

From: [REDACTED]
Sent: Monday, 22 June 2020 7:09 PM
To: submissions
Subject: Objection to DA No 10.2020.257.1

To :General Manager Byron Shire Council

22/06/2020

Att. Gregory Smith

Objection to D.A 10.2020.2571
No 113a Patterson st, Proposed 7 Dwellings

Dear Greg.

I am writing to object to the above application as it fails to meet good planning and will have a detrimental effect on all the residences at 7 Cooper st and all adjoining properties.

There are numerous aspects of the proposal which have no specific reports or documentation such as traffic flow and parking in Patterson st
And overshadowing to properties of 7 Cooper st. As a resident and owner

1

of 2 townhouses at [REDACTED] facing the proposed development I'm extremely concerned.

1 LOSS of Privacy

The living areas , bedrooms and outside living areas of all the townhouses facing proposed development will loss all amenity. There will be direct lines on sight into our bedrooms, outside showers in the backyard and clotheslines. This issue must be addressed and either opaque windows of full screening of upper story windows is needed. The loss of privacy and amenity of living areas is completely unacceptable and needs to be remedied before the proposal can go ahead.

2 Potential Contamination due to Soil Excavation

Site of the proposed development is designated Class 5 acid sulphate soil. Clause 63 says it is unlikely potential acid sulphate soils will be affected but this is not an assurance nor is there any mention of contingency if there is leaching of this during excavation . As we are on the low side drainage wise, our vegetable gardens and backyards are likely to be severely impacted . this area is prone to intense rainfall and this matter needs investigation.

3 Loss of vegetation from site

2

This sight has had significant eucalypts and a casuarina removed legally a year or 2 ago but losing more around existing house would be a travesty from a Council which markets itself as green . Loss of the Golden Penda (x2) and Silky Oak which are Australian natives seems to run contrary to Byron Councils ethos. Any planting at the sight would need to address further overshadowing and lose of light to 7 Cooper st.

4 Overshadowing

The development in its first form will had significant effects in overshadowing our property. The height of construction will reduce solar access to our private open space and living components of all properties facing the development. This loss of light can directly impact our health and amenity of our living areas. This is a right that the Council should work strongly to protect
Sun and shadow drawings would be recommended and should be on display for all local residents to inspect. Shadow poles could also be used to give a more definitive proposal .

5 Traffic Issues

The development certainly doesnt appear to allow enough visitor parking and will completely change the flow of traffic in Patterson st. The proposed site is likely to

see at least 14 vehicles (2 per dwelling) moving in and out of Patterson st plus potential delivery vehicles and cleaning contractors. We believe a full traffic plan should be submitted with the DA. This is sensible planning and should be a minimum requirement.

6 Noise issues

There are no assurances about tradespeople adhering to council noise constraints. This has had a major impact already with the 9 dwellings built at 113 Patterson st with power saws and electrical tools firing up before 7Am during weekdays. The current proposal with the driveway along the line of our bedrooms will also have a severe effect on sleeping especially if trying to sleep after night duty.

7 Drainage Issues and potential flooding

The proposal doesnt address the run off issue that will be created by such a long driveway when we have significant weather events. These are getting more frequent with global warming and I believe the drainage plans are capable of dealing with such events. As we are on the low side drainage wise, our properties are in the firing line should the systems proposed for development fail .

8 Affordable Housing Monetary Contribution

Byron Bay already suffers from major problems due to lack affordable housing and a proposed project the is estimated to cost nearly \$3 million should contribute the appropriate amount to offset its footprint. Good town planning dictates this should be the case. Payment should occur prior to any Construction certificate being issued.

Requests

I implore the Council to take into consideration the concerns of so many local residents and ensure a proper traffic plan is submitted along with shadow drawings with this DA.

The other issues I have raised also need addressing . Consideration needs to be given to the significant increase in traffic in a location with existing traffic infrastructure issues. Please protect the amenity of your residents and do not approve this DA in its current form.

[REDACTED]

[REDACTED] st Byron Bay

Byron Bay 2481

Submission re DA: 113a Paterson St. 10.2020.257.1

I strongly believe that my property & the locality will be affected by the proposed development of 5 x 3 bedrooms & 2 x 2 bedrooms at 113a Paterson St.

CONCERNS major -

No soil tests found in DA on-line, specifically in reference to **sand tailing/radioactivity** on this block. *Note the original landowners transported sand for the sand-mining company and their family property used sand for fill/around foundations on their property many years ago (NB: my father worked for Zircon Rutile too).*

It is important therefore during foundation digging NO DUST or SAND comes onto the street and specifically near or on our property.

? How can this be addressed in light of our recent experience with neighbouring build (111 Paterson St) not maintaining full fencing screens during all their construction?



PARKING & ACCESS IMPLICATIONS WILL impact on us

We formally oppose judgements below made in the DA under

Section 79 (C) (1)(c) which states re the suitability of the site for the development

"... Adequate parking and access arrangements are provided. It is submitted that the proposal will not adversely impact the capacity, efficiency or safety of Paterson Street. It is considered that the proposed development is a suitable response to the site and the locality in general.

*(d) any submissions made in accordance with the Act or the Regulations
Not applicable.*

(e) the public interest"

The proposed development will affect traffic and parking on Paterson St.

Unable to determine from current DA about the

1./ Vehicle turning radius & associated internal parking implications on resident's car manoeuvring within **and into** driveway.

Note:

- Double yellow lines this end of Paterson St.
- Cars accelerate consistently to get up into Paterson St. & do not allow for safe exit from our own driveway even now
- Trucks, vans parked in Paterson St block access & egress vision into all driveways on this end of Paterson St. *At least two accidents have occurred from cars pulling out of 113a's neighbouring driveway. The most recent I witnessed*

myself & was when van parked legally on street blocked view as ute pulled out of the current construction site slowly.

- Turning into their one-way driveway blocks traffic on Paterson St.

PLEASE Council, never make the street in front of our home (124 Paterson St) a No Standing Zone for your solution to the consequences of this ... ?



Already insufficient parking on the street. We consider that conservatively after construction there will be 19-30 additional residents living across the road from us with only a 16.7m street frontage. ? Where will they all park? With only 2 car spaces on the street in front of their property, and only two visitor spaces within and insufficient garage space for even half of the residents.

Additional IMPORTANT considerations please:

1./ during construction at the unrelated neighbouring construction site 111 Paterson St., over last 12 months builders, contractors and even trucks parked in our drive. Can parking for their contractors and builders be arranged on 113a site please? **OR** a traffic management plan during build ensure our safety, please.

