existing Zoning Map and Land Ownership
- Part Sheet LZN_002A

(Stage 4 Planning Proposal - C Zone Implementation Program)

Existing zone boundary

Land Parcels

Affected Parcels

Arakwal

Byron Shire Council & Crown Land

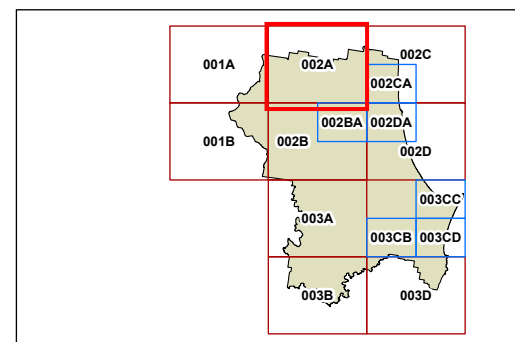
Byron Shire Council

Crown Land

NSW State Government

Private

Unknown

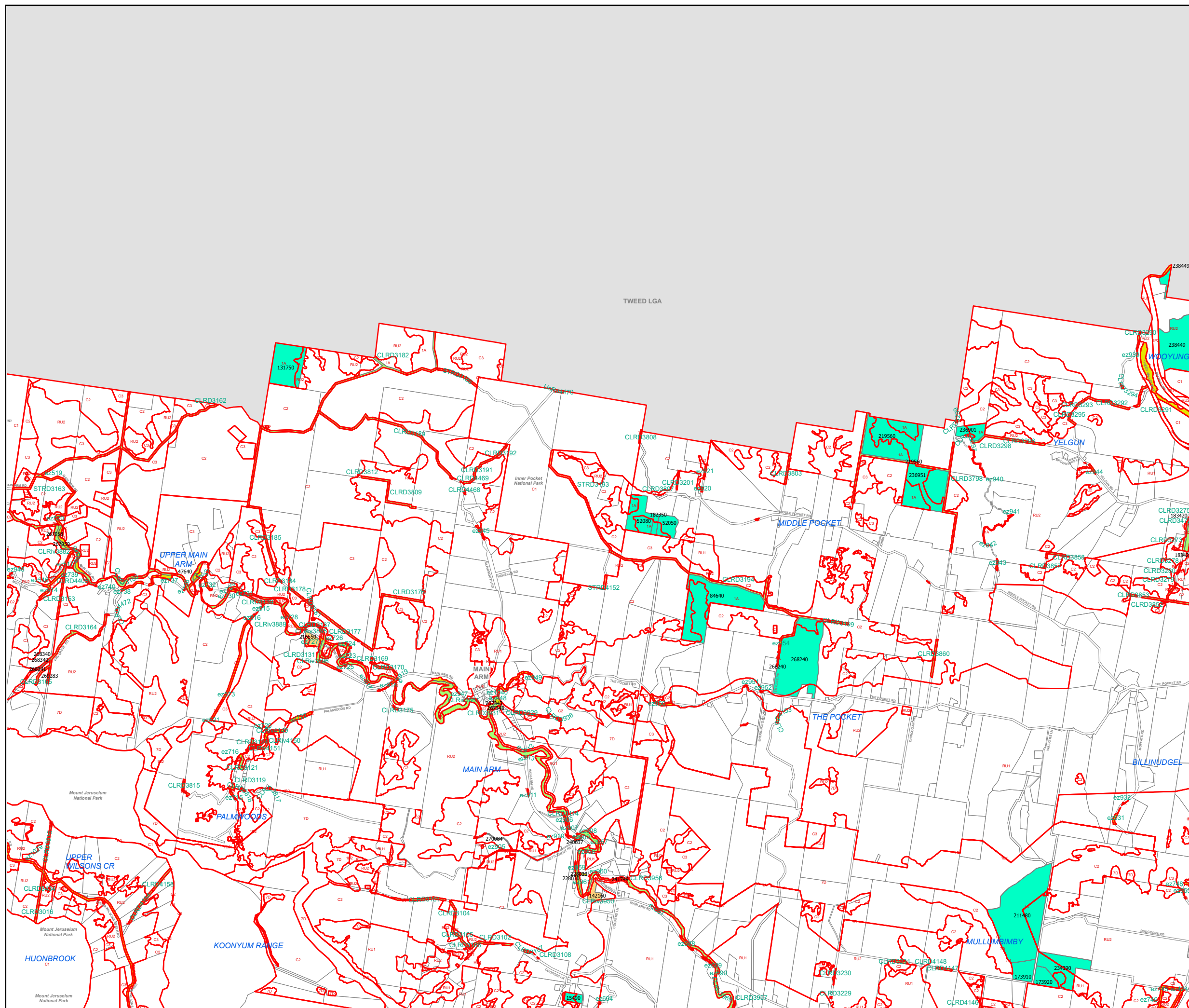


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Projection: GDA 1994
MGA Zone 56

Date: 14/05/2024





Byron Local Environmental Plan 2014 (Gateway)

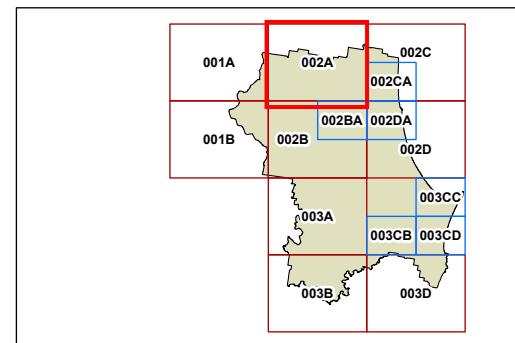
Existing and Proposed Zoning Map - Part Sheet LZN_002A

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B7 Business Park
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- C2 Environmental Conservation
- C3 Environmental Management
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- RU1 Primary Production
- RU2 Rural Landscape
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways

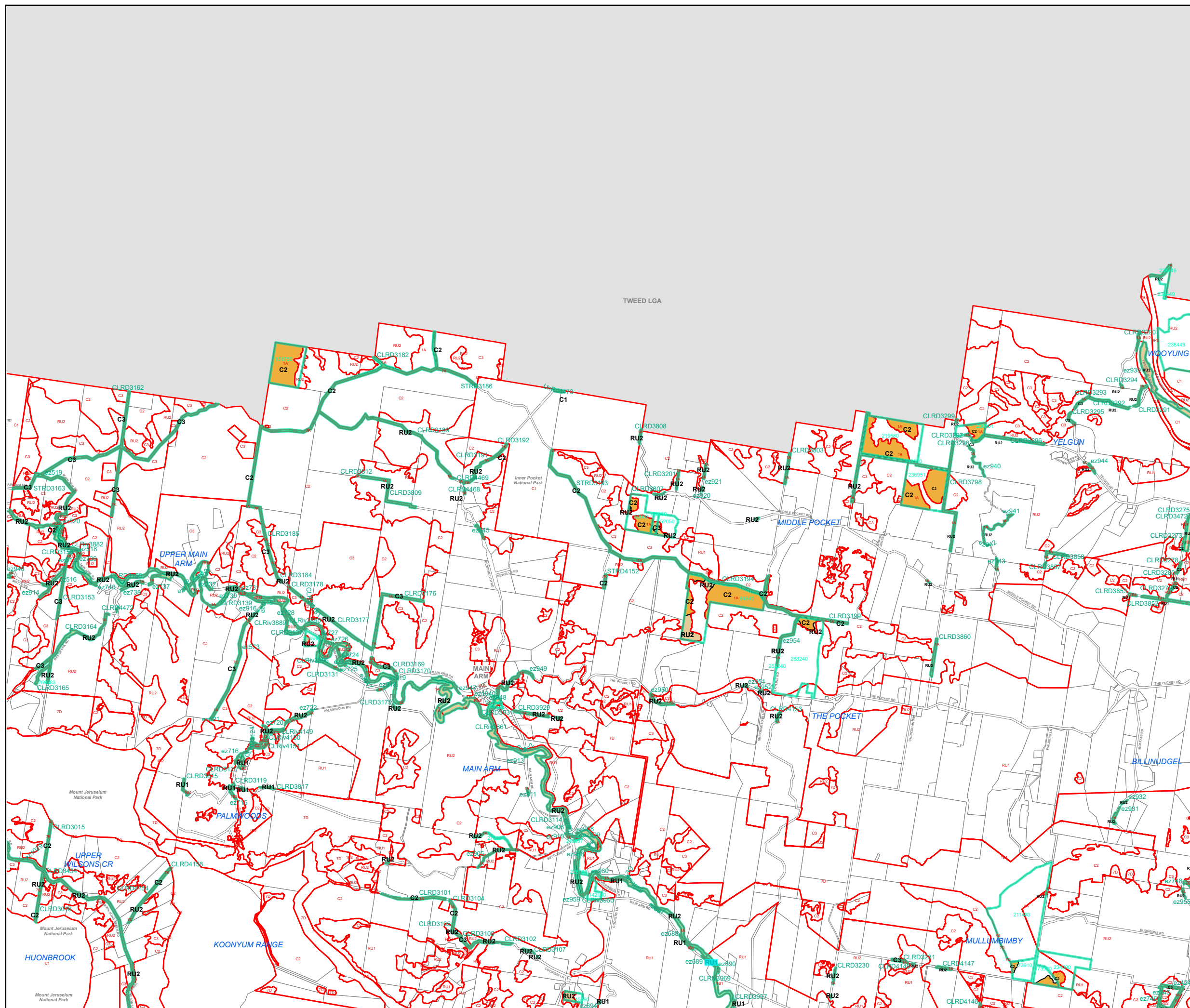


0 1,000 Metres

Scale: 1:40,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 14/05/2024



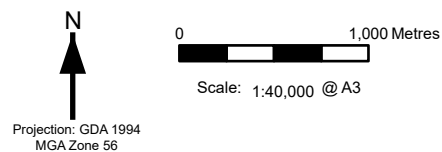
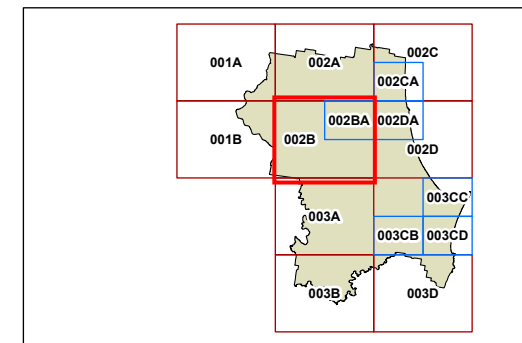


Byron Local Environmental Plan 2014 (Gateway)

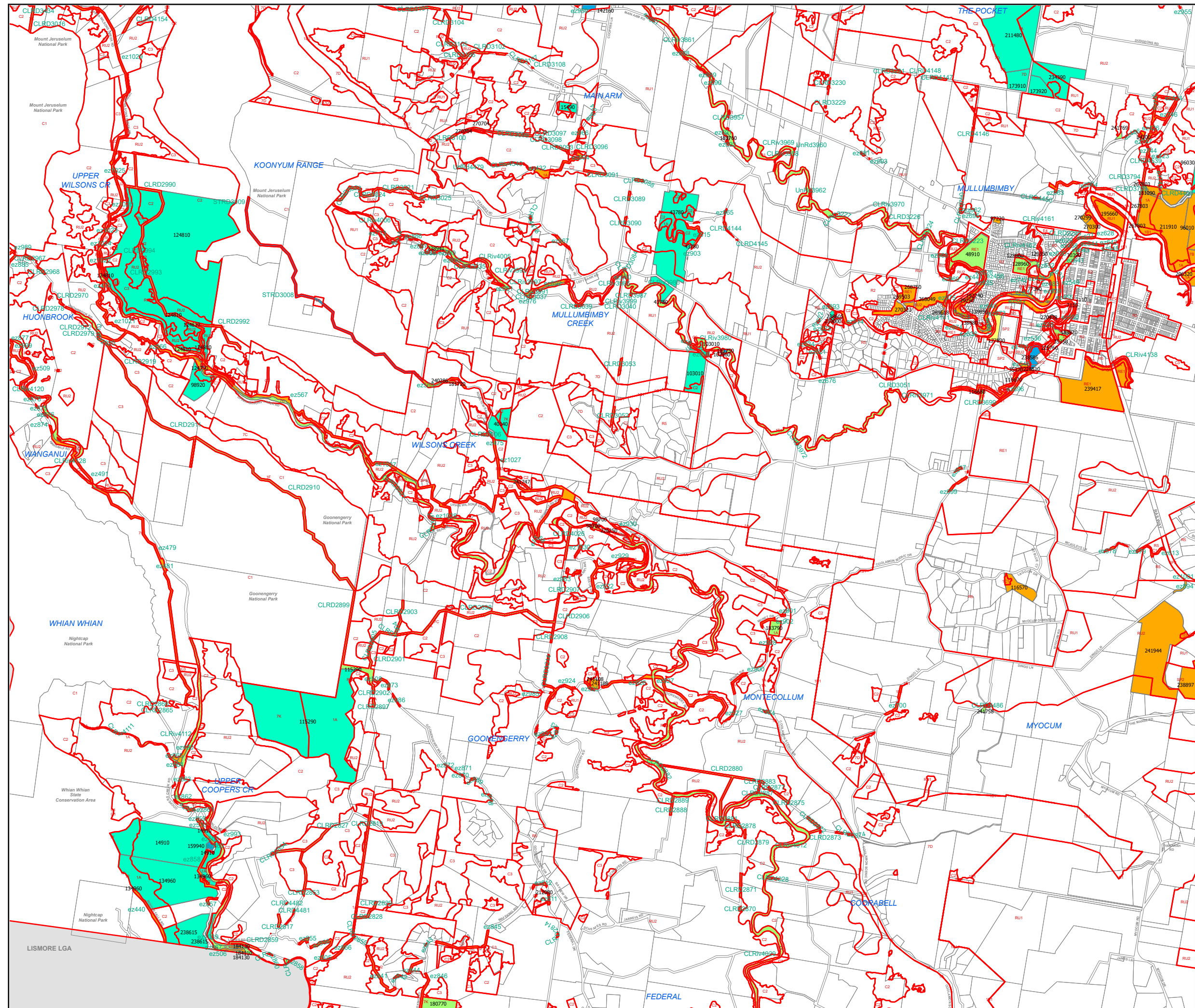
Existing Zoning Map and Land Ownership
- Part Sheet LZN_002B

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024

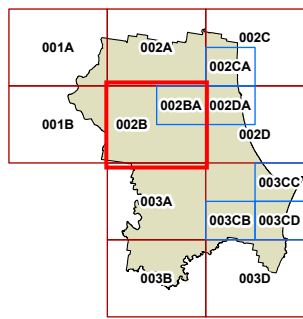




(Stage 4 Planning Proposal - C Zone Implementation Program)

☐ Land Parcels

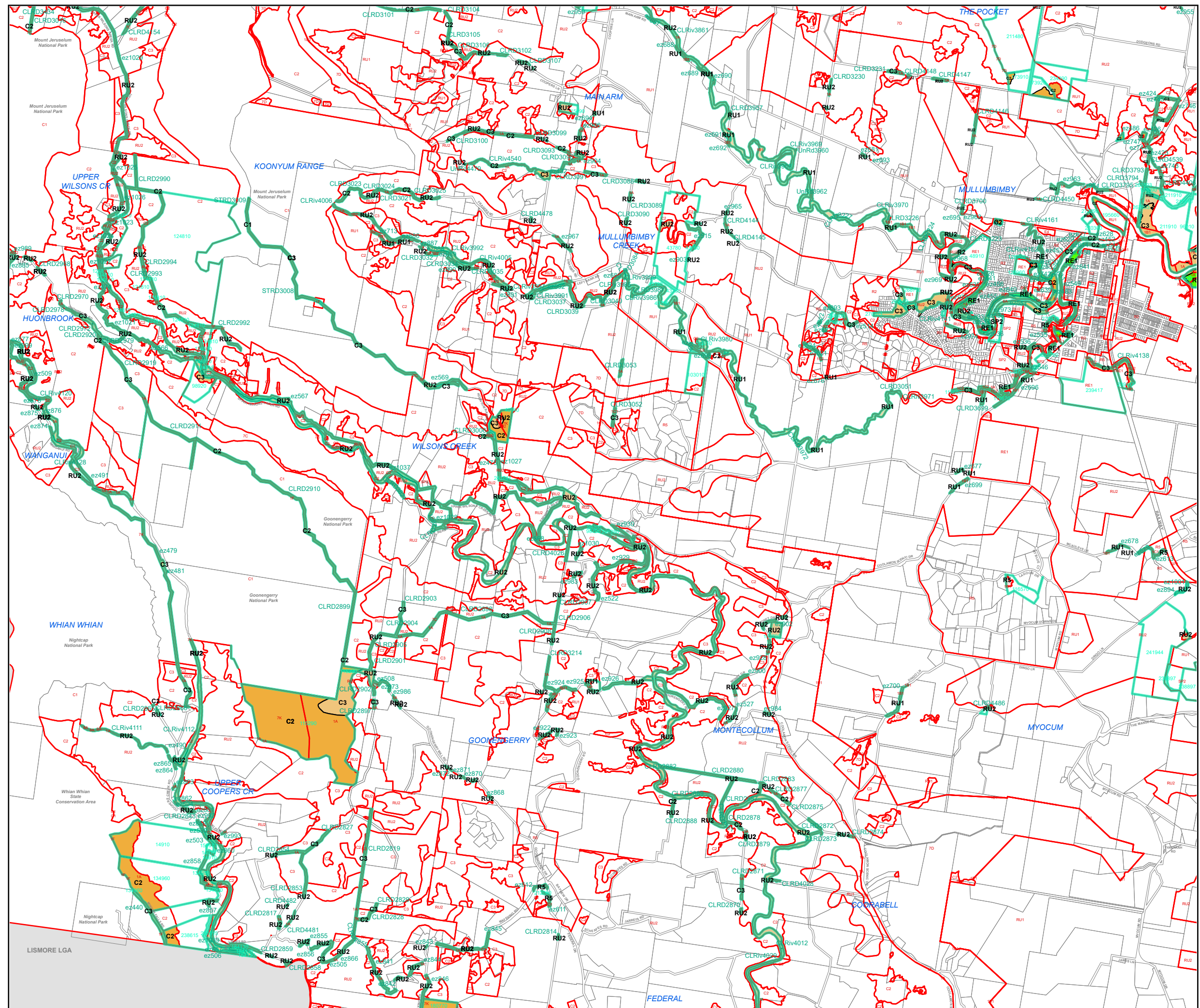
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B7	Business Park
C1	National Parks and Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
C4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
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R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways



Scale: 1:40,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 14/05/2024



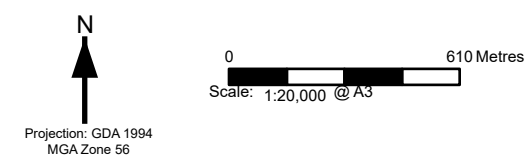
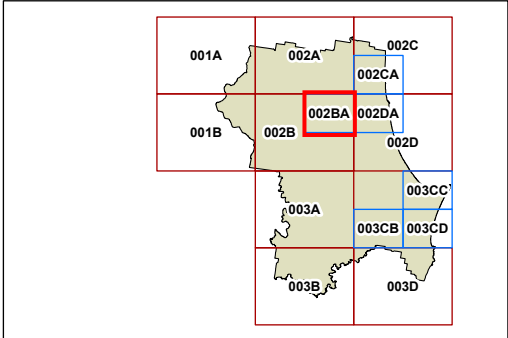


**Byron Local
Environmental
Plan 2014
(Gateway)**

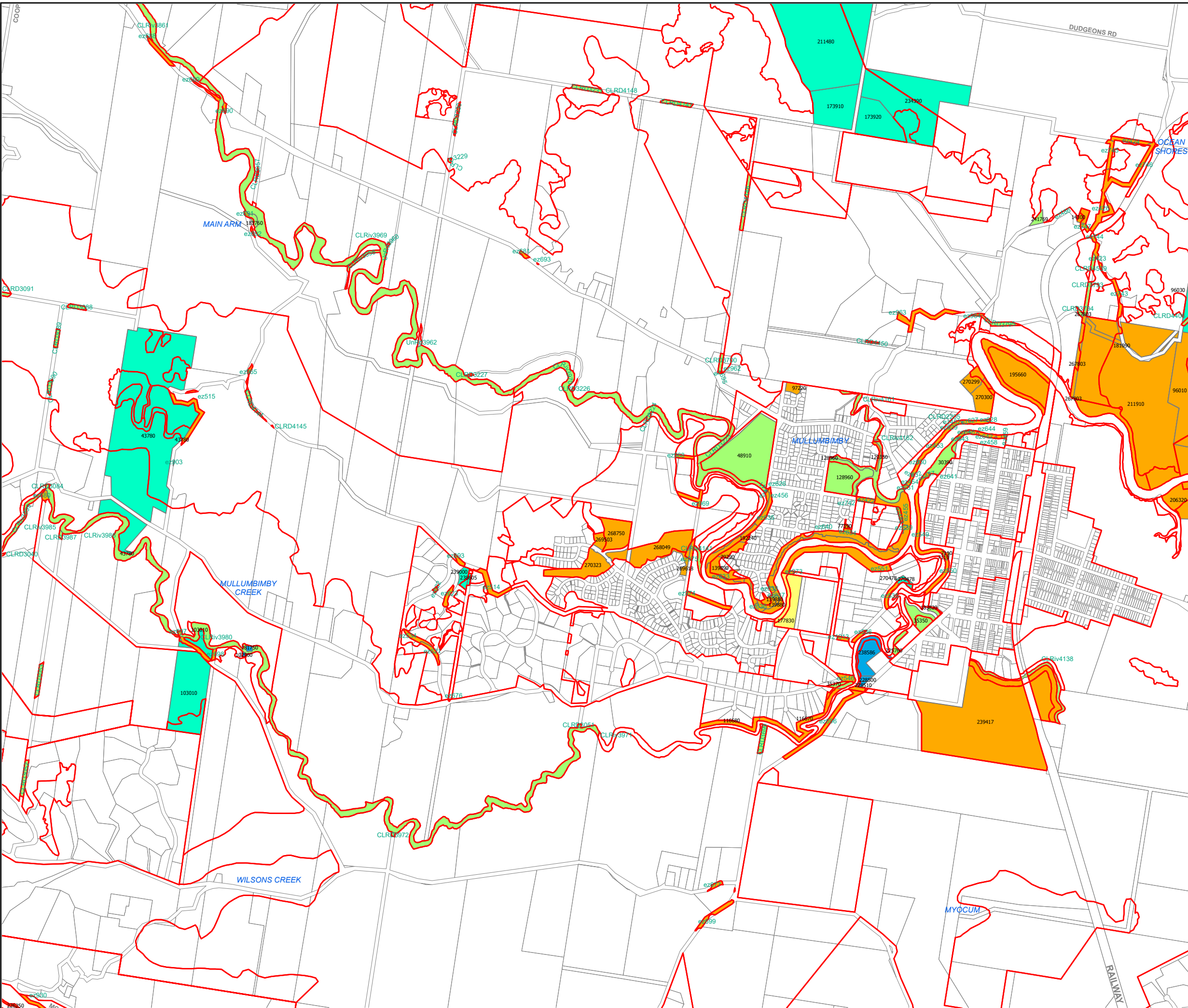
Existing Zoning Map and Land Ownership
- Part Sheet LZN_002BA

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024





Byron Local Environmental Plan 2014 (Gateway)

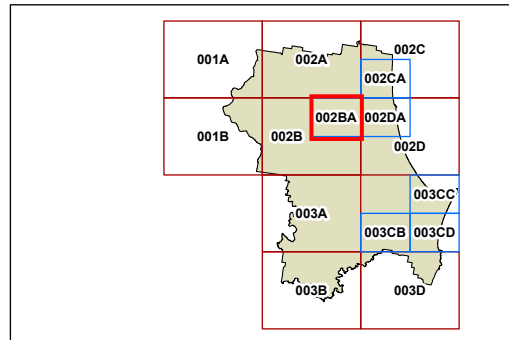
Existing and Proposed Zoning Map - Part Sheet LZN_002BA

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B7 Business Park
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways

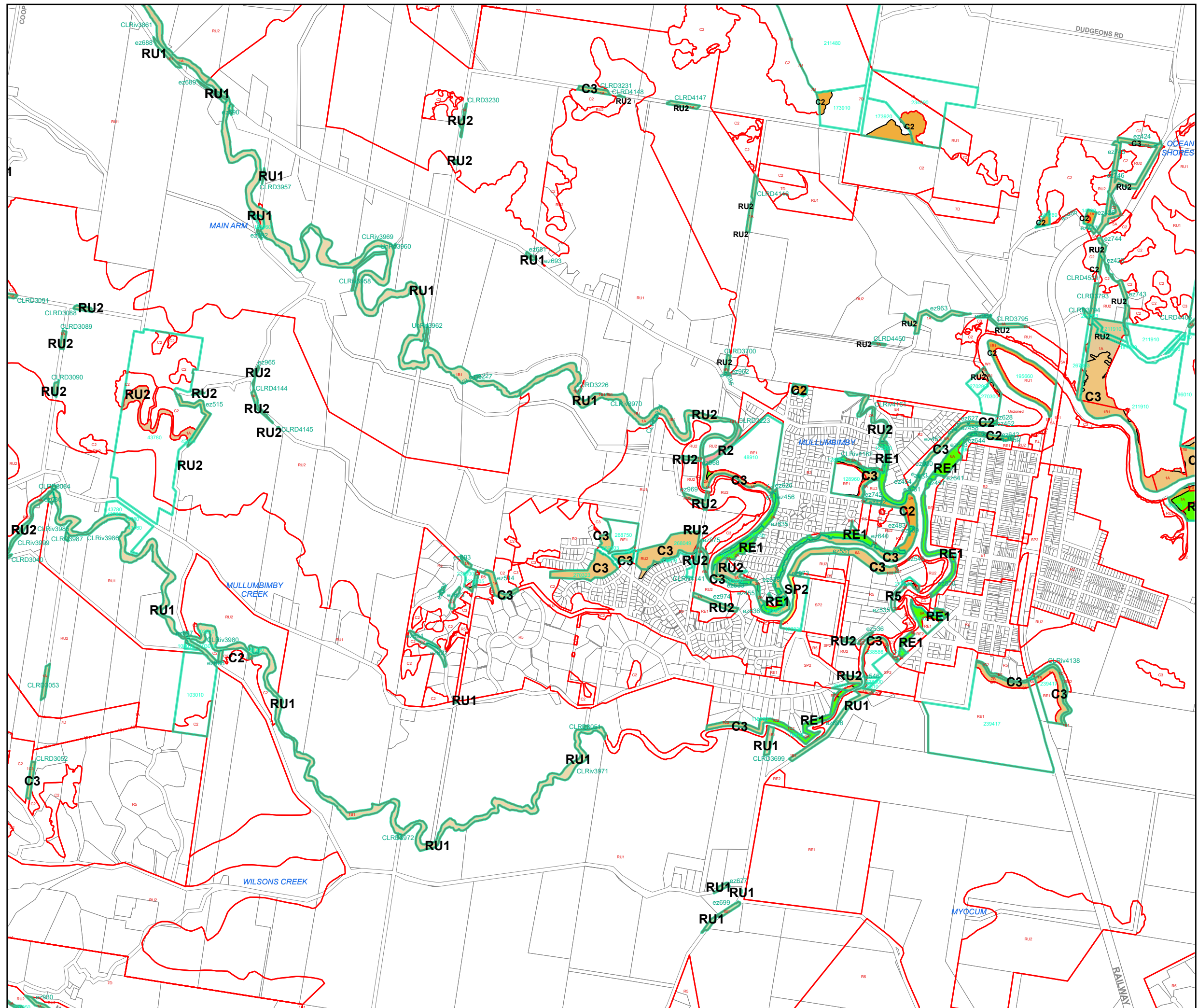


0 750 Metres

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 14/05/2024





Byron Local Environmental Plan 2014 (Gateway)

