

**Scott, Noreen**

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**From:** | >  
**Sent:** Thursday, 4 January 2018 8:53 PM  
**Subject:** DA Application 10.2017.686.1 - 57 Carlyle Street, Byron Bay 2481 NSW

**BYRON BAY COUNCIL - TO WHOM IT MAY CONCERN**

We refer to the recent DA application for 57 Carlyle Street, Byron Bay and after viewing the DA on line we have no objection to the application for alterations and additions.

However, we would like to bring to Councils attention that the current state of the road in the area of 57 Carlyle Street is already in a very poor state of repair as is Carlyle Street generally with the exception of a fully tarred area of road just down from the Top Shop on the corner of Carlyle and Massinger Streets.

As Council would be aware, the top half of Carlyle Street is an extremely busy street due to traffic attempting to pass the Town Centre, access the Top Shop and access the Lighthouse.

We wish for Council to take note of the enclosed photos and information in this email regarding the state of the road when considering approval of the above DA as no doubt there will be heavy vehicle use whilst renovations and alteration are being carried out at 57 Carlyle Street, which will further impact on the already damaged road.

We take this opportunity to request that after the renovations are completed at 57 Carlyle Street that Council please tar the entire road, adding speed humps or similar to make it safe for residents and visitors. This would improve the look of the street and certainly make it **safer to drive on, especially in times of torrential rain** as unfortunately most drivers do not adhere to the current 50 KM per hour speed limit and speed well above that current limit.

Please refer to enclosed photos of Carlyle Street, please note the first photo is the fully tarred road, near the Top Shop on Carlyle and Massinger Street and the other two are around the area of 57 Carlyle Street general vicinity.

regards







## Scott, Noreen

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**From:** byroneforms <byroneforms@byron.nsw.gov.au>  
**Sent:** Friday, 5 January 2018 2:45 PM  
**Subject:** FW: : Objection 10.2017.686.1  
**Attachments:** form.xml; receipt.pdf

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**From:** byroneforms  
**Sent:** Friday, 5 January 2018 2:45:02 PM (UTC+10:00) Canberra, Melbourne, Sydney  
**To:** byroneforms  
**Subject:** : Objection 10.2017.686.1

**Form Name:** Submission lodgement form  
**Submission ID:** SUB10123

### Submission -

**Type of submission:** Objection

**Submission:** 5th January, 2018 Byron Shire Council Reference: DA No. 10.2017.686.1 I have received a notification of a Development Application for 57 Carlyle Street, Byron Bay. Firstly I would like to request an extension of the exhibition due to the exhibition dates falling within the Christmas holiday period when we and many other Byron Bay locals are not in town. It is my understanding that no new DA's were supposed to be on display during this period yet this one was. I believe this should be extended until at least early February to give ourselves a fair chance to come into council chambers to observe and discuss this exhibition. Marvell lane cannot handle 2 x 3 bedroom residences with no parking for all. It will be very disruptive for all existing residents. It is not complying with council regulations or even considering surrounding residents. I have observed on the plans that they are requesting stacked parking for the two rear residences with no set back. It is my understanding that a 3 meter set back is required in the laneway(5.5 m for a driveway non compliant.) This DA is requesting this for 2 residences on 1 site. You are also assuming that they will be using the garage for the second parking space for each residence, currently other residences do not park in garages and driveways, instead using the lane and do not have consideration for other residents. Bottom line is ,what they are requesting is illegal and does not work. The Lane is already very congested and I believe this will cause more congestion and ongoing problems. Height plains for the front and back structures on the western boundaries are also non compliant. Both of these structures need to be within required height plains and will affect our property with shading. They are trying to put too much on each lot and I strongly object. The drawings show new fences along the western boundary. What type?, how high? This needs to be clarified. Also our landscaping and trees we have planted



**Scott, Noreen**

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**From:** | | | | | >  
**Sent:** Wednesday, 10 January 2018 3:28 PM  
**Subject:** DA 10.2017.686.1

9th January 2018

General Manager  
Byron Shire Council  
PO Box 219  
Mullumbimby 2481

**Submission Regarding – new rear addition, new undercover garage +  
construction of 2 new houses at rear of property with new driveways to rear  
lane, including staged strata subdivision**

**DA 10.2017.686.1**

**Lot: 14 DP: 758207 Sec: 30**

**57 Carlyle Street BYRON BAY**

**Exhibition Period: ends 10<sup>th</sup> January 2018**

the new rear addition, new undercover garage (on Carlyle Street) + construction of 2 new houses at rear of property with new driveways to rear lane, including **staged** strata subdivision (on Marvell Lane), submitted under DA 2017.686.1 on Lot 14 DP758207, No 57 Carlyle Street Byron Bay.