2./ have council accounted for the medium density build (nearing completion at 111 Paterson St.) and associated changes to current parking on the street? ?
As this DA suggests erroneously the new development will not impact traffic on Paterson St. We again wholeheartedly disagree.

3./ Roundabout at Bangalow Rd and Paterson St will be required now.

Scott, Noreen

From: [REDACTED]
Sent: Wednesday, 1 July 2020 6:02 PM
To: submissions
Subject: Objection to DA No 10.2020.257.1

TO GENERAL MANAGER : GREG SMITH -BYRON SHIRE
COUNCIL 1/7/2020

[REDACTED]

DEAR GREG,

I AM VERY WORRIED ABOUT THE PROPOSED APPLICATION AT 113A PATTERSON ST AS IT WILL HAVE A MAJOR IMPACT ON OUR LIVES AT UNIT 5 AND ALL THE UNITS FACING THE DEVELOPMENT.

MY BEDROOM FACES NORTH AND ANY WINDOWS AND GARAGES WILL FACE MY BEDROOM. THIS WILL MEAN THAT RESIDENTS WILL BE ABLE TO LOOK DIRECTLY INTO MY BEDROOM AND AS A 18 YEAR OLD

1

I FIND THIS VERY UNNERVING. SURELY SINGLE STOREY BUILDINGS WOULD MAKE BETTER PLANNING SENSE. THIS WILL BE THE CASE FOR ALL OUR LIVING AREAS INCLUDING OUTSIDE EATING AREAS AND IS SUCH

A BREACH OF OUR PRIVACY AND AMENITY.

THERE IS ALSO LIKELY TO BE STRONG OVERSHADOWING OF OUR YARD AND CLOTHESLINE. THE DEVELOPERS SHOULD AS A MATTER OF ROUTINE HAVE DRAWINGS THAT EXACTLY SHOW THE SUN THEY WILL BE

STEALING FROM US. AT A TIME WHEN WELL BEING FOR YOUNG PEOPLE IS SO IMPORTANT , A LOSS OF POTENTIAL SUNLIGHT IS THE LAST THING THAT A CIVILIZED SOCIETY WOULD IMPOSE.

THERE WILL BE MANY ISSUES WITH SO MANY RESIDENTS (THESE DAYS MOST INDIVIDUALS HAVE THEIR OWN CAR) AND THE PROPOSED DRIVEWAY. SO MANY CARS IS BOUND TO CAUSE MAJOR TRAFFIC CONGESTION

IN PATTERSON ST AND POSSIBLY BANGALOW RD. THERE IS NO INFORMATION ON THESE ISSUES IN THE APPLICATION AND WOULD ONLY BE A SENSIBLE ISSUE TO ADDRESS IN GREAT DETAIL. PLEASE DONT MAKE THE TRAFFIC ISSUES

IN BYRON BAY WORSE BY NOT GIVING THIS THE TIME IT DESERVES IN THIS CASE.

IF THIS APPLICATION DOES GO AHEAD IN SOME FORM , COMMUNITY CONTRIBUTION FEES SHOULD BE MANDATORY. TO IMPROVE PARKS AND PLAYGROUNDS AND PROVIDING OPEN SPACE THAT THEY WILL BE GOBBLING UP FOR

THEIR OWN FINANCIAL GAIN. AFFORDABLE HOUSING IS BYRON IS SO SCARCE AND THIS TYPE OF DEVELOPMENT ONLY MAKE THIS WORSE. ITS NEARLY IMPOSSIBLE FOR YOUNG PEOPLE TO BE ABLE TO LIVE HERE. THERES ALREADY

A MAJOR HOMELESS PROBLEM HERE AND I PLEAD WITH COUNCIL TO MAKE SURE THERE IS DUE DILIGENCE DONE IN COMPLYING WITH THE REGULATIONS IN REGARDS TO AFFORDABLE HOUSING MONETARY CONTRIBUTION.

2

PLEASE IMAGINE YOURSELF WITH THIS PROPOSAL NEXT TO YOU WITH SOMEONE BEING ABLE TO LOOK DIRECTLY INTO YOUR BEDROOM AND ENSURE THIS DOESNT BECOME A REALITY

THANKS FOR YOUR TIME

KIND REGARDS

To: General Manager Byron Shire Council

Attn: Gregory Smith



Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

**No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL
UNITS**

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of a Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)



Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Byron Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accommodation opportunities (either rental or owner occupier) in this tourist demand driven market.

To: General Manager Byron Shire Council

Attn: Gregory Smith



Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

**No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL
UNITS**

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of a Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)

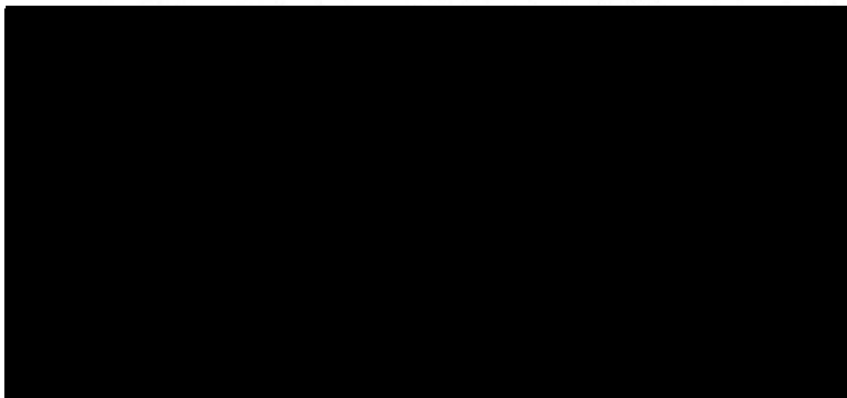


Photo 4: (View of)



Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Byron Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accommodation opportunities (either rental or owner occupier) in this tourist demand driven market.



To: General Manager Byron Shire Council

Attn: Gregory Smith

PN: 70660
BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 2 JUL 2020
FILE NO: A81284
ASSIGNED: G. Smith

Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL

UNITS

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of a Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)



Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Byron Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accommodation opportunities (either rental or owner occupier) in this tourist demand driven market.