Existing Zoning Map and Land Ownership
- Part Sheet LZN_002C

(Stage 4 Planning Proposal - C Zone Implementation Program)

Existing zone boundary

Land Parcels

Affected Parcels

Arakwal

Byron Shire Council & Crown Land

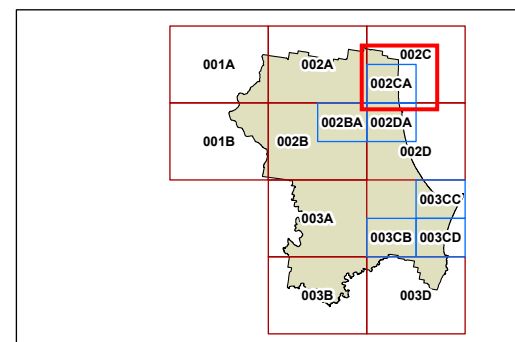
Byron Shire Council

Crown Land

NSW State Government

Private

Unknown

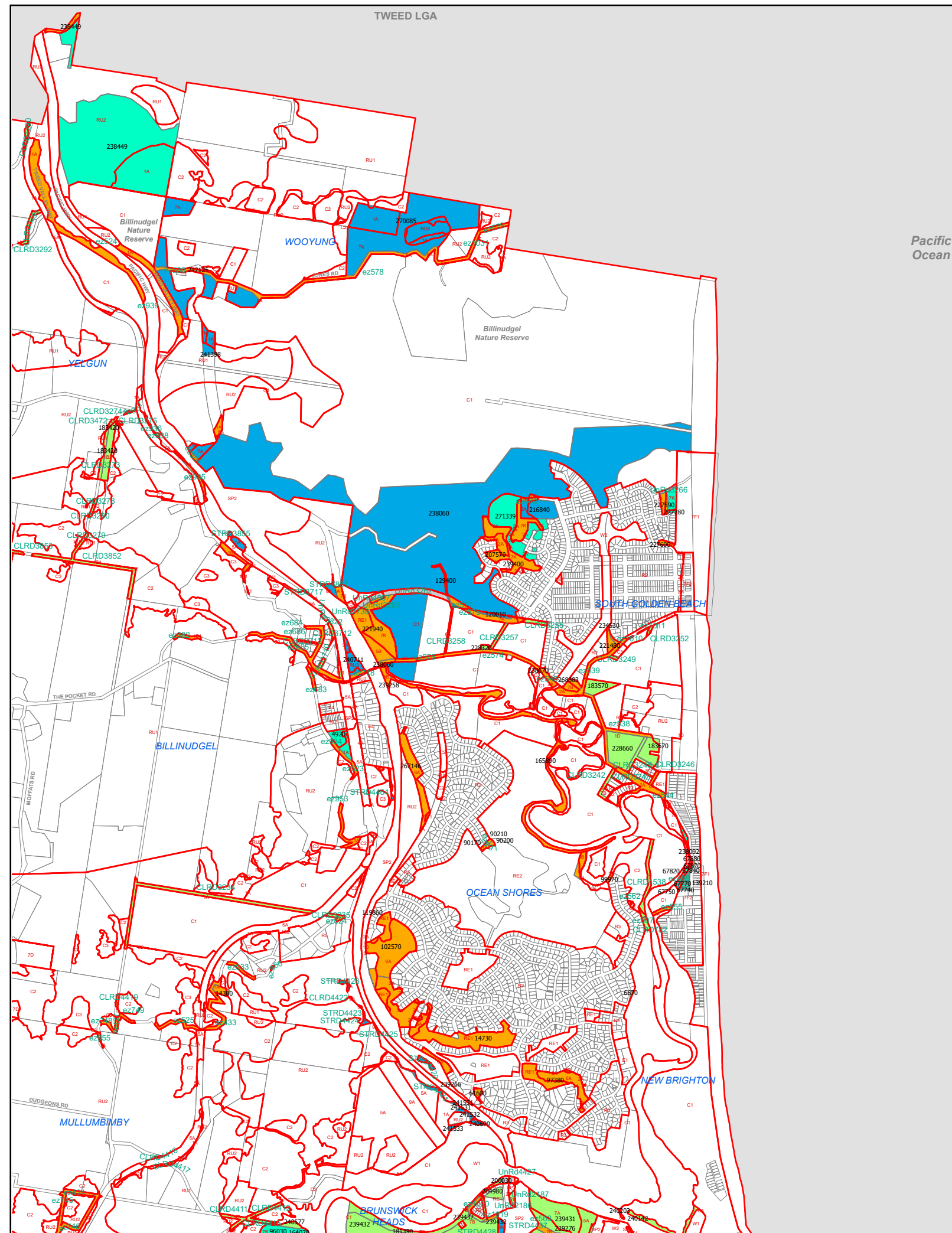


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Scale: 1:30,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 14/05/2024








Existing and Proposed Zoning Map

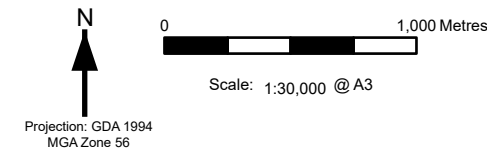
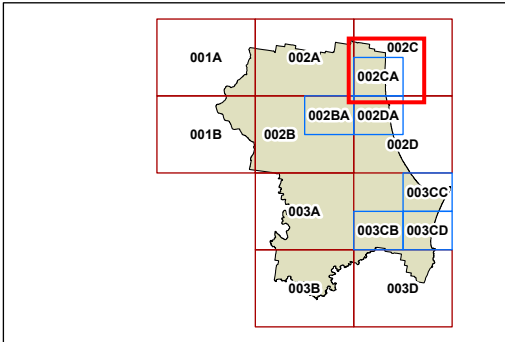
- Part Sheet LZN_002C

(Stage 4 Planning Proposal - C Zone Implementation Program)

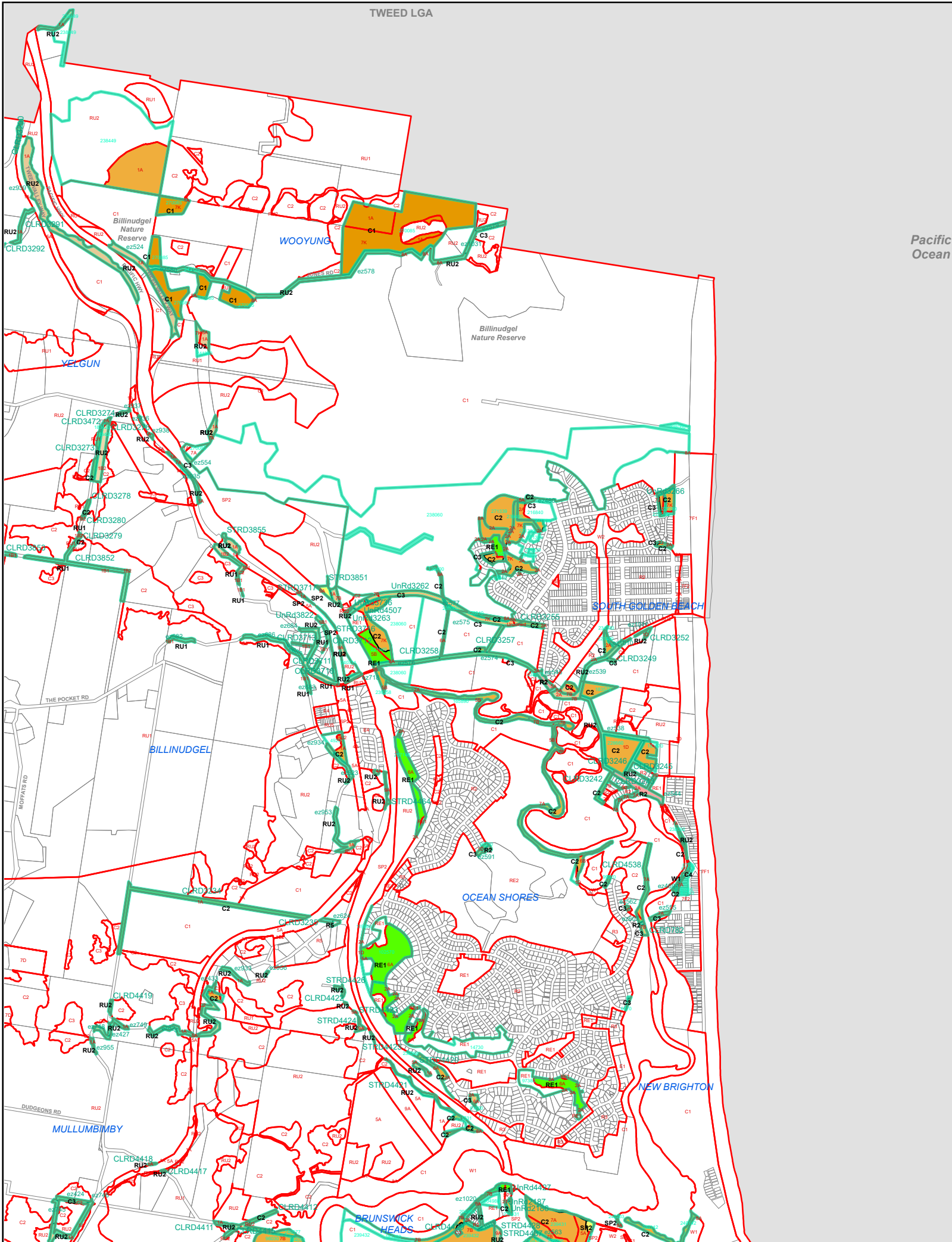
-  Affected Land by Parcel Number
 Existing zone boundary
 Land Parcels

Zone

- | | |
|-----|------------------------------------|
| B1 | Neighbourhood Centre |
| B2 | Local Centre |
| B4 | Mixed Use |
| B7 | Business Park |
| C1 | National Parks and Nature Reserves |
| C2 | Environmental Conservation |
| C3 | Environmental Management |
| C4 | Environmental Living |
| IN1 | General Industrial |
| IN2 | Light Industrial |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RE2 | Private Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| RU5 | Village |
| SP1 | Special Activities |
| SP2 | Infrastructure |
| SP3 | Tourist |
| W1 | Natural Waterways |
| W2 | Recreational Waterways |



Date: 14/05/2024



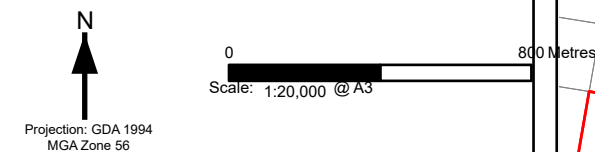
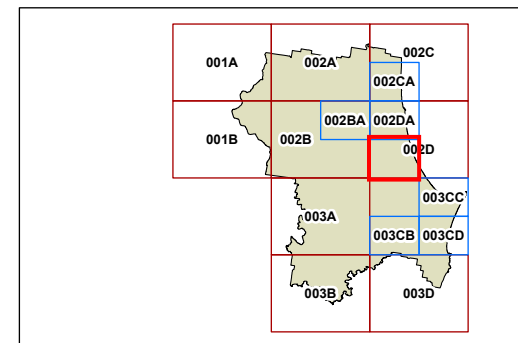


Byron Local Environmental Plan 2014 (Gateway)

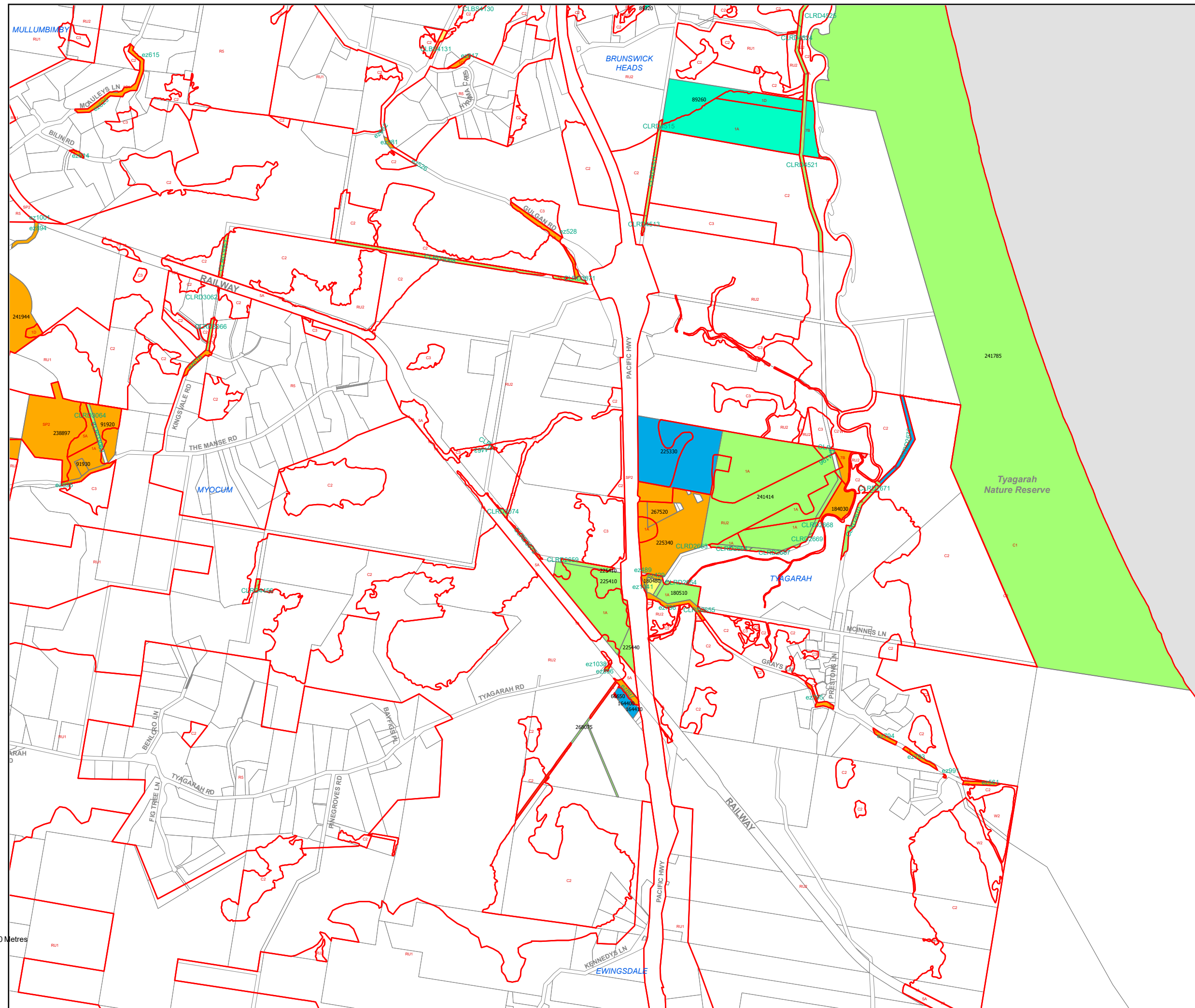
Existing Zoning Map and Land Ownership
- Part Sheet LZN_002D

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024





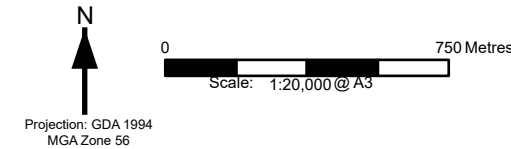
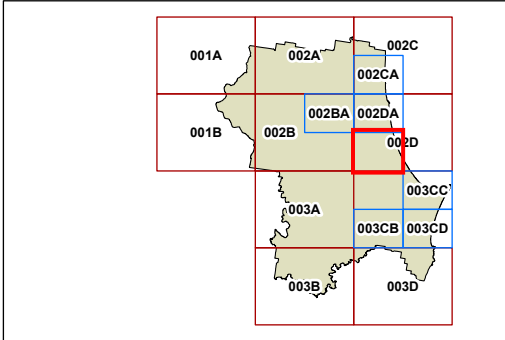
**Byron Local
Environmental
Plan 2014
(Gateway)**

**Existing and Proposed Zoning Map
- Part Sheet LZN_002D**

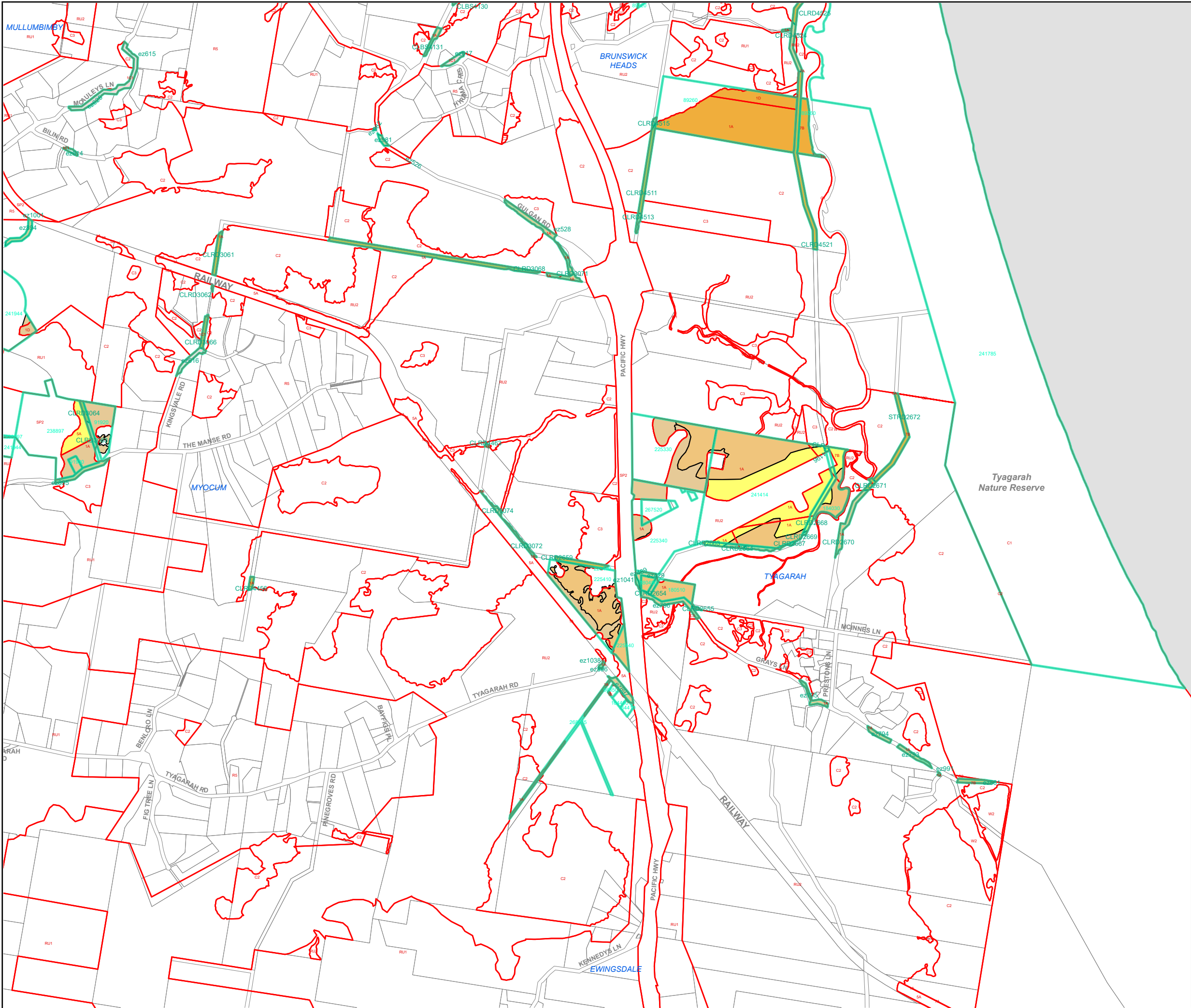
(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - C1 National Parks and Nature Reserves
 - C2 Environmental Conservation
 - C3 Environmental Management
 - C4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways



Date: 14/05/2024



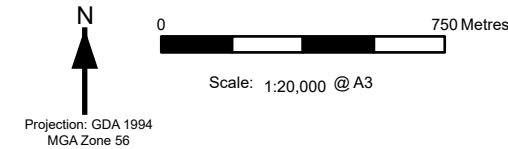
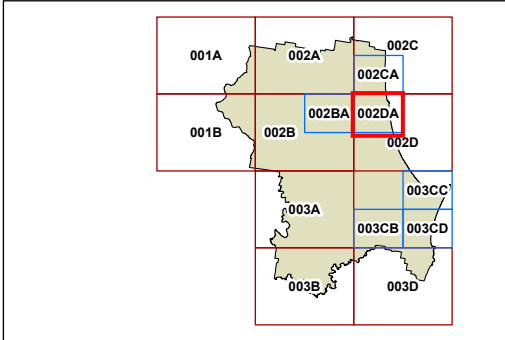


**Byron Local
Environmental
Plan 2014
(Gateway)**

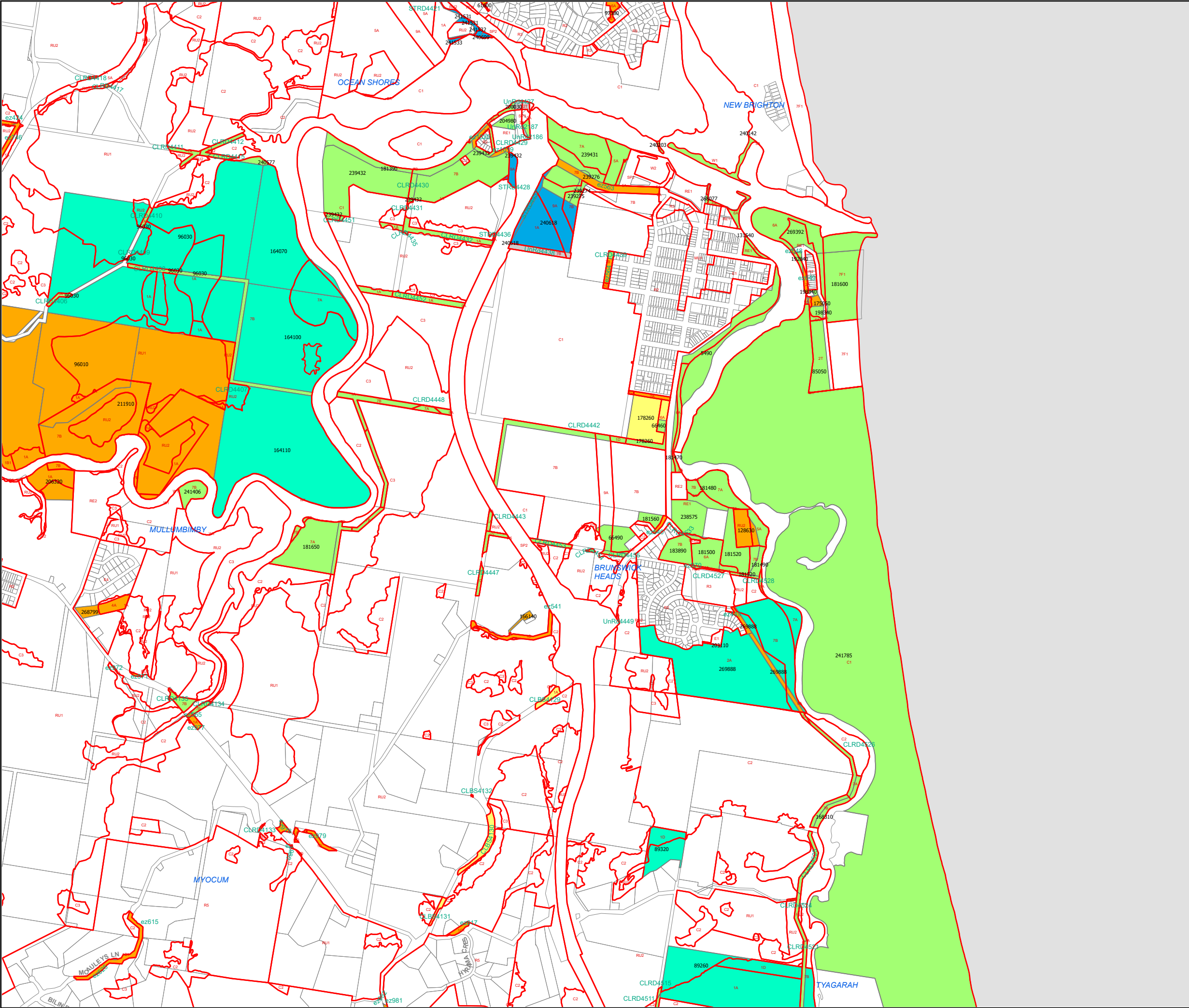
Existing Zoning Map and Land Ownership
- Part Sheet LZN_002DA

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024

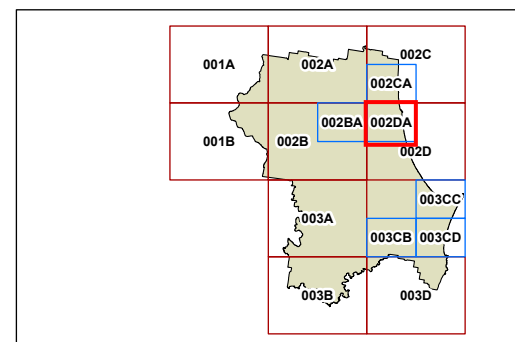




(Stage 4 Planning Proposal - C Zone Implementation Program)

