



**BYRON**  
**SHIRE**  
**COUNCIL**

**26.2023.3.1 – 68 Rankin Rd**

**Combined Submission**

**Redacted**

Submission # 1

05/12/2024 09:29 PM

[REDACTED]

Hi, i think this is a matter of urgency as the country is in an affordable housing crisis, and this development will offer some affordable housing. Also the usual pressures on housing being urban sprawl, an aging population, emmigration, etc etc.

This makes perfect sense.

Kind regards

[REDACTED]

Submission # 2

08/12/2024 10:28 AM



I support the planning proposal 68 Rankin Drive Bangalow as i would like to see more residential land come on the market.

Submission # 3

10/12/2024 03:19 PM

[REDACTED]

I live at [REDACTED]. We have been expecting the rezoning application for a while now. I have no objection to low and medium density development at this location, however there are some details I would like clarified:

1. Will there be a through road from the existing Corlis Court to the access road further up Rankin Drive?
2. Will Satinash Crescent be upgraded as part of the development? It will receive a lot more traffic once the development proceeds and is in very poor condition?
3. Will adequate drainage be provided as the proposed development is on very steep land?
4. Will speed limiting devices be installed on Rankin Drive to cope with the probable increase in traffic.

I may have more feedback but will leave it at this point for the time being.

Regards,

[REDACTED]

Submission # 4

11/12/2024 09:19 AM



I support the rezoning and the proposal to amend the Byron LEP 2014. The Shire is crying out for more residential land and opportunities for affordable housing. It is a shame that it has taken so long to get this point when NSW is the grip of a housing shortage.

Submission # 5

12/12/2024 08:51 PM



Subject: Objection to Planning Proposal – 68 Rankin Drive, Bangalow

Dear Sir/Madam,

I am writing to formally lodge an objection to the planning proposal for the property located at 68 Rankin Drive, Bangalow (Lot 107, D.P. 1225545), as outlined in the Council's public consultation documents. While I fully acknowledge the importance of addressing housing affordability within our community, I have significant concerns regarding the potential impact of this development.

#### 1. Land Use Compatibility

While I recognise the need for affordable housing in the Northern Rivers, I believe this location is not suitable for such a development. The lower area of the proposed site is frequently subject to flooding (not included within the documentation on the council website). With increasing extreme weather events linked to climate change, this issue is expected to worsen. As a resident of Rankin Drive, I am particularly concerned about flooding risks on lots 21 and 12, as well as the proposed access road (labelled as a "future connection"). Perhaps these lots would be better suited for a green space, park or even re-wilding.

Rather than prioritising rapid growth, it is essential to preserve Bangalow's heritage and character and ensure that future development is carefully planned to meet the needs of the existing community.

#### 2. Loss of Privacy and Noise Disruptions

The proposed development is likely to lead to a loss of privacy for existing homeowners along Rankin Drive. If the development proceeds, I strongly believe it is crucial to replace the camphor laurel trees and other vegetation along the intermittent waterway with native species. This would help preserve privacy for existing residents, reduce erosion and flooding risks, and improve the local biodiversity.

Additionally, as someone who works night shifts and weekends, I am particularly concerned about the disruption caused by construction. As the in-charge doctor in overnight, it is essential that I get undisturbed sleep between shifts to ensure patient safety. Unfortunately, the noise and disruption associated with the development will make it difficult, if not impossible, to achieve this. Without a clear plan and mitigation strategies in place, these disturbances will have a serious impact on my ability to rest and perform my duties effectively and safely.

#### Conclusion

In light of the concerns raised above, I respectfully request that the Council reconsider the planning proposal for 68 Rankin Drive, Bangalow, in its current form. It is vital to strike a balance between addressing the need for affordable housing and protecting our local environment and community values.

Thank you for considering my objection. I look forward to your response and the opportunity for further discussion on this important issue.

Many Thanks,



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Submission # 6

14/12/2024 11:22 AM



I am broadly in favour of the application however have the following concerns

1.The Medium Density Affordable housing should not be designated as "small " properties but should be of sufficient size to accommodate typical working families sufficient off street parking should be included for these dwellings.

2.The traffic study has identified the possible addition of 308 trips/daily from the development.A large number of these will use the Satinash Crescent access to Granuaille Road.However, the report states " no road upgrade is required". Whilst this maybe correct Ronm a desktop study, at present the the road from Granuaille road to Rankin drive has no street drainage and is in a extremely poor condition due in most part from damage caused by water tankers using the water tower on Rankin drive.This part of the road requires replacement with the incorporation of a footpath and drainage to allow pedestrian access down Granuaille Road to Bangalow town centre. This upgrade should form a condition of the approval of the development

Submission # 7

15/12/2024 08:38 PM



I would like to express my strong support for this planning proposal (68 Ranking Drive, Bangalow). This initiative demonstrates a forward-thinking approach to accommodating the growing needs of the community and represents a positive step forward in ensuring the community remains vibrant, sustainable and diverse. I commend the council for taking a proactive and strategic approach to urban planning, and I look forward to seeing the benefits of this proposal unfold.