To: General Manager Byron Shire Council

Attn: Gregory Smith

PN: 70660
BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 2 JUL 2020
FILE NO: A81284
ASSIGNEE: C. Smith

Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

**No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL
UNITS**

Dear Gregory

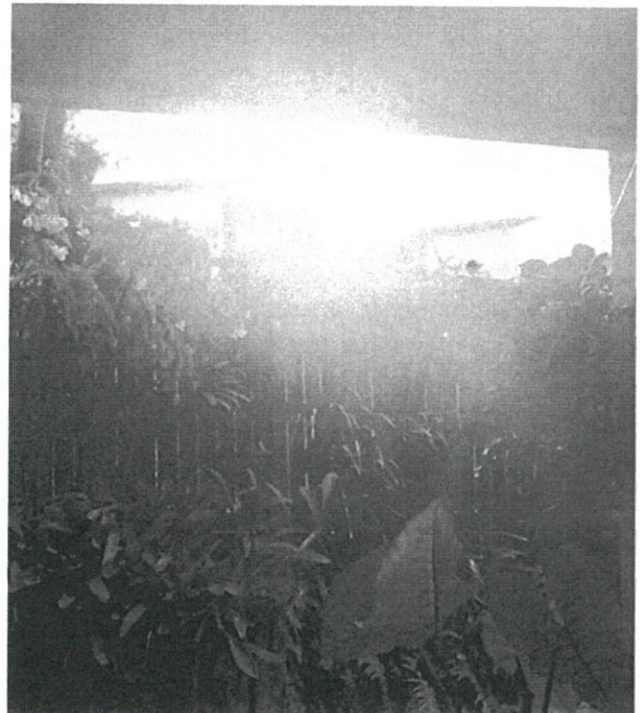
I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of a Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)



Requests

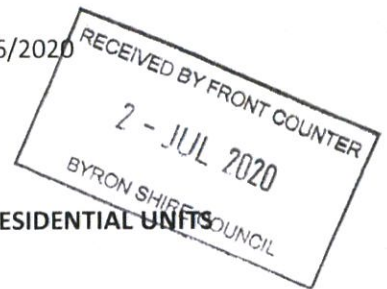
I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Byron Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accomodation opportunities (either rental or owner occupier) in this tourist demand driven market.

To: General Manager Byron Shire Council

Attn: Gregory Smith

PN: 70660
BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 2 JUL 2020
FILE NO: A81284
ASSIGNEE: G. Smith

Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 9 TWO STOREY RESIDENTIAL UNITS

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of o Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)

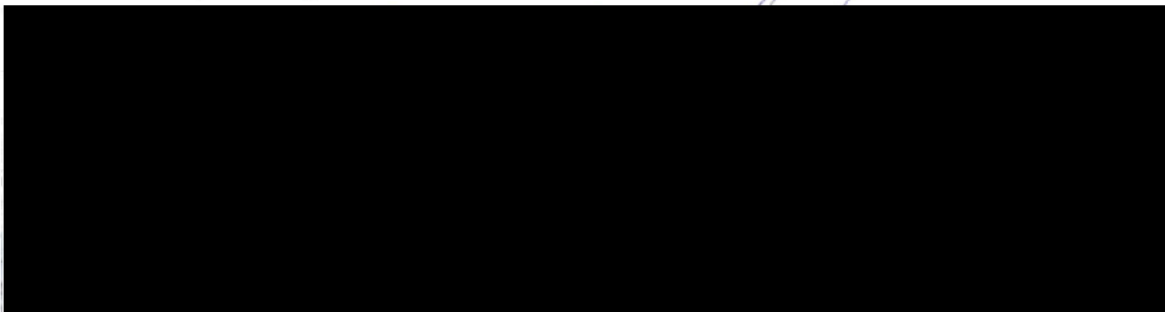


Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Byron Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accomodation opportunities (either rental or owner occupier) in this tourist demand driven market.

I thank you for your consideration into this matter, should you have any questions please contact me.

Thank you kindly,

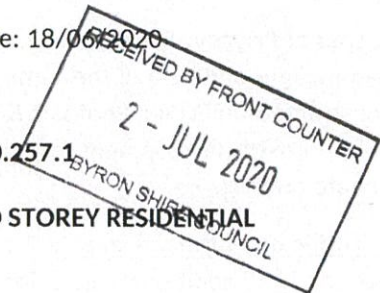


To: General Manager Byron Shire Council

Attn: Gregory Smith

PN: 70660
BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 2 JUL 2020
FILE NO: A81284
ASSIGNED:

Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

**No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL
UNITS**

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of a living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)

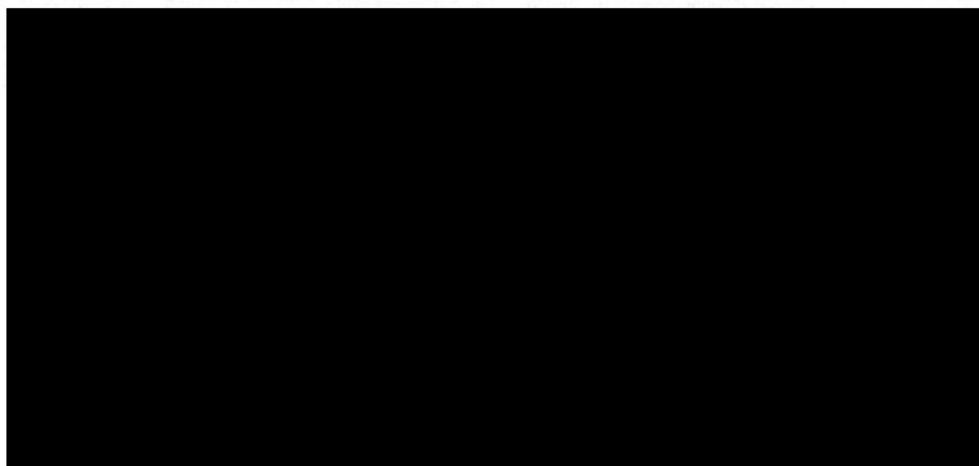


Photo 4: (View of)



Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Byron Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accommodation opportunities (either rental or owner occupier) in this tourist demand driven market.



To: General Manager Byron Shire Council

Attn: Gregory Smith

PN: 70660
BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 2 JUL 2020
FILE NO: A81284
ASSISTANT APPLICATION 10.2020.257.1

Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

**No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL
UNITS**

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of o Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)



Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Bryon Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accomodation opportunities (either rental or owner occupier) in this tourist demand driven market.



Date: 18/06/2020



To: General Manager Byron Shire Council

Attn: Gregory Smith

OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF ⁷ TWO STOREY RESIDENTIAL UNITS

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of a Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)

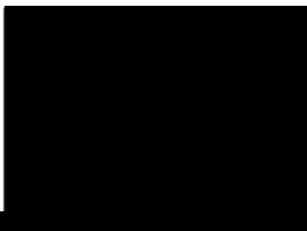


Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Bryon Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accomodation opportunities (either rental or owner occupier) in this tourist demand driven market.

I thank you for your consideration into this matter, should you have any questions please contact me.

