

# West BYRON Urban Release Area

Newsletter No. 1 | July 2010

## Welcome

This is the first in a series of updates to provide you with information about the planning activities being undertaken for the West Byron Urban Release Area, a 100 hectare site located 2.5 kilometres west of Byron Bay. Most of the land is owned by the Byron Bay West Landowners Association. The land has been identified as a potential urban land release area for about 25 years.

We are in the initial stages of planning for the site and this newsletter is part of our initial discussions with the community and other stakeholders, as part of the State Significant Site Study. The study is a requirement of the Department of Planning, NSW in order for the site to be registered as a State Significant Site.

A feedback form has been provided for you to fill out to tell us your hopes in relation to the development of the site and any concerns and ideas. We encourage you to participate in the consultation process.

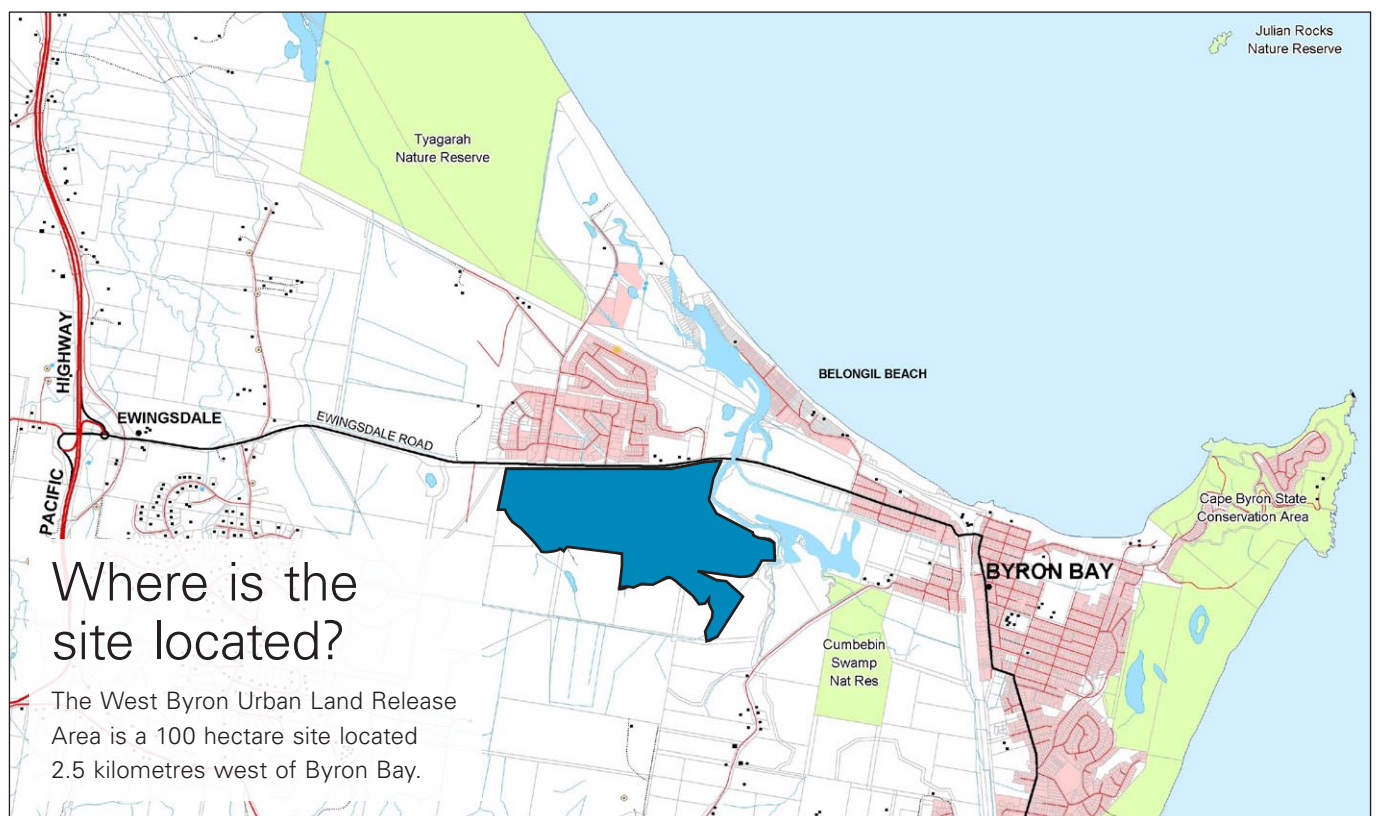
### **Byron Bay West Landowners Association**

## The planning stages

1. Undertake a State Significant Site study. This study includes a focus on environmental and technical factors, community and other stakeholders providing feedback on their hopes and concerns, consideration of other local and regional strategies and planning and urban design elements.

