
Responses to claims circulated

Claims that circulated in The Echo Newspaper about the project were premature, misinformed and in some cases entirely false. The working group is committed to clear and truthful information that it shares with the public. Below are the Bruns Eco Village Working Group's responses to these claims.

Claim 1: No Strategic Planning

The Bruns Eco Village Project is being informed by the strategic planning being released and currently undertaken by Byron Shire Council. The working group has commenced dialogue with Council staff about the project.

Claim 2: Inappropriate zoning

The project will require rezoning, which will be guided by the strategic planning of Byron Shire Council. Current zoning does allow a school to be built on the site.

Claim 3: Environmental impacts are substantial

The rezoning process will address the positive and adverse impacts associated with the proposal. The Bruns Eco Village is determined to be as sustainable as possible in energy and waste and result in improved ecological values of the land. The plan is to enhance the environmental values of the land of which a majority is old farm paddocks.

Claim 4: Lack of development approval

Bruns Eco Village has never claimed to already have the Development Approval and is in process of lodging necessary applications for the project, which is expected to take a minimum of 18 months.

Claim 5: Located right next to future Brunswick Heads Electrical Substation

Approximately 5 acres of land adjacent to the Bruns Eco Village site in the north, is owned by Essential Energy for a possible future substation. Verbal communication with Essential Energy so far has indicated no foreseeable plans to build a substation and was purchased as a safety precaution if energy use increases substantially in Brunswick Heads.

The Bruns Eco Village has initial plans in collaboration with Future Feeders to lease the site for 10 years for a Community Supported Agriculture project.

Claim 6: Serious geotechnical issues

All planning issues including geotechnical matters will be investigated and reported on in the DA planning processes associated with the project.

Claim 7: Significant Aboriginal heritage concerns

The Bruns Eco Village Working group deeply respect the indigenous culture and values of the area and the land and are in the process of addressing any such values in the manner stipulated by the

planning process. Any sites of indigenous heritage value identified by the planning process will be appropriately protected.

Claim 8: Toxicity of land at the unremediated dip site

The old dip site was remediated by the Department of Primary Industries in early 2014 to their quality standards. Additionally recent tests on the nearby fresh spring and water bodies have shown no trace of any contaminants. Again, the planning process will address any required buffers.

Claim 9: High-density development as compared to rural lifestyle

The proposal is intended to be designed around residential hamlets (clusters) set in an enhanced rural environment with the number of houses limited to the sites environmental constraints. Significant areas of the site will be dedicated to enhanced ecological habitat together with common land for recreation and local food growing.

It is anticipated that the agricultural production on the site alongside the proposed residential use will be greater than the rural land currently generates.

Claim 10: No traffic assessment

All issues associated with traffic and the local road system will be investigated and reported on in the planning processes associated with the project. It is anticipated an improved local road network will result from the proposal.

Claim 11: Adequacy of capital projections

The current economic modelling and projections of the project are preliminary which reflects the stage the project is at in the planning process. Conventional housing projects are made public later in the planning process when costs are better known.

This project is different as it seeks to engage with the end users very early in the process and include the end users in the planning process of their eventual home. Costing's will continually be refined during the planning process.

Claim 12: Lack of transparency

The Bruns Eco Village is committed to transparency in the project and has made publicly available our projected preliminary costs and planning of the project as well as backgrounds of the working group. We are also answering any questions fielded by people to the best of our ability.

Claim 13: Adequacy of financial modelling

Current economic modelling of the project has used standard building and infrastructure costs in the industry. The financial modelling will continually be refined during the planning process.