Thank you kindly,



PN: 70660
BYRON SHIRE COUNCIL
DOC NO:
REC'D: - 2 JUL 2020
FILE NO: A81284
ASSIGNEE: G. Smith



To: General Manager Byron Shire Council

Attn: Gregory Smith

OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL UNITS

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of a Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)

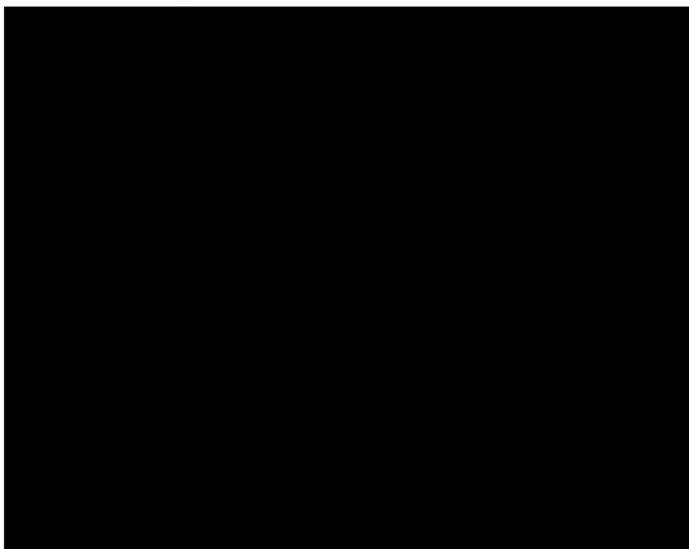


Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Bryon Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accomodation opportunities (either rental or owner occupier) in this tourist demand driven market.

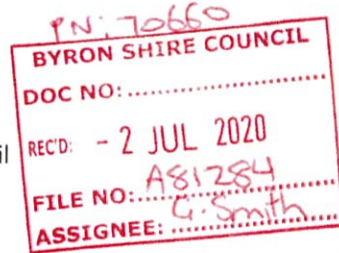
I thank you for your consideration into this matter, should you have any questions please contact me.

Thank you kindly,



To: General Manager Byron Shire Council

Attn: Gregory Smith



Date: 18/06/2020



OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

No. 113A PATTERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL UNITS

Dear Gregory

I am writing to object to the above application on the grounds that my property and the adjoining properties will be negatively impacted. Please see following a list of my concerns including photos which detail the potential adverse impact of the proposed development to my site.

1. Overshadowing: The proposed units will be directly to the north of my unit and will block out the majority of the winter sun until after midday. The bulk and scale of the recently constructed units shows the height and impact the new units would have when built even closer (See Photos 1 & 2). This height of construction in this location will reduce solar access to my only private open space and the living components of my unit. This will have the impact of a loss of amenity and an increase in my power costs for lighting and heating. I have included photos of how the townhouses on 113 have impacted the units at 107 Patterson. The windows in the units on 7 Cooper street are oriented to the back of the property. I have provided photos of the views from my unit, which would be the same as the other units, demonstrating that there would be significant if not total loss of light.

Photo 1: (View to North my Private Open Space)



Photo 2: (View to North my Private Open Space)



2. Loss of Privacy: The opening of o Living area, kitchen and bedrooms are all to the north and are essential for natural light and heat. If the same type of openings are used on the proposed development as the recently constructed units (See Photos 1 & 2) this will result in a complete loss of privacy for my unit. Any openings for the proposed development must be screened to prevent overlooking into my north facing windows, doors, and private open space.

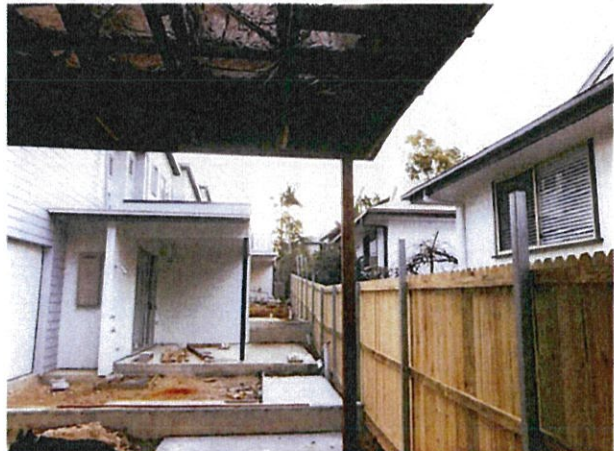
3. Traffic on Patterson street: The proposed 3 driveways onto Patterson street with 26 units. Average two cars per unit is 52 additional cars exiting through these three driveways. Patterson street is already backed up with traffic trying to turn onto Bangalow Road or from Bangalow Road during rush hour.

4. Over Development of the Site: The proposed scale of this development will negatively impact the value of my home through the loss of amenity and solar access. This will be common to the other 7 units at 7 Cooper street, the density and amenity conflicts are clearly demonstrated in the following photos 3 & 4. This type of construction will have a negative impact on all adjoining development through loss of amenity such as the newly constructed units at 113 Patterson and 111 Patterson.

Photo 3: (View of)



Photo 4: (View of)

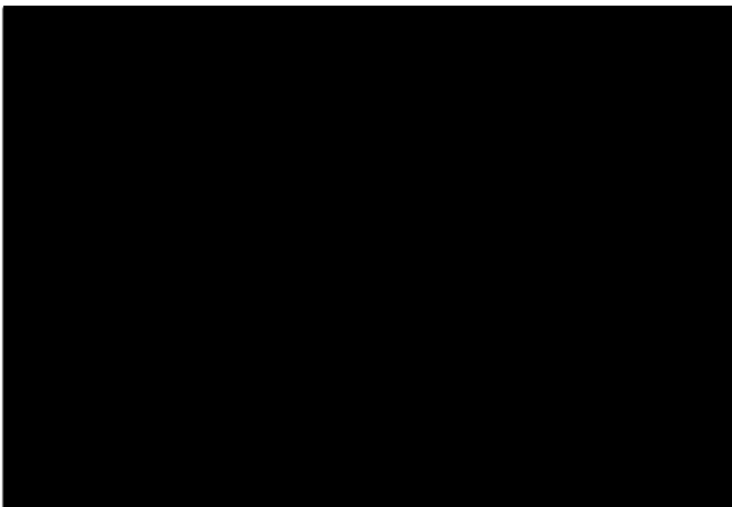


Requests

I think it only appropriate that the above concerns and requests be considered valid and that any proposed construction or landscaping does not result in a loss of privacy, amenity, or solar access to my site. This is an extremely high density development in a very small area, it would result in 32 Units packed in back to back. I believe Bryon Council should take a look at quality of life for such a development. Proper consideration should be given to the significant increase in traffic moments this density of development will create on area with significant existing traffic infrastructure issues. Also considerations on the social impact of the proposed development on the Byron Shire property market given the significantly lack of local accomodation opportunities (either rental or owner occupier) in this tourist demand driven market.