☐ Land Parcels

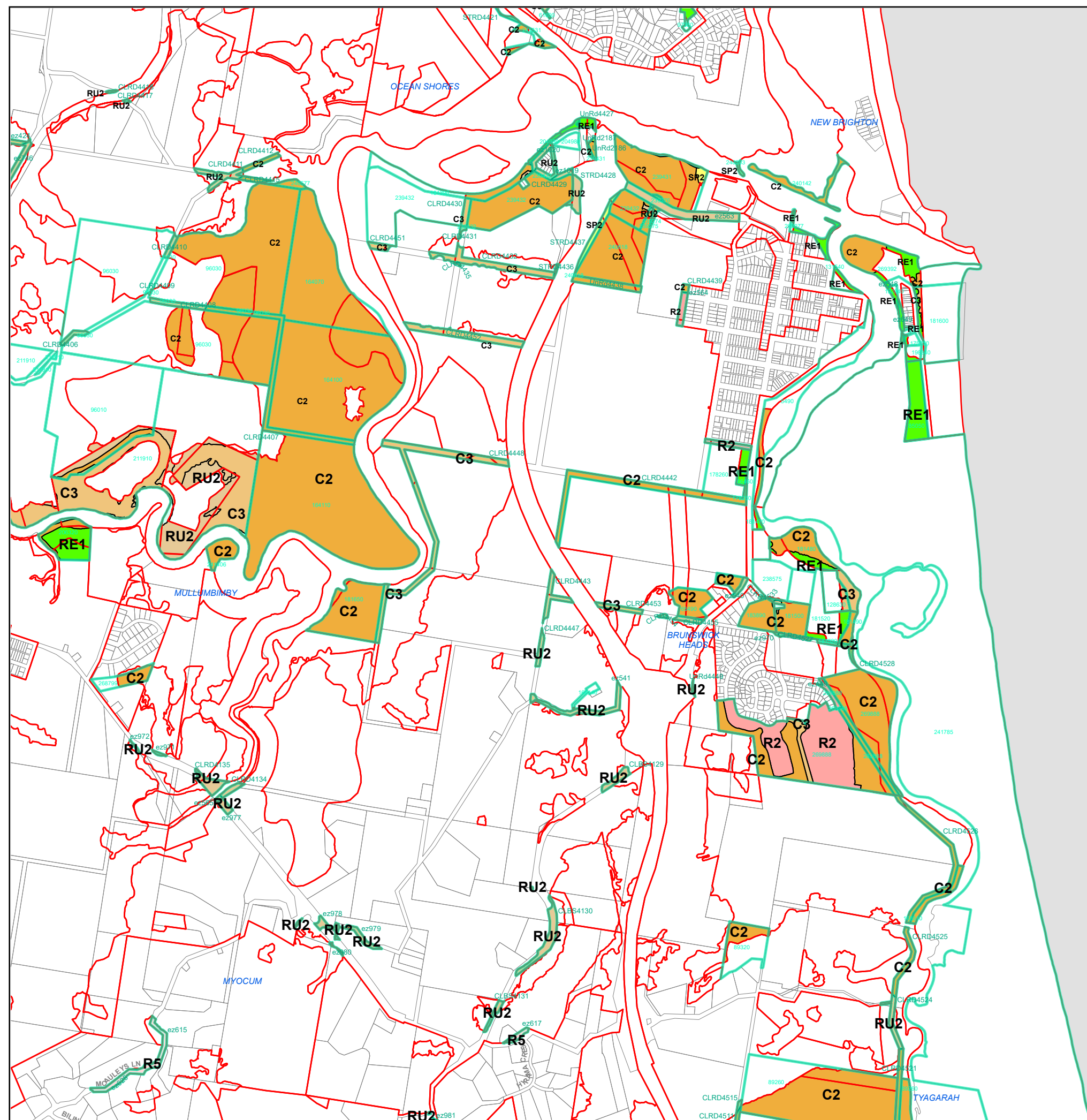
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B7	Business Park
C1	National Parks and Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
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R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways



Projection: GDA 1994
MGA Zone 56

0 750 Metres
Scale: 1:20,000 @ A3

Date: 14/05/2024



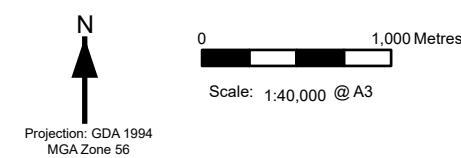
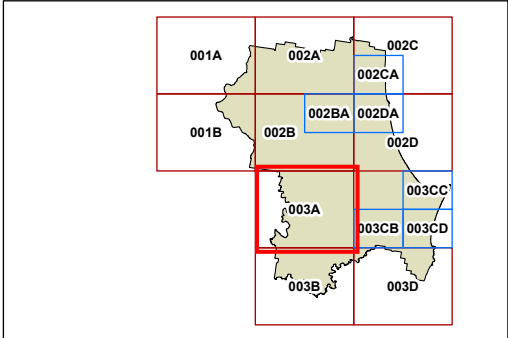


**Byron Local
Environmental
Plan 2014
(Gateway)**

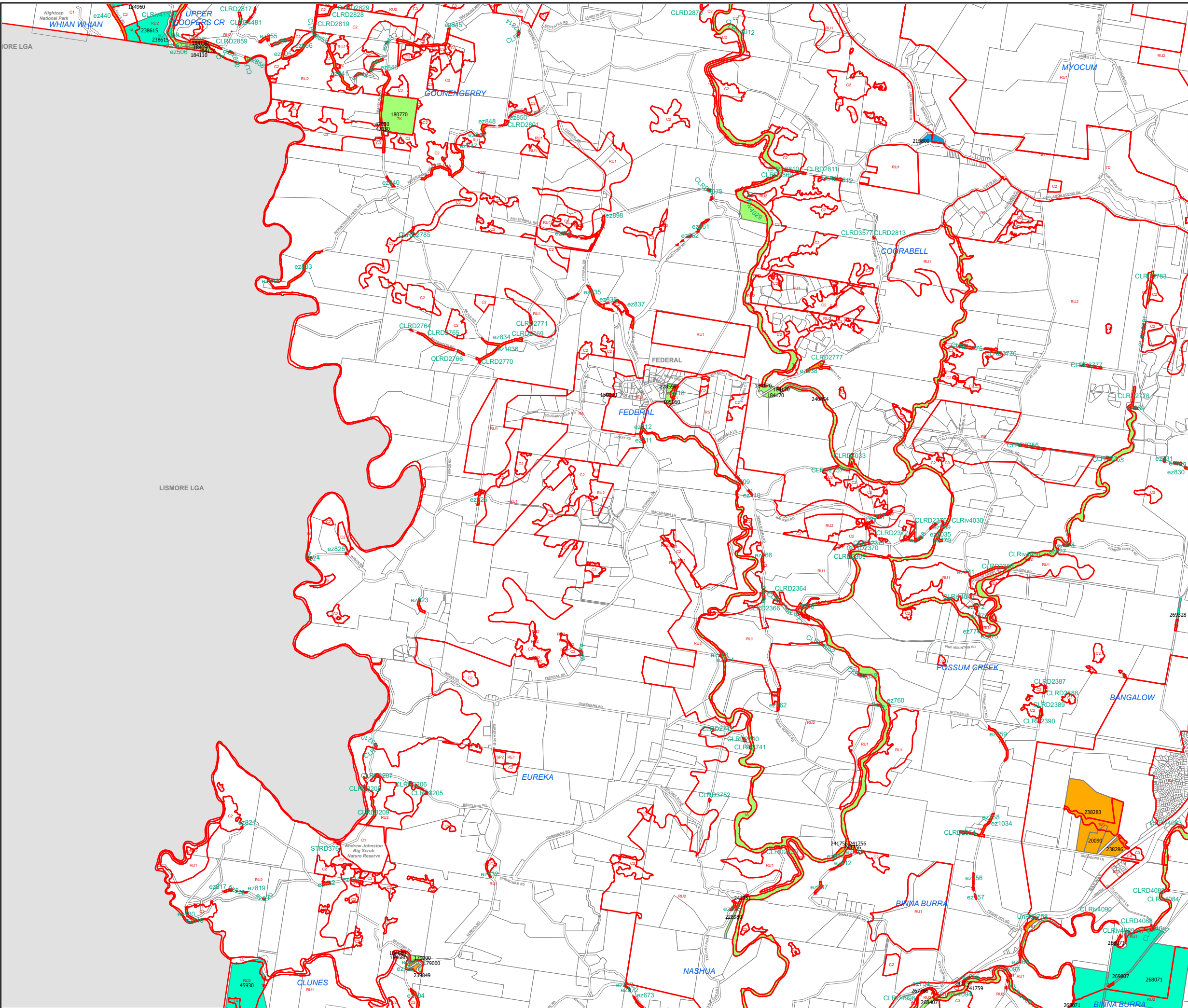
Existing Zoning Map and Land Ownership
- Part Sheet LZN_003A

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024





Byron Local Environmental Plan 2014 (Gateway)

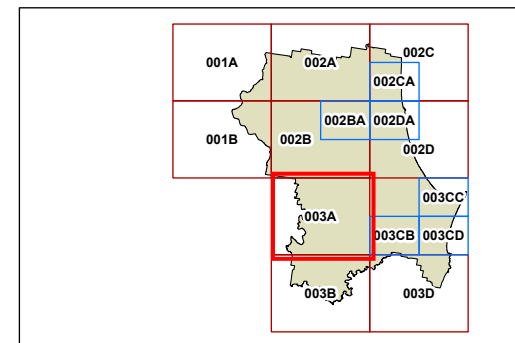
Existing and Proposed Zoning Map - Part Sheet LZN_003A

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

Zone

- B1 Neighbourhood Centre
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- SP2 Infrastructure
- SP3 Tourist
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- W2 Recreational Waterways

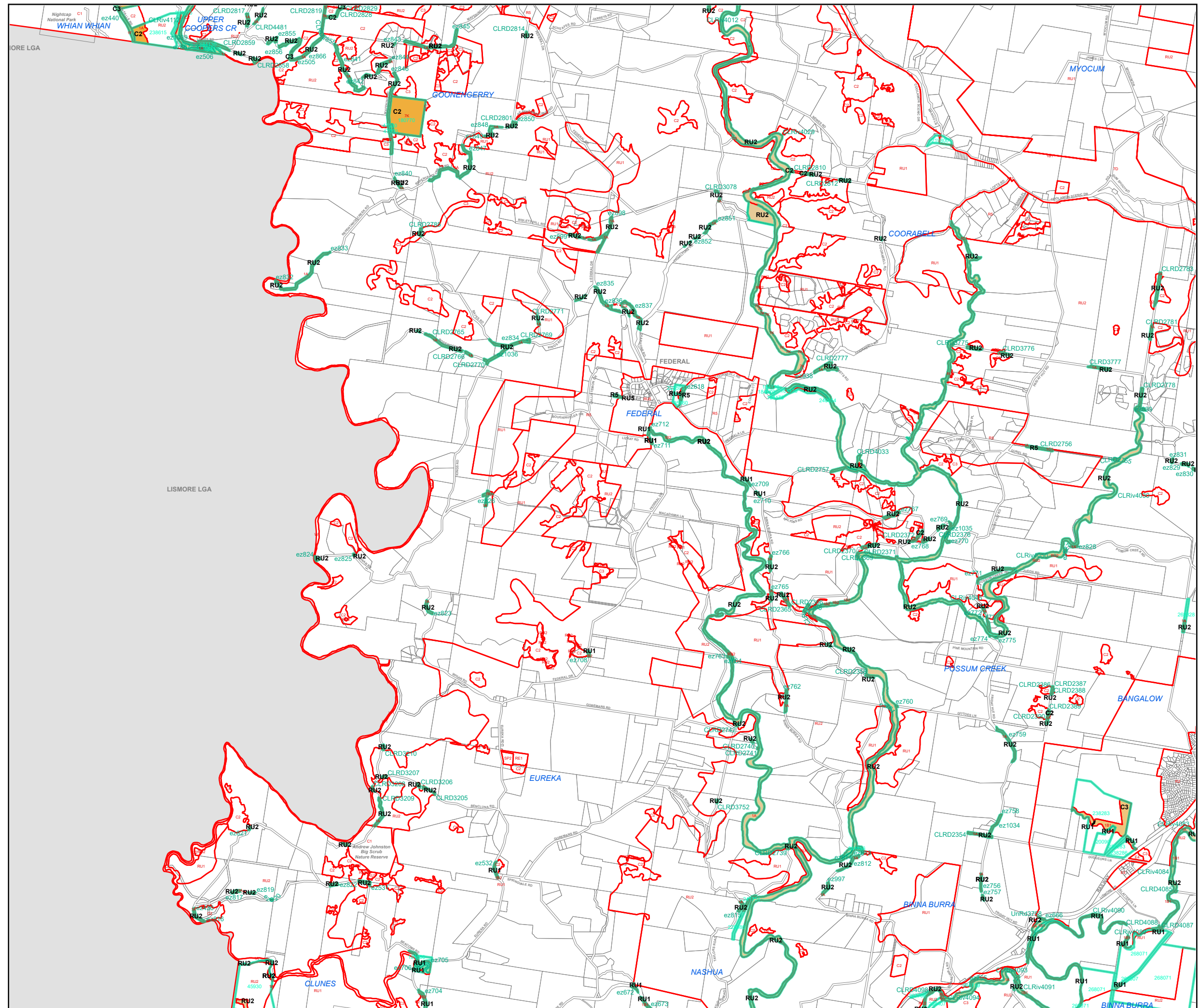


0 1,000 Metres

Scale: 1:40,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 14/05/2024



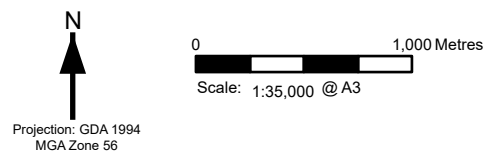
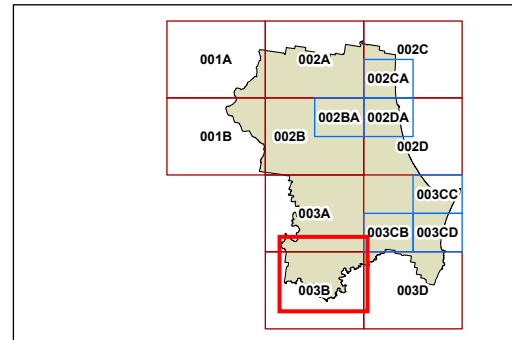


Byron Local Environmental Plan 2014 (Gateway)

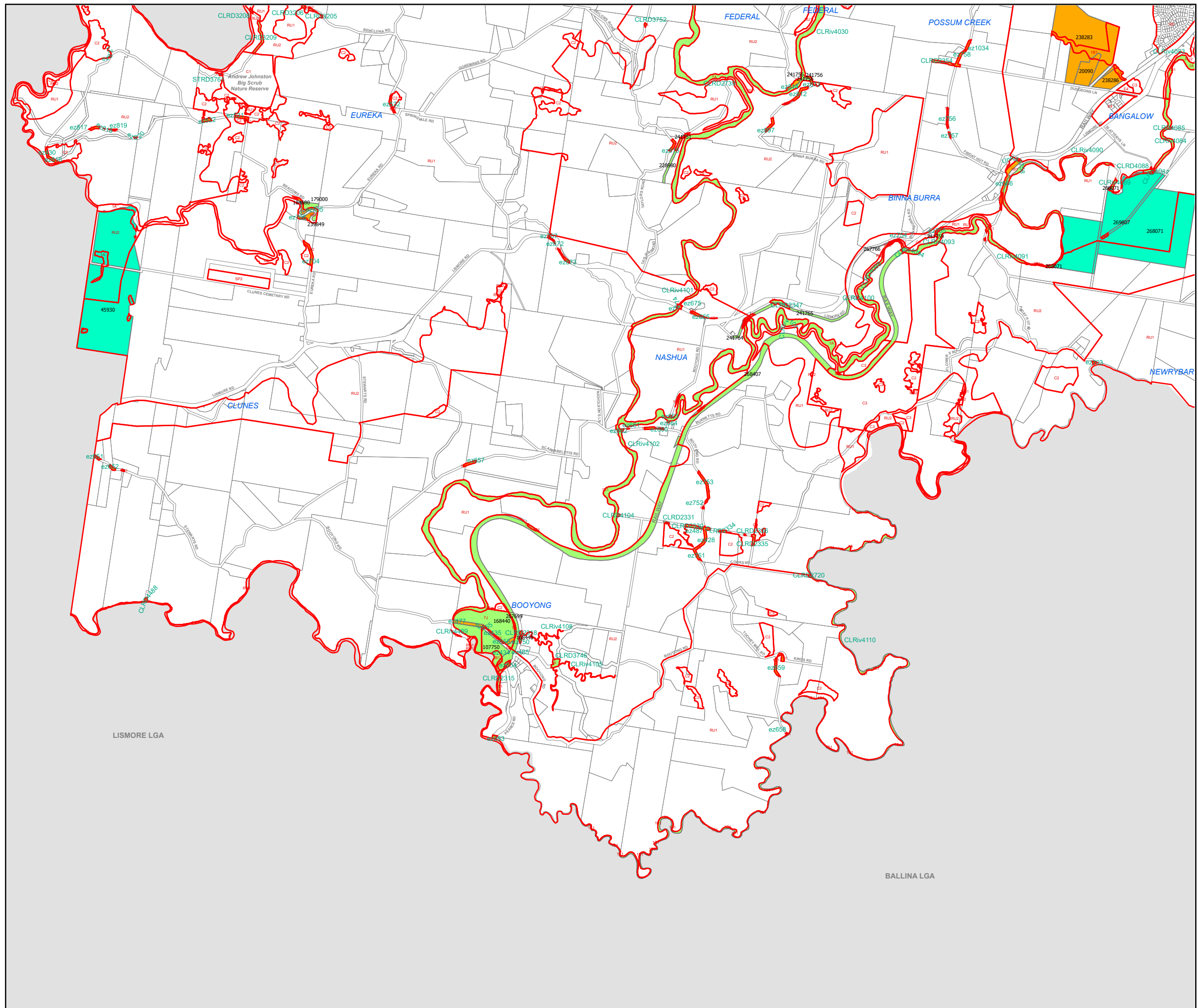
Existing Zoning Map and Land Ownership
- Part Sheet LZN_003B

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024





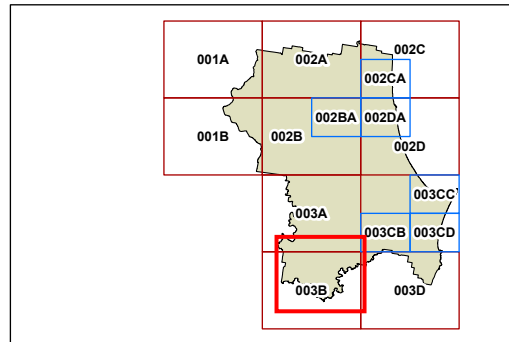
Byron Local Environmental Plan 2014 (Gateway)

Proposed and Proposed Zoning Map - Part Sheet LZN_003B

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

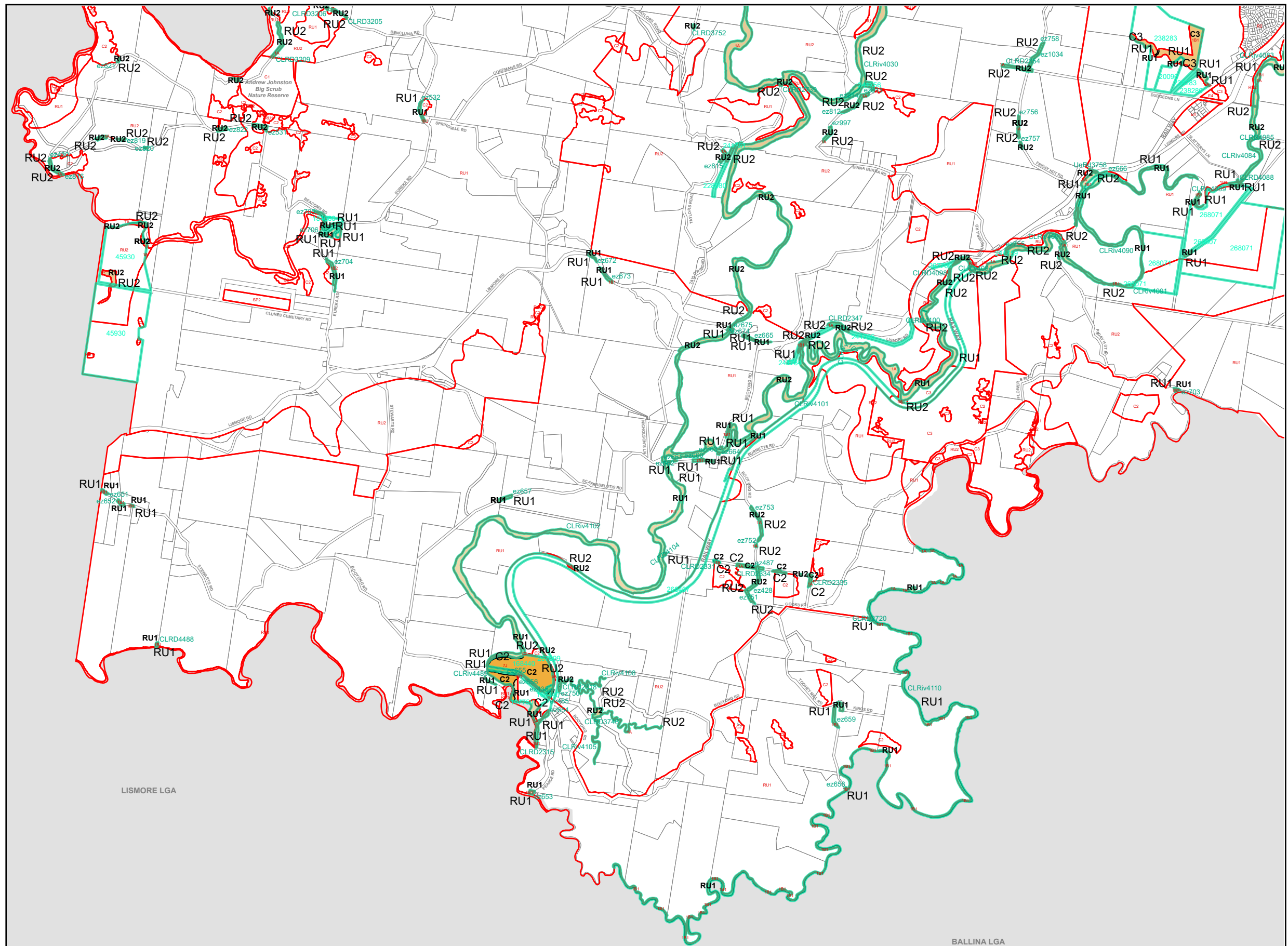
- Zone
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - C1 National Parks and Nature Reserves
 - C2 Environmental Conservation
 - C3 Environmental Management
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 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways



0 1,000 Metres
Scale: 1:35,000 @ A3

Projection: GDA 1994
MGA Zone 56

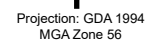
Date: 14/05/2024



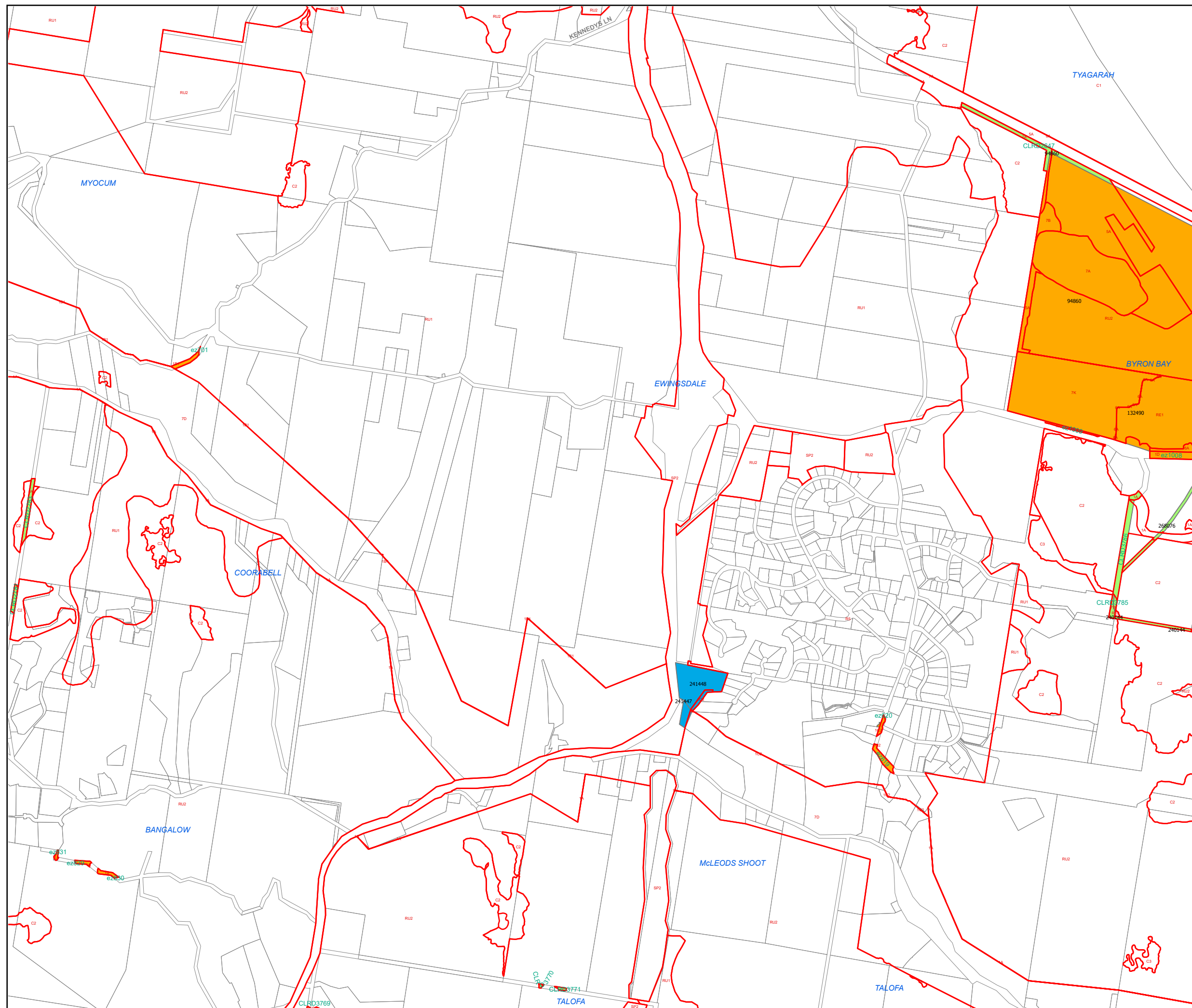


(Stage 4 Planning Proposal - C Zone Implementation Program)

- Unknown



Date: 14/05/2024





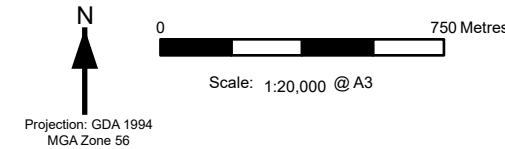
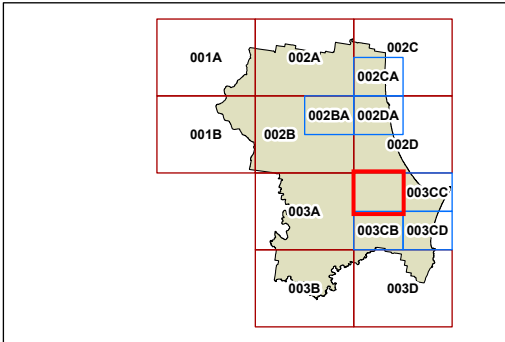
**Byron Local
Environmental
Plan 2014
(Gateway)**

