



9th October 2017

****POSSIBLE LAND SATISFYING E2-E3 ZONE CRITERIA****

Dear Landowner

Update on Northern Councils Environmental Zone Review Process

I am writing to provide an update on the Northern Councils Environmental Zone Review process and you are receiving this letter as some or all of your property (Parcel no/s: **74170, 121220, 121230, 213010 and 228550**) is affected by this review.

Council's records suggest that all or part of your land may meet the criteria for an environmental zoning. Please read on for further information.

What is the Northern Councils Environmental Zone Review?

The Minister for Planning and Infrastructure, in September 2012, announced a review of the application of environmental zones in Local Environmental Plans (LEPs) on the Far North Coast. The purpose of the review is to provide a balanced approach to environmental zonings on the Far North Coast, as well as greater certainty for landowners, councils and the community on how environmental zoning will be applied. The review applies to the local government areas of Ballina, Byron, Kyogle, Lismore and Tweed.

Environmental Zones - or 'E zones' - are designed to protect or manage land that is of important environmental value. These zones were removed from all Northern Rivers Councils' LEPs in 2012 pending the outcome of the review process. This has resulted in broad areas across Byron Shire being mapped as "Deferred Matter" (or DM) in Byron LEP 2014. This means that a land use zoning under Byron LEP 2014 has not been applied to all or part of your land, and consequently Byron LEP 1988 continues to apply to these areas.

What is the status of this review?

The State government released its *Northern Councils E Zone Review Final Recommendations Report (E zone Report)* in October 2015. It also released supporting legislation in March 2016 to ensure environmental zones are to be applied in accordance with the *E zone Report* recommendations. Council is now assessing the future zoning of "Deferred Matter" (or DM) areas under Byron LEP 2014, in accordance with the legislation.

How is Byron Shire Council implementing the review outcomes?

Council is committed to an open and transparent planning process for resolving deferred matter areas in Byron LEP 2014. This includes working with landowners to achieve agreed outcomes wherever possible. As the first stage of the assessment process Council is consulting with affected landowners to verify information relating to existing vegetation and primary use of the land. This will ensure the



most up to date information is used to inform the future rezoning of affected land (the next stage).

The outcome of this process may result in some areas of the Shire being rezoned as E2 Environmental Conservation and/or E3 Environmental Management, while other areas that do not meet the *E zone Report* criteria will have an alternative zone applied (most likely a rural zone) and any applicable mapped planning controls (known as "overlays").

What do Council's records identify for my property?

Council has undertaken a preliminary assessment to determine a possible zone for the DM area of your property. The assessment is based on: (i) information collected during the recent Shire wide Vegetation Mapping Review and (ii) primary land use (the predominant use of the land over the last two years).

Based on the *E zone Report* criteria, **Council's vegetation mapping indicates that all or part of your land has potential for an E2 or E3 zone.**

Based on Council's property information, **the primary land use of all or part of your land has been identified as 'Agricultural/Environmental/Other'.**

Where can I go to find out more?

To see what part of your land may be affected by a potential E2 or E3 zone or understand how primary land use was determined, you can view this and other supporting information on Council's website at <http://www.byron.nsw.gov.au/environmental-zones-e-zones>.

How can I have a say about the accuracy of this information

Council strongly encourages you to review the above information for your property and notify Council of any inaccuracies by **10 November 2017**. This can be done by:

- requesting a site inspection or making an appointment to speak with staff at Council's Mullumbimby offices by emailing joanne.green@byron.nsw.gov.au. Appointment times during the review period are between 9.00 and 12.00, Monday to Wednesday;
- talking to staff at various "drop-in" locations during October (see Council's website for dates/times);
- providing written feedback, which can be emailed to council@byron.nsw.gov.au or posted to Byron Shire Council, PO Box 219 Mullumbimby 2482 no later than **10 November 2017**.

Please include reference to the E Zone Review process, along with your property address and parcel number, contact details and a description of the changes you consider are required. You may also choose to include supporting information relating to primary land use and/or vegetation on your land. Council will review your feedback and may request your permission to carry out a site inspection of the vegetation on your property to inform amendments to the mapping.

If you require further assistance or advice regarding the above information, please contact Council's Environmental and Economic Planning division on ph (02) 6626 7126.

Yours sincerely



Alex Caras 1 Land Use Planning Coordinator