



9th October 2017

**\*\* LAND NOT 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: **131540**) is affected by this review.

***Council's records suggest that NO part of your land meets 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.



TRADITIONAL HOME OF  
THE BUNDJALUNG PEOPLE

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

### ***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 information collected during the recent Shire wide Vegetation Mapping Review.

Based on the *E zone Report* criteria, Council's vegetation mapping indicates that **NO part of your land meets the criteria for an E2 or E3 zone.**

Council will investigate a suitable alternative zone (most likely a rural zone) for the DM area of your property as part of the next stage of the assessment process. You will be notified in writing and have an opportunity to provide feedback when the next stage commences.

### ***Where can I go to find out more?***

For further information about the E zone review process and to view supporting mapping of the proposed environmental zones, please go to Council's website at <http://www.byron.nsw.gov.au/environmental-zones-e-zones>.

If you feel the above assessment of your land is incorrect, or you require further assistance or advice regarding the E zone review process, please contact Council's Environmental and Economic Planning division on ph (02) 6626 7126 by **10 November 2017**.

Yours sincerely



**Alex Caras** 1 Land Use Planning Coordinator

11 October 2017

**\*\*LAND AFFECTED BY A REGISTERED FORESTRY  
OR TIMBER PLANTATION AGREEMENT\*\***

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: 218320) is affected by this review.

***Council's records suggest that NO part of your land meets 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. Based on Council’s records your property is identified as being subject to a registered forestry or timber plantation agreement. Therefore **an E2 or E3 zone is NOT proposed over any part of your land.**

Council will investigate a suitable alternative zone (most likely a rural zone) for the DM area of your property as part of the next stage of the assessment process. You will be notified in writing and have an opportunity to provide feedback when the next stage commences.

***Where can I go to find out more?***

For further information about the E zone review process please go to Council’s website at <http://www.byron.nsw.gov.au/environmental-zones-e-zones> .

If you feel the above assessment of your land is incorrect, or you require further assistance or advice regarding the E zone review process, please contact Council’s Environmental and Economic Planning division on ph (02) 6626 7126, before **10 November 2017**.

Yours sincerely



**Alex Caras** | Land Use Planning Coordinator