

---

# BYRON BAY WEST LANDOWNERS ASSOCIATION

---

The Byron Bay Landowners Association is made up of the owners of the lands at West Byron which are currently under review for rezoning to allow for new housing, employment lands and environmental conservation.

Together, we have more than 100 years of personal commitment to the Byron Bay area. Most of us live in the area and have raised our families here. We are committed to Byron Bay for the long-term and we know about the impact of housing supply on local people and families.

There is some misinformation circulating regarding the proposal and its potential impact on the area. There is also misinformation regarding our commitment to the community.

We are proud of this proposal and ask that you consider it on its merits.

## SOME THINGS YOU MAY BE INTERESTED TO KNOW ABOUT THE PROPOSAL;

- This is a 20 year plan, housing and employment industry will come on line gradually, as would increases in population and traffic.
- We will pay financial contributions to improve roads as required by Council's Section 94 plan.
- Under a Voluntary Planning Agreement, we are also offering more than \$6,000,000 funding towards improvements of the town centre road network.
- Traffic jams will worsen if bottlenecks are not sorted. The West Byron development will fund construction of roundabouts and other works on Ewingsdale Road, and will provide a funding stream for major works in the town centre.
- Of the 108 hectare Study Area site, we are proposing more than 30 % of that area is to be zoned for conservation, increasing the area of koala habitat and wildlife corridors.
- The proposal includes detailed and expert plans to protect and improve the health of the Belongil Estuary.
- Following earlier community consultation, an entire urban precinct has been removed from the plan which will allow for additional revegetation and conservation zoning.
- The land is nominated in the Department's 2007 Far North Coast Strategy as the only residential release area for Byron Bay.
- There are NO OTHER viable options for increasing the housing supply in the area - to address housing distress and make housing more accessible and affordable and providing a diversity of housing options.
- We need new housing supply if we want our children to be able to afford to settle in the area they've grown up in, essential workers and tourism workers to live nearby and Byron locals to a range of options for staying local as they get older and their needs change.

All of the information on our proposal and our responses to community and Government feedback received to date is on Public Exhibition and you are invited to make comment to the Department of Planning and Infrastructure.

*We ask you to take the time to learn about the proposal, share your thoughts and contribute to the process.*

Further information about the proposal and the landowners is available at [www.westbyronproject.com.au](http://www.westbyronproject.com.au)