

Final comments on the Federal Village Masterplan



Submitted on date: 28 October 2022, 12:53PM

Receipt number: 1

Related form version: 2

First Name linda

Last Name Hancock

Organisation

Email

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any final comments

P. 13

RE: "One of the actions in the Federal Masterplan is for Council to

undertake a review of its Development Contributions Plan to investigate separating Federal from the rest of the hinterland communities, thereby helping to ensure that local development

funds local infrastructure".

Question: the backlash on funding from some vocal hinterland individuals heard at forums would seem to have influenced this paragraph.

Would it not be better to say:

"One of the actions in the Federal Masterplan is for Council to undertake a review of its Development Contributions Plan to investigate how both Federal and hinterland communities, known to support and use Federal services, infrastructure and facilities thereby helping to ensure that local development including surrounding districts connecting to Federal fund local infrastructure".

p. 23

"Federal is increasingly under pressure from rising tourist numbers,

which is causing significant congestion and impacting the amenity of

our village and our ability, as locals, to access the village's facilities".

Question: this statement is rather negative and could be softened by saying something like:

“Federal is increasingly under pressure from rising resident and tourist numbers. While increased popularity of Federal can significant congestion especially on weekends and impact the amenity of our village and our ability, as locals, to access the village’s facilities this is about balancing different interests. Tourism brings local jobs and more amenities for locals, so much of this is about the Masterplan providing better ways of us all sharing what Federal offers as a Byron Hinterland community. Linked pathways and parking for example at Federal preschool can help in this.”

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p. 28

Who will this project benefit?

“ All users of Federal Drive”

Question: is this a bit bland?

Suggest: “All users of Federal Drive including village residents, hinterland residents and tourists who all contribute to the local economy and enhanced amenity of Federal”.

Supporting information

Final comments on the Federal Village Masterplan



Submitted on date: 31 October 2022, 9:21AM

Receipt number: 2

Related form version: 2

First Name George

Last Name Palmer

Organisation

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Please add any final comments

The formation of the Steering Group and the development of the MasterPlan has been done without following the Code of Conduct required by law. Any changes to the current LEP or DCP should not benefit selected members for the Steering Committee without it being seen as a Conflict of Interest. This conflict has been seeded from inception. All references to the LEP / DCP or zoning need to be removed.

Supporting information

Final comments on the Federal Village Masterplan



Submitted on date: 7 November 2022, 10:46AM

Receipt number: 3

Related form versions on: 3

First Name Gavin

Last Name Elterman

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Please add any final comments

In principle, I support a Masterplan for Federal.

Concerns about traffic calming, disabled access, street parking, safe school bus pick-up and drop-off, provision for jobs and services, and adequate water supply for firefighting in the village are clearly all issues that need to be addressed.

Version 1 of the Draft Masterplan:

While it addressed some of the community needs as above, its main focus was turned towards changing the LEP/DCP in an unfair attempt to slow or stop the Fed Sheds and other potential developments.

This was confirmed by Council's Business Paper for the Ordinary Meeting on 11th August 2022 (pg. 229) which specifically deals with this question from a planning law perspective and states:

"Council must accept lawfully made DAs and consider proposed planning instruments through the assessment process. There is no draft planning instrument that will supersede Byron DCP 2014 and Byron LEP 2014 that has been exhibited. Although not a legal matter for consideration under the provisions of the EP & A Act, the Draft Federal Village Concept Plan has been considered by Council officers and the proposal for light industry on this site is not considered to be contrary to the intended outcomes of the

Draft Federal Village Concept Plan that was exhibited in late 2021.

Consideration of the Draft Concept Plan has also been given in terms of the proposed conditions of consent in terms of road widening and footpaths and the like. It is unreasonable to withhold the determination any further, considering the merits of it and that it has been with Council since early 2021.”

Version 2 of the Draft Masterplan:

This is more subtle, but still unacceptable.

Clearly those driving the Masterplan were made aware by community objections to the serious overreach of its powers. Version 2 has now deleted Clause 10A and reworded 10B. The objections lodged to the Version 1 of the Draft Masterplan notified “the committed group of 10” of the conflict-of-interest issues. It appears that certain of its members are attempting to disadvantage other commercial landowners in the village, whilst they themselves stand to benefit from these changes by being owners of other commercial property in the village themselves.

Version 2 is an attempt to whitewash Version 1, but it still makes veiled attempts to change zoning and impose conditions on other landowners, but clearly does not negatively impact the Steering Group members own significant holdings of commercial property in the village.

