

**From:** [Paul Garnett](#)  
**To:** [Hancock, Natalie](#)  
**Cc:** [Caras, Alex](#); [French, Sharyn](#); [Burt, Shannon](#); [Tamara Prentice](#)  
**Subject:** RE: E Zone Review - Planning Proposal staging  
**Date:** Tuesday, 20 March 2018 3:13:26 PM

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G'day Natalie,

Thank you for this information.

As previously discussed in relation to Council's proposed use of the RU6 zone, we believe it should not be so restrictive as to amount to another environmental protection zone. It is also noted that in some instances farmland can be considered to have scenic qualities and I am not familiar with the land to which Council is proposing to apply the RU6 zone.

I have reviewed the list of proposed permissible land uses for the RU6 zone. Given that the RU6 zone is still intended to be a rural zone I think Council should consider broadening the scope of land uses that are permissible with consent. It is suggested that Council give consideration to including the following land uses as permissible with consent in the RU6 zone.

- Agricultural produce industry - this is considered important where existing farms may be located on land proposed to be zoned RU6 and processing of farm produce may be proposed;
- Farm buildings – this is considered important where existing farms may be located on land proposed to be zoned RU6;
- Dual Occupancies – the other rural zones in Byron LEP 2014 permit dual occupancies with consent and it is considered that the impacts of dual occupancies can be managed in a manner similar to dwelling houses. At the very least dual occupancies (attached) should be permitted with consent;
- Secondary Dwellings – for the reasons given for dual occupancies;
- Rural workers dwellings – where a farm may exist on land proposed to be zoned RU6;
- Plant nurseries;
- Recreation areas;
- Rural industries;
- Respite day care centres; and
- Information and education facilities.

It is considered that some of these rural land uses would not be inappropriate in rural areas at a small scale and while it is acknowledged that not all of these land uses would be suitable on all land within the proposed RU6 zone, it is suggested that consideration be given to making these land uses permissible subject to development consent, which would enable potential impacts to be assessed at development application stage.

Give me a call if you would like to discuss this matter further.

Regards

Paul

**Paul Garnett**

**Senior Planner**  
**Department of Planning & Environment**  
**Northern Region**  
**Locked Bag 9022**  
**Grafton NSW 2460**  
**T 02 66416607**  
**E [paul.garnett@planning.nsw.gov.au](mailto:paul.garnett@planning.nsw.gov.au)**



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**From:** Hancock, Natalie [mailto:Natalie.Hancock@byron.nsw.gov.au]  
**Sent:** Thursday, 15 March 2018 3:11 PM  
**To:** Paul Garnett <Paul.Garnett@planning.nsw.gov.au>  
**Cc:** Caras, Alex <Alex.Caras@byron.nsw.gov.au>; French, Sharyn <Sharyn.French@byron.nsw.gov.au>; Burt, Shannon <Shannon.Burt@byron.nsw.gov.au>  
**Subject:** FW: E Zone Review - Planning Proposal staging

Hi Paul

For your information, please find attached an information sheet detailing the proposed staging process for rezoning land in Byron Shire under the E Zone review project. Also enclosed is a copy of the Attachment 1 to a report going to Council on 22 March 2018 providing some detail around the proposed new Ru6 Transition Zone. Subject to Council endorsing staff's recommended process, we would be aiming to have Planning Proposal 1 forwarded around mid May to the Department for Gateway determination.

The report to Council also asks Council to note:

*Note that land currently zoned under LEP 2014 (i.e. not Deferred Matter land) where the landowner received an E Zone notification letter but did not request an E Zone designation, will be excluded from further consideration under the E Zone review process.*

Please do not hesitate to contact me should you wish to discuss this further.

regards

Natalie Hancock | Senior Planner- Sustainable Environment and Economy| BYRON SHIRE COUNCIL

P: 02 6626 7169 | F: 02 6684 3018 | E: [natalie.hancock@byron.nsw.gov.au](mailto:natalie.hancock@byron.nsw.gov.au)  
PO Box 219, Mullumbimby NSW 2482 | [www.byron.nsw.gov.au](http://www.byron.nsw.gov.au)  
Find us on Facebook [www.facebook.com/byronshire.council](http://www.facebook.com/byronshire.council)

*I acknowledge the Arakwal Bundjalung People and the wider Bundjalung Nation as traditional owners and custodians of this land and pay my respects to elders past and present.*

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