**Existing and Proposed Zoning Map
- Part Sheet LZN_003CA**

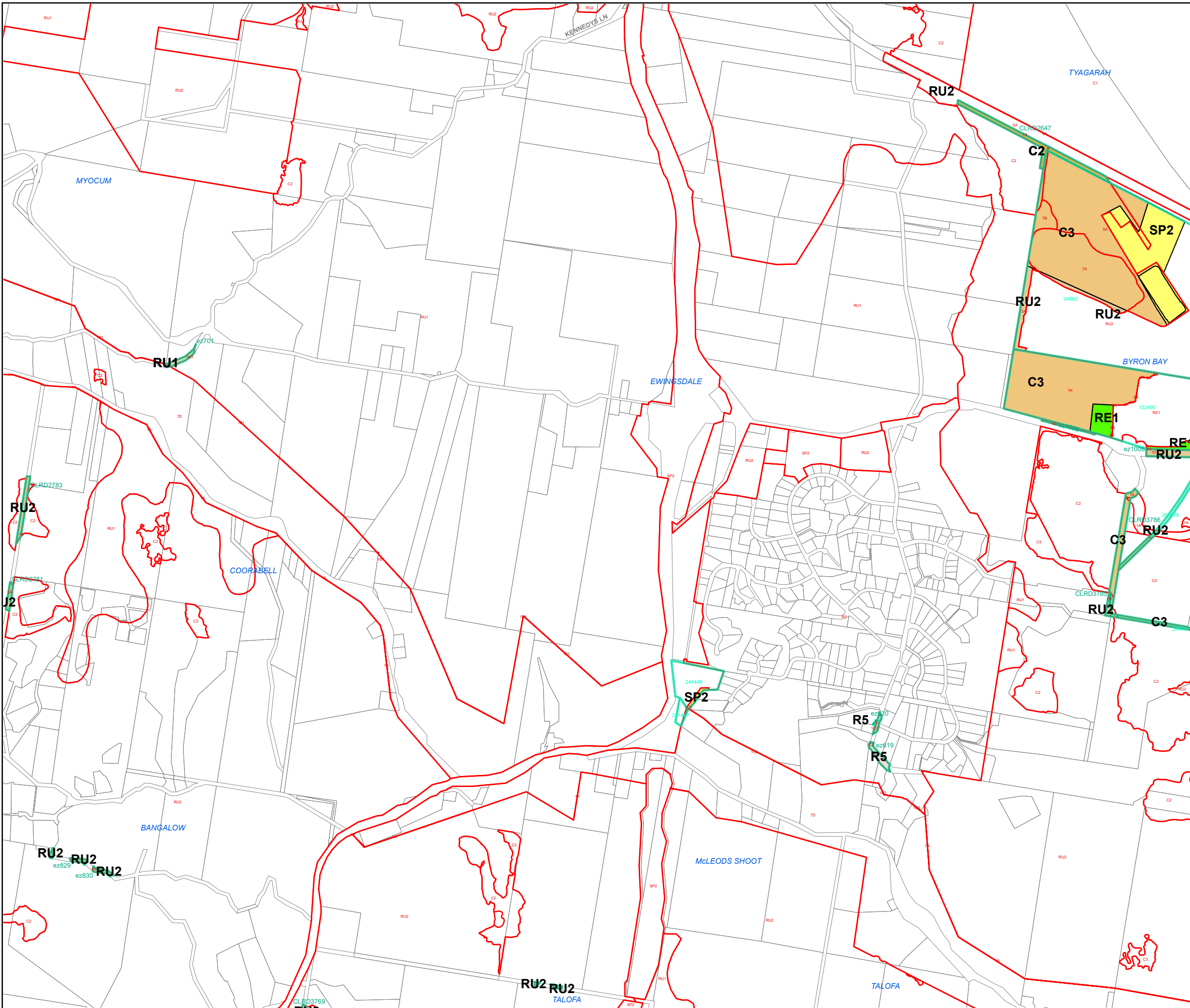
(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - C1 National Parks and Nature Reserves
 - C2 Environmental Conservation
 - C3 Environmental Management
 - C4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways



Date: 14/05/2024



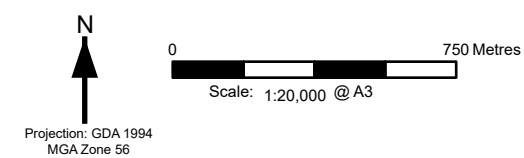
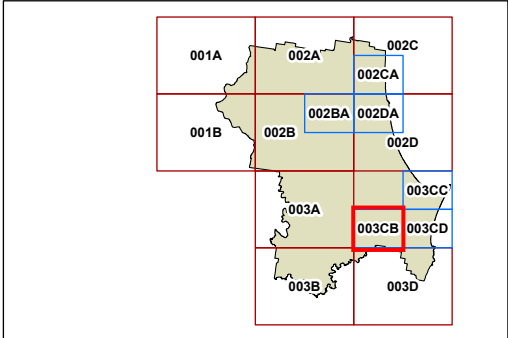


**Byron Local
Environmental
Plan 2014
(Gateway)**

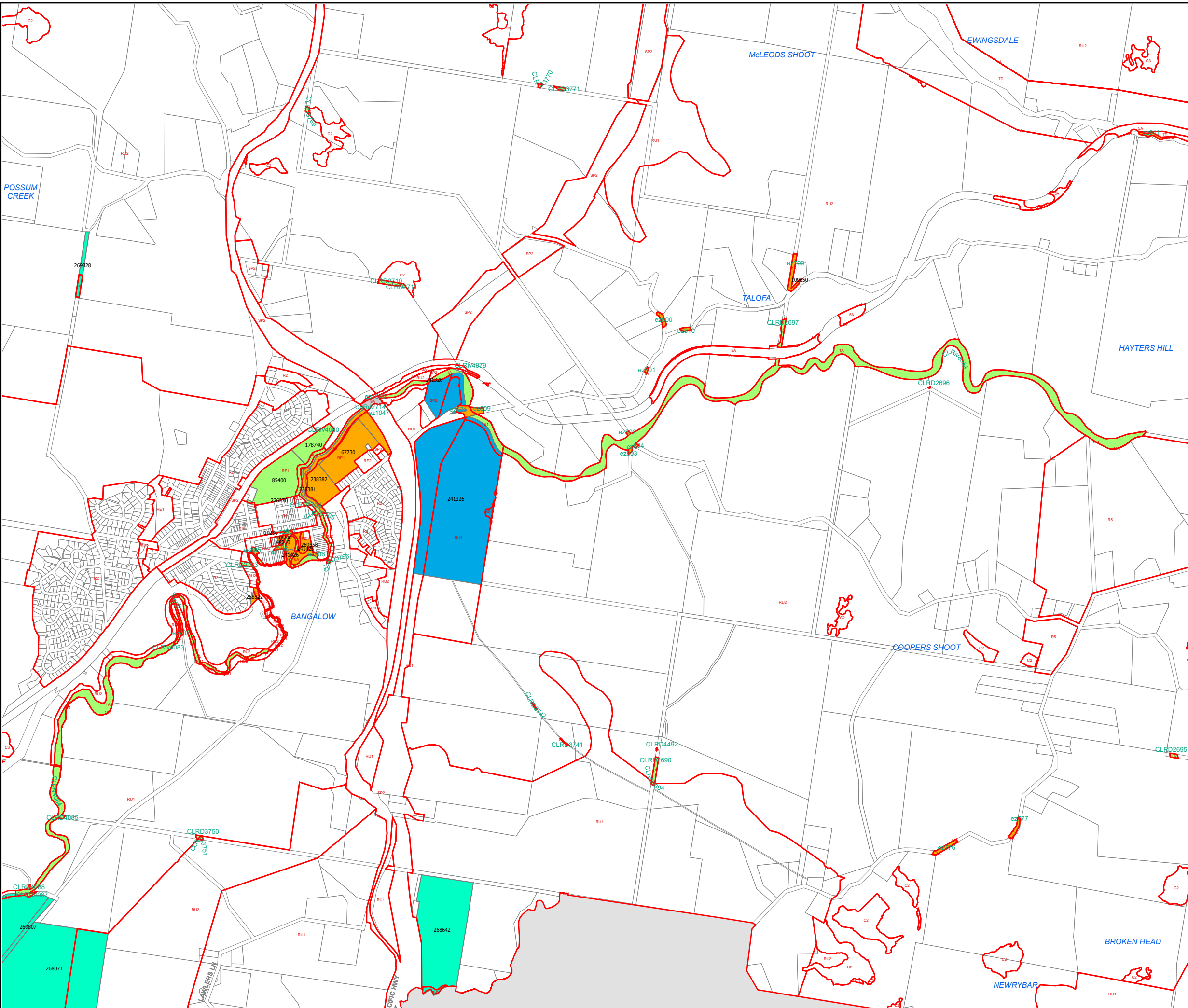
Existing Zoning Map and Land Ownership
- Part Sheet LZN_003CB

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024





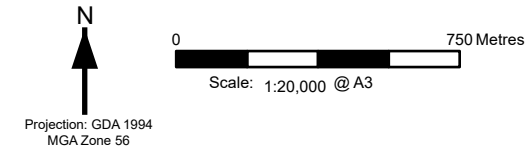
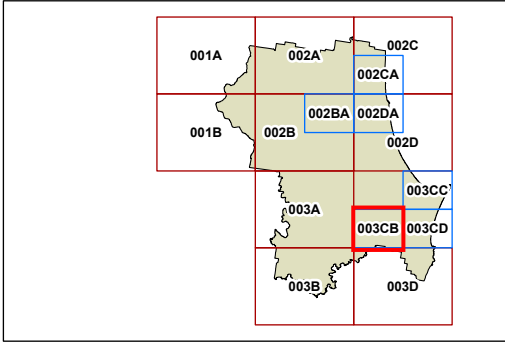
**Byron Local
Environmental
Plan 2014
(Gateway)**

**Existing and Proposed Zoning Map
- Part Sheet LZN_003CB**

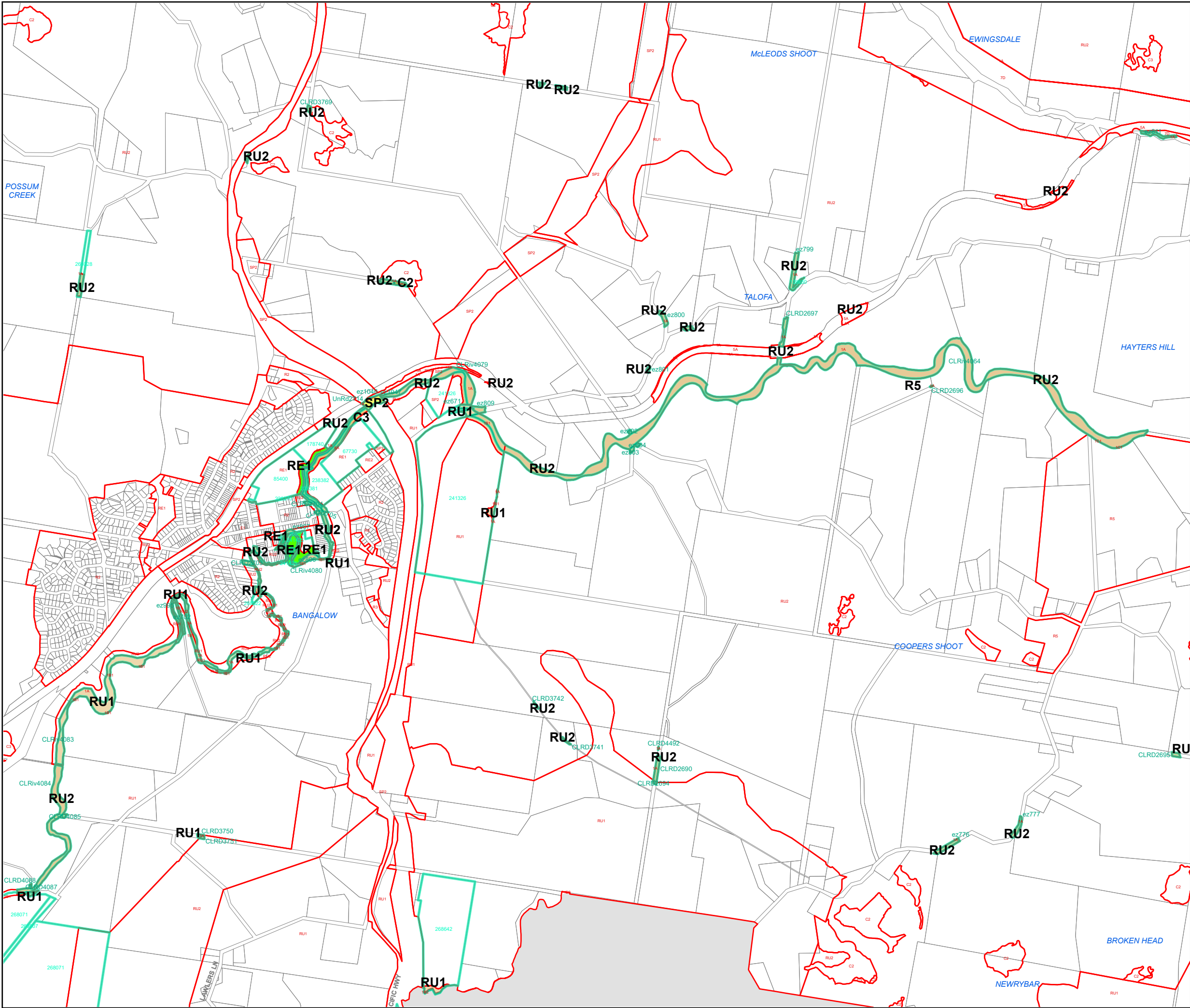
(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - C1 National Parks and Nature Reserves
 - C2 Environmental Conservation
 - C3 Environmental Management
 - C4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways



Date: 14/05/2024



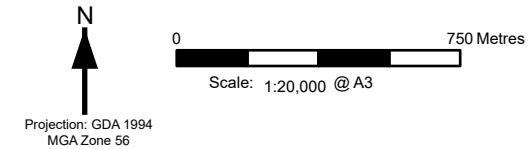
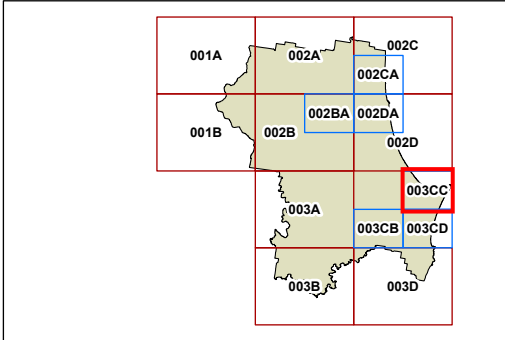


**Byron Local
Environmental
Plan 2014
(Gateway)**

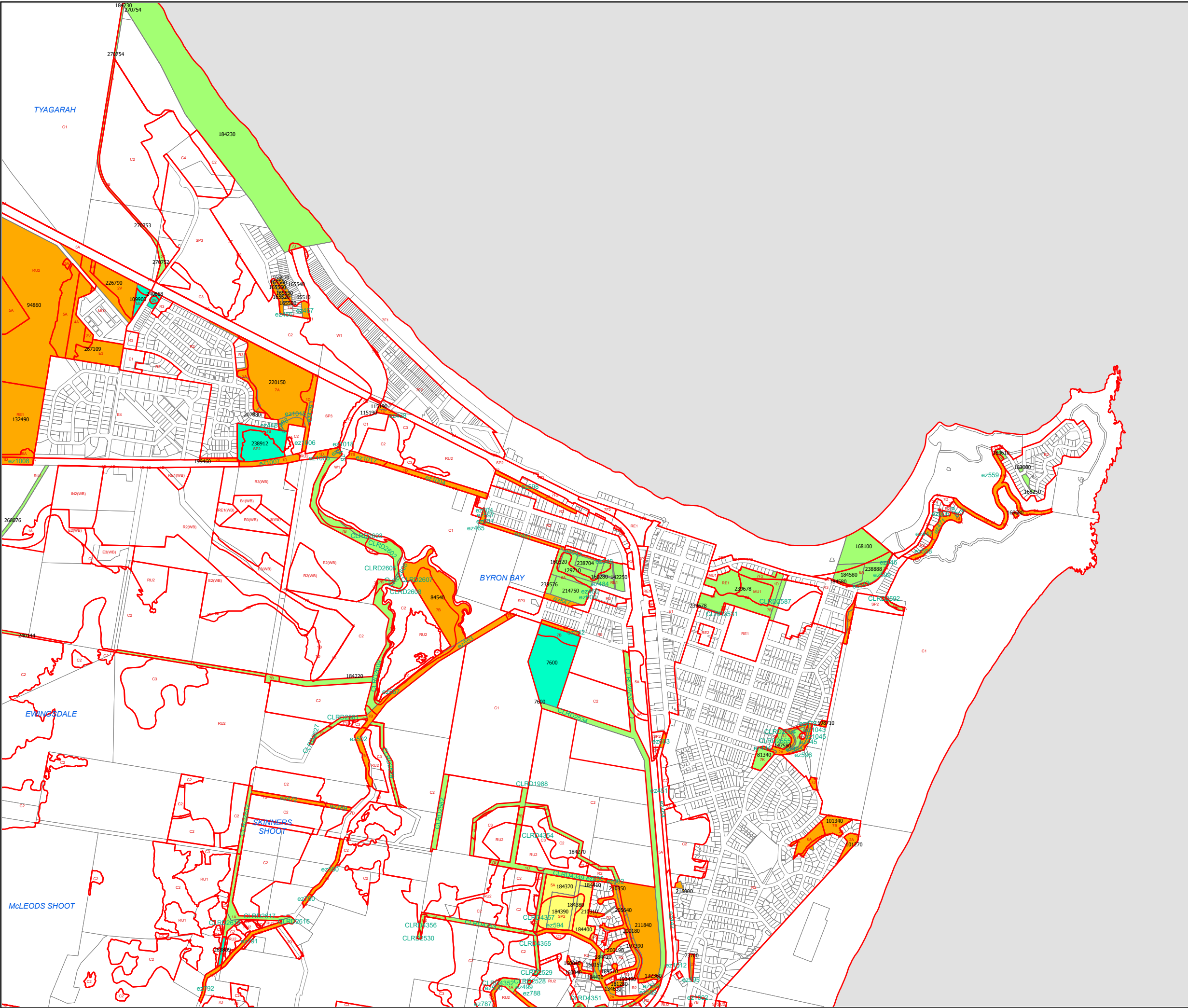
Existing Zoning Map and Land Ownership
- Part Sheet LZN_003CC

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
- Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024





Byron Local Environmental Plan 2014 (Gateway)

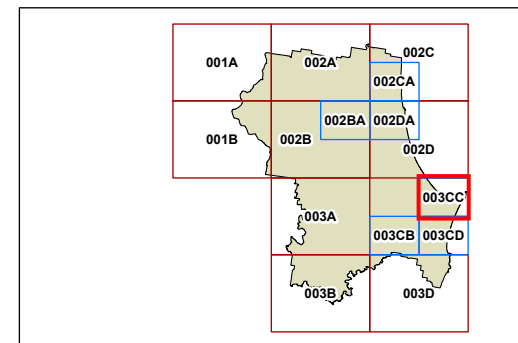
Existing and Proposed Zoning Map - Part Sheet LZN_003CC

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

Zone

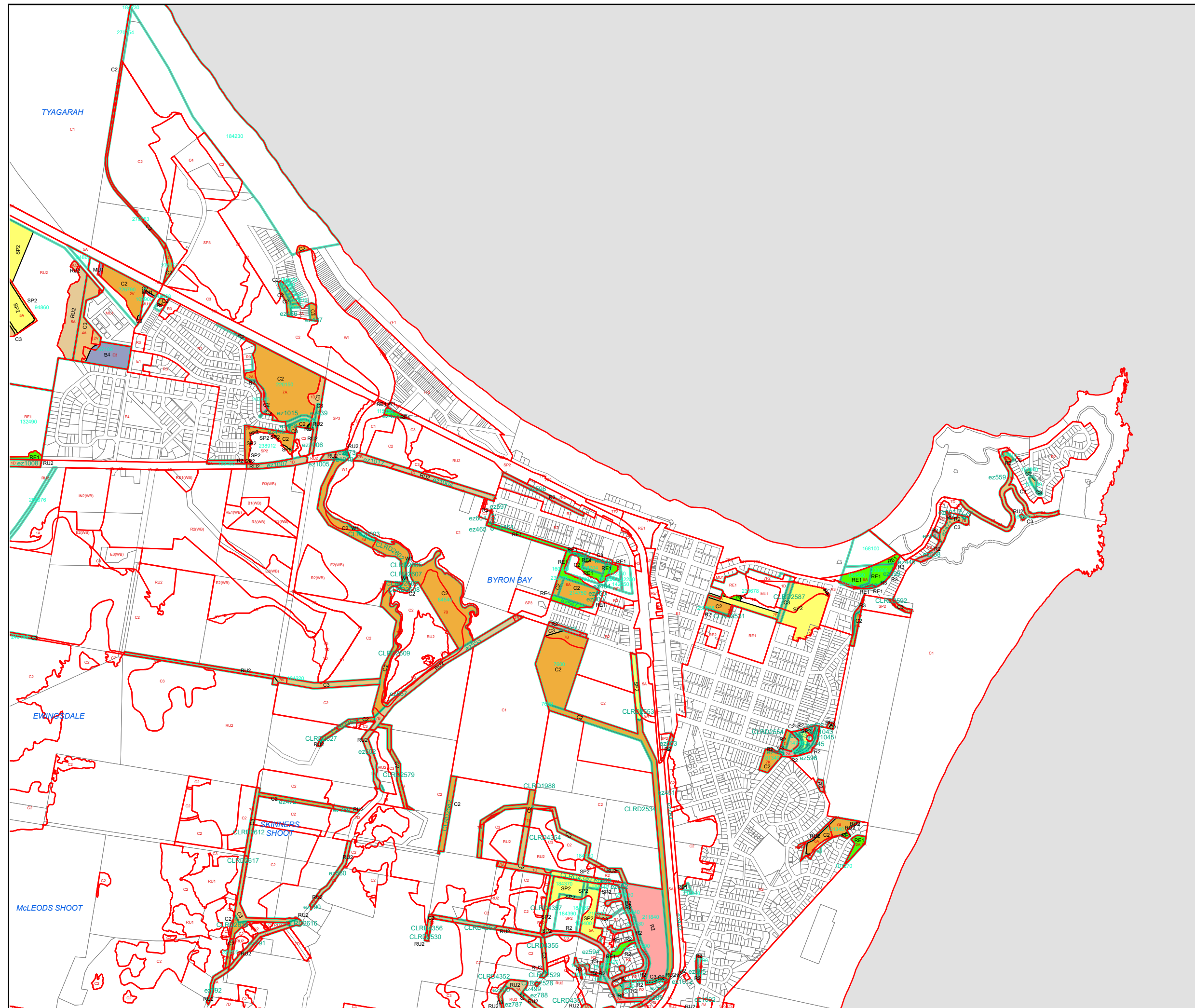
- B1 Neighbourhood Centre
- B2 Local Centre
- B4 Mixed Use
- B7 Business Park
- C1 National Parks and Nature Reserves
- C2 Environmental Conservation
- C3 Environmental Management
- C4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- MU1 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU5 Village
- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist
- W1 Natural Waterways
- W2 Recreational Waterways



0 750 Metres
Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 15/05/2024



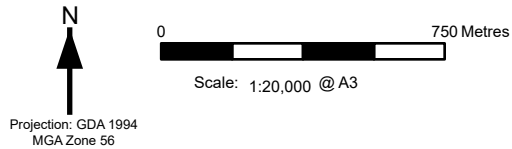
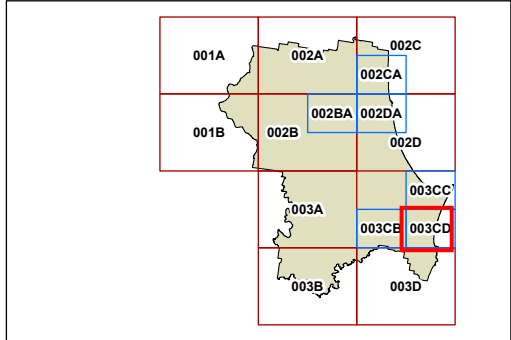


**Byron Local
Environmental
Plan 2014
(Gateway)**

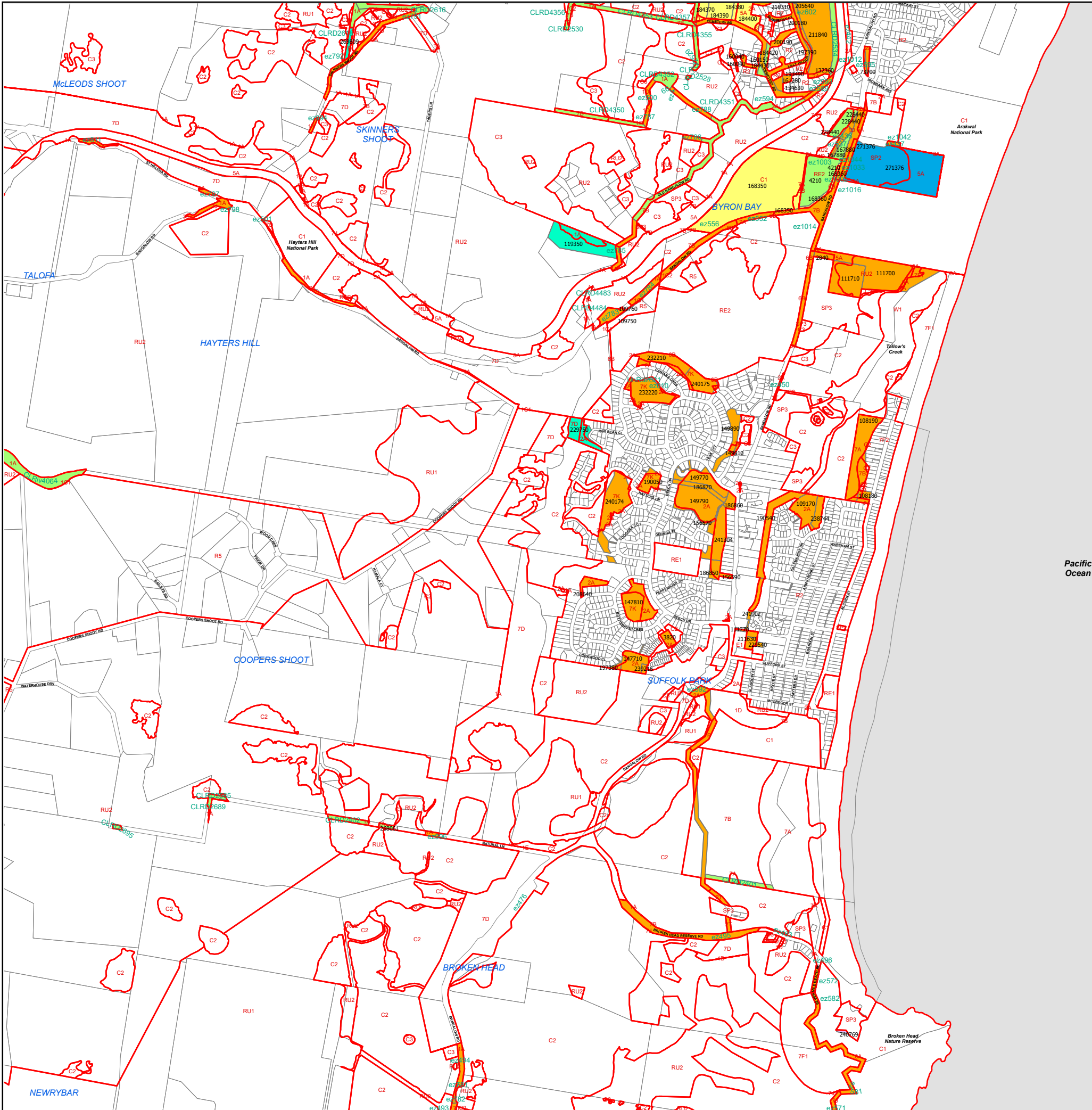
Existing Zoning Map and Land Ownership
- Part Sheet LZN_003CD