This development will help alleviate the pressure on the current housing market by providing more opportunities for people to live in the community. It is essential to create more affordable and diverse housing options, and this proposal helps address that need in a thoughtful manner. Additionally, this proposal is mindful of the necessary infrastructure upgrades that will accompany the residential zone extension, such as roads, stormwater management, water and sewer connections, etc. These improvements will not only support new residents but improve the current facilities for the existing users as well.

Extending the residential zone creates an opportunity to foster community growth while maintaining a balance between development and preserving the unique character of the area. The proposed extension and upzoning reflects an understanding of the need to plan for future generations, while also respecting the existing community's values and preferences.

Submission # 8

20/12/2024 05:29 PM



My partner and I are supportive of the plan to rezone the land at 68 Rankin Drive into R2 Low Density Residential and R3 Medium Density Residential Land.

We like the fact that there will be larger blocks in the in the low density area, with fewer buildings, on the higher part of the land. We believe that this is appropriate and in keeping the 'look and feel' of the area.

We are strongly supportive of the construction of affordable housing so we believe the zoning of the lower portion of the land as R3 to facilitate this is appropriate.

In construction of these houses we are strongly supportive of preserving any remaining trees and land features that support native wildlife.

We also want to see adequate provision of parking on the blocks themselves. There are residential streets across Bangalow that are choked with vehicles including cars, trucks, boats, caravans and other types of vehicles parked on the narrow streets that are not only unsightly but also create a safety hazard.

Submission # 9

20/12/2024 11:43 PM



It's pleasing to see the Planning Proposal for 68 Rankin Drive enter the final phase of a very long cycle and I support the conditions applied by the gateway determination. The removal of the eastern segment of land from the subdivision is reassuring, as placing affordable housing in a flood prone location would have increased stress levels of occupants who already have enough anxiety in their lives. Specified FSR's are also accepted as the as the no FSR idea originally proposed to Council for Zone R3 land was an unresolved question. We also support the low rise medium density housing flexibility enabled by a minimum lot size of 800m2 for Zone R3 land.

Satinash Crescent will likely become the preferred entry point for this subdivision but needs substantial repair work to remedy the extremely poor condition of the current road surface.

And agreed affordable housing provisions based on a 20% contribution of upzoned land are a significant step towards resolving housing needs for locally based essential workers. The realisation of this strategy moves ever closer...

Submission # 10

[REDACTED]

I am writing to express my concerns regarding the development proposed for 68 Rankin drive Bangalow. I [REDACTED] Bangalow. I can clearly see from the proposed diagrams that there have been roads marked on my property (without any permission or any consultation) as well as sewer access to my property within this development application.

I have never been in discussion nor would I provide any permission, commercial or otherwise to allow a road to be placed through my property. This development seems to make an assumption that this will simply happen. I can assure the council that I will not provide any access to this development through my property [REDACTED] under any circumstances.

Likewise for the sewer access, no consultation has ever occurred and again I would not provide access through my property for a development of this size. I would expect that the developer can formulate an alternative sewer design and ensure this development does not infringe upon or impact my property in any way. I development of this scale should have capability to be self sufficient without impacting surrounding property.

I want to see this proposed development amended to include a colder sac on lot 261 and no proposed roads or access points at all through my property. This development needs to be contained entirely on lot 261 and to be completely independent of my property including roads, sewer, drainage etc. I want to ensure that no runoff or water will adversely impact my property from this development, currently I see no drainage to ensure run off etc does not impact my block. Given the substantial size of the development and road, I cannot see a storm water or water diagram that would currently protect my property from damage (merely a bush fire protection zone which I don't believe will provide any protection for my property).

See page 13 of the Screenshot from the engineering report provided on your web site:

### 3 ROAD LAYOUT REQUIREMENTS

The access to the development would be from the existing collector road Rankin Drive via a proposed new road corridor. The new road corridor would be on an alignment that would ultimately facilitate a connection to the existing Corlis Crescent stub located south of the site. Refer to Figure 3.1 below. The new road would be of a local street classification in accordance with the NRLG standard, being a 7m wide pavement within a 16m wide road reserve.

