

West BYRON Urban Release Area

Easy Reference Guide

This Easy Reference guide provides links to specific documents within the West Byron submission that deal with your questions.

Issue	Reference document	Comment
Acid sulfate soils	West Byron SSS Study Appendix D_ Acid Sulphate Soils.pdf (5.442 MB)	<p>The West Byron study was prepared by qualified soil scientists with the benefit of geotechnical drilling and soil chemistry analysis, and reviewed by government agencies.</p> <p>We do not think it is credible merely to state the existence of potential acid sulfate soils and assume the worst, when the development process requires detailed earthworks plans at a later date and, as stated in the draft SEPP, an acid sulfate soils management plan if required.</p>
Fauna and flora, koalas	West Byron SSS Study Appendix G Ecological Assessment.pdf (57.84 MB) West Byron SSS Study Appendix H addendum. pdf (478.4 KB)	<p>Prepared by Dept. O & H environmental scientists, independently peer reviewed by a qualified and credible expert, and reviewed by the NSW Office of Environment and Heritage.</p>
Land use make up	5_Draft SEPP Amendment_ Maps.pdf (1.198 MB)	<p>Please also refer to the “Height of Buildings” map in reference to statements you may have read regarding “Gold Coast-style over-development”</p>
Anticipated development yield	West Byron SSS Study Appendix K - Social Final.pdf (2.286 MB)	<p>The rezoning process is not an application for X dwellings. It assumes an average yield of 17 dwellings per hectare.</p> <p>With regard to population, we are relying on ABS and State government projections for a long downward trend in household occupancy on the NSW north coast. This is the main reason why the State government (in the Far North Coast Regional Strategy) estimated the need for 51,000 houses for 61,400 additional people in the Far North Coast region. We do not accept a simplistic extrapolation of one figure from the 1996 census.</p>

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Other available land release areas in Byron	www.planning.nsw.gov.au/plansforaction/pdf/fncrs_map_sheet2_byron.pdf	<p>The Far North Coast Regional Strategy is a projection for 25 years growth in the region through to 2031. Council would need to support any new land release areas outside the FNCRS, and there are State government guidelines to consider for variations to the FNCRS.</p> <p>Other than West Byron, there are fragments of land around Bangalow and these have already been rezoned</p>
Adequate available infrastructure	<p>West Byron SSS Study Appendix P Engineering Advice - April 2011.pdf (11.98 MB)</p> <p>Rous Water.pdf.PDF (719.0 KB)</p>	<p>We have been advised by the relevant authorities that capacity is available in relevant infrastructure.</p> <p>It is standard practice for Councils to collect contributions from developments to fund infrastructure improvements (i.e. section 94 contributions plans).</p> <p>The question is not whether infrastructure is available, but whether it can be made available. Our studies show that the answer is “yes” on all counts.</p>
Roads contributions	<p>1_Draft Voluntary Planning Agreement_Explanatory Note.pdf (22.74 KB)</p> <p>2_Draft Voluntary Planning Agreement.pdf (247.2 KB)</p>	<p>The Voluntary Planning Agreement outlines the contributions the developers will make. How these are used will be determined in consultation with Council and the RMS in the best interests of the community. It is not for the developers to make this determination on behalf of elected representatives or officials.</p>

Have another question?

Email us at localproject@optusnet.com.au and we'll show you where to find the answer. We'll also put the link on this list for everyone to see.