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



Date: 14/05/2024





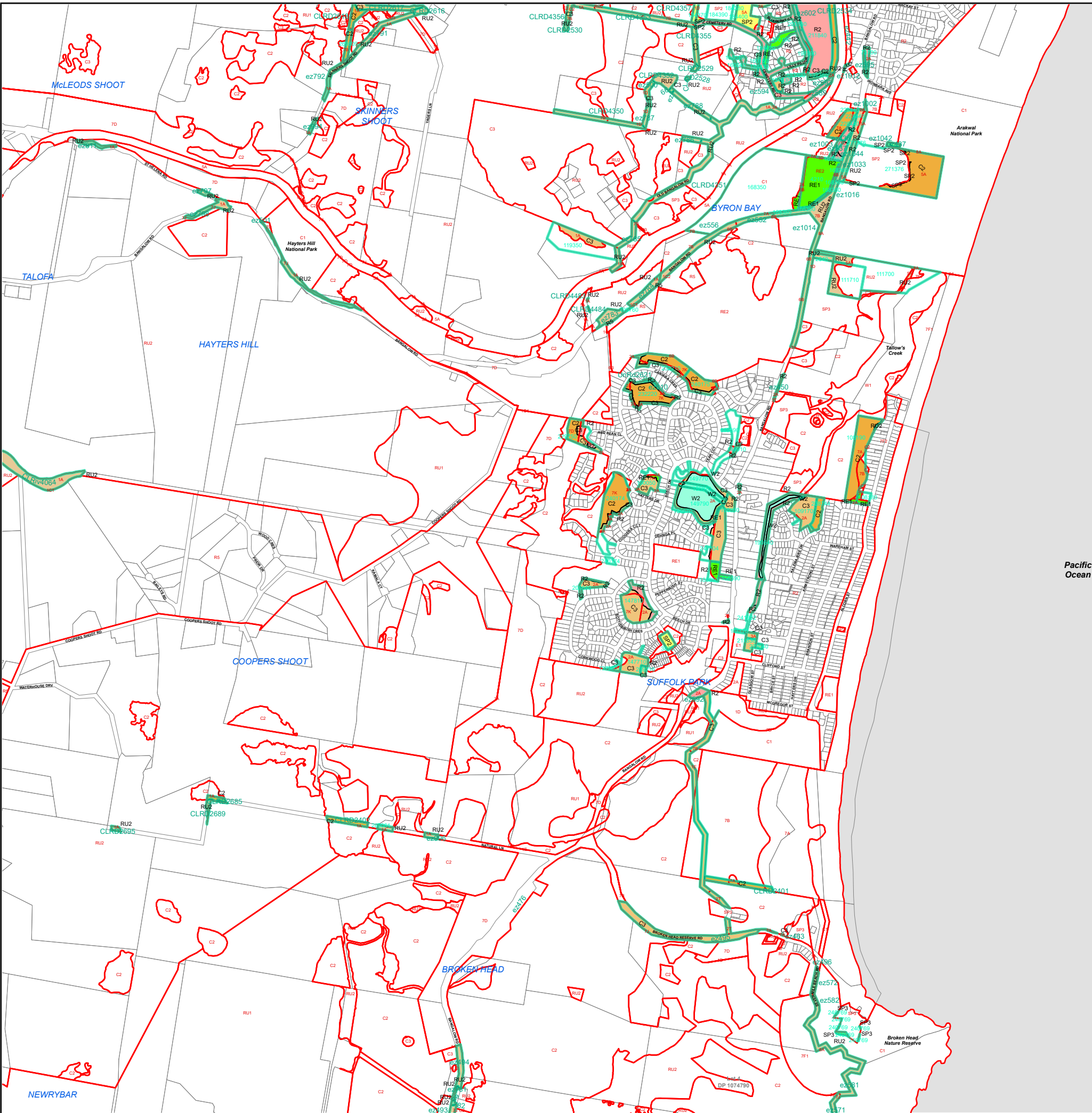
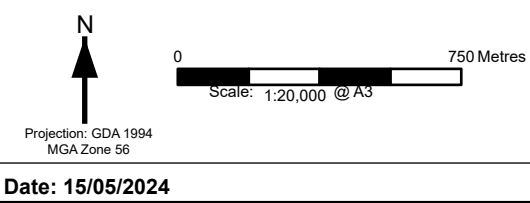
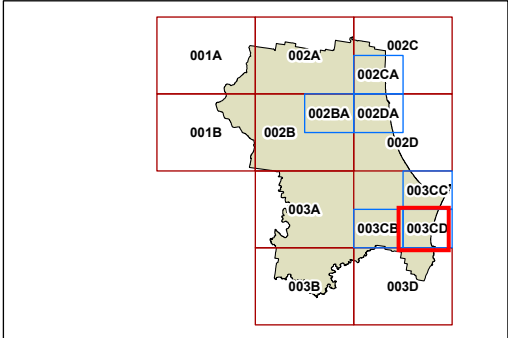
**Byron Local
Environmental
Plan 2014
(Gateway)**

Existing and Proposed Zoning Map
- Part Sheet LZN_003CD

(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Affected Land by Parcel Number
- Existing zone boundary
- Land Parcels

- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B4 Mixed Use
 - B7 Business Park
 - C1 National Parks and Nature Reserves
 - C2 Environmental Conservation
 - C3 Environmental Management
 - C4 Environmental Living
 - IN1 General Industrial
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R5 Large Lot Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - RU1 Primary Production
 - RU2 Rural Landscape
 - RU5 Village
 - SP1 Special Activities
 - SP2 Infrastructure
 - SP3 Tourist
 - W1 Natural Waterways
 - W2 Recreational Waterways



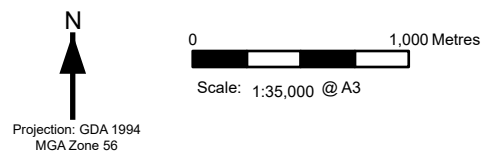
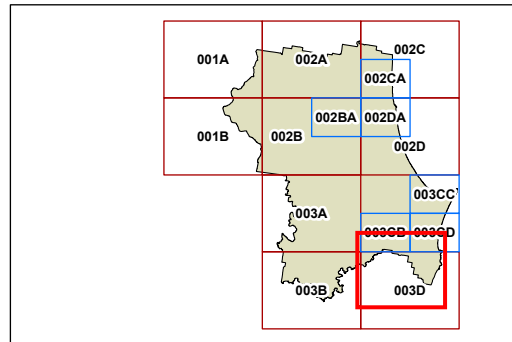
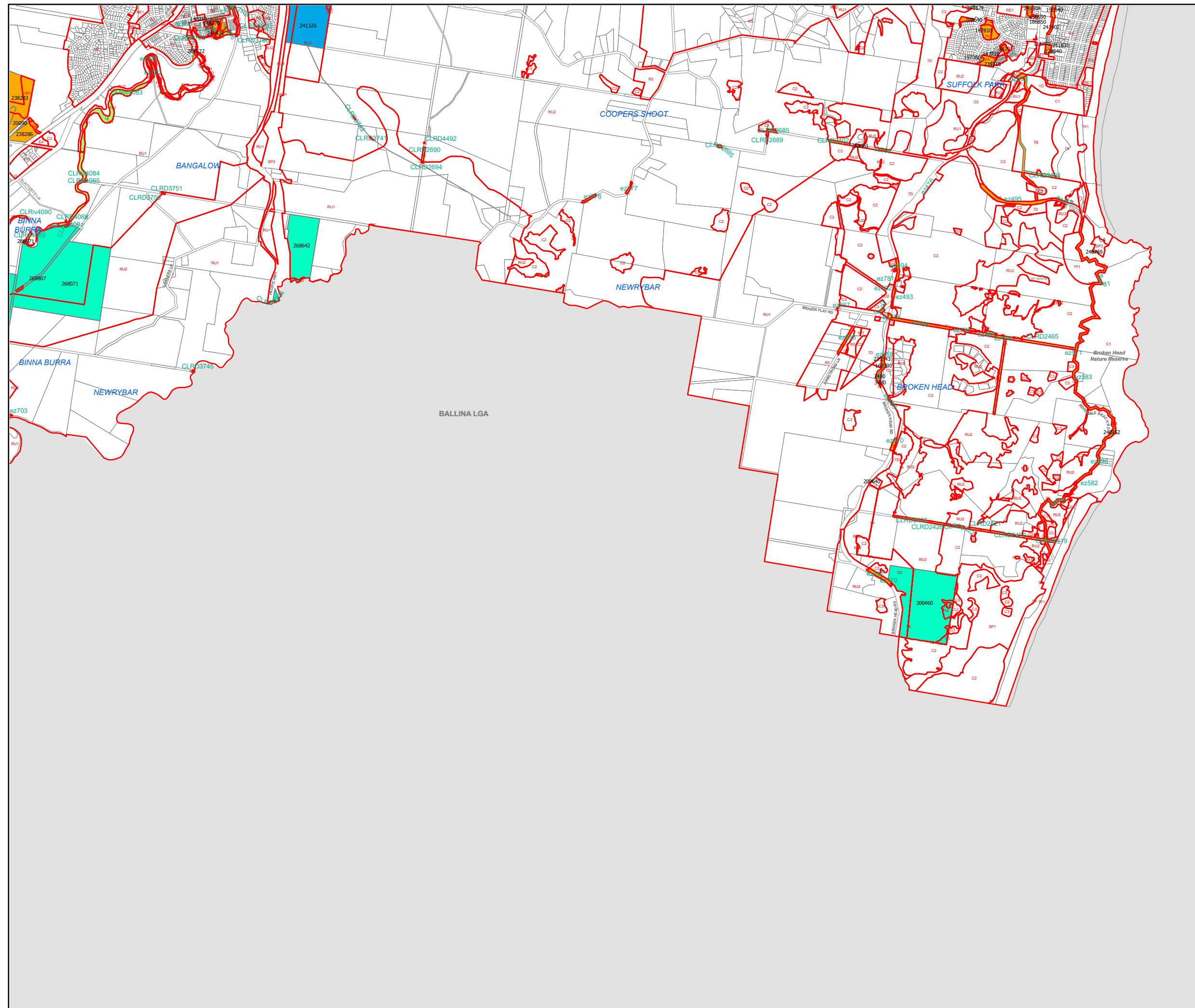


Byron Local Environmental Plan 2014 (Gateway)

Existing Zoning Map and Land Ownership
- Part Sheet LZN_003D

(Stage 4 Planning Proposal - C Zone Implementation Program)

- Existing zone boundary
- Land Parcels
- Affected Parcels
 - Arakwal
 - Byron Shire Council & Crown Land
 - Byron Shire Council
 - Crown Land
 - NSW State Government
 - Private
 - Unknown



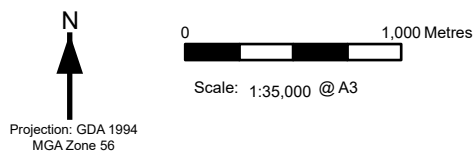
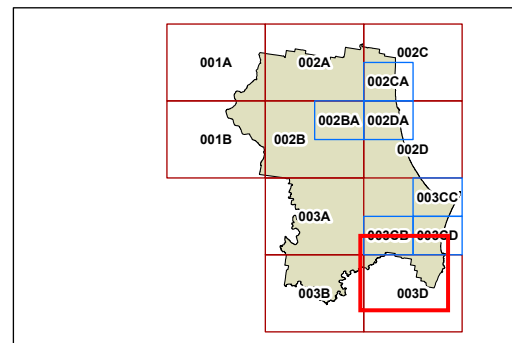
Date: 14/05/2024



(Stage 4 Planning Proposal - C Zone Implementation Program)

Land Parcels

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B7	Business Park
C1	National Parks and Nature Reserves
C2	Environmental Conservation
C3	Environmental Management
C4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R5	Large Lot Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU5	Village
SP1	Special Activities
SP2	Infrastructure
SP3	Tourist
W1	Natural Waterways
W2	Recreational Waterways



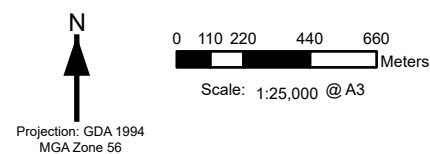
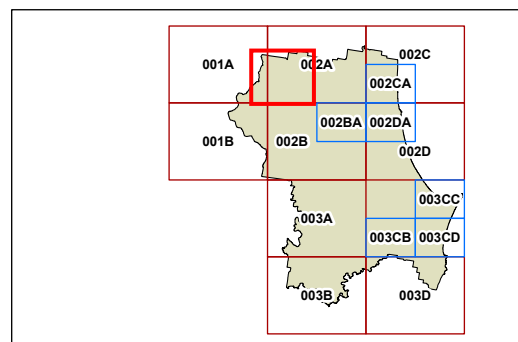
Lot Size Maps:



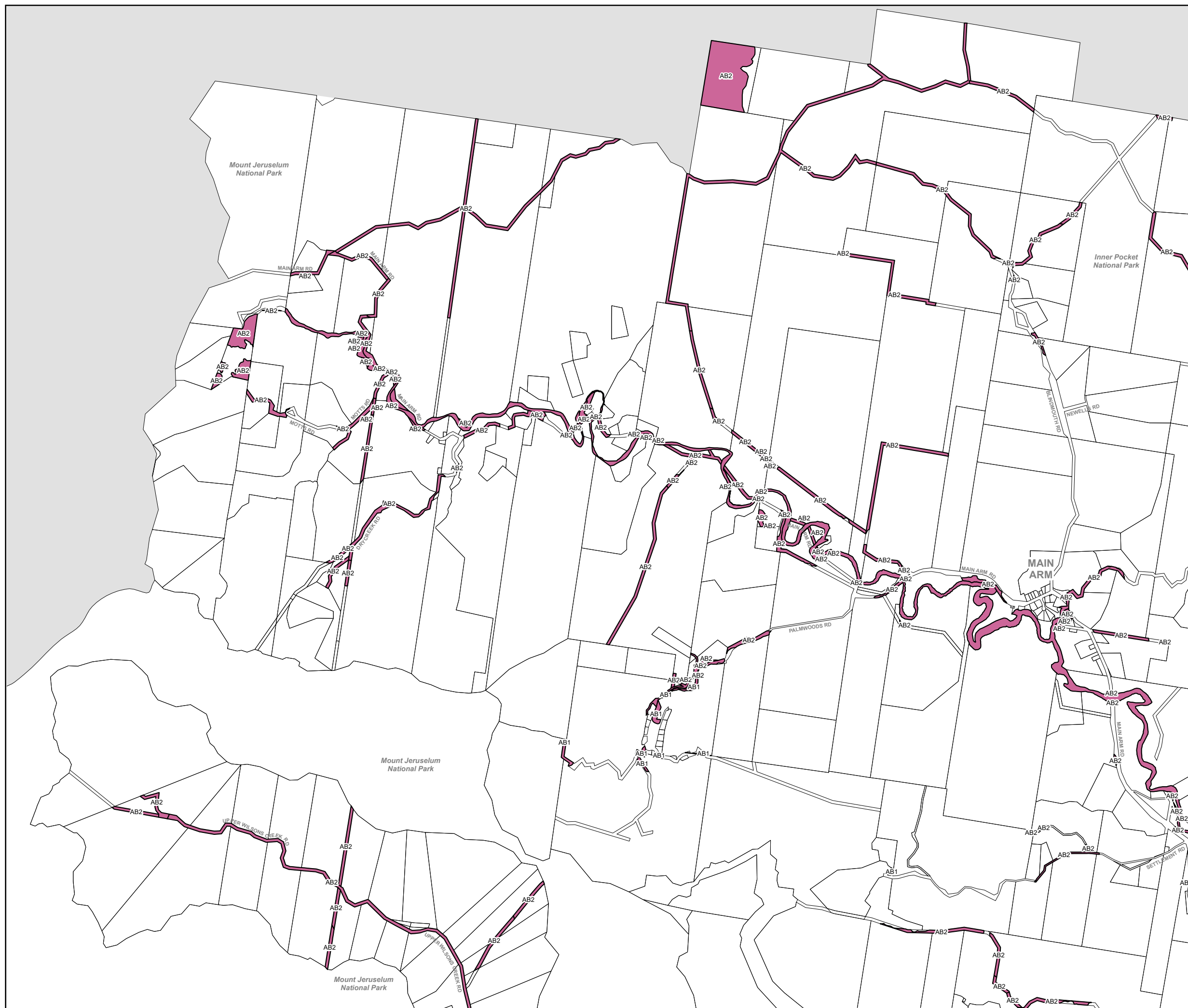
(Stage 4 Planning Proposal - C Zone Implementation Program)

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

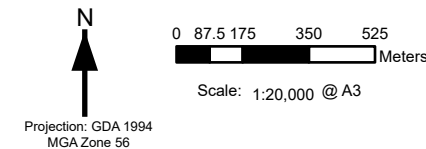
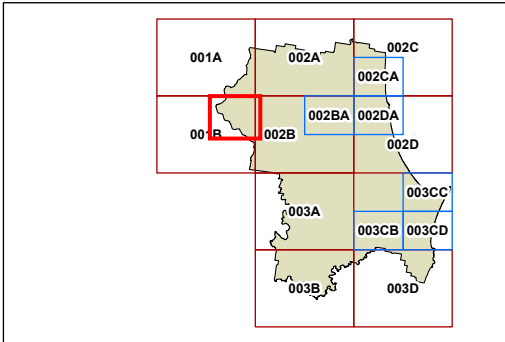
Lot Size Map
(Part) Sheet LSZ_001B

(Stage 4 Planning Proposal - C Zone
Implementation Program)

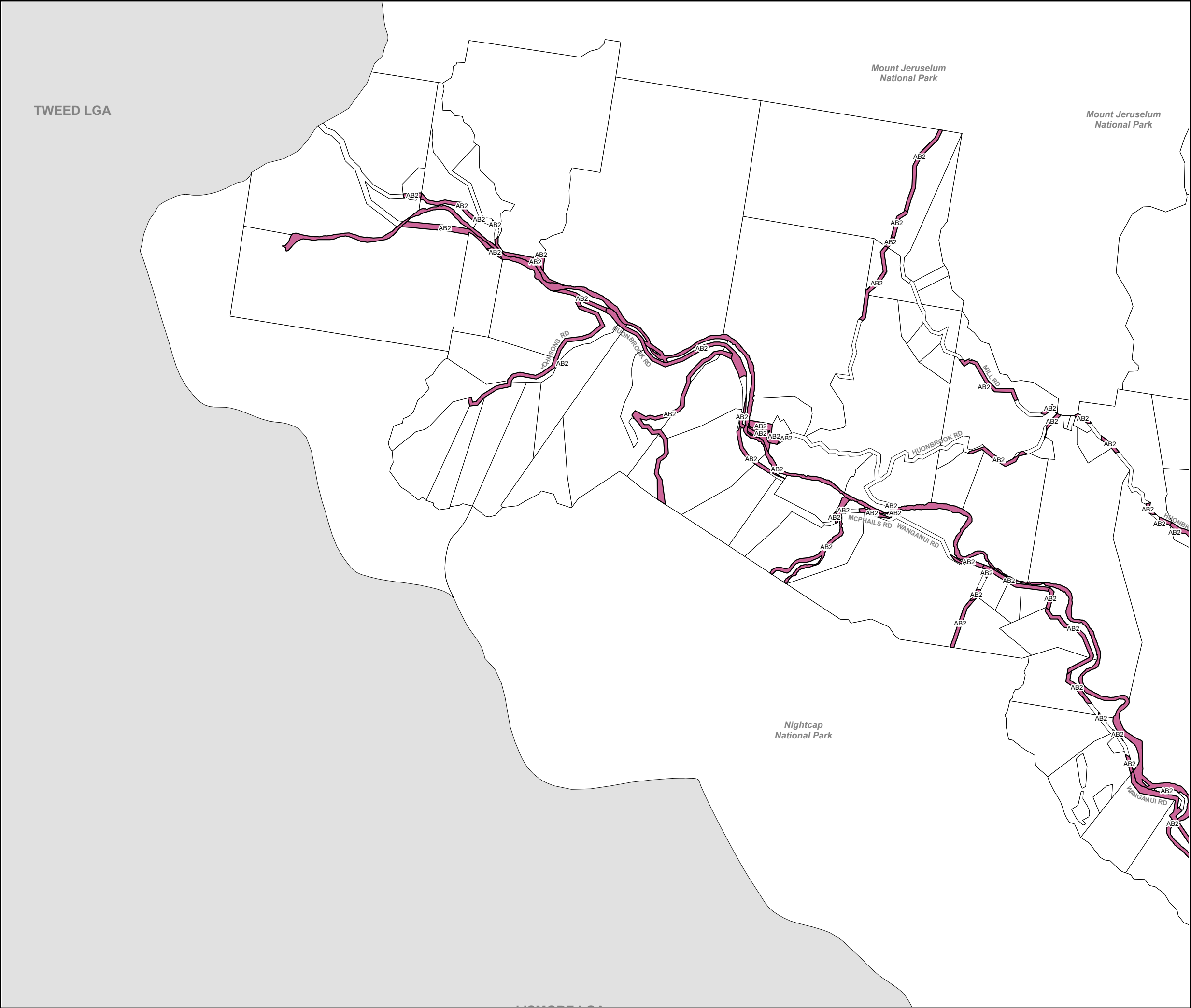
Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

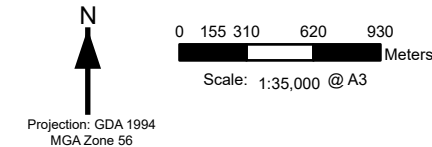
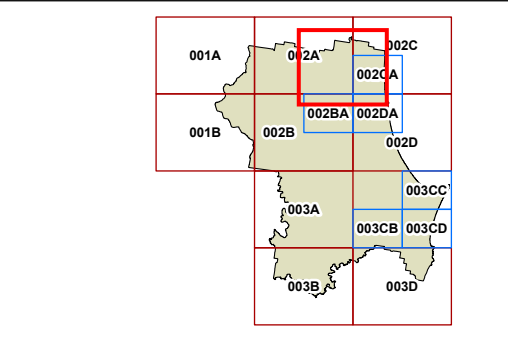
Lot Size Map
(Part) SheetS LSZ_002A / 002C

(Stage 4 Planning Proposal - C
Zone Implementation Program)

Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





Byron Local Environmental Plan 2014 (Gateway)

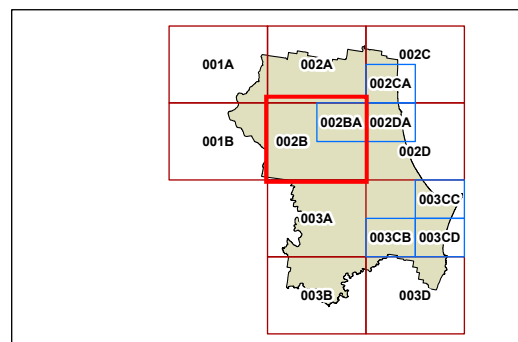
Lot Size Map (Part) Sheet LSZ_002B

(Stage 4 Planning Proposal - CZone Implementation Program)

Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha

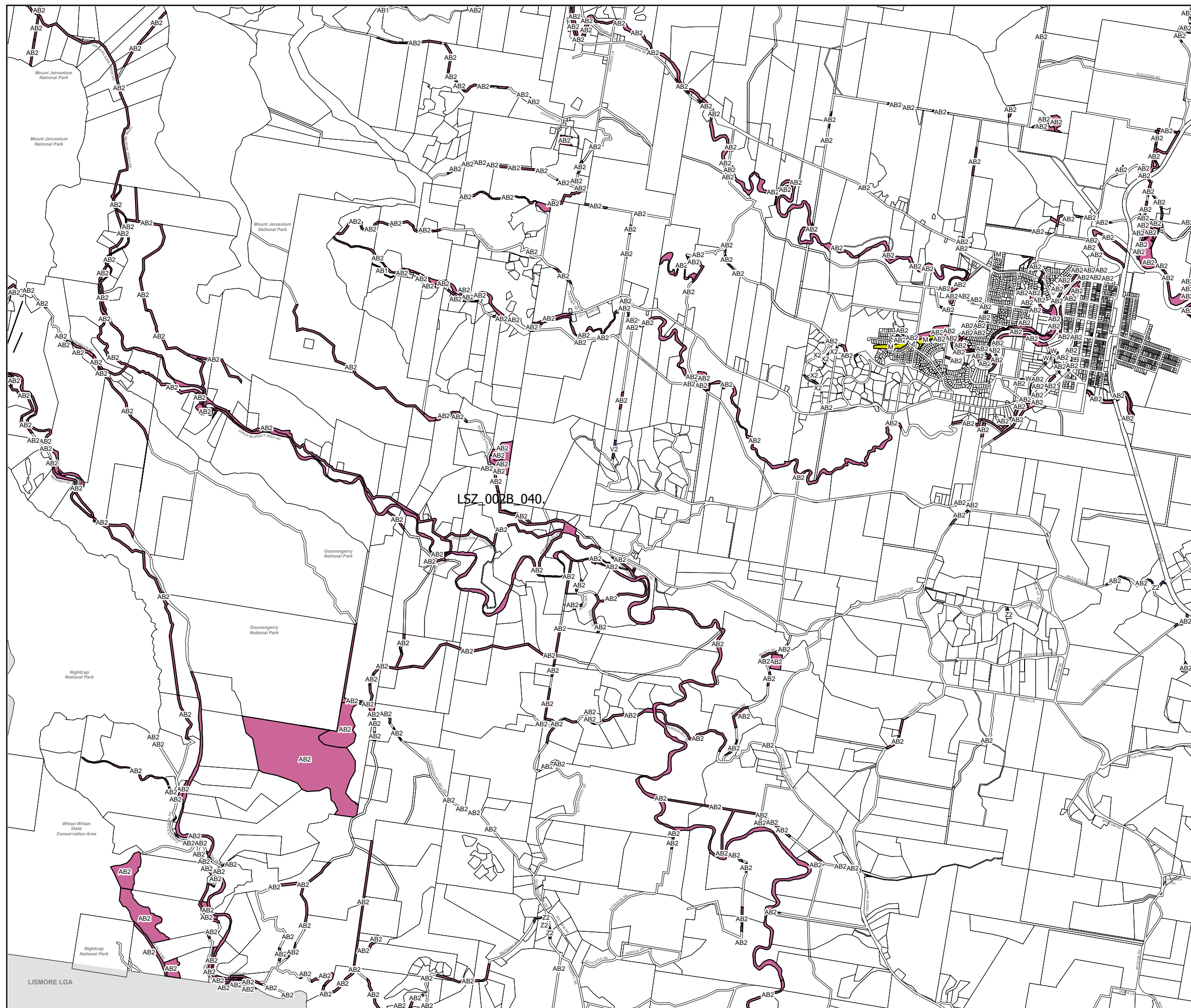


0 175 350 700 1,050 Meters

Scale: 1:40,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 20/03/2024





Byron Local Environmental Plan 2014 (Gateway)