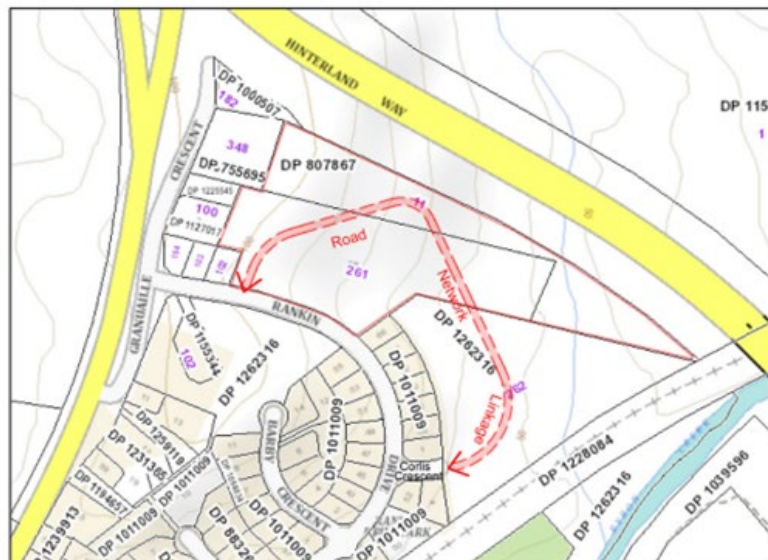


Figure 3.1 – Road Network Linkage

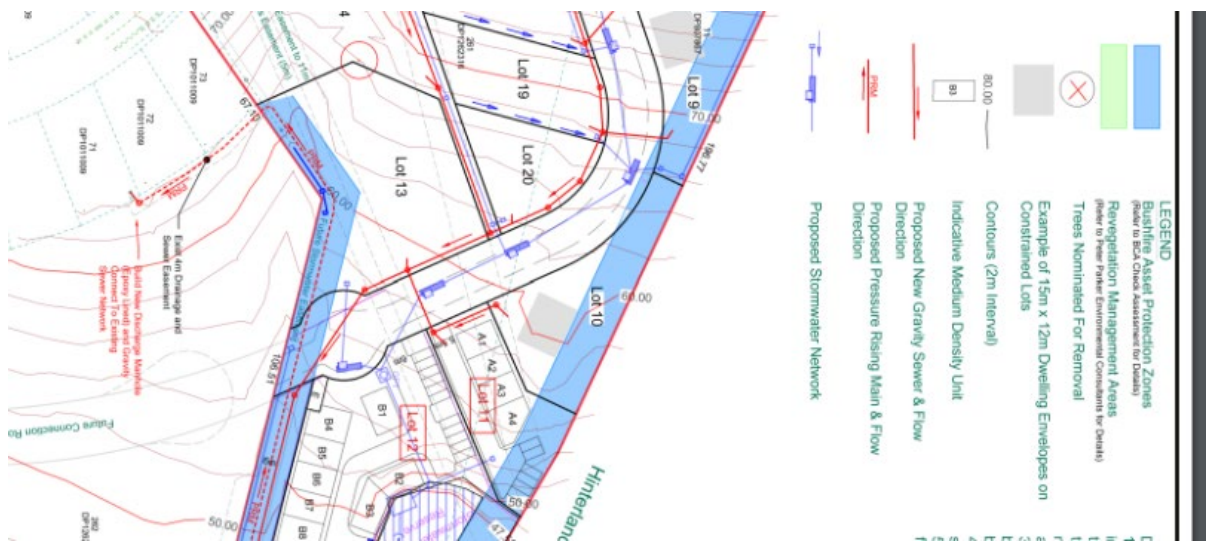
To facilitate staged construction of this new local road link, a temporary culdesac turning head can either be constructed on Lot 261 (if northern linkage proceeds first) or conversely on Lot 262 (if southern linkage proceeds first).

On Page 12 (3.1)

*(c) As the new road will become a loop road, residential users have the option of how best to access (enter or leave) their property (ie via downhill or uphill) so as to minimise slope impacts on allotment entrances*

I expect a written response from council regarding this road and a confirmation to ensure that this development is "stand alone" and will only be considered on its merits and not be dependant upon any access through my property as none will be given.

Further there is a sewer point on my property which appears to be ear marked as part of this development. Again, no consultation has taken place and again no permission will be provided to [REDACTED] to access the sewer points on my property. The entire sewer model appears dependant upon access to my property. (See image below)



Some of my additional concerns from the current design include:

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- Flooding hazard from the current road design,
- environmental pollution from the current road design
- Property damage and erosion from current road design.
- Current design requiring access to my property and not having permission (sewer easement access as indicated on the diagram above)

Kirsty, I tried to call you and leave a message, unfortunately, I was only able to access a recorded message. I am naturally both surprised and disappointed at what appears to be a very deliberate and unethical attempt to propose that this development will access my property and will cause significant environmental damage and negative financial impact in its current format to my property.

Please ensure that an alternative approach is developed and as I have suggested "this remains a stand alone development" with no access to roads or sewer connections required via my property at all. I want to see adequate drainage and water capture from the development to ensure it does not cause environmental impact to my block and would like to see the necessary engineering reports to see that this has been dealt with adequately. This is a significant sized development for Bangalow and needs assessment on its own merits without it impacting surrounding home owners and property owners. It appears to be a deliberate attempt to cut corners and impose negatively upon neighbouring blocks without consideration to the impact or consultation with the owners. I want assurance from council that this will happen as part of the evaluation of this proposal, if not my next step will be to take legal action to protect my property from a very deliberate attempt from the developer to commercially benefit from a plan that is not stand alone and will have a very clear impact on my property.



I look forward to further correspondence from you on this matter.

Sincerely,

A solid black rectangular redaction box covering the signature area.