We would like to submit our concerns on the development proposed above.

Mainly that-

**-Whilst Marvell Lane has “recently been upgraded” it should not be used for vehicle parking.**

The laneway is being used to service the holiday lets- clients, garbage, linen etc- and for parking by all involved in the many short-term holiday lets in the lane. This is much to the detriment of residents who cannot swing in or out of their driveways when a car or truck is parked opposite their driveway, which happens on a regular basis.

**-We do not need any more short-term holiday letting in the vicinity.**

A 3-unit B&B was approved at 59 Carlyle Street, adding to congestion and constant use of the laneway by clients. They do have off lane parking, but tend to drive up and down the lane frequently and at speed. (Maybe the onsite managers can ask their clients to slow down.)

A secondary dwelling at 61 Carlyle Street, and a car space behind 63 Carlyle Street will also contribute to use of the laneway, without additional possible short-term holiday letting at 57 Carlyle Street/Marvell Lane.

**-Do the proposed 2 X 3 bedroom units, i.e. 6 bedrooms on Marvell Lane, have enough off-street vehicle parking?**

Two stacked vehicle spaces each, and their visitors need to park on Carlyle Street or Cowper Street? Surely, they should provide onsite parking enough for a six-bedroom residence (even if divided into 2 X 3 bedrooms.)

**-Why is there only one pedestrian access of 1.2m?**

After subdivision, the western unit will need pedestrian access onto and off their property for waste disposal onto Carlyle Street, not onto Marvell Lane as erroneously proposed on page 58 of the DA. (No Council garbage services in the laneway, unless they are using private garbage contractors disposing of rubbish and cleaning bins.)

And of course, for their visitor parking on Carlyle Street.

**-Site access during construction**

We strongly request that Marvell Lane be used only for on-site deliveries and removals during the construction process. Trades and others should use the Carlyle Street pedestrian access or walk Marvell Lane to keep the laneway free for traffic and pedestrians.

**-Site access after construction**

Residents of the proposed Marvell Lane units and their visitors should not use the laneway for parking. As stated above, it is difficult to enter and exit properties because people use the lane for parking.

Two chicanes were built in the first extension of the tarred Marvell Lane to slow down vehicles, but some people use them as parking bays on the lane. Maybe Council could put up discreet No Parking signs in the laneway.

Please take into consideration our concerns for this development. If Council decides to approve this development, then

- the continued amenity of our neighbourhood without additional visual, noise and air pollution, and without holiday let disruptions.
- that the laneway neighbourhood is not significantly disrupted during the build process with congestion by delivery and trades parking for unnecessarily long times in the lane.

We hope that our concerns and objections can be viewed favourably.

Yours sincerely,

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: | :  
Byron Bay



**Scott, Noreen**

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**From:** [redacted]  
**Sent:** Monday, 15 January 2018 5:12 PM  
**Subject:** FW: DA Application 10.2017.686.1 - 57 Carlyle Street, Byron Bay 2481 NSW

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

[redacted] and would like to provide additional support to the below request made  
[redacted] Council to address the damaged road that we share.

We agree that the state of the road is a risk to property and the safety of drivers and pedestrians using the road.

Can you please confirm Council's intention to address this risk, and the timeframe that it will be completed?

Regards,

Begin forwarded message:

**Subject: DA Application 10.2017.686.1 - 57 Carlyle Street, Byron Bay 2481 NSW**  
**Date:** 4 January 2018 8:52:52 pm AEDT  
**To:** [council@byron.nsw.gov.au](mailto:council@byron.nsw.gov.au)

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