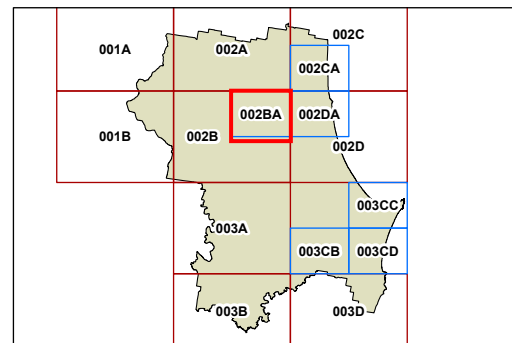
Lot Size Map
(Part) Sheet LSZ_002BA

(Stage 4 Planning Proposal - C Zone Implementation Program)

Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha

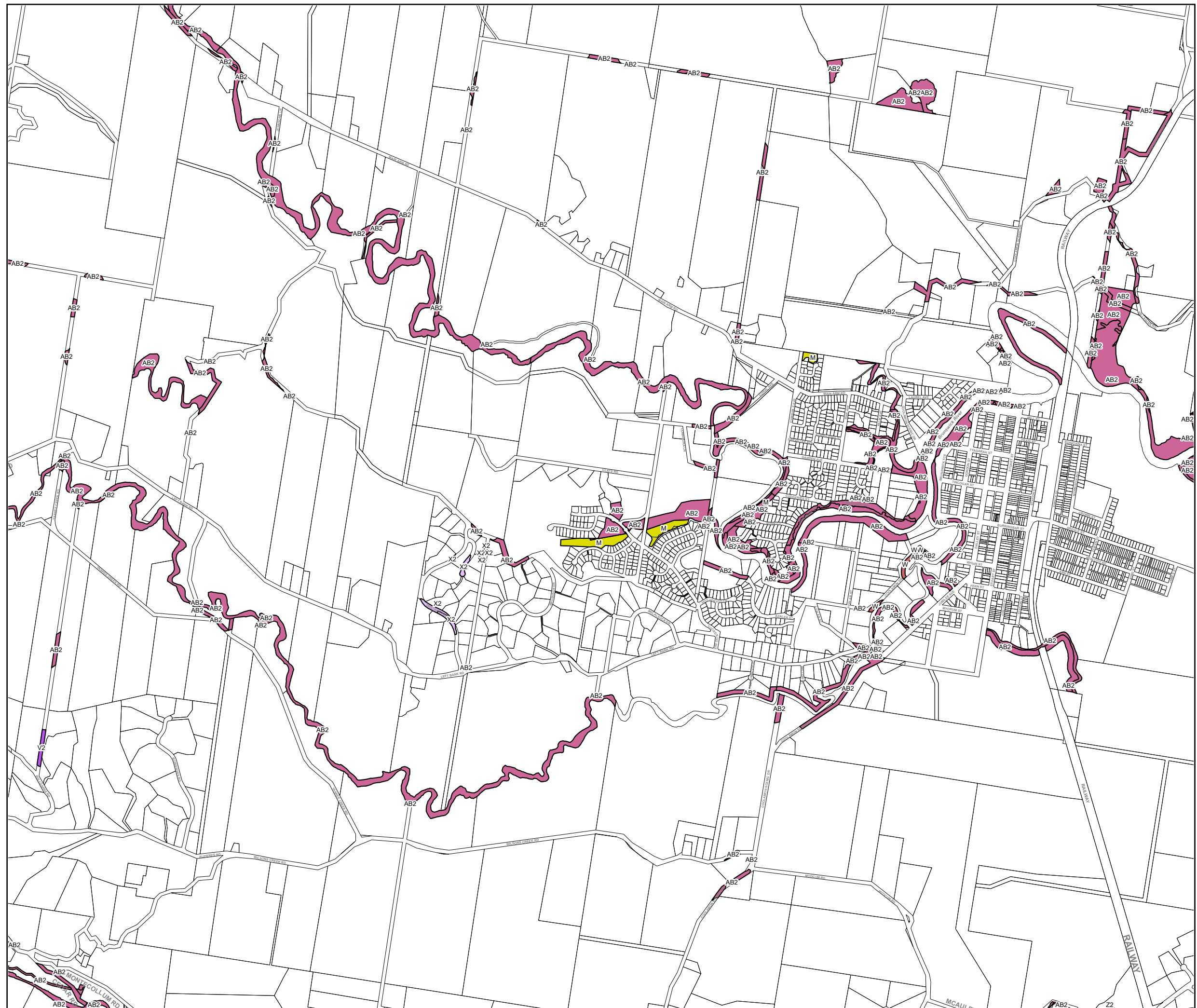


0 87.5 175 350 525
Meters

Scale: 1:20,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 20/03/2024





Byron Local Environmental Plan 2014 (Gateway)

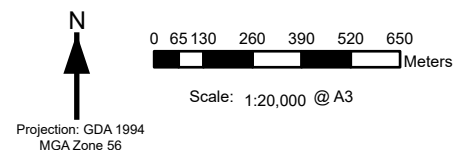
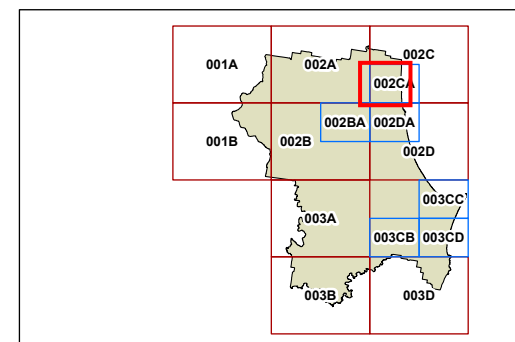
Lot Size Map (Part) Sheet LSZ_002CA

(Stage 4 Planning Proposal - C Zone Implementation Program)

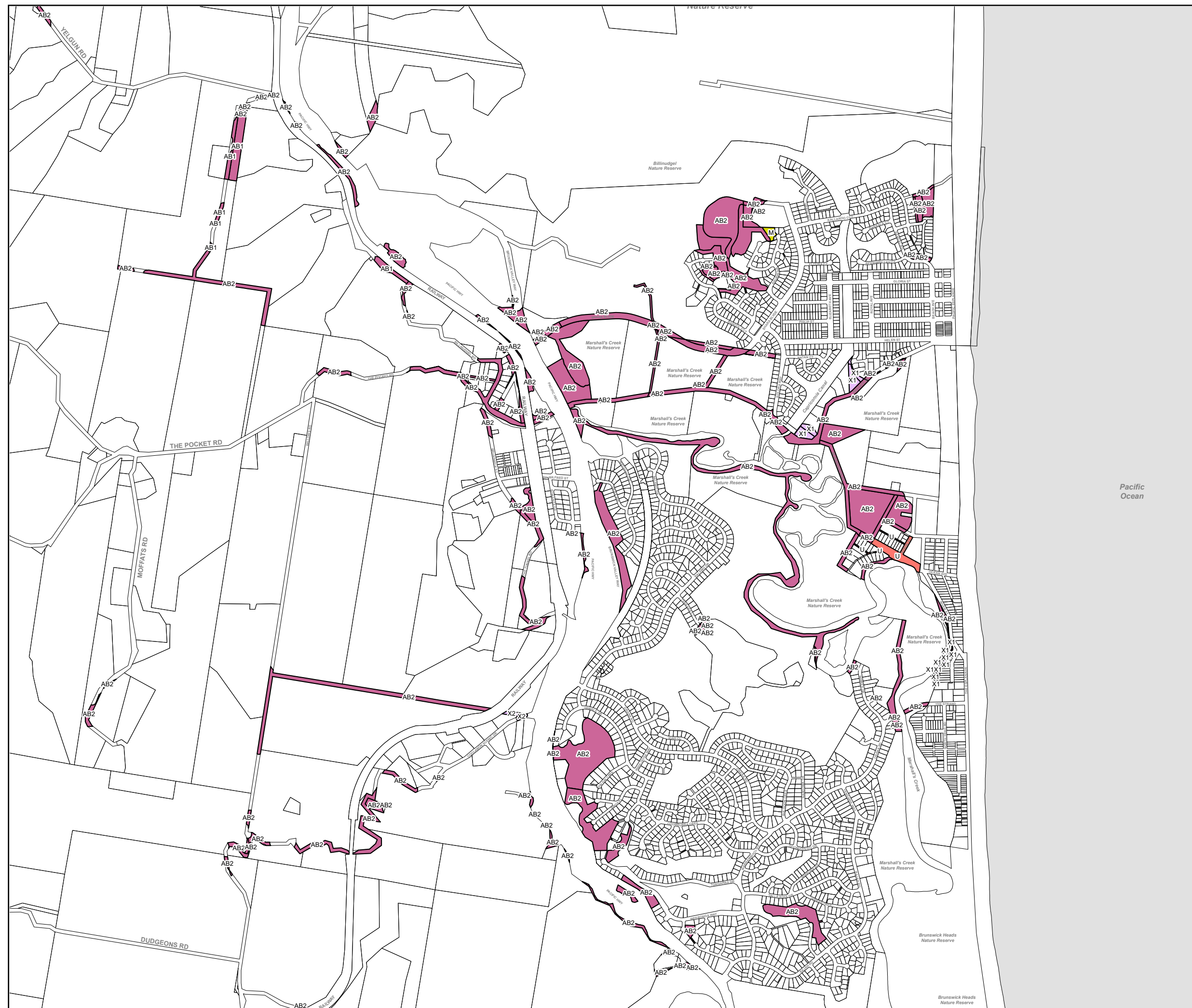
Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

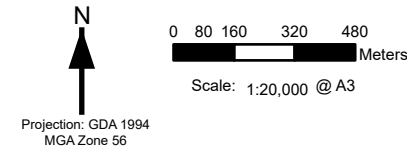
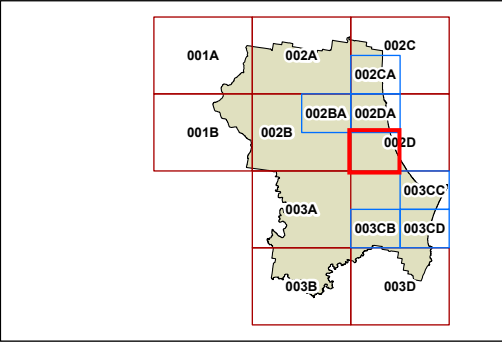
Lot Size Map
(Part) Sheet LSZ_002D

(Stage 4 Planning Proposal - C Zone
Implementation Program)

Land Parcels

Lot Size

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha



Date: 21/03/2024





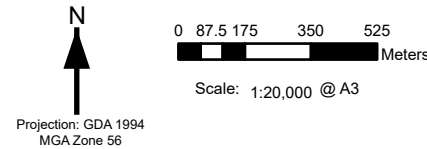
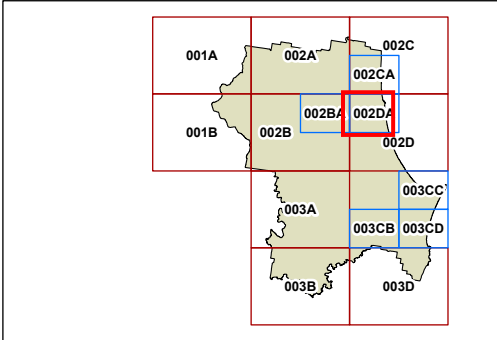
**Byron Local
Environmental
Plan 2014
(Gateway)**

Lot Size Map
(Part) Sheet LSZ_002DA
(Stage 4 Planning Proposal - C Zone
Implementation Program)

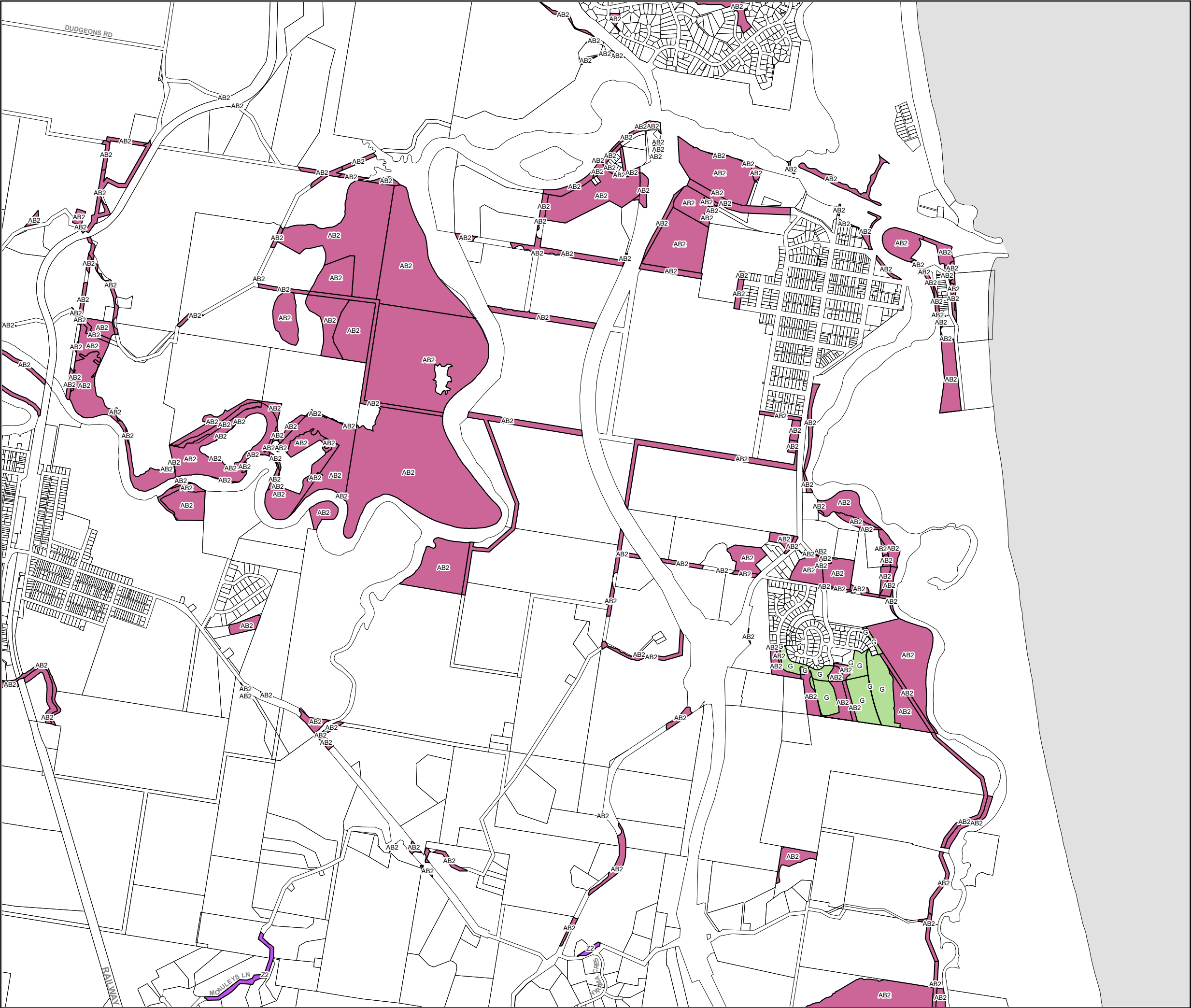
Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

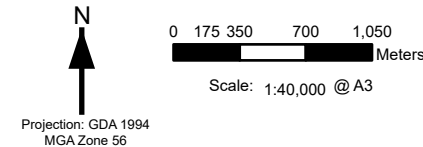
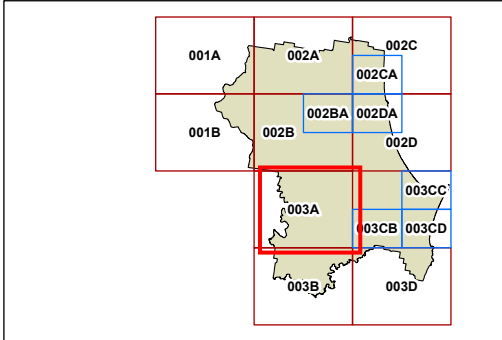
**Lot Size Map
(Part) Sheet LSZ_003A**

(Stage 4 Planning Proposal - C Zone
Implementation Program)

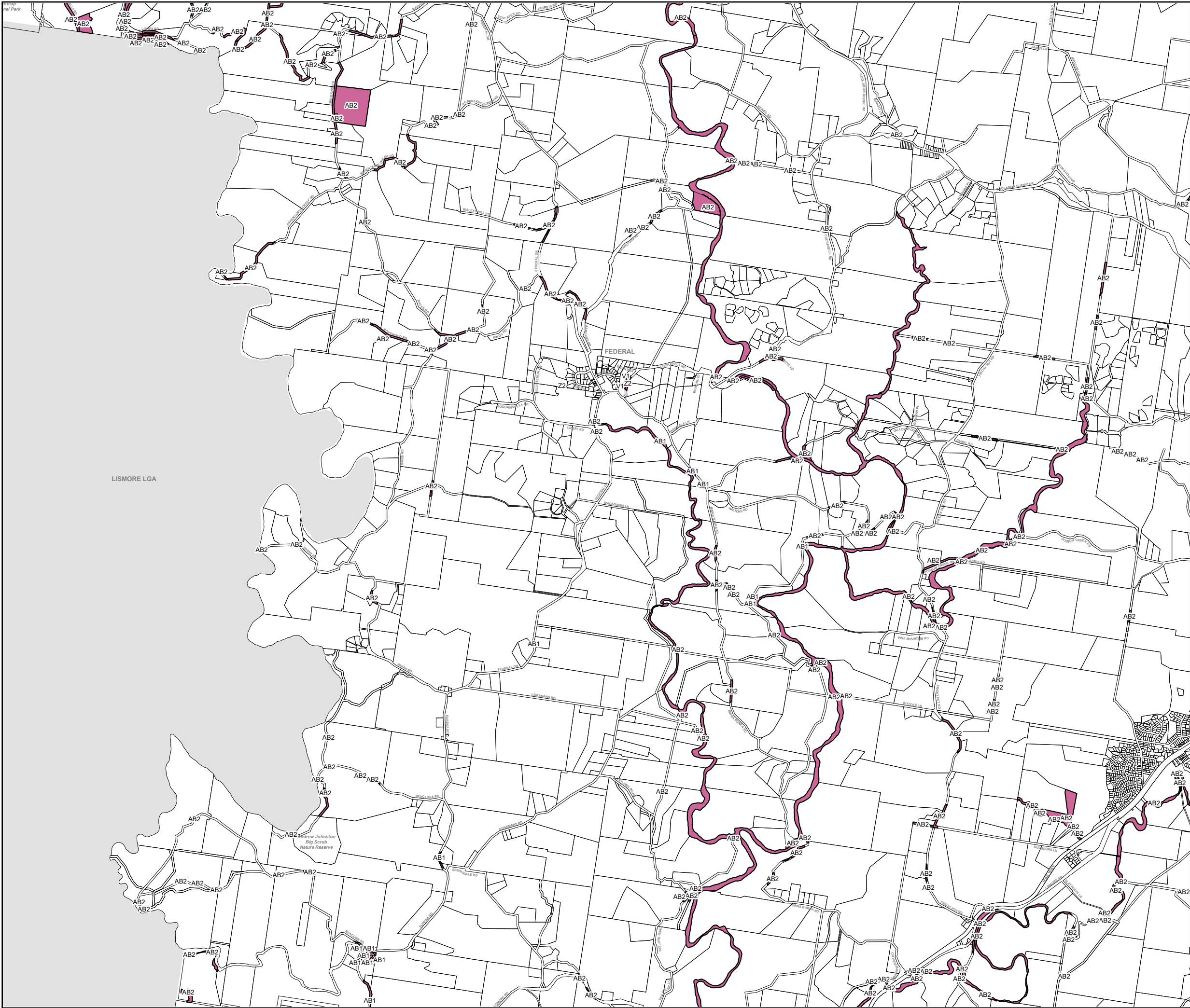
Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





Byron Local Environmental Plan 2014 (Gateway)

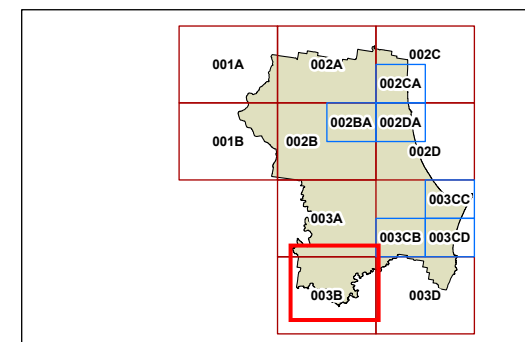
Lot Size Map
(Part) Sheet LSZ_003B

(Stage 4 Planning Proposal - C Zone Implementation Program)

Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha

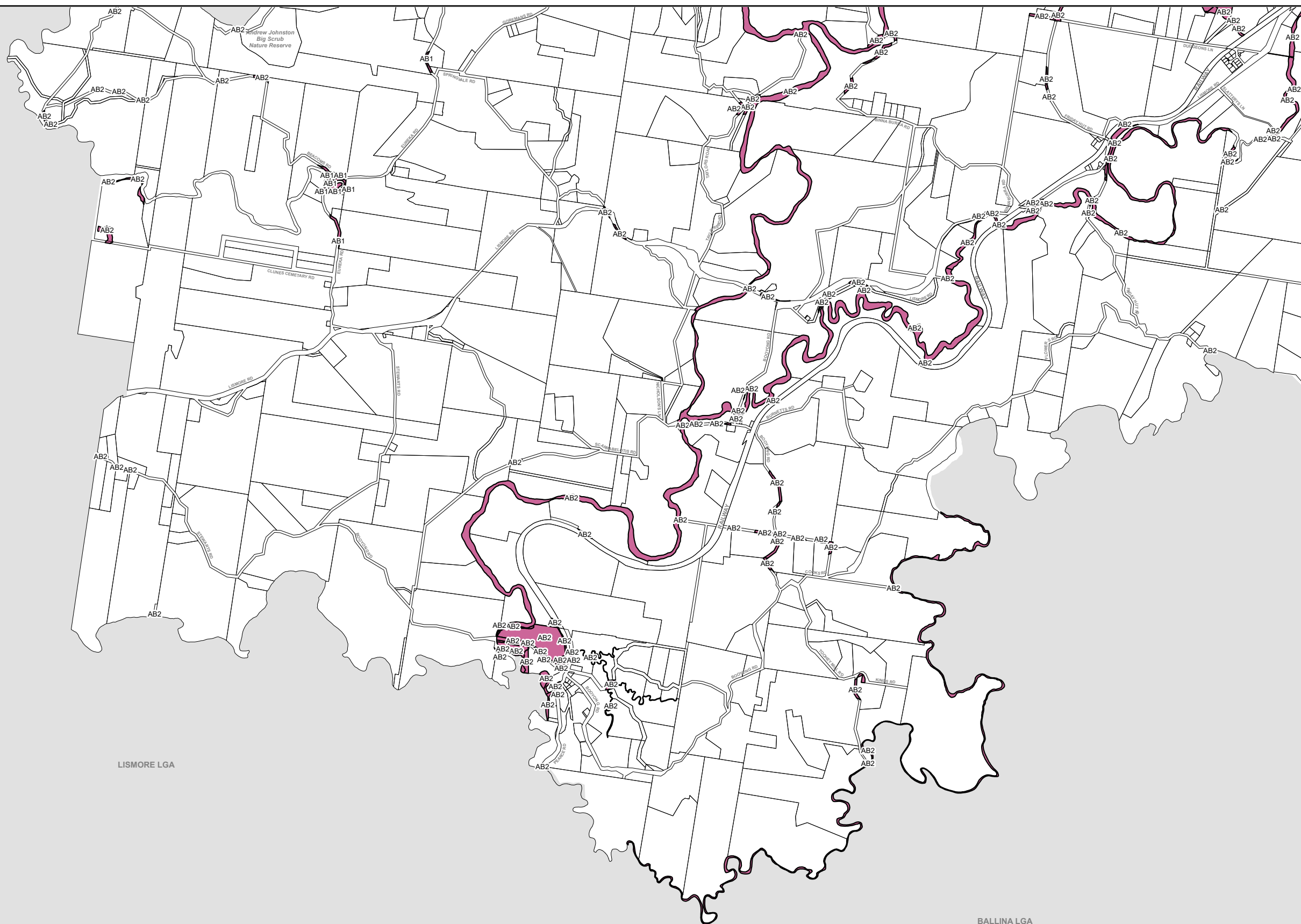


0 125 250 500 750 1,000 1,250 1,500
Meters

Scale: 1:35,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

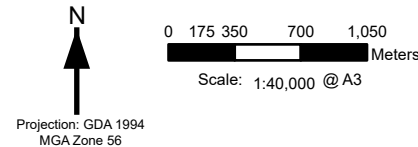
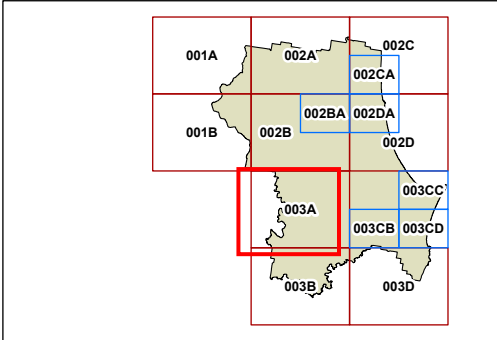
Lot Size Map
(Part) Sheet LSZ_003C

