



New South Wales

Byron Local Environmental Plan 1988 (Amendment No 105)

under the

Environmental Planning and Assessment Act 1979

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*. (G97/00227/PC)

DIANE BEAMER, M.P.,
Minister Assisting the Minister for Infrastructure
and Planning (Planning Administration)

2005 No 64

Clause 1 Byron Local Environmental Plan 1988 (Amendment No 105)

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1 Name of plan

This plan is *Byron Local Environmental Plan 1988 (Amendment No 105)*.

2 Aims of plan

The aims of this plan are to:

- (a) allow, with the consent of the council, the subdivision under the *Community Land Development Act 1989* of the land to which this plan applies, and
- (b) allow, with the consent of the council, the erection of dwellings on the rural residential allotments created under that subdivision and the erection of common buildings and facilities on the neighbourhood property, and
- (c) rezone part of the land to which this plan applies as Zone No 7 (k) (Habitat Zone), and
- (d) designate the road works that are to be completed as part of the development proposal.

3 Land to which plan applies

This plan applies to Lot 2, DP 1005689, Coorabell Road, Coorabell, in the local government area of Byron, as shown edged heavy black on the map marked "Byron Local Environmental Plan 1988 (Amendment No 105)" deposited in the office of Byron Shire Council.

4 Amendment of Byron Local Environmental Plan 1988

Byron Local Environmental Plan 1988 is amended as set out in Schedule 1.

Schedule 1 Amendments

(Clause 4)

[1] Schedule 8 Land referred to in clause 29

Insert after item 47:

- 48 Lot 2, DP 1005689, Coorabell Road, Coorabell, in the local government area of Byron as shown edged heavy black on the map marked "Byron Local Environmental Plan 1988 (Amendment No 105)", for the purpose of a community title (village catchment) settlement that complies with the provisions of section 6.3 of the *Byron Rural Settlement Strategy 1998* adopted by the council, as in force at the commencement of *Byron Local Environmental Plan 1988 (Amendment No 105)*, but only if:
- (a) the council is satisfied that:
 - (i) the land is to be subdivided under the *Community Land Development Act 1989* to create a neighbourhood scheme that includes no more than 13 neighbourhood lots and one lot that is neighbourhood property, and
 - (ii) no more than one dwelling is to be erected on each of the neighbourhood lots, and
 - (iii) no part of the property is to be developed for the purpose of holiday cabins or tourist facilities, and
 - (iv) use and development of the land is in accordance with a neighbourhood management statement that includes provision for environmental management and enhancement, and
 - (b) the following infrastructure and matters necessary and incidental to the provision of that infrastructure are provided without any cost to the council:
 - (i) new access to the land, including appropriate slip lanes and bus bays, in a manner that complies with the standards set by the council,
 - (ii) widening of the pavement at the frontage of the land alongside Coorabell Road in a manner that complies with the standards set by the council,

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Schedule 1 Amendments

- (iii) widening of the pavement and culvert along Coorabell Road at the bend south of Keyes Bridge in a manner that complies with the standards set by the council,
 - (iv) widening of the pavement at the bend south of the travelling stock reserve south of Keyes Bridge in a manner that complies with the standards set by the council,
 - (v) culvert and bend widening of Coorabell Road 200 metres from the Binna Burra Road intersection in a manner that complies with the standards set by the council,
 - (vi) 230 metres of paved footway in Federal village connecting the preschool to the shop and park, and
- (c) the cost of any survey or resumption required to correct any existing deviation of Coorabell Road along the frontage of the land is borne by the applicant.

[2] Dictionary

Insert in appropriate order in the definition of *the map*:

Byron Local Environmental Plan 1988 (Amendment No 105)

BY AUTHORITY
