

WEST BYRON MEGADEVELOPMENT

3 STEP SUBMISSION GUIDE

1. **SUBMIT TO BYRON COUNCIL BEFORE THURSDAY MARCH 29, 2018**

Email your submissions to: submissions@byron.nsw.gov.au (one submission for each Development Application)

- **Development Application #1 - Email subject:** Development Application: 10.2017.661.1 - Various Properties (Local Landholders)
- **Development Application #2 - Email subject:** Development Application: 10.2017.201.1 - Various Properties (Villaworld)

2. **OPEN WITH A PERSONALISED INTRODUCTION**

Who you are, how you fit into the community (or interact with Byron Bay as a visitor), and your thoughts/concerns on how the development will impact you, and your community

3. **BYRA'S SUGGESTED LIST OF CONCERNS**

Feel free to use the subjects below that matter to you. Even sending in just a personalised entry (above) without any of the facts below will be counted. Every submission counts.

- **A POPULATION INCREASE OF 25%**
The combined DA's propose over 1,000 houses, which will potentially increase the population of Byron Bay & Suffolk Park by over 25%, placing an immense strain on Byron's already inadequate infrastructure.
- **TRAFFIC CHAOS**
The development consultant states West Byron will generate over 14,000 vehicle trips per day on Ewingsdale rd. (after the initial claim that it would only generate 6,000 vehicle trips per day). This will almost double the current weekday traffic, dramatically affecting the efficiency & operation of Byron's major inbound road (in contravention of clause 101 of State Environmental Planning Policy Infrastructure 2007).
- **IMPACT ON OUR LOCAL KOALAS**
Byron's Koala population rely on scattered patches of suitable habitat south from the Brunswick River to Broken Head. West Byron has 5.5ha of scattered patches of core Koala habitat, of which 2ha (37%) is intended to be cleared. Severing of this vital corridor for movement from North to South will put more pressure on an already fragile Koala population.
- **FLOOD RISK & DESTRUCTION OF A WETLAND**
The development site is a drained wetland that is flood affected. It is directly adjacent to the Belongil Creek, close to the estuary and the Cumbebin Swamp Nature Reserve. Placing hard surfaces on it such as roads and slabs will decrease the capacity of the land to absorb water which has to find a way to drain, potentially causing flood risk to surrounding areas. Our wetlands are precious and must be protected. .
- **CUT AND FILL**
The proposal is to fill most of the site to 0.5m above the assessed flood level, which requires fill up to 3m deep, intending to import some 500,000m³ of fill, which can be expected to weigh around a 1 million tonnes. This will also add to current traffic problems, and take a toll on current infrastructure.
- **TOXIC RUNOFF INTO OUR WATERWAYS**
The West Byron site is a low lying wetland that feeds directly into Belongil Creek, It currently has highly acidic soils, Acid Sulfate Soils, and a high water table with significant pollutants. The construction process will expose our waterways to toxic heavy-metal runoff, and there is no management plan for effluent created by the development, where this will go?
- **FAUNA**
There are 35ha of remnant native vegetation on the West Byron Urban Release Area of which 10.6 ha is proposed for clearing. Local landholders are proposing to clear 1.8ha of Environmental Zones, and have made no attempt to minimise intrusions or assess the areas affected.
- **DAMAGE TO OUR LOCAL ECONOMY**
Byron Bay is an internationally renowned tourist destination, most of our local businesses rely on tourist dollars to survive and thrive - increased traffic congestion, polluted waterways & a generic mega suburb at our entrance will damage our reputation as a unique holiday destination.
- **THIS IS YOUR TOWN AND OURS**
The approval for the West Byron Development was taken from our local council. We don't want the financial gain of wealthy developers to come at the cost of our way of life, we choose to live here because we love it.

If you require more information, a thorough breakdown can be found via the Byron Residents Group website - www.byronresidentsgroup.org



#PROTECTBYRON

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