

The General Manager
Byron Shire Council,
Station Street
PO Box 219
Mullumbimby 2482
council@byron.nsw.gov.au

RE: D.A 10.2009.314.1
Proposed Staged Subdivision development with first stage to create 31 residential
lots, public roads and open space. Coral Avenue, Mullumbimby.
Lot 2 DP 785041 and Lot 170 & 171 DP 720414

Dear Sir,

This D.A for the proposed Tallowood Estate subdivision must be refused and a Master Plan produced. The Master Plan should clearly show the overall plan for development at the total site. Master Plans are an accepted, often mandatory component of statutory planning processes for this kind of staged land development.

No determination should be made without a Master Plan when the Lots (Lot 2 DP 785041 and Lot 170 & 171 DP 720414) have issues relating to traffic, intersection upgrades, flood mitigation, flood free access, sewerage, open space, storm water run off, bush fire risk, threatened species habitat, impacts on koalas, developer contributions, and regionally significant farmland. These issues need to be addressed in various planning instruments including but not limited to the Environmental Planning & Assessment Act, Byron Local Environment Plan, Mullumbimby DCP and Threatened Species Act. The guiding principles for the management of these important aspects should be clearly stated in the Master Plan.

This DA application is part of a staged development where the total number of lots is unknown. Without a Master Plan and until the entire development is fully disclosed Council and the community are subject to the numerous serious impacts of poor planning as a result of development by stealth. This is contrary to all modern planning principles and good governance by Council and it is noted in the Mullumbimby Settlement Strategy that "development decisions must consider potential and cumulative impacts".

Yours Sincerely,