I thank you for your consideration into this matter, should you have any questions please contact me.

Thank you kindly,



Scott, Noreen

From: [REDACTED]
Sent: Friday, 3 July 2020 10:01 AM
To: submissions
Subject: DA No. 10.2020.257.1

Re: DA 10.2020.257.1 - 113A Paterson Street Byron Bay

Good morning

as New owners of Unit [REDACTED] Byron Bay - the units that have not quite been completed as yet [REDACTED] would like to submit some concerns we have with the Development application next door.

Whilst we believe the proposal is in keeping with most Council guidelines we have a couple of concerns as follows

1

We understand when our complex was under way the owners of 113A requested that the existing boundary fence was to be kept as it was, which was complied with and the developer upgraded our side of the fence with a masonry retaining wall and new palings on our side. We would hope that the applicants for this new development leave the fence as is and not require us as owners to have to expend additional money -

We would hope the new development did not propose the existing fence be replaced to suit their development and not our completed complex.

I do understand that as long as the fence complies with council requirements the fence would remain as is. Still good for us to comment on however.

Secondly we understand from the developer of our complex it was a requirement by Byron Shire Council to build the lower 30 meters of the block to conform with flood issues.

This meant

1. building approximately 500mm above ground level (determined by a flood engineer) and not on a slab on ground
2. Having 500 mm of mesh at the bottom of all fencing in that 30 meters to allow for the movement of any flood water, except where the driveway was bordering the boundary
3. Having a restriction on the Title that no filling of the land nor under screening of any building or decking be allowed within that flood affected area so that any flood water moves around as required.

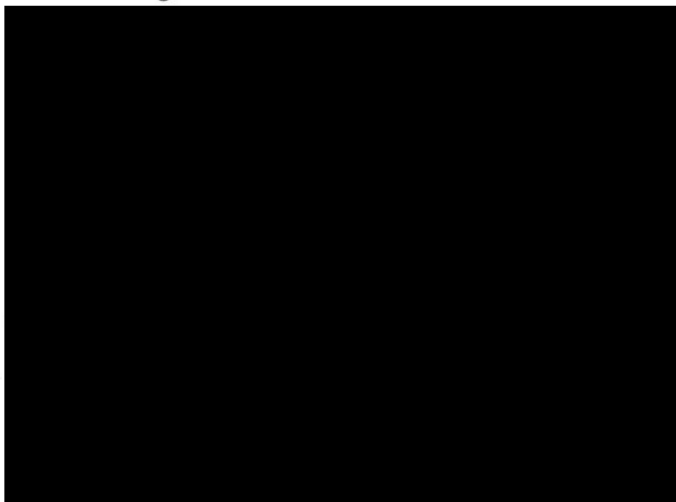
The flood requirements are important as if they are not adhered to, our property may bear the burden of any flood waters in the future, rather than sharing the spread of the flood waters over ours and neighbouring areas.

2

I can see in the plans for this new development that the trees at the bottom of the property are to remain so I am wondering what flood mitigation works they would be required to do so as not to have their flood water come through to our area?

Thank you for your time

Kind regards



Scott, Noreen

From: [REDACTED]
Sent: Friday, 3 July 2020 12:43 PM
To: council
Cc: [REDACTED]
Subject: DA 10.2020.257.1 for 113A Paterson Street, Byron Bay.

Dear Sir Madam,

I am the owner of [REDACTED] Paterson Street, the immediate next door neighbour of the above development application address. I am currently completing a similar development on my property.

As such, it would be hypocritical to object to the proposal for 113A. In essence, I am fine with the development proposal.

I do request, however, that Council considers this Application similarly to how it did my application, in two particular areas.

1. Flood Mitigation of Lower Levels

1

Council is aware of the flood issues of the lower levels of the property and required my development to mitigate those problems by building above ground levels, having particular fencing meshing etc, up to 30 metres into my property and placing a Section 88E restriction on title, signed by Council and registered with the LRS.

In order that the proposed development on 113A Paterson Street accepts its share of flood waters when necessary, I request that Council require the same mitigation measures to be required in the DA Consent Conditions for DA 10.2020.257.1. This will mean that 113 Paterson Street is not needing to take the flood waters from its neighbouring future development and that the flood water flow is shared properly and fairly by both developments.

A restriction on their Title should also be required to prevent non adherence.

2. Fencing

During my development, our neighbours at [REDACTED] Paterson St requested that we maintain our shared existing fence at the upper level of our shared boundary. We agreed. In order to beautify the fence on our side, we have reinforced the older posts and added palings on our side. This was to match the new fence we put in place all the way further down the property where the palings are on our side.

Would Council please ensure that the proposed development replace this fence completely, with a paling fence, palings facing our ([REDACTED]) side. This will be consistent with the existing new fencing for the new buyers of my townhouses.

2

Sir/Madam, I don't believe these two requests are onerous and they certainly are justified. The flood mitigation is absolutely necessary based on my Flood Engineer's appraisal. The fencing request is quite normal and is an obvious courtesy any good developer would agree to. Note, that I have done similarly with all six of my neighbours in my development.

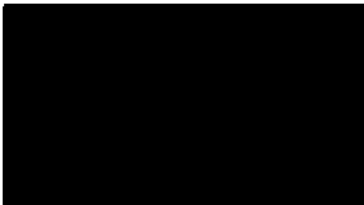
Finally, I have notified all buyers that I would be submitting these requests to Council for consideration in your determination of the development application. I hope you consider my requests favourably on behalf of the nine future Byron Bay rate payers.

So that the buyers are informed, I have CC'd the selling agents.

I wish the developer good luck.

Please confirm the receipt of my requests.

Regards,



Scott, Noreen

From: [REDACTED]
Sent: Friday, 3 July 2020 2:38 PM
To: [REDACTED] council
Cc: [REDACTED]
Subject: Re: DA 10.2020.257.1 for 113A Paterson Street, Byron Bay.

[REDACTED]

Sent: Friday, July 3, 2020 12:42:40 PM
To: council@byron.nsw.gov.au <council@byron.nsw.gov.au>
[REDACTED]
Subject: DA 10.2020.257.1 for 113A Paterson Street, Byron Bay.

1

Dear Sir Madam,

I am the owner of [REDACTED] Paterson Street, the immediate [REDACTED] neighbour of the above development application address. I am currently completing a similar development on my property.

As such, it would be hypocritical to object to the proposal for 113A. In essence, I am fine with the development proposal.