(Stage 4 Planning Proposal - C Zone
Implementation Program)

Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

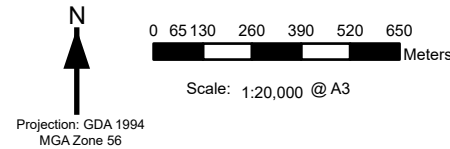
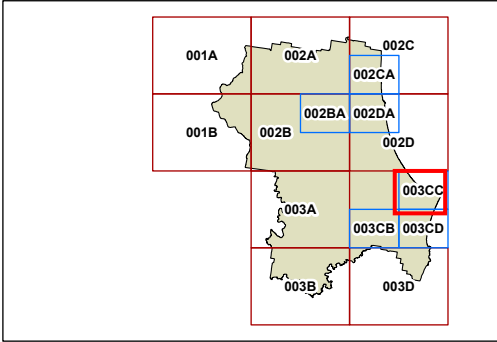
Lot Size Map
(Part) Sheet LSZ_003CC

(Stage 4 Planning Proposal - C Zone
Implementation Program)

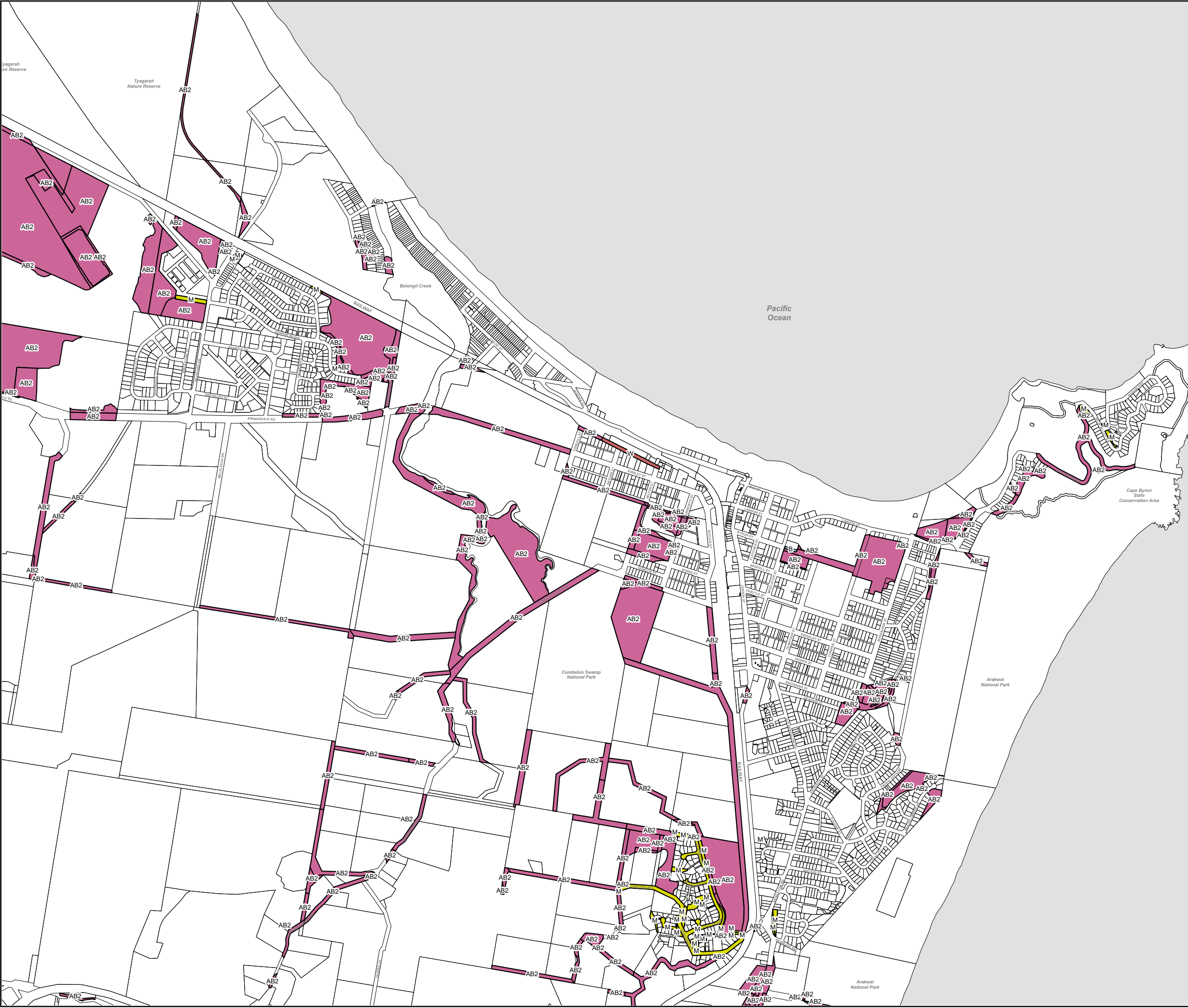
Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

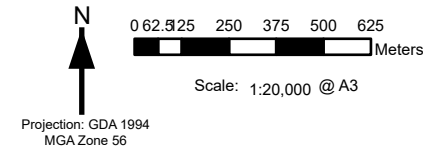
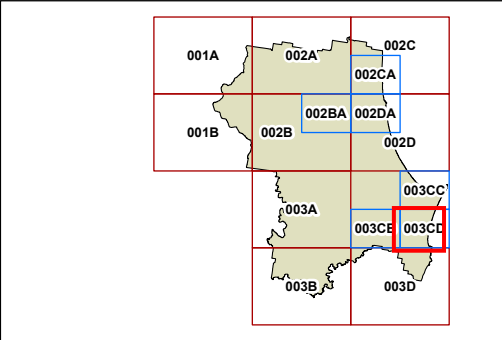
Lot Size Map
(Part) Sheet LSZ_003CD

(Stage 4 Planning Proposal - C Zone
Implementation Program)

Land Parcels

Lot Size

- B 200
- D 300
- F 400
- G 450
- I 500
- M 600
- S 800
- U 1000
- V1 2000
- V2 2500
- W 4000
- X1 5000
- X2 8000
- Y 1ha
- Z1 2ha
- Z2 2.5ha
- AA 10ha
- AB1 20ha
- AB2 40ha



Date: 20/03/2024





Byron Local Environmental Plan 2014 (Gateway)

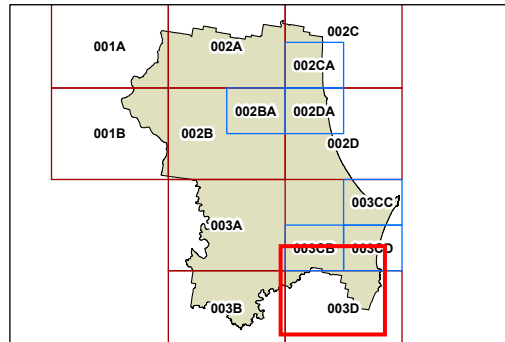
Lot Size Map
(Part) Sheets LSZ_003CB/003CD/003D

(Stage 4 Planning Proposal - C Zone
Implementation Program)

Land Parcels

Lot Size

B	200
D	300
F	400
G	450
I	500
M	600
S	800
U	1000
V1	2000
V2	2500
W	4000
X1	5000
X2	8000
Y	1ha
Z1	2ha
Z2	2.5ha
AA	10ha
AB1	20ha
AB2	40ha



Projection: GDA 1994
MGA Zone 56

0 125 250 500 750 1,000
Meters

Scale: 1:35,000 @ A3

Date: 20/03/2024



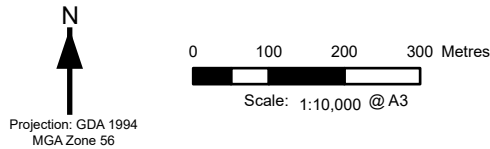
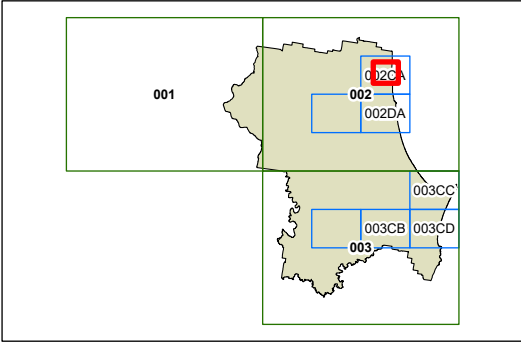
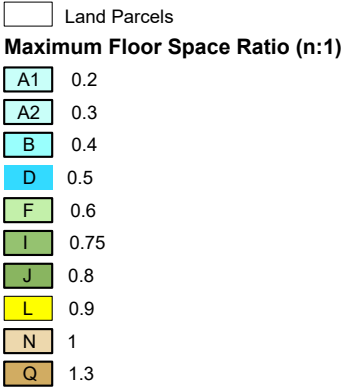
Floor Space Ratio Maps:



**Byron Local
Environmental
Plan 2014
(Gateway)**

Floor Space Ratio Map -
Part Sheet FSR_002CA

(Stage 4 Planning Proposal - C Zone
Implementation Program)



Date: 29/02/2024



P.O.

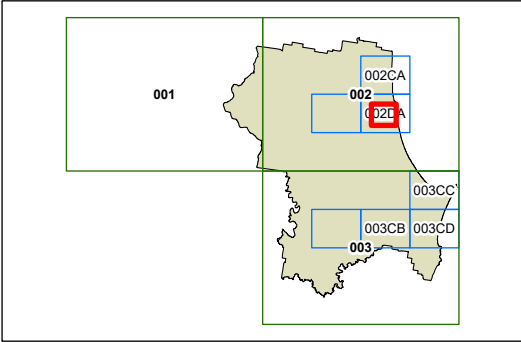


**Byron Local
Environmental
Plan 2014
(Gateway)**

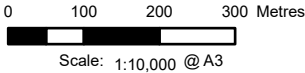
Floor Space Ratio Map -
Part Sheet FSR_002DA

(Stage 4 Planning Proposal - C Zone
Implementation Program)

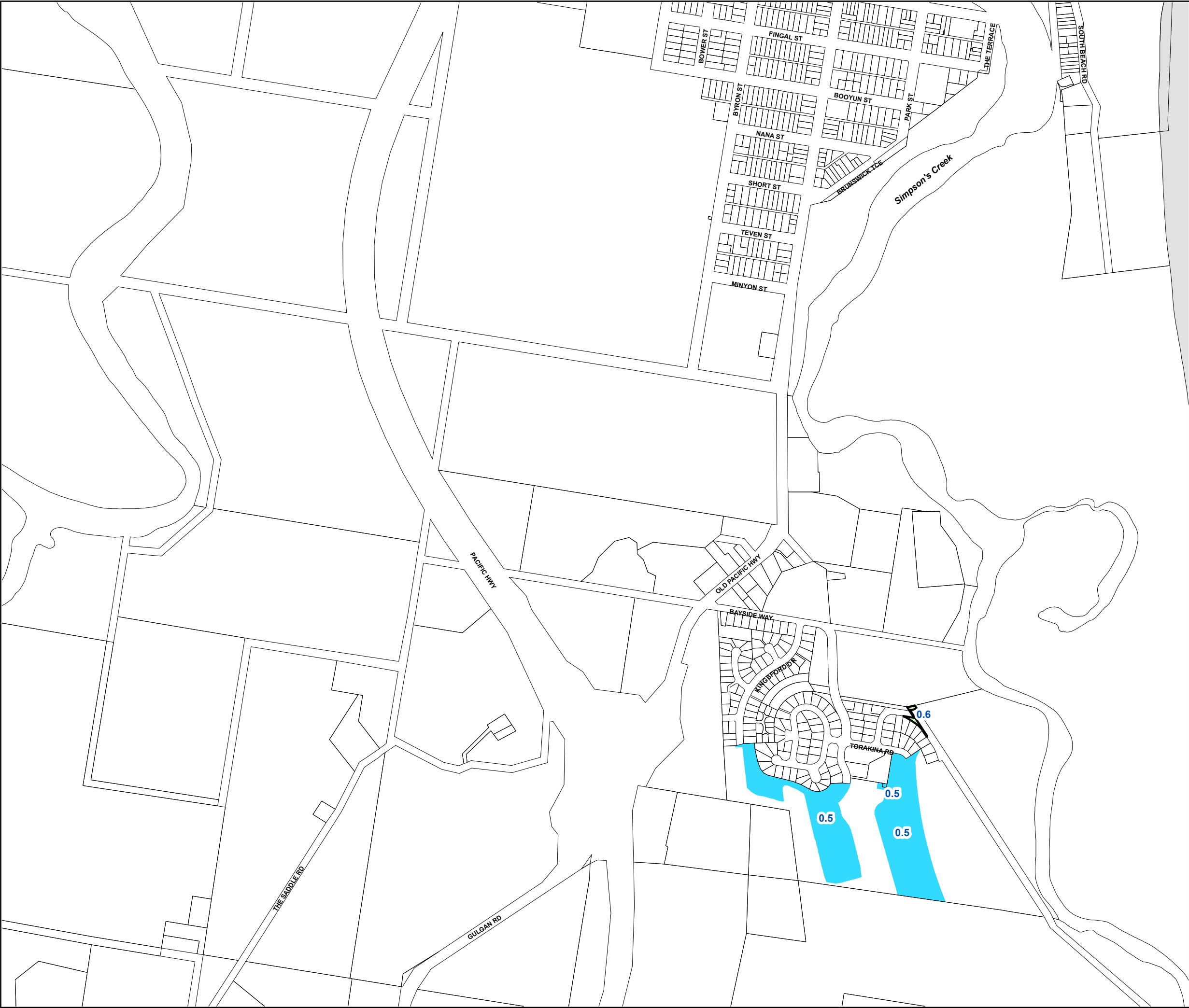
- Land Parcels
- Maximum Floor Space Ratio (n:1)**
- A1 0.2
 - A2 0.3
 - B 0.4
 - D 0.5
 - F 0.6
 - I 0.75
 - J 0.8
 - L 0.9
 - N 1
 - Q 1.3



Projection: GDA 1994
MGA Zone 56



Date: 29/02/2024

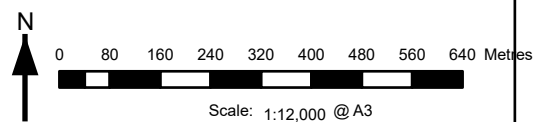
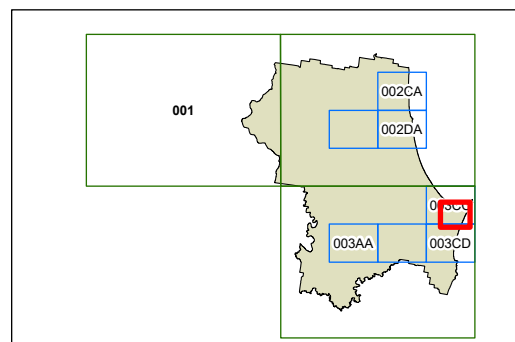




(Stage 4 Planning Proposal - C Zone Implementation Program)

Maximum Floor Space Ratio (n:1)

A1	0.2
A2	0.3
B	0.4
D	0.5
F	0.6
I	0.75
J	0.8
L	0.9
N	1
Q	1.3



Projection: GDA 1994
MGA Zone 56

Date: 29/02/2024

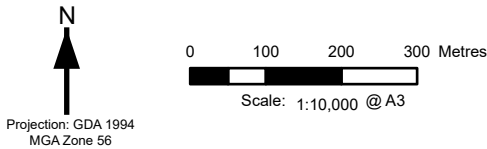
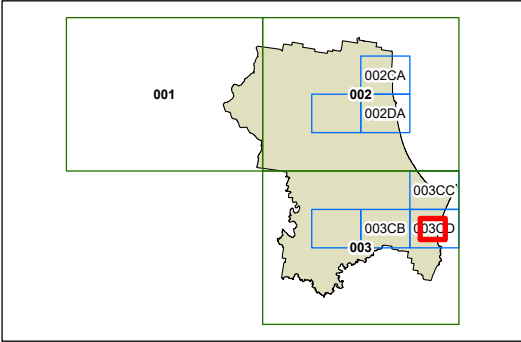
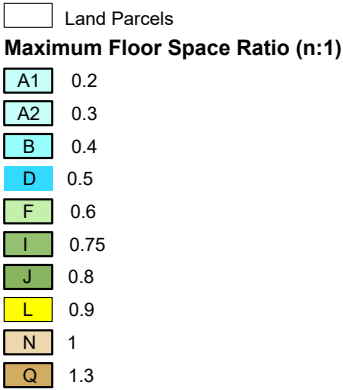




**Byron Local
Environmental
Plan 2014
(Gateway)**

Floor Space Ratio Map -
Part Sheet FSR_003CD

(Stage 4 Planning Proposal - C Zone
Implementation Program)



Date: 29/02/2024



Height of Buildings Maps:

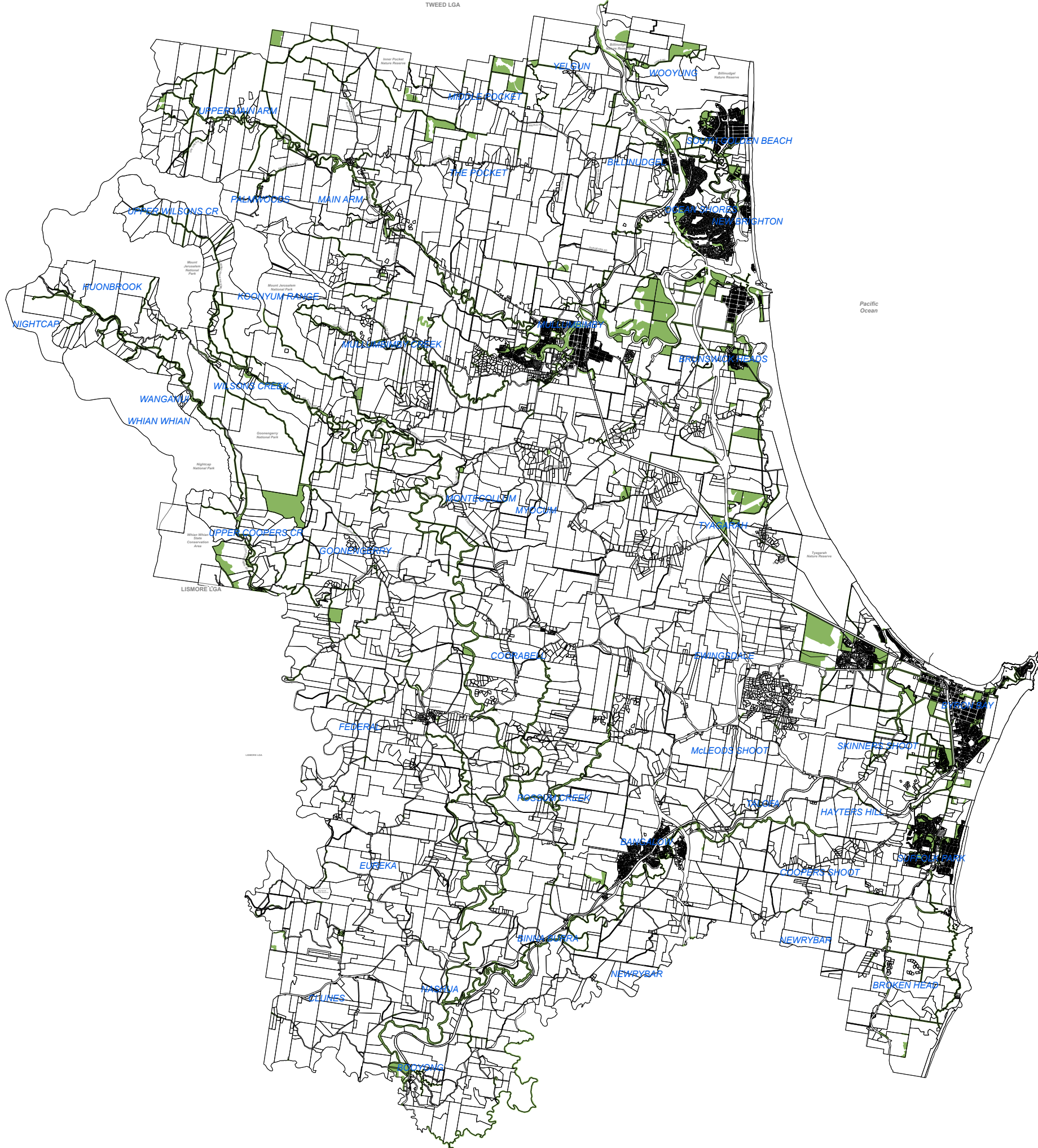
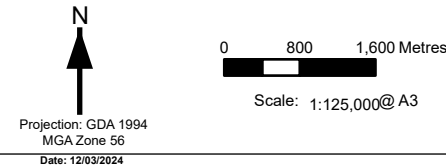
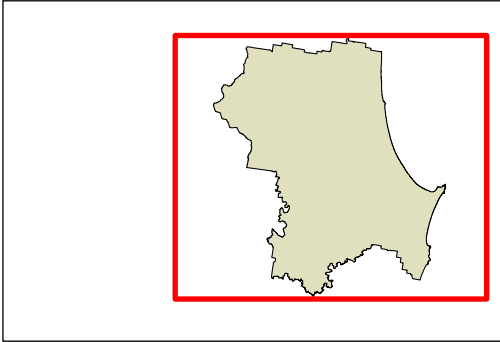


**Byron Local
Environmental
Plan 2014
(Gateway)**

Height of Buildings Map -
Entire Shire

(Stage 4 Planning Proposal - C Zone
Implementation Program)

Land Parcels
Maximum Building Height (m)
9m



Acid Sulfate Soil Maps:



**Byron Local
Environmental
Plan 2014
(Gateway)**

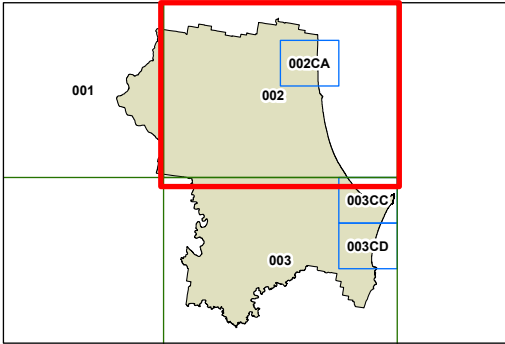
Acid Sulfate Soils Map -
Part Sheet ASS_002

(Stage 4 Planning Proposal - C Zone
Implementation Program)

Land Parcels

Class

- 1 Class 1
- 2 Class 2
- 3 Class 3
- 4 Class 4
- 5 Class 5

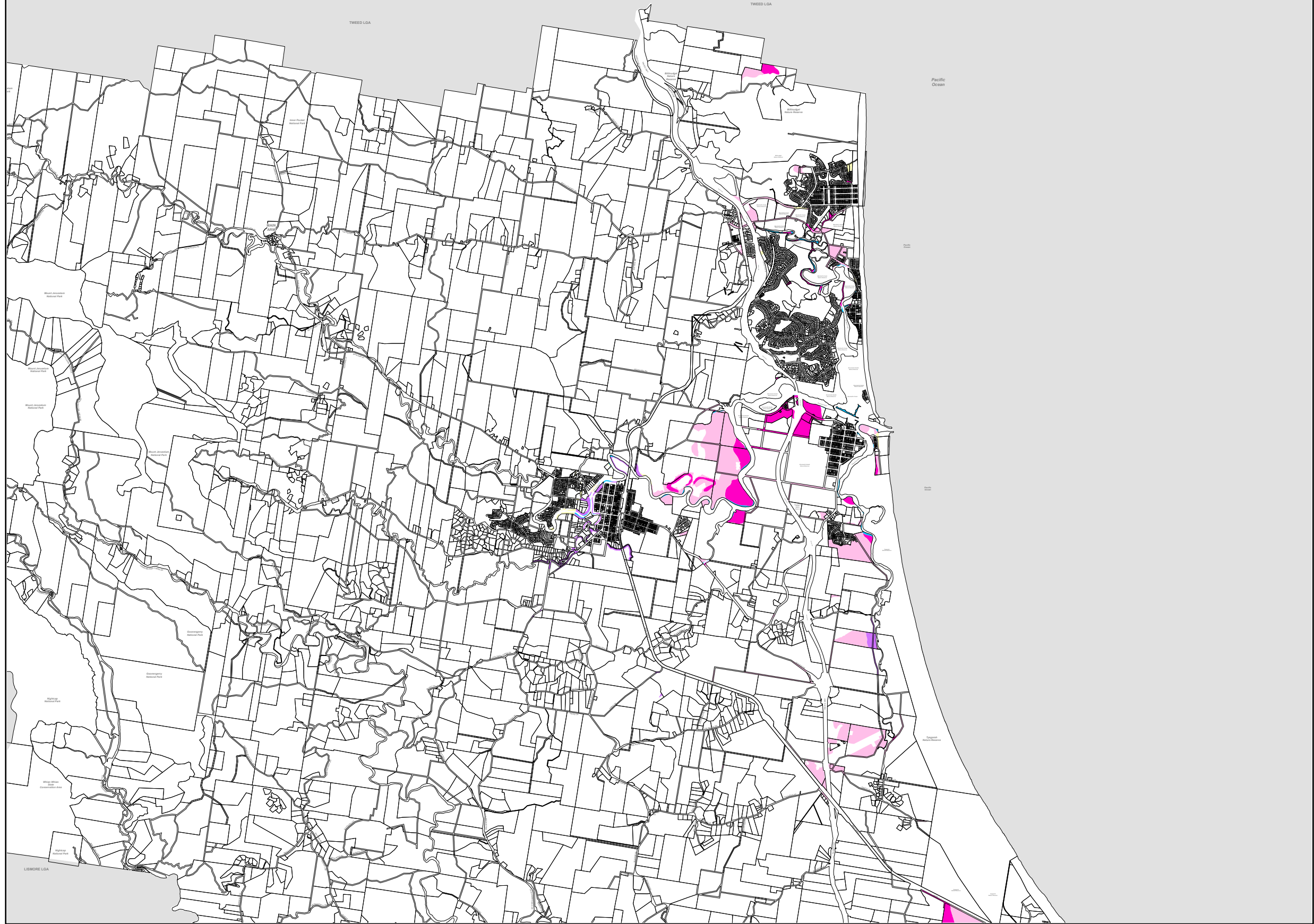


0 3,000 Metres

Scale: 1:80,000 @ A3

Projection: GDA 1994
MGA Zone 56

Date: 21/03/2024





Byron Local Environmental Plan 2014

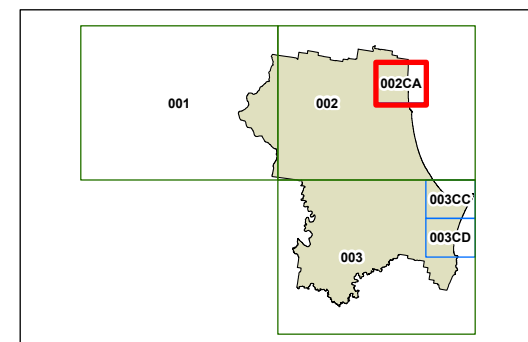
Acid Sulfate Soils Map -
Sheet ASS_002CA

