

# BYRON BAY WEST LANDOWNERS ASSOCIATION

The Editor  
The Byron Shire Echo  
69 Jonson Street  
Byron Bay NSW 2481

13 January 2014

Dear Sir

Dailan Pugh's commentary (Echo, 6 January 2014) on the proposal for West Byron is inaccurate and misleading and the landowners encourage the people of Byron Bay and surrounds to review the proposal for themselves before forming an opinion.

While the inaccuracies in Mr Pugh's article are too numerous to mention in this letter, a few key points need to be made;

- There is no suggestion that the site be developed without appropriate contributions to infrastructure – including roads – improvements
- In fact, the proposal includes a commitment from the landowners of more than \$6 million towards the Byron Bay by-pass
- The potential population increases and resulting traffic increases mentioned by Mr Pugh are wildly inflated and provide no reference to his sources. The proposal documentation contains verifiable modelling from a variety of expert sources and show much lower population and traffic increases
- If approved, the actual population and traffic impacts from the completed development would occur over a period of 20 years
- More than 30% of the site is proposed for conservation zoning
- Cleared and degraded farmland land would be revegetated and would INCREASE the area of koala habitat and wildlife corridors, with a focus on connecting riparian areas around the Belongil Creek estuary
- The “proposed drain” Mr Pugh encourages people to oppose in fact already exists and is regularly excavated by Council's heavy machinery to provide drainage from the industrial estate. We agree that rehabilitation of the drain to a more natural state is appropriate to minimise oxidation of potential acid sulphate soils and the proposal would address this at Development Application stage.

25 years ago Council identified the need to address Byron Bay's traffic problem and nothing has been achieved. The problem won't go away if the rezoning of West

Byron is refused. What will go away is the best chance of getting this long-running issue addressed and financed.

Those concerned by Mr Pugh's assertions should review the documentation on the proposal – and the bona fides of the experts who have contributed – to see for themselves how all of these issues have been considered and addressed.

Further information can be found at [www.westbyronproject.com.au](http://www.westbyronproject.com.au) and the proposal documentation is at [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3547](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3547)

Yours sincerely

Stuart Murray  
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West Byron Project