<name, address>

<phone number>

<email address>

<date>

**SUBMISSION**

**Development Application (10.2017.661.1)**

**Description:**  Subdivision of Six (6) Lots into One Hundred and Sixty Two (162) Lots consisting of One Hundred and Twenty Seven (127) Residential Lots, Twenty Five (25) Super / Master Lots (lots which can be subsequently subdivided, developed and purposely planned for residential development), Two (2) Business Lots, Two (2) Industrial Lots, One (1) Recreation Lot and Five (5) Residue Lots.

**Properties:**

364 Ewingsdale Rd, Byron Bay 2481 NSW (LOT: 1 DP: 520063)
394 Ewingsdale Rd, Byron Bay 2481 NSW (LOT: 2 DP: 542178)
412 Ewingsdale Rd, Byron Bay 2481 NSW (LOT: 1 DP: 780242)
Ewingsdale Rd, Byron Bay 2481 NSW (LOT: 1 DP: 201626)
Ewingsdale Rd, Byron Bay 2481 NSW (LOT: 7020 DP: 1113431)
Melaleuca Drv, Byron Bay 2481 NSW (LOT: 2 DP: 818403)

<please include a personalised objection, some examples include>

“I live in Ewingsdale and the noise from the subdivision will impact on my quality of life…”

“I am a local and I use the hospital frequently but the added traffic will cause even more delays…”

“I live in Mullumbimby and my kids go to the childcare centre in the Industrial estate the traffic is already chaotic…”

“I commute on Ewingsdale road daily and the proposed acoustic barrier is a visual pollutant…”

**I object to the Development Application as exhibited on the following grounds;**

* **A POPULATION INCREASE OF 25%**
The proposed development proposes over 127 residential lots and 25 super/master lots. This will potentially increase the population of Byron Bay by more than 25%, placing immense strain on Byron’s already inadequate hard infrastructure and social infrastructure.
* **TRAFFIC CHAOS**
The development consultant states West Byron will generate an extra 14,000 vehicle trips per day on Ewingsdale Rd. This will almost double the current weekday traffic, dramatically affecting the efficiency and 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 of the Brunswick River to Broken Head. West Byron has 5.5ha of core Koala habitat, of which 2ha (37%) is intended to be cleared. Severing of this vital corridor for movement from North to South for our already heavily impacted koala population will put more pressure on an already fragile colony.
* **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 and close to the estuary. 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, eventually, into Belongil Creek. Our wetlands are precious and must be protected.
* **CUT AND FILL**
The proposal will 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 has huge implications for contamination of Belongil creek and the Cape Byron Marine Park as well as the whole development will sit up high and dramatically alter the scenic amenity along Ewingsdale road.
* **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 Sulphate Soils, and a high water table with significant pollutants. The construction process will expose our waterways to toxic heavy-metal runoff, then we’ll be swimming, surfing & fishing in it.
* **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.  Species Impact Statements must be prepared for the Wallum Sedge Frog and Koala and these should be referred to the Commonwealth for consideration under the *Environmental Protection and Biodiversity Conservation Act 1999*.
* **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. There are also no guarantees that most of the properties will not be holiday let.

The decision-making about the approval for the West Byron Development was taken away 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.

For these reasons and all those expressed by the community over many years we appeal to the decision makers to reject **development application 10.2017.661.1** at West Byron. The proposal is plainly not suitable for the site.

Sincerely,

<your name>