I do request, however, that Council considers this Application similarly to how it did my application, in two particular areas.

1. Flood Mitigation of Lower Levels

Council is aware of the flood issues of the lower levels of the property and required my development to mitigate those problems by building above ground levels, having particular fencing meshing etc, up to 30 metres into my property and placing a Section 88E restriction on title, signed by Council and registered with the LRS.

In order that the proposed development on 113A Paterson Street accepts its share of flood waters when necessary, I request that Council require the same mitigation measures to be required in the DA Consent Conditions for DA 10.2020.257.1 . This will mean that 113 Paterson Street is not needing to take the flood

2

waters from its neighbouring future development and that the flood water flow is shared properly and fairly by both developments.

A restriction on their Title should also be required to prevent non adherence.

2. Fencing

During my development, our neighbours at [REDACTED] Paterson St requested that we maintain our shared existing fence at the upper level of our shared boundary. We agreed. In order to beautify the fence on our side, we have reinforced the older posts and added palings on our side. This was to match the new fence we put in place all the way further down the property where the palings are on our side.

Would Council please ensure that the proposed development replace this fence completely, with a paling fence, palings facing our (113 Paterson Street) side. This will be consistent with the existing new fencing for the new buyers of my townhouses.

Sir/Madam, I don't believe these two requests are onerous and they certainly are justified. The flood mitigation is absolutely necessary based on my Flood Engineer's appraisal. The fencing request is quite normal and is an obvious courtesy any good developer would agree to. Note, that I have done similarly with all six of my neighbours in my development.

3

Finally, I have notified all buyers that I would be submitting these requests to Council for consideration in your determination of the development application. I hope you consider my requests favourably on behalf of the nine future Byron Bay rate payers.

So that the buyers are informed, I have CC'd the selling agents.

I wish the developer good luck.

Please confirm the receipt of my requests.

Regards,

Click [here](#) to report this email as spam.

4

TO: GENERAL MANAGER BYRON SHIRE COUNCIL

Date:01/07/2020

Att: Gregory Smith

OBJECTION TO DEVELOPMENT APPLICATION 10.2020.257.1

NO.113A PATERSON STREET, PROPOSED CONSTRUCTION OF 7 TWO STOREY RESIDENTIAL UNITS

To Gregory,

I am the owner of [REDACTED] Paterson St Byron Bay, the adjoining property on the Southern side of the proposed development application for 113A Paterson St.

I am writing to you to object to this proposed development on the grounds that my property will be negatively impacted.

1. Traffic and Overdevelopment on Paterson St

As you are aware, there is already a considerable traffic issue turning left and right onto Bangalow Rd from Paterson St and again turning right into Paterson St from Bangalow Rd. This traffic chaos occurs at all hours of the day. Paterson St is used as a rat run to town for people avoiding Bangalow Rd and also accessing Massinger, Marvel St, the Shelley Rd, Pacific Vista and Evans St precincts. With the current townhouse developments that are already underway at this end of Paterson St we are seeing Paterson reduced to a single lane road at all hours of the day.

As it is, we can often wait up to 10 minutes just to reverse safely out of our driveway.

Adding yet another townhouse complex to the existing and considering another 2 townhouse developments are already earmarked for this side of the street between Shelley Rd and Bangalow Rd the increase in traffic just for this 300m stretch of road is potentially 52 additional cars from just 4 driveways.

2. Overdevelopment of the site

The proposed scale of the development shows no consideration for quality of life for the purchasers nor existing residents on this street. No room for guest parking and no outlook for tenants and no new parklands or breakout spaces for the area.

3. Loss of Privacy

As it stands now, we have an existing 2 storey residence to the North of our home, whose balcony looks directly into our backyard leaving us with zero privacy to enjoy our outdoor space. This home was approved by BSC. To think that we will now have 3x 2 Storey residences able to look into our yard, not only causes me great anxiety due to further loss of privacy and the safety of my children from prying eyes.

4. Protect Byron Bay from further overdevelopment for the sake of lifestyle for the whole Shire and it's residents.

I thank you kindly for your consideration of this matter. Please feel free to contact me at your convenience.

Kindest regards,

[REDACTED]

Scott, Noreen

From: [REDACTED]
Sent: Monday, 6 July 2020 1:33 PM
To: submissions
Subject: 10.2020.257.1 113A Paterson St, Byron Bay 2481 NSW (LOT: 1 DP: 717719)

Dear Sir/Madam

My name is [REDACTED] and I own property unit [REDACTED] Paterson St Byron Bay.
I would like to submit the following regarding 113A Paterson St, Byron Bay 2481 NSW (LOT: 1 DP: 717719)

I request that the fence between 113A AND 113 Paterson st, remains as is OR that if a whole new fence replaces that portion of the current boundary fence, that it is done so with palings facing 113 PATERSON STREET and not facing 113A Paterson Street.

Secondly, I also request the following:

1

1. Building approximately 500 mm above ground level (determined by a flood engineer) and not on a slab on ground.
2. Having 500 mm of mesh at the bottom of all fencing in that 30 metres to allow for movement of any flood water, except where the driveway was bordering the boundary.
3. Having a restriction on the title that no filling of the land nor under screening of any building or decking be allowed within that flood affected area so that any flood water can move around as required.

Both are important.

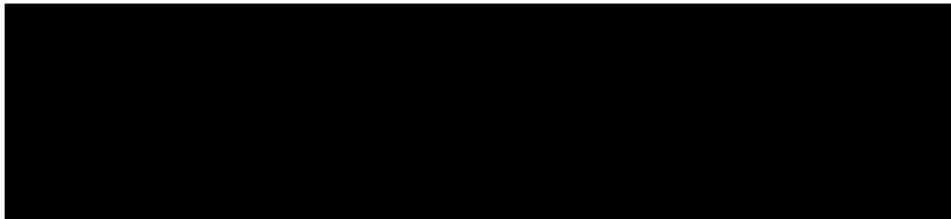
It may be proposed that the existing fencing be replaced to suit their development and not our completed development at 113 Paterson St.

The flood requirements are important as if they are not adhered to, our property at 113 Paterson st may bear the burden of any flood waters in the future, rather than sharing the spread of the flood waters over ours and the neighbouring areas.

Thank you for your consideration.

2

Kind regards



Create your own WiseStamp email signature

Scott, Noreen

From: [REDACTED]
Sent: Tuesday, 7 July 2020 7:58 PM
To: council
Cc: [REDACTED]
Subject: Development Application 10.2020.257.1 113A Patterson Street ATT Greg Smith

Firstly the DA Tracker submissions is not working from the website at least for this DA. I am concerned that this makes submitting an objection more difficult and may have discourage people from pursuing other means.

