

OUT22/16022

General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Attention: Steve Daniels, Planner
sdaniels@byron.nsw.gov.au

PP-2021-6076 Planning Proposal to Rezone 53 McAuley's Lane, Myocum

Dear Sir/Madam

Thank you for your correspondence of 5 September 2022 and the opportunity to provide comment on the proposed rezoning of Lot 8 DP 589795 from RU2 Rural Landscape and C2 Environmental Conservation to R5 Large Lot Residential, retaining the existing C2 land. The proposal also seeks to change the existing 40ha minimum lot size (MLS) to part 4000m², part 2.5ha and part 10ha MLS and to identify part of the subject land on the Multiple Occupancy and Community Title Map.

The NSW Department of Primary Industries (DPI) Agriculture collaborates and partners with our stakeholders to protect and enhance the productive and sustainable use and resilience of agricultural resources and the environment.

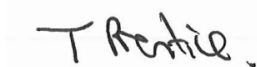
It is understood that the subject land has been strategically identified as a priority area for future rural residential development within the local strategic planning framework. It is also noted that the land is located adjacent to existing R5 large lot residential zoned land and is within an area generally characterised by development of this nature.

Sugarcane production occurs to the north of the site. The subject land is within 300m of this land use however the proposed concept layout including indicative dwelling sites, provides further setback from this land use. The C2 zoning on the northern boundary is also noted.

Given the strategic justification for the proposal and the distance between the subject land and existing agricultural production areas, no objection to the Planning Proposal is provided. It is understood that land use conflict risk between the proposal and surrounding land uses will be further considered at the development application stage.

Should you wish to discuss the matter further, I have arranged for Selina Stillman, Agricultural Land Use Planning Officer, to assist you. Selina can be contacted on 0412 424397 or by email at landuse.ag@dpi.nsw.gov.au.

Sincerely



26 September 2022

Tamara Prentice
Manager, Agricultural Land Use Planning