### **This is happening now.**

2. Develop a master plan and detailed development controls after the land is rezoned. This is dependant on approval being given by the Department of Planning.
3. Submit development applications for subdivision stages, including road design, lot layouts etc.



# The state significant site study process?

## Seeking your views and ideas

We recognise that the West Byron Urban Land Release Area is a significant parcel of land for the Byron Shire community and the Region. We understand that development needs to recognise the existing and future needs and aspirations of the community and other stakeholders.

The first phase of the study has recently commenced. To date we have held discussions with Council about technical aspects and future needs of the area.

Further consultation activities will be announced in the near future. The first step in engaging the community is to seek feedback on the project.

We want to ensure that we collect all of the local environmental information as well as have an understanding of community and government agency views and hopes for the site and any concerns.

You are encouraged to submit your feedback and ideas by completing a short questionnaire and returning it by 31st August 2010 to West Byron Project PO Box 57, Earlwood 2206 or email it to [localproject@optusnet.com.au](mailto:localproject@optusnet.com.au).

This form is available on the web at [www.westbyronproject.com.au](http://www.westbyronproject.com.au).

<p><b>Phase 1:</b> Application to the Department of Planning</p>	<p>In September 2009, the NSW Minister for Planning declared the land as a potential State Significant Site. This means the land is subject to a State Significant Site Study which will result in the land being rezoned.</p>
<p><b>Phase 2:</b> Investigation phase – environmental and technical studies and consultation with stakeholders</p> <p><b>WE ARE HERE</b></p>	<ul style="list-style-type: none"> <li>» Undertaken expert environmental and other technical assessments</li> <li>» Inform and seek feedback from the community, Council and State government departments.</li> <li>» Inform and seek feedback from the community, Council and State government departments.</li> </ul> <p>The focus of the investigations include : planning; civil services, infrastructure, internal road network design; traffic &amp; transport strategies; traffic noise and acoustic impacts; flooding; integrated water cycle management and water sensitive urban design; mosquito hazard; geotechnical, groundwater levels, soil pH, acid sulphate soils, contamination; archaeological heritage; visual impact &amp; landscape; social impact, demographic analysis &amp; affordable housing; marine ecology; air quality and odour; ecology; bushfire hazard and urban design.</p>
<p><b>Phase 3:</b> Design of zoning options and development controls for the site</p>	<ul style="list-style-type: none"> <li>» Professional planners and urban designers assimilate all of the information and issues to create a proposal for zones and other planning controls</li> </ul>
<p><b>Phase 4:</b> Refinement of preferred option through feedback from stakeholders</p>	<ul style="list-style-type: none"> <li>» Feedback sought from the community and other stakeholders</li> <li>» Further refinement of the preferred option following feedback</li> </ul>
<p><b>Phase 5:</b> Study is submitted to the Department of Planning for assessment</p>	<p>The study will identify land for environmental protection, residential development, open space and other uses. Results of the study are due late 2010 and will be submitted to the Department of Planning for consideration.</p>
<p><b>Phase 6:</b> Exhibition of draft Rezoning proposal for West Byron by Department of Planning</p>	<p>Assessment of submissions by Department of Planning</p> <p>Proposal is amended if necessary</p>
<p><b>Phase 7:</b> Determination and listing in Schedule 3 of SEPP Major Projects as a State Significant Site</p>	

## More Information

If you would like further information please contact the project team:

0407 240 430 (during business hours)

[localproject@optusnet.com.au](mailto:localproject@optusnet.com.au)

West Byron Project, PO Box 57, Earlwood NSW 2206.