I object and make the following suggestions that will allow development but not cause as much harm to the neighbours.

Overshadowing:

Reduce the number of dwellings from 7 to 5 and move some rooms from the top floor to the ground floor so there will be less building volume on the top. Keep the roof line more towards the north.

Flatten roofs to help reduce overshadowing.

Do they really need double garages? Half with single? Half with double? Would save space and put more rooms downstairs.

Privacy issue:

1

the third bedrooms facing our units. Two bedroom units are ok. #1 #3, #5, #6, #7 have three bedrooms. Either only 2 bedrooms or move third bedroom to the ground floor

Floor space ratio and landscape only has 6 dwellings on it. Schedule of FSR the ratio is out. They need to recalculate that.

I would like an elevation view of the sunshadow diagram during winter. Have they done a sunshadow diagram for the summer?

Traffic:

I don't see a traffic study. The traffic exiting Patterson onto Bangalow road is very full and affects the traffic on Cooper street getting onto Bangalow Road. Rush hour is nearly impossible

Thank you kindly,

2



Scott, Noreen

From: [REDACTED]
Sent: Wednesday, 8 July 2020 4:17 PM
To: submissions
Subject: 10.2020.257.1 113A Paterson St, Byron Bay 2481 NSW (LOT: 1 DP: 717719)

Dear Sir/Madam

My name is [REDACTED] Paterson St Byron Bay.

I would like to submit the following regarding 113A Paterson St, Byron Bay 2481 NSW (LOT: 1 DP: 717719)

I request that the fence between 113A AND 113 Paterson st, remains as is OR that if a whole new fence replaces that portion of the current boundary fence, that it is done so with palings facing 113 PATERSON STREET and not facing 113A Paterson Street.

Secondly, I also request the following:

Building approximately 500 mm above ground level (determined by a flood engineer) and not on a slab on ground.

1

Having 500 mm of mesh at the bottom of all fencing in that 30 meters to allow for movement of any flood water, except where the driveway was bordering the boundary.

Having a restriction on the title that no filling of the land nor under screening of any building or decking be allowed within that flood affected area so that any flood water can move around as required.

Both are important.

It may be proposed that the existing fencing be replaced to suit their development and not our completed development at 113 Paterson St.

The flood requirements are important as if they are not adhered to, our property at 113 Paterson st may bear the burden of any flood waters in the future, rather than sharing the spread of the flood waters over ours and the neighbouring areas.

My other issues of concern include the following:

Loss of light or overshadowing;

Overlooking/loss of privacy;

Visual amenity (but not loss of private view);

Adequacy of parking/loading/turning;

Traffic safety, traffic generation. Noise and disturbance resulting from use.

2

Thank you for your consideration.

Kind regards



ATTENTION: GREG

OBJECTION TO PROPOSED DA IN ITS CURRENT FORM – DA 10.2020.257.1

This DA directly impacts our family life at home, privacy and mental well-being.



THESE ARE THE
TOWNHOUSES AT
7 COOPER STREET,
BOUNDARY
BETWEEN SITES



9 HUGE TOWNHOUSES
WITH VERY BRIGHT
LIGHTS SHINING INTO
BEDROOMS

1. We propose **only 3** or the very most 4 are built to allow for modifications to the units to **include setbacks with more open space and privacy screening for the townhouses** indicated on the photograph on Southern boundary. Have grey roofs.
2. **Synthetic driveway paving** that will control noise from the cars driving towards each apartment. Entry.
This driveway is alongside all the bedrooms of the townhouse development at 7 Cooper Street, Byron Bay.
3. **Low Lighting LED lights on a timers and sensors to light up entrances** and that do not shine into bedrooms and lounges.
4. **Height controls so there is NO overshadowing of the adjoining property at 7 Cooper Street, Byron Bay** as there no private open space.

Indicated next to red arrow with grey roofs. This townhouse needs flat roofs for planning for the future of Solar panels

5. **PLEASE INCLUDE PRIVACY SCREENS ALONG THE FULL LENGTH OF THE SOUTHERN EDGE** of the townhouses along this boundary of Units 1, 2, 3, 4, 5 and 6. OF 7 Cooper Street **AS A DA CONDITION**
6. The full height screens are to be located in **front of the return areas accessing front doors & stairs to prevent people looking** directly into the main bedrooms of the townhouse apartments at 7 Cooper Streets, Byron Bay.
7. Developments should achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)
8. **Maximin height should be 2 stories and for local owners with NO Air b & b**
9. Visual privacy balances a site and context specific design solutions with views outlook, ventilation and solar access.
10. Tree planning (of species having a maturity height NOT greater than 4 metres) so that the natural light and shade of the Cooper street townhouses is not impeded but will aid the privacy of these neighbours at 7 Cooper street, Byron Bay.
11. These trees must be planted between the building and the southern boundary, along the driveway.
12. These trees are to be planted from a minimum 100 litre pot size and are not to be planted within 3 metres of the western boundary of the Cooper street homes.
13. Plant species within 3 metres of the southern boundary are to have a maturity height not greater than the height of the southern boundary fencing, not including any plantings located to the east of the forward most point of the adjoining buildings at 7 Cooper Street,
ONLY Trees and Plants Native to Byron Bay

(Reason Stop the induction of foreign fauna not native to Byron Bay)





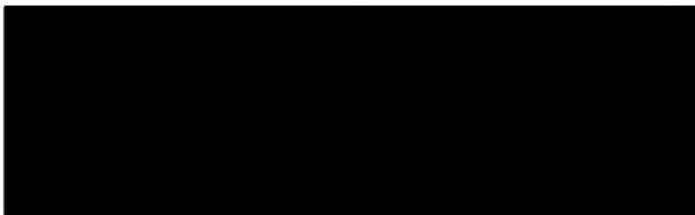
DA 10.2020.257.1

Lot 1 DP 717719 No 113A Paterson street Byron Bay.

Multi Dwelling Housing comprising of 7 Dwellings.

Objection from neighbours:

Directly Impacted by this DA proposal.



FRIDAY 19/06/2020

OBJECTION TO PROPOSED MEDUIM DENSITY RESIDENTIAL DEVELOPMENT

DA 10.2020.257.1 Multi Dwelling Housing comprising of 7 Dwellings planned for No.113 A Patterson Street, Byron Bay. Lot 1 DP 717719 No 113A Paterson street Byron Bay.

We consulted the NSW Planning and Environment department to reply against this DA – The Apartment Design Guide is used in conjunction with *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* (SEPP 65) which sets out the NSW Government's policy direction for residential apartment development in NSW.