(Stage 4 Planning Proposal - C Zone
Implementation Program)

 Land Parcels

Class

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5

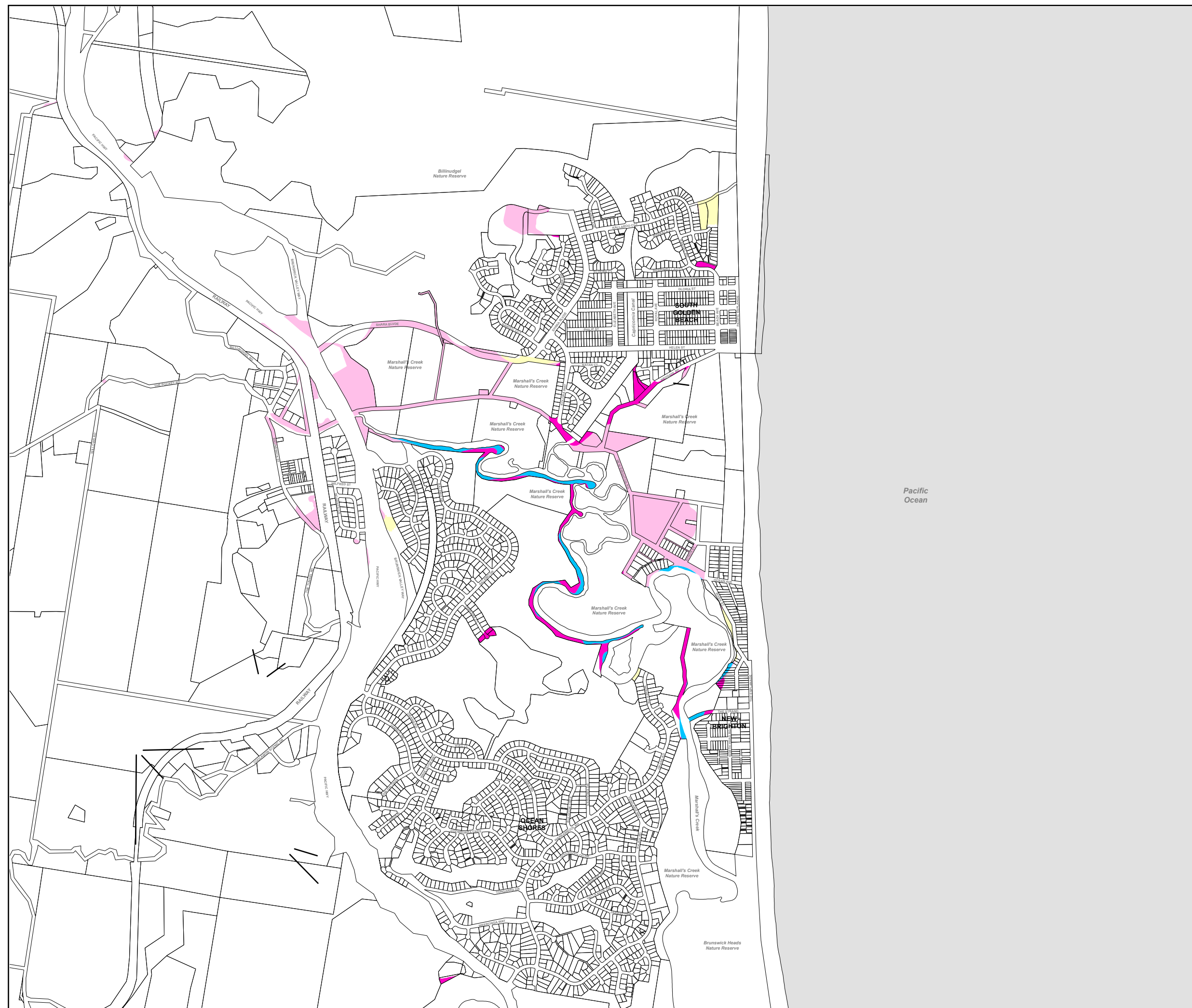


Projection: GDA 1994
MGA Zone 56

0 525 Metres

Scale: 1:20,000 @ A3

Date: 12/03/2024






**Byron Local
Environmental
Plan 2014
(Gateway)**

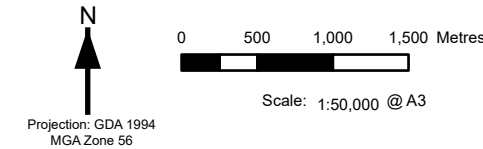
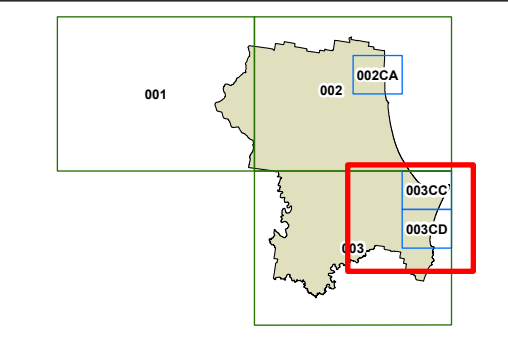
Acid Sulfate Soils Map -
Part Sheet ASS_003

(Stage 4 Planning Proposal - C Zone
Implementation Program)

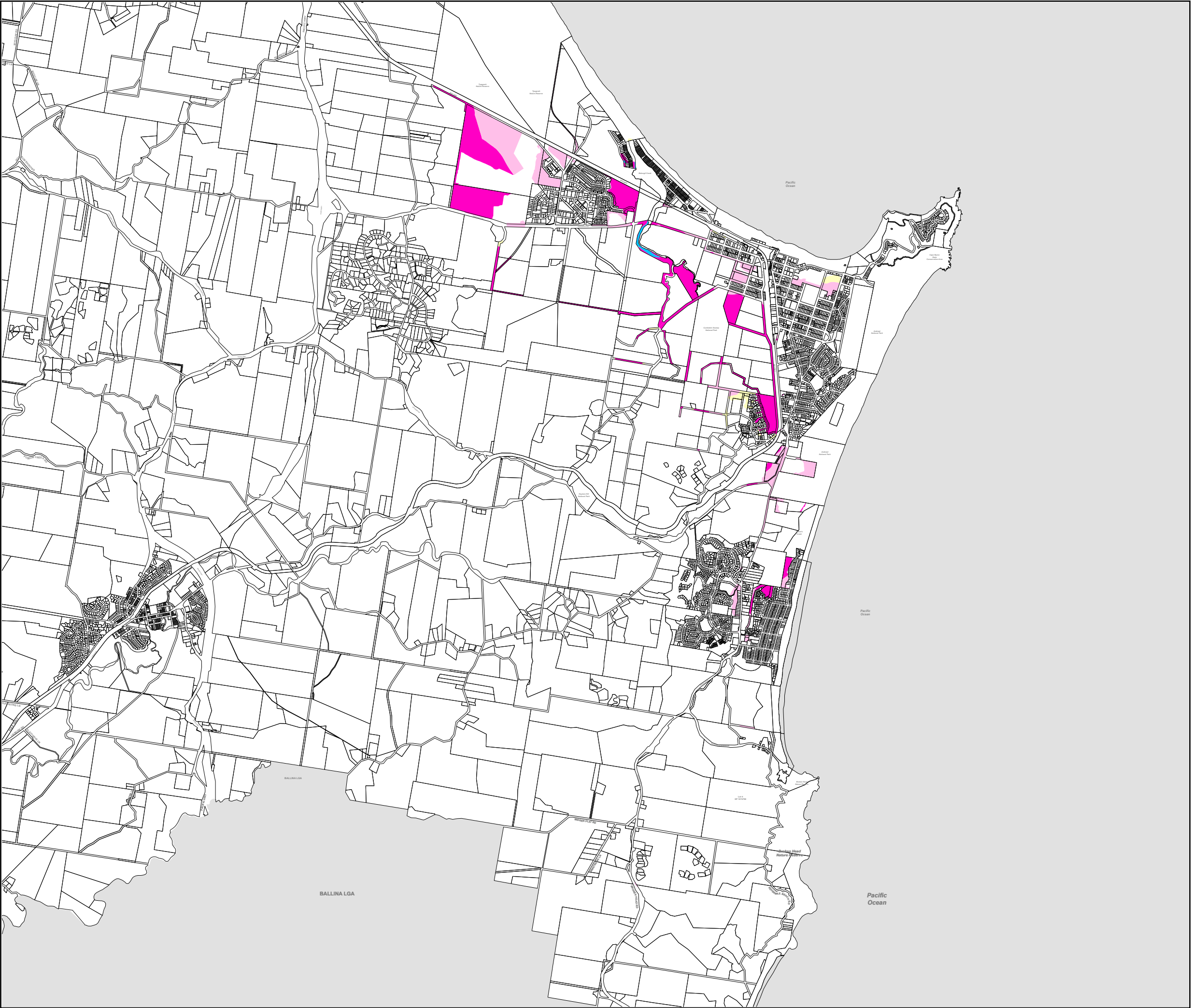
 Land Parcels

Class

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5



Date: 20/03/2024






**Byron Local
Environmental
Plan 2014
(Gateway)**

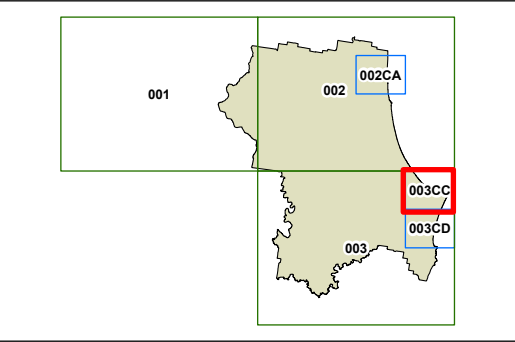
Acid Sulfate Soils Map -
Sheet ASS_003CC

(Stage 4 Planning Proposal - C Zone
Implementation Program)

 Land Parcels

Class

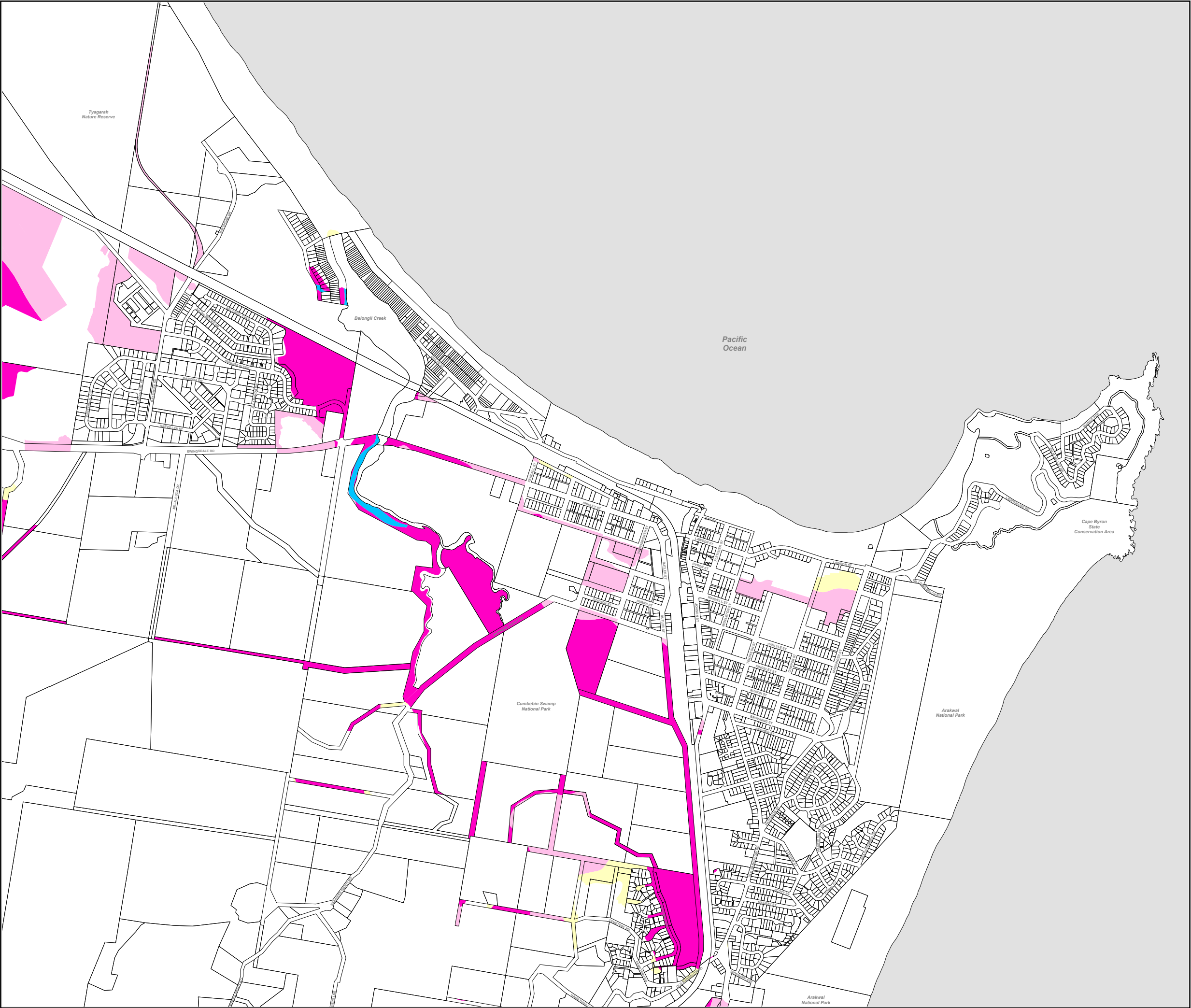
-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5



0 200 400 600 Metres

Projection: GDA 1994
MGA Zone 56

Date: 20/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

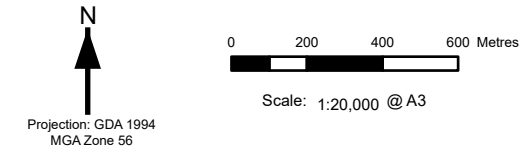
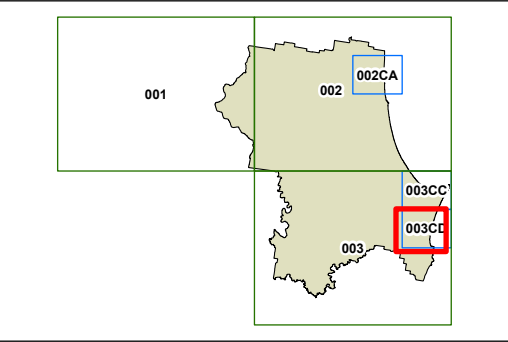
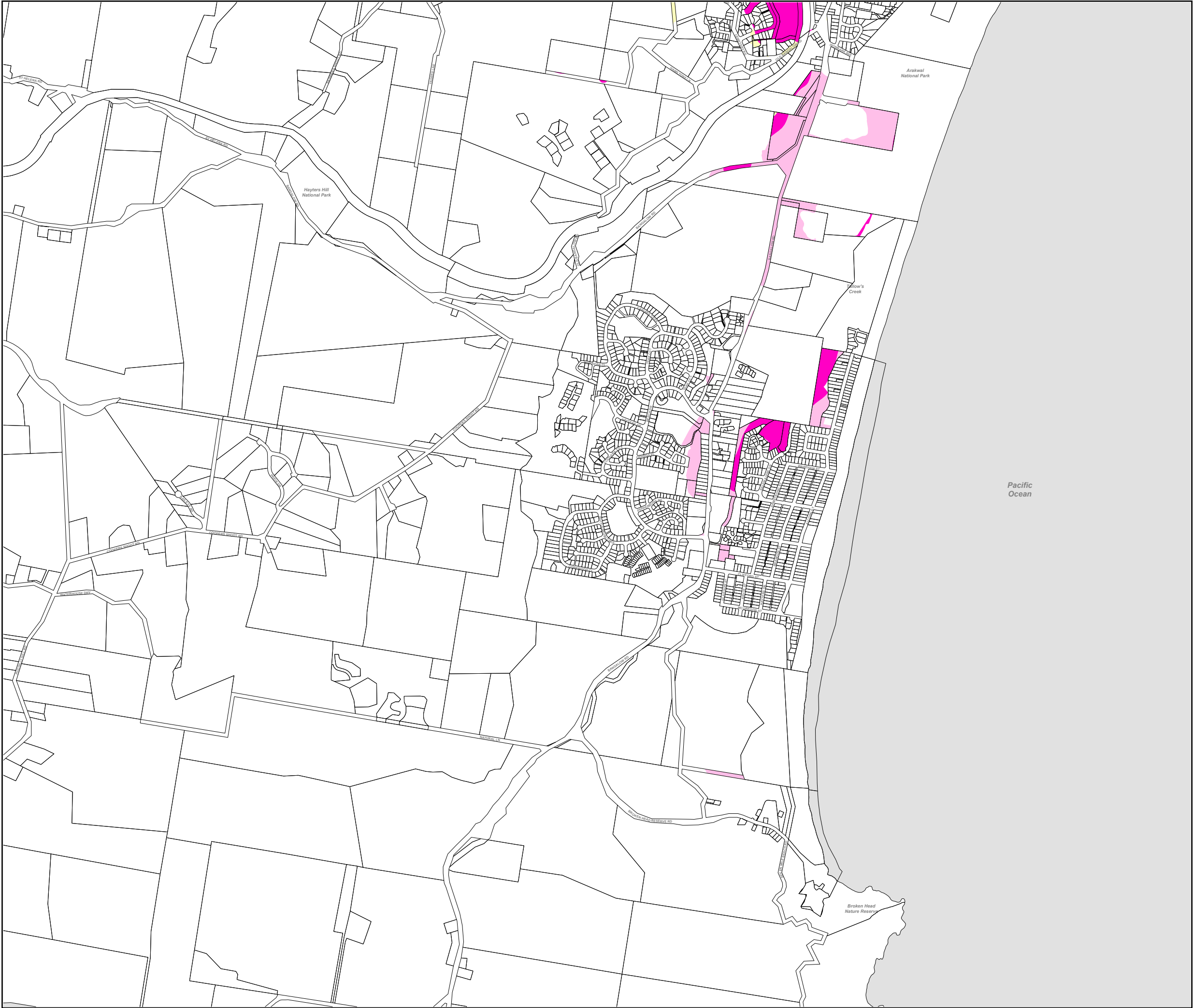
Acid Sulfate Soils Map -
Sheet ASS_003CD

(Stage 4 Planning Proposal - C Zone
Implementation Program)

 Land Parcels

Class

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5



Drinking Water Catchment Maps:

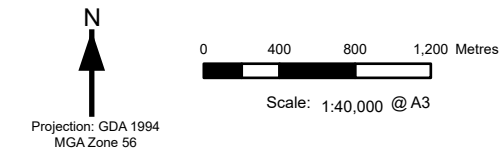
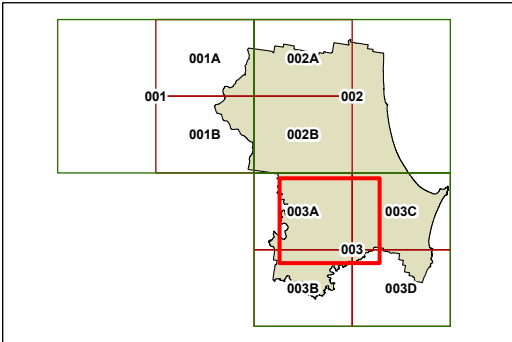


**Byron Local
Environmental
Plan 2014
(Gateway)**

Drinking Water Catchment Map -
Sheet DWC_003A

(Stage 4 Planning Proposal - C
Zone Implementation Program)

- Land Parcels
- Drinking Water Catchment**
- Drinking Water Catchment



Date: 19/03/2024

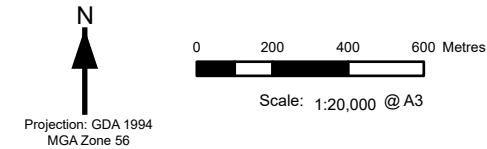
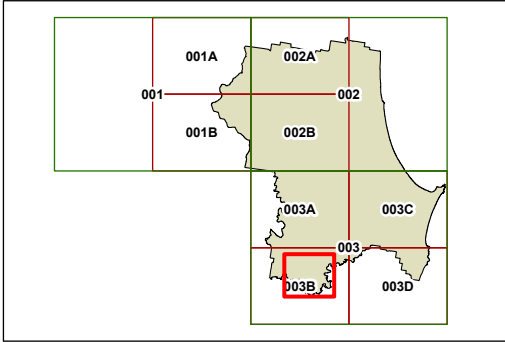




**Byron Local
Environmental
Plan 2014
(Gateway)**

Drinking Water Catchment Map -
Sheet DWC_003B
(Stage 4 Planning Proposal - C Zone
Implementation Program)

- Land Parcels
- Drinking Water Catchment**
 Drinking Water Catchment



Date: 19/03/2024





**Byron Local
Environmental
Plan 2014
(Gateway)**

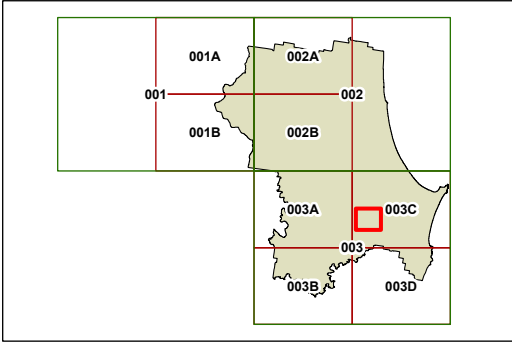
Drinking Water Catchment Map -
Sheet DWC_003C

(Stage 4 Planning Proposal - C Zone
Implementation Program)

 Land Parcels

Drinking Water Catchment

 Drinking Water Catchment



Projection: GDA 1994
MGA Zone 56

0 100 200 300 Metres

Scale: 1:10,000 @ A3

Date: 29/02/2024



Multiple Occupancy and Community Title Map



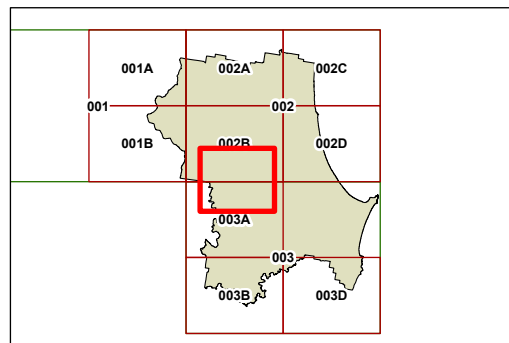
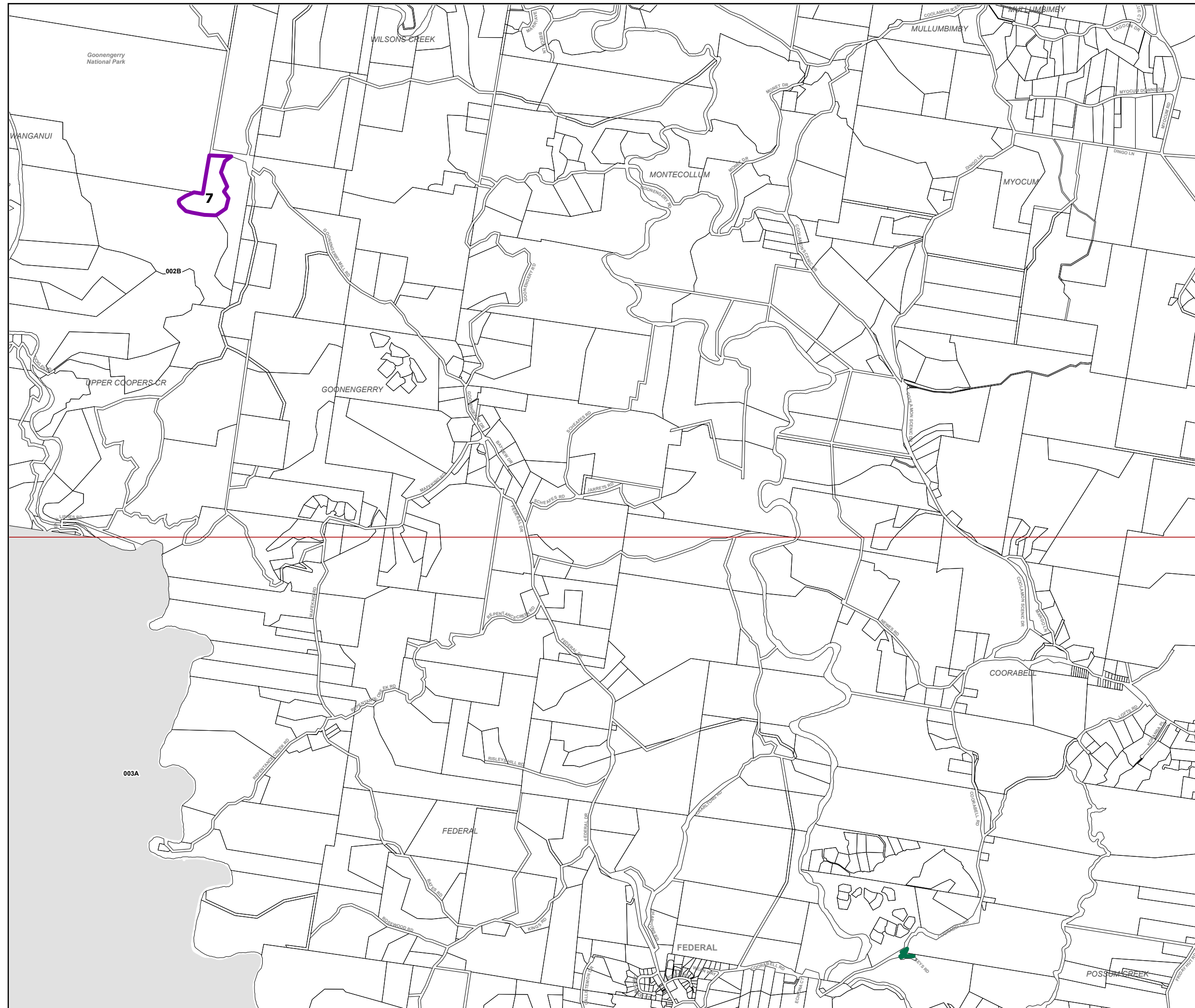
Byron Local Environmental Plan 2014 (Gateway)

Multiple Occupancy and
Community Title Map -
(Part) Sheet MOCT_002B

(Stage 4 Planning Proposal - C Zone
Implementation Program)

Occupancy Type

-  Community Title
-  Multiple Occupancy
-  Land Parcels



Date: 19/03/2024