



Mr Mark Arnold
General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Dear Mr Arnold

Application under State Environmental Planning Policy No 1 for Boundary Adjustment at Lot 1 DP1231141, 45 Monet Drive, Montecollum and Lot 9 DP259415, Monet Drive, Montecollum

I refer to your letter of 29 July 2019 requesting the Secretary's concurrence in the above matter.

Following consideration of the application, concurrence has been granted to vary the 40 hectare minimum lot size development standard for land in the Zone 1(A) General Rural under the Byron LEP 1988 to enable the boundary adjustment between Lots 1 DP1231141, 45 Monet Drive, Montecollum and Lot 9 DP259415, Monet Drive, Montecollum.

Concurrence was granted in this instance for the following reasons:

- the proposal will not result in additional lots or opportunities for additional dwellings and will provide increased opportunities for the improved environmental management of the land;
- The areas of the existing lots are already significantly less than the 40 hectare minimum lot size development standard; and
- There is no public benefit in maintaining the development standard in this instance.

Should you have any further enquiries about this matter, I have arranged for Ms Rebecca Carpenter to assist you. Ms Carpenter can be contacted on 6643 6421.

Yours sincerely

13 September 2019

Craig Diss
Team Leader, Northern Region
Planning and Assessment