

## DA Submissions Report - Advertising LV2

### Close Date from 11/08/2018 to 1/09/2018



DA Number: 10.2018.372.1  
Submission Method: ESERVICES

Include Applicant: Yes  
Include Parcels: Yes

DA / Submission Type / Number	Date	DA Description / Categories
<b>10.2018.372.1</b>		Use of Dwelling House to Create Dual Occupancy (detached)
<b>Parcel LOT / DP</b>		<b>Property Address</b>
210910 LOT: 2 DP: 860652		361 Huonbrook RD HUONBROOK

#### OPPOSE

**30.2018.13090.1**      22/08/2018      **Categories: DA OPPOSE**      Submission Method: ESERVICES  
Submission by: Mrs M Fox

Submission re. Development Application NO. 10.2018.372 361 HuonbrookRoad HUONBROOK NSW 2482 Type of Work: Use of Dwelling House toCreate Dual Occupancy (detached) Applicant: Mr S ToneguzzoCertifier: Byron Shire Council Application No.: 372/2018 DateLodged: 27/07/2018 Cost of Work: \$47,500.00 Objection: FromByron shire website on how a decision is made on a DA: Developmentapplications must be considered in accordance with the applicablerequirements of the Environmental Planning and Assessment Act 1979,Environmental Planning and Assessment Regulation 2000, SEPPs andCouncil development policies. In determining a developmentapplication Council considers the following matters (refer to section79C of the Act and Part 6 Division 8 of the Regulation) eg: â €Provisions of the relevant planning instruments and policies; Ithink Council has regulations regarding the number of dwellings on aproperty and that there must be approval for sites for dwellings. .Mr Toneguzzo has a large house, a secondary dwelling and numbers ofother large buildings. Has Council inspected the extent of MrToneguzzo's present buildings before he builds more? He hasconference facilities with accommodation already on the site. Thesewere recently used by Stone and Wood employees for a conference. Thepresent commercial use of the land for meals at his restaurant by MrToneguzzo is causing cars to park on the public road. This occurs onone of two nearby blind corners. On one occasion this month, carswere parked on the road around to the second blind corner. InCanberra when I had a home business I was required to provide parkingbehind the building line, on a quarter acre block. Surely a ruralland owner must have the same requirement to provide parking off the road for his customers. â € Likely impacts of the proposeddevelopment; His intention with his land is not affordable housing,rather conference and tourist activities. The road to HuonbrookValley, particularly from Three Ways, is often in very poorcondition. The bitumen section is easily damaged by rain followed byheavy traffic. It is a cause of frustration and expense to locals asour cars need repair of damaged suspensions and side swipes. Ourneighbour's car was written off in one such incident near MillRoad. There are no warning signs anywhere on Wilsons Creek Road orHuonbrook Road indicating narrow winding roads ahead. Visitors areoften unaware they have to pull off the bitumen onto the shoulder in order to avoid collision. The infrastructure up here is not up to thetourist traffic we currently endure. Huonbrook is a dead-end road soperviously the number of vehicles has been limited to residents andtheir personal visitors. â € Suitability of the site for theproposal; The property of 361 Huonbrook Road does have a highbiodiversity and environmental value, which needs to be protected. Amore suitable site for conference and brewery with many visitorswould be closer to town. Has Mr Toneguzzo had environmental impactsurveys done for his development? I quote fromPDF-of-E2018-60843-Byron-Shire-Rural-Land-Use-Strategy-2017-July-2018-edits-inserted-in-response-to-Dep artment-of-Planning-and-Environment-correspondence-re-Action-18-E2018-60521-1.pdf P13 'PolicyDirections for Our Rural Environment In response to the above,Council has adopted the following planning policy directions toencourage opportunities for protecting and improving our naturalsystems. 1. Areas identified as having high biodiversity andenvironmental values will be protected through the application ofenvironmental zones and/or overlay maps within Byron LocalEnvironmental Plan 2014. 2. Future rural development will not besupported on sites, or areas within a site: 1. a) having highenvironmental value vegetation identified through a range ofverification methods including but not limited to one or acombination of the following: 1. (i) field inspections and surveysby a qualified person, 2. (ii) reports &lt;5 years old by asuitably qualified person and accord with the HEV vegetationcriteria, ' 3. (iii) high resolution aerial photos &lt;5 yearsold in conjunction with another verification method 2. b) within100m of a major creek or water way located in a drinking watercatchment 1. â € All submissions regarding the proposal that havebeen made in accordance with the Environmental Planning andAssessment Act and Regulation; and I share a creek boundary with MrToneguzzo. I have recently heard that he has approval for a 30megalitre water extraction licence. Can you tell me if environmentalsurveys have been done to show that our little creek can support thismuch extraction? Can he be required to have rainwater storage fromhis ample roofs for this? During the dry season environmental flowsare quite low. I was scared to hear that he has an association withStone and Wood, as they certainly want plenty of water to brew beer.What proposal has he put for disposal of waste from a micro-brewery,and also septic tank capacity sufficient for the number of visitorsenvisioned. â € The public interest. The public has access tobeautiful natural places via preserved National Parks, which haveadequate tourist facilities. Mr Toneguzzo is not providing the roador parking required for the future increase in the number of peoplevisiting the area.

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Use of Dwelling House to Create Dual Occupancy (detached)

**Parcel LOT / DP**

**Property Address**

210910 LOT: 2 DP: 860652

361 Huonbrook RD HUONBROOK

**Total: 1 OPPOSE submissions for DA 10.2018.372.1**

\*\*\*\*\* End of Submissions for DA 10.2018.372.1 \*\*\*\*\*