



Byron Shire Council Development Factsheet

What can I do on my property?

The starting point for all zoning, land use and development enquiries is the Byron Local Environmental Plan 1988 (BLEP 1988). Through the zoning tables and the accompanying zoning maps, you will be able to work out the range of land uses that are allowed in the zone that affects your property.

To ensure that you have the correct information relating to your property, Council strongly advises that you purchase a Section 149 Zoning Certificate.

Byron Council issues three types of certificates.

- 149(2) certificate – general (\$53)
- 149(2) & (5) certificate (\$133)

Urgent certificates are able to be requested and are available within 24 hours of the application being received by Council (during normal business hours). The additional fee for an urgent certificate is \$40.

To obtain a 149 Certificate complete the application form which is available from Council's Customer Service Counter or may be [downloaded](#) from the Council's website and return to Council with the appropriate fee to make your application.

While the planning certificate will state all the relevant planning instruments that apply to the property, it does not specify specific development standards or terms of the instruments. If a development is being proposed, it will be necessary to research thoroughly all of the terms of the planning instruments, which apply to the land.

Once you have determined what is permissible on your property and are considering a development, you are then required to address the more detailed planning controls of Council's Development Control Plans, such as Development Control Plan 2002.

Depending on the works that you are proposing or the location of your property, you may also need to refer to State Environmental Planning Policies (SEPP).

Refer to Council's page on '*Development related plans, policies and strategies*' for other information (www.byron.nsw.gov.au/development-related-plans-policies-and-strategies)

Further information

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#994047 (Last updated 28/11/2011)



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