With these documents we are hoping that the planning department of Byron bay council would help the families in Cooper street and Paterson Street achieve better design and planning for the proposed residential apartment developments, as there are already 9 apartments on 113 Paterson street Byron Bay.

A further 7 planned on 113A this would equate to 16 on a tight block, this does not take into consideration the character of the area, landscape setting and the surrounding built form. These apartments have enormous footprint and depth and very high ceiling heights. This leads to enormous congestion with the traffic all day, the residents need this developer to deliver improved sustainability through better traffic and transport solutions.

These are the townhouses at 7 Cooper Street, Boundary Driveway



As owners and residents of the Byron Bay community for over 12 years we have only just been able to buy and own our property.

The housing market is unaffordable to the families that make up the local community that live and support Byron Bay.

The units at 113 and 113A Paterson Street together will be a big influx of new residents or holiday makers as they have been advertised as lock and forget for non-residents of Byron Bay.

These developers have also not contributed to the Affordable Housing Monetary Contribution – for nurses, fireman and police etc. We have not been informed as neighbours, if this occurred for 113 Paterson Street, Byron Bay.

The applicant should make a monetary contribution for the purpose of providing Affordable Housing that is calculated at 4% of the accountable total floor area of the development to Council of Byron Bay.

In this case, in addition to the affordable housing dwellings nominated, a monetary contribution for 404m² of floor space is required.

In calculating the monetary contribution reference should be made on the market value of dwellings of a similar size and taken from the most recent median sales price of such dwellings for the Byron Bay local government area as documented in the Rent and Sales Report NSW published by Housing NSW or, if another document has been approved for that purpose.

Prior to payment of the contribution evidence shall be submitted to Council's Director of Environmental Services demonstrating how the contribution has been calculated in accordance with the above requirement.

The contribution is to be paid prior to release of any Construction Certificate.
(Reason: Ensure compliance)

Thus, during the peak holiday seasons, there will be increased tenancies with Airbnb, with high noise pollution, late night parties and the lack of open space that often causes domestic tensions between holiday makers and residents that have to work.

We need the planners to deliver better quality design for buildings that respond appropriately to improve liveability through enhanced internal and external apartment amenity, including better layout and hopefully Byron Bay planners would encourage the councillors to **reject** and **decline** this DA in the current form.

There are too many units on 113 and 113A, it's a backdoor way of over development with the developers doing this in two tranches.

The Proposed Development of Multi level homes at 113A Paterson Street, Byron Bay should be looked at together with the 9 homes already built at 113 Paterson Street, Byron Bay.

There needs to be better building adaptability and robustness, improved energy efficiency and water sensitive urban design. solar access, natural ventilation and visual privacy, this could help improve the relationship of apartments located on the west boundary and the proposed driveway alongside the townhouses at no. 7 Cooper street.

The proposed development in its current form is backed up against the sleeping bedrooms, lounges and private garden space there is absolutely **NO** privacy to the Cooper street families.

This proposed development has not responded to challenges, advances and innovations across a range of social, economic, environmental and sustainable development fields

There needs to be a **test of the side and rear setbacks with height controls for overshadowing of the site**, adjoining properties and open spaces

We propose a traffic plan is also submitted with this DA before it is allowed to proceed.

We notice there needs to be at a minimum the following conditions proposed before the DA is to be considered:

- Traffic plan of the area submitted prior to approval.
- **Shadow poles** and other **instruments to indicate the height of the buildings and poles of exactly where the drive way** will be located on the planned development of proposed new homes
- Sun and Shadow drawings should be on **display for all local residents** to inspect.
- We propose **only** 3 or the very most 4 are built to allow for modifications to the units to **include setbacks with more open space and privacy screening for the townhouses** indicated on the photograph on western boundary.
- We propose a **12-meter set back, for all the of the driveways** to all of the new homes on the boundary line at 113A Paterson Street Byron Bay, so that the acoustics are improved for all residents in the town houses at 7 Cooper Street.
- **Synthetic driveway paving** that will control noise from the cars driving towards each apartment. Entry.
This driveway is alongside all the bedrooms of the townhouse development at 7 Cooper Street, Byron Bay.
- **Low Lighting LED lights on a timers and sensors to light up entrances** and that do not shine into bedrooms and lounges.
- **Height controls for overshadowing of the site, adjoining property & cooper street,** Byron Bay and open spaces
- **Planting softens** the edges of any raised terraces to the street and neighbours.

Amendments and Privacy Measures need to be implemented for this proposal need to be implemented in the following manner:

- **Privacy screens shall be provided along the full length of the western edge** of the townhouses along this boundary (with direct access from bed rooms) of Units 1, 2, 3, 4, 5 and 6.
- All apartment entrances are facing the bedroom windows of the town house apartments and on all levels **the developer need to incorporate privacy screening (such as fixed shutters preventing downward or horizontal viewing, translucent glass, or similar) up to a minimum height of 1.6metres above floor level, so that the apartments at 7 Cooper Street have privacy at all times**, given that the lounges, private courtyards and bedrooms face this high traffic area.
- Tree planning (of species having a maturity height NOT greater than 4 metres) so that the natural light and shade of the Cooper street townhouses is not impeded but will aid the privacy of these neighbours at 7 Cooper street, Byron Bay.
These trees must be planted between the building and the western boundary, along the driveway.
- These trees are to be planted from a minimum 100 litre pot size and are not to be planted within 3 metres of the western boundary of the Cooper street homes.
Plant species within 3 metres of the southern boundary are to have a maturity **height not greater than the height of the southern boundary fencing, not including any plantings located to the east of the forward most point of the adjoining building** at 7 Cooper Street, Byron Bay.
These **trees must be native to Byron bay**.
- Each of the planned townhouses' communal access areas on levels 1 and 2 are to **incorporate full height screening for a minimum of 50% of the length of the western side**.
- The **full height screens are to be located in front of the return areas accessing front doors and lifts to prevent people walking in a western direction from being able to view directly out at the Town house apartments at 7 Cooper Streets, Byron Bay**.

- Developments should achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)
- Deep soil zones are areas of soil not covered by buildings or structures within a development.
Deep soil zones have important environmental benefits, such as allowing infiltration of rain water to the water table and reducing stormwater runoff, promoting healthy growth of large trees with large canopies and protecting existing mature trees which assist with temperature reduction in urban environments.
- To provide shade and amenity for residents they can be co-located with communal open space.
- Visual privacy balances a site and context specific design solutions with views outlook, ventilation and solar access.
- The adjacent context, site configuration, topography, the scale of the development and the apartment layout all need to be considered when considering this proposal. **Maximum height should be 2 stories.**

(Reason: Ensure compliance)