

**Smith, Greg**

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**From:** byroneforms  
**Sent:** Sunday, 24 January 2021 3:27 PM  
**To:** council  
**Subject:** 10.2019.161.2 - Submission of Support - [REDACTED]  
**Attachments:** BSC-005-379-DA 2019.161.2 Submission BPA.docx

**Importance:** Low

## Development Application - Submission notification

**Submission ID:** BSC-005-379

**DA number:** 10.2019.161.2

**Subject address:** 23 Lismore Road Bangalow

**Application type:** Support

### Other details:

**Grounds:** The [REDACTED] agrees that proposed modifications satisfy Byron Shire Council's conditional approval of the previous DA based on the provision of additional onsite parking spaces and the alleviation of privacy issues affecting adjoining neighbours. The two additional onsite parking spaces are designed for cars, but such spaces could also be allocated to electric bikes as a future option to encourage residents to reduce car dependency. This alternative should become increasingly viable over time as the Byron Bike Path project is progressively implemented. The development site marks a main entry point to the Bangalow heritage village where aesthetics become an important consideration. Proposed reworking of the property driveway entry includes a landscaped pedestrian walkway with additional screening of the Telstra fence. This provides a welcome aesthetic benefit in addition to improving pedestrian safety and neighbour amenity. Limited onsite car parking remains a major issue for regional areas. Cars unable to park onsite at 23 Lismore Rd will randomly park elsewhere on Lismore Rd verges, a distinctly unwelcome scenario. Yet there appears to be no specific provision for parking offsets in the allocation of Section 94 contributions, but a formal parking offset scheme could be used to help fund much needed peripheral parking areas in Bangalow for cars from affordable housing estates as well as cars from rapidly increasing visitors. The expected congestion caused by cars parked on Lismore Rd may also justify the installation of a speed awareness monitor with a red/green emoji LED sign near the 50km limit boundary. Proposed modifications achieve an important incremental benefit for residents, neighbours and the Bangalow community and are acceptable to the BPA. We thank Council and BSC staff for their diligence on this matter and look forward to facilitating future affordable housing with improved outcomes for all stakeholders.



[REDACTED]

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24 Jan 2021

**General Manager  
Mr Mark Arnold  
Attention: Mr Luke Munro**

**DA Modification (10.2019.161.2)  
23 Lismore Road, BANGALOW NSW 2479  
S4.55 to Amend Conditions and Remove Motorcycle Parking**

## **SUPPORT**

The [REDACTED] agrees that proposed modifications satisfy Byron Shire Council's conditional approval of the previous DA based on the provision of additional onsite parking spaces and the alleviation of privacy issues affecting adjoining neighbours.

The two additional onsite parking spaces are designed for cars, but such spaces could also be allocated to electric bikes as a future option to encourage residents to reduce car dependency. This alternative should become increasingly viable over time as the Byron Bike Path project is progressively implemented.

The development site marks a main entry point to the Bangalow heritage village where aesthetics become an important consideration. Proposed reworking of the property driveway entry includes a landscaped pedestrian walkway with additional screening of the Telstra fence. This provides a welcome aesthetic benefit in addition to improving pedestrian safety and neighbour amenity.

Limited onsite car parking remains a major issue for regional areas. Cars unable to park onsite at 23 Lismore Rd will randomly park elsewhere on Lismore Rd verges, a distinctly unwelcome scenario. Yet there appears to be no specific provision for parking offsets in the allocation of Section 94 contributions, but a formal parking offset scheme could be used to help fund much needed peripheral parking areas in Bangalow for cars from affordable housing estates as well as cars from rapidly increasing visitors. The expected congestion caused by cars parked on Lismore Rd may also justify the installation of a speed awareness monitor with a red/green emoji LED sign near the 50km limit boundary.

Proposed modifications achieve an important incremental benefit for residents, neighbours and the Bangalow community and are acceptable to the BPA. We thank Council and BSC staff for their diligence on this matter and look forward to facilitating future affordable housing with improved outcomes for all stakeholders.