

**From:** [REDACTED]  
**To:** <plan\_comment@planning.nsw.gov.au>  
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**Subject:** Application No: 050091

Submission from: [REDACTED]

NSW 2483

#### BAYSIDE BRUNSWICK CONCEPT PLAN

Application No: 050091

Location: Lot 1 DP871039, Bayside Way, Brunswick Heads.

Proponent: Codlea P/L

Council Area: Byron Shire

Political Donations: We have made no political donations in the last 40 years

#### A STATEMENT

What follows is not an outright objection to the proposal. Rather, it is a plea to ensure that:

- (1) Existing problems are corrected before proceeding; and
- (2) With proper planning additional problems are not created.

We assume that all levels of government will be co-operating to guarantee a first class development which will not become a burden on Bayside residents or a blight on Brunswick Heads.

#### 1. INCREASING POPULATION IN BAYSIDE

Currently there are approximately 150 homes in Bayside. The additional 175+ homes will increase the population from about 450 to about 1000. This is a significant increase (50%) for Bayside and will mean that Bayside will form a very significant proportion of the population of Brunswick Heads (about 30%) and thus should command better attention than it appears to have had in the past.

#### 2. INCREASED TRAFFIC MOVEMENTS

The big increase in population will mean more than a doubling of traffic movements in a suburb made up of many narrow streets. This is a major concern considering the number of children residing here and the fact that this burgeoning suburb has only one and the same entry and exit at the intersection of Bayside Way and Old Pacific Highway. At the moment great care needs to be taken at this intersection and serious accidents are avoided with a big dose of luck. Safety at this point is of paramount importance and can be achieved only by the provision of a simple roundabout and overhead street lighting which really should have been incorporated in stages 1 and 2 of the Bayside development. At opening and closing times we already have significant traffic congestion at Lillipilly Preschool at which is now effectively a dead end. With the new development the preschool will front onto a very busy through-street, the extended Bayside Way. There should be a solution to this problem before proceeding. Additional parking may be part of the solution.

Ultimately there will be a need for increased bus services for school children requiring bus turning zones, pick-up and set-down zones and bus shelters all with utmost safety in mind.

Please note that this suburb is not serviced internally by public transport other than school buses, adding to its isolation for elderly, youth and those with mobility problems

#### 3. DRAINAGE

During periods of heavy rainfall the existing drainage system overloads at several points. On Bayside Way at the corner near "Brunswick Wholesale Plants" the water is so deep that residents refuse to risk driving through it. This can easily be fixed by widening the drain between that point and Simpsons Creek.

The drain/floodway between Kingsford Drive and Excelsior Circuit cannot possibly carry anymore runoff and the pipes along it under Bayside Way only just cope. All runoff from the new sub-division must be kept separate from the existing runoff controls. The new subdivision must have its own independent drainage system emptying into Simpsons Creek or else existing homes will be flooded.

#### 4. CARE OF MEDIAN STRIPS AND PARKLANDS

Until very recent times Council mowing of Bayside Parks has been irregular and less than that offered in other parts of the shire. Parks and gardens in downtown Brunswick Heads, Mullimbimby and Byron Bay are attended to on a regular basis. Bayside often appears to be neglected or given low priority.

The downtown areas of Brunswick Heads, Mullimbimby and Byron Bay are attended to more regularly than Bayside. Quite often council staff are deployed to Byron Bay to "clean up" after major events. This robs Brunswick Heads of much needed labour and it is obvious that no "pay back" occurs.

If Council can't handle the current load how can it handle the increased load of this proposed development? Council's answer should be publicly announced before the development is approved.

#### 5. WALKWAY TO THE CBD

The existing illuminated walkway from the CBD to Brunswick Bowling Club should be extended to Bayside. This would reduce the current isolation suffered by many who lack their own transport. Also, it is only fair and reasonable that such a large suburb enjoy the same services as the rest of Brunswick Heads

#### 6. CYCLEWAY

The current excuse for a cycleway takes up half the existing footpath making it dangerous for young and elderly alike. Many older people avoid the bikes by walking in the grass on the other side of Bayside Way. Will the current proposal overcome this problem?

#### 7. TIMETABLE OF COUNCIL WORKS

There is a very noticeable downturn of council work in Bayside when Byron Bay schedules major events- preparing Byron Bay, cleaning Byron Bay, restoring Byron Bay, paying overtime to fix Byron Bay, reassignment and redirection of outdoors staff to Byron Bay- at the expense of areas such as Bayside. How will this additional large residential area with its large area of parklands assist in overcoming this existing problem? Where is the council plan?

#### 8. ACCESS TO BRUNSWICK HEADS CBD

It is becoming increasingly difficult to access reasonable car parks in the CBD especially for those seniors who are less mobile. This is exacerbated by the never ending promotion of our town resulting in high levels of tourist visitation throughout the year. On most sunny days one needs to be downtown before 11am to gain a reasonable parking space. Where in this proposal are ideas to overcome this basis problem of ratepayers not being able to relatively easily access the services of the CBD in their own town?

#### 9. POLICE PRESENCE IN BAYSIDE

Currently it is negligible and thankfully it has been and continues to be a safe area. With over a doubling in population one would expect that a detailed examination of this aspect has been carried out. What were the results and what significance do these have for policing in Bayside and Brunswick Heads?

#### 10. FUTURE SUBDIVISIONS

Are further residential sub-divisions in the same area on the radar? Is it possible that further residential expansion be considered in the future? How large will they be? If so, the future impacts of this current proposal become magnified several times over. Suffice to mention the traffic implications at the intersection of Bayside Way and Gulgan Road.

Much thought needs to be applied before this proposal is given the green light. A proper public meeting would be a good start

WE DO NOT WANT OUR NAMES TO BE MADE AVAILABLE TO THE PROPONENT, OTHER INTERESTED PUBLIC AUTHORITIES OR ON THE DEPARTMENT'S WEBSITE