If Councils funds are going to be used to perform a study and create a Heritage Conservation Area, it should capture the entire Masterplan focus area on page 7 of the report. It is only fair and equitable that this will include all of the commercially zoned properties some of which, as mentioned, are owned by members of the committed 10 that are steering this process.

Clearly there are still some serious issues with Version 2, despite the attempt to obfuscate, given that members of the Steering Group that developed the Draft Masterplan have financial interests that do not appear to have been properly addressed according to Council’s Code of Conduct for Council Committee Members, Delegates of Council and Council Advisers. Two families, who are active members of

the Steering Group, between them own about 7,300m² of land in the RU5 Zone Village Centre.

The brief mention at the end of the document on page 45 is clearly misleading, as it purports to be a disclosure of interest, which may lead the community and Council to wrongly conclude that proper disclosure has been made, when in fact it has not.

The Draft Masterplan attempts to ensure that Lot 1 will become part of the village green by incorporating a landscaped link between Federal Drive and Jasper Corner. This will impact the practical use of that lot, and therefore its value. This proposal is counter-intuitive as the ability for a perfectly good pathway already exists directly behind Lot 1, which is Council owned and part of the park itself, already connecting the park to Roses Road. If the pathway continues to go through what is already public land there would be no burden of liability insurance, or lighting at night for the proposed access imposed on the owner of Lot 1. One would imagine that at some point in the future Lot 1 will be developed. Maintaining a clearway through Lot 1 which could be commercial space, mixed with a park that is open to the public 24 hours a day, is not sensible urban planning.

Version 2 also states there are “two 4000m² vacant RU5 blocks on the main street within the village center that are yet to be developed, and some large RU5-zoned lots could meet the requirement for subdivision or strata dual occupancy parcels of land in the village.

This statement is not accurate. Lot 1 is 5000m² not 4000m². Lot 10 is not vacant. Surely the Steering Group are aware that there has been a DA with Council for a light industrial usage for almost 2 years, which they have opposing vehemently through an ugly social media campaign, and a Go Fund Me Page.

Affordable Housing;

On page 21 of Version 2 of the Draft Masterplan reference is made to the need for Affordable Housing.

It has been suggested on numerous occasions that Lot 1 and Lot 10 be used for this purpose. Given their location on the High Street we believe that this is not appropriate. Clearly a more suitable location would elsewhere, adjacent

to the High Street. Reference is made to “some large RU5-zoned lots could meet the requirement for subdivision or strata dual occupancy parcels of land in the village”. I agree but see no further mention of the opportunity.

Contributions:

On page 13 of Version 2 of the Draft Masterplan, Action 12 states:

“One of the actions in the Federal Masterplan is for Council to undertake a review of its Development Contributions Plan to investigate separating Federal from the rest of the hinterland communities, thereby helping to ensure that local development funds local infra structure”.

Federal is a relatively affluent area, but its residents use the beaches and services of Byron Bay, Bangalow and other hamlets. It appears that not only do the proponents of this motion want to retain the local contributions, but also wish to continue to enjoy the benefits of greater Byron Shires contributions.

I agree that we need to carefully manage the growth of Federal Village, but the socially responsible thing to do would be to encourage Federal and its residents to be a part of Byron Shire, rather than apart from Byron Shire.

Final comments on the Federal Village Masterplan



Submitted on date: 7 November 2022, 12:04PM

Receipt number: 4

Related form versions on: 3

First Name George

Last Name Palmer

Organisation

Email

Phone

Please add any final comments

7.11.22

Dear Steering Committee,

Thank you for your commitment to improving Federal.

As I understand it, the Masterplan was initiated primarily to address traffic and infrastructure and was later broadened to consider the availability and affordability of housing and the adaptation to climate change.

This was done as a test to build a framework for community-lead planning for the Shire and was guided in its initiation by Professor Cath Fisher using deliberative democracy methodology to ensure that all stakeholders are fairly represented.

The involvement of an independent facilitator is a requirement under the Model Code of Conduct for Local Councils. <https://www.olg.nsw.gov.au/wp-content/uploads/model-code-of-conduct-for-local-councils-in-NSW-2018.pdf>.

It is understood that Professor Fisher is no longer involved in the process and has not been replaced. This undermines the legality of the MasterPlan.

I have had limited direct involvement with the Steering Group. Communications to Byron Council officers Andrew Fitzgibbon and Isabella Hawton have been via email and have questioned the above as well as the Conflict of Interest that arises from members of the Steering Group owning commercial property within Area 7.

<https://www.icac.nsw.gov.au/prevention/basic-standards/conflicts-of-interest>.

