



Mr Ken Gainger
General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Our ref: 16/12477

Ken
Dear Mr ~~Gainger~~

Byron Shire Rural Land Use Strategy

Thank you for the submission of the Byron Shire Rural Land Use Strategy 2016 (the Strategy) for the Secretary's approval.

The Strategy as submitted by Council contains a number of matters that have not addressed the Department's advice provided in May 2016. This includes matters which I consider cannot be readily resolved without further review of the Strategy.

A review of the Strategy indicates that it is not consistent with a number of relevant State Environmental Planning Policies and section 117 Planning Directions or the Department's Far North Coast Regional Strategy and associated Settlement Planning Guidelines. To be consistent with these matters the Strategy needs to:

- provide certainty for the community by removing the decision making framework that permits variations and additional rural lifestyle opportunities across the Shire outside identified release areas;
- not include land that is currently being considered for possible future urban expansion under Council's draft Residential Land Use Strategy;
- not include new specific land parcels scattered across the Shire for release post exhibition that the community has not had an opportunity to review or provide comment on;
- remove heavily constrained land within assessable areas for possible rural lifestyle release;
- consider and assess the demographic demand for rural lifestyle living opportunities across the Shire and the ability of infrastructure to serve potential release areas;
- not allow rural residential development on State or regionally significant farmland;
- not advocate for changes to the Standard Instrument LEP and a review of land mapped as State or regionally significant farmland under the Department's farmland mapping projects; and
- not seek to implement priority vegetation enhancement corridors and buffers to high environmental vegetation.

At this stage the Department is unable to endorse the Strategy. On this basis I would like to provide Council with the opportunity to review the above matters before the Department determines to endorse the Strategy or not. It would be appreciated if Council could advise as soon as possible on how it wishes to proceed with this matter.

I understand that public exhibition of the draft Byron Shire Residential Strategy has now commenced. I would encourage Council to consider withdrawing the current Strategy and aligning the timing and preparation of its rural and residential strategies in order to ensure the Shire's growth strategies are fully integrated and coordinated.

If you require any further information regarding this matter, or would like an opportunity to meet with Department staff to discuss this matter in more detail, please do not hesitate in contacting Mr Josh Townsend of the Department's Northern Region Office. Mr Townsend can be contacted on (02) 6641 6603.

Yours sincerely

 20 October 2016
Stephen Murray
Executive Director, Regions
Planning Services