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The General Manager  
Byron Shire Council  
PO Box 219  
MULLUMBIMBY NSW 2482

Dear Madam,

**SUBMISSION ON DRAFT LOCAL ENVIRONMENTAL PLAN 2006 FOR BYRON BAY AREA**

**I object to and oppose the draft LEP 2006 on the following grounds:**

- There is no measurement of the social and economic impacts created by the draft Plan - the community need to know this information now not after it is adopted. The abolition of holiday letting alone will create major economic side effects on businesses dependent on this sector whether it be cleaning, masseurs, yoga schools, gyms, kitchen staff, gardeners and the many businesses and workers involved in servicing this sector
- No new land is to be released for housing in the Plan area except for Belongil Fields site, which is earmarked for low cost, low-density welfare housing.
- The draft Plan does not attempt to address housing choice and availability - its a one model suits all LEP, based on an outdated model of the single dwelling on a 600 or 800 square metre block
- Only one area is zoned for medium density housing, at Clarks Beach. Yet it is almost completely developed with little further opportunity for any more intensive development
- The draft Plan espouses inter-generational equity. Where is the inter-generational equity in denying the children of the residents of Byron Bay the opportunity to live here near their parents and grandparents by providing no new land or no opportunity for increased housing density?

- The proposed wildlife corridors cover almost all the land in the Plan and will impose severe restrictions on what are presently lawful activities. This needs to be spelt out clearly for residents so they know what they are agreeing to
- There is no infrastructure plan for the town exhibited, no traffic management plan, and no stormwater plan no community facilities plan. Just what outcomes can we expect this Plan to deliver during its lifetime?
- The Byron Bay bypass location appears to be rezoned for environmental conservation - thereby removing the only option of relieving traffic congestion in the CBD.
- Council should have exhibited a draft Development Control Plan to show what Byron Bay will look like in 10 years, and showing how the infrastructure is to be upgraded
- Council should have exhibited a draft Section 94 Plan showing how the new infrastructure required for a town of 15000 is to be funded.
- Many existing use rights are to be cancelled out of existence by the draft LEP and there is doubt whether Council can override state legislation in this way.
- New sites in town are listed for inclusion in the Heritage register without notice to the owners

I call for the Council to conduct a public hearing into the draft LEP and to appoint an independent commissioner to chair the hearing.

Dated:

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