These are important issues for all involved and require immediate consideration.

I have requested all references to zoning be removed from the MasterPlan and was disappointed to see that this request was ignored.

Kind regards George.

Supporting information

Final comments on the Federal Village Masterplan



Submitted on date: 7 November 2022, 7:55PM

Receipt number: 5

Related form versions: 3

First Name	Sandra
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Please add any final comments

Federal Village is unique in the Hinterland and has its own special character thanks to decades of dedicated community and volunteer work and the pride the locals take in their village and community. Federal is an attractive destination and is enjoyed by locals and visitors alike. The Masterplan has been heavily weighted towards obstructing Fed Sheds DA and finding a way to take over the plot at Roses and Federal. I believe a lot of valuable energy has been spent in this regard when it could have been directed more towards how best to participate in the arts and culture economic opportunities of the Shire as a whole for example. There is only one small sentence on page 12 of the Draft under Action 10 "Hold regular community -focused events that support and champion the local arts community" To quote David Leser (SMH JULY, 2021) "As Richard Florida, the American urban studies theorist and bestselling author, once said: "Beneath the surface, unnoticed by many, an even deeper force [is] at work – the rise of creativity as a fundamental economic driver and the rise of a new social class, the Creative Class.'""

Federal has a rich and diverse community of artists, artisans and makers; we need to see this as a natural renewable resource and foster it.

Federal Village has a wonderful informal rural character and it needs to be especially carefully considered when implementing the street and traffic design upgrades so that they don't end up being hard, heavy civil works and

overshadowing the softer and lighter nature of the Federal Drive streetscape.

What has changed?

The first document was not “confusing”, it sought to obfuscate certain objectives, however, although some points have been dropped, the rest have now just been reshuffled.

The concerns raised regarding conflict of interest and certain members of the Steering Committee owning land in the commercial zone while seeking to rezone other areas of the village has not been addressed at all.

Action 15 is still of concern as we believe the LEP and DCP function adequately as intended.

The Village main street, Federal Drive from Coachwood Ct to the intersection at Binna Burra, is the natural zone for commercial use as it already has the General Store, Moonshine, Doma, Tin Shed and the Church and Hall at Jasper Corner. Traffic through the village should be subject to a shared zone speed limit, speed cameras should be installed and fines should apply.

The overriding objective of the Masterplan has been to stall DA fair process and use the Masterplan as the authority to do so.

The Steering Group has convinced the community of this and used a vigorous social media campaign to promote this agenda.

The Masterplan is essential to preparing for a 20 year vision and a great deal of work has been done by the community to bring it this far. There are many things to consider as the community grows and we need to respond with creative solutions which embrace the opportunities change brings while also being responsible custodians of the lifestyle and place that is Federal and its vibrant community.

Final comments on the Federal Village Masterplan



Submitted on date: 8 November 2022, 12:46PM

Receipt number: 6

Related form version: 3

First Name Briget

Last Name Palmer

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Please add any final comments

Please see attached file for comments.

Supporting information

[Federal Masterplan- Comments November 2022...pdf](#)

FEDERAL MASERPLAN

I have been a non permanent resident of the Byron Shire for the past 45 years. I spent all of my childhood holidays in the Byron and Hinterland areas and it holds a very special place for me.

After reviewing the Federal Masterplan, what I believe is most important for this town moving forward is to quite literally provide a 'town'.

Somewhere to get a bite to eat or an alcoholic beverage (Doma is a good start), to provide both retail and office space for all the local creatives and small business people, and therefore provide employment for the locals as well.

The Masterplan needs to accept the fact that the town needs facilities and services to accomodate the changing environment and look towards supporting those who have proposed such amenities.

I think aesthetically the Masterplan hits the spot but do wonder why items such as Fire Plan and Flooding Plans are not as solid as they could be. To me, these two items along with the road repairs would seem paramount in importance.

I want to reiterate that I support development of Federal Town. I understand we need to keep this beautiful town as quaint and true to its heritage as possible but I don't think that should be at the detriment of the town's people by providing no services, Restaurants, Cafes and/or retail space.

And please let it be known I fully support the Fed Sheds development. This is exactly the type of development we need in Federal. The plans and style of the Fed Sheds could not be more 'Federal' and it would provide so much fantastic space to bring work, life and energy to the town.

The world we live in is a different place post Covid. The way we work has changed as too has where we choose to live and our priorities.

I sincerely hope that Federal gets the chance to move forward with these changing times and can accomodate all the needs that this will entail.

Kind regards,

Briget Palmer