

**DA Submissions Report - Advertising LV2**
Close Date from 28/07/2018 to 3/08/2018**DA Number: 10.2017.198.1**
Submission Method: ESERVICESInclude Applicant: Yes
Include Parcels: Yes

<u>DA / Submission Type / Number</u>	<u>Date</u>	<u>DA Description / Categories</u>
10.2017.198.1		Mixed Use Development for Three (3) Commercial Tenancies (for use as
Parcel LOT / DP		Property Address
85390 LOT: 1 DP: 123326		9 Station ST BANGALOW
178620 LOT: B DP: 327228		9 Station ST BANGALOW
193400 LOT: 334 DP: 755695		9 Station ST BANGALOW
OPPOSE		
30.2018.12387.1	30/07/2018	Categories: DA OPPOSE
Submission by: Mr C Draper		Submission Method: ESERVICES
2017/198 - This amended DA seems to STILL be for Six Units, with the largest unit clearly designed to function as a distinct pair...Parking requirements have not been addressed, for takeaway food shops and for residents--- Insufficient garbage bin spaces are provided..THE NARROW STATION ALLEY CANNOT SAFELY SERVE THIS PROPOSED DEVELOPMENT- THERE IS A MAXIMUM POSSIBLE FIVE METERS FOR SHOPS AND SERVICES- PLEASE LOOK AT THE TOTAL ROAD RESERVE WIDTH- thirty onelinks is Not a two-way traffic option.		

Total: 1 OPPOSE submissions for DA 10.2017.198.1

***** End of Submissions for DA 10.2017.198.1 *****

submissions@byron.nsw.gov.au

Bangalow Progress Association
1 Aug 2018

General Manager
Mr Mark Arnold

Attention: Planning Department:
Luke Monro, Chris Larkin

DA No. 10.2017.198.1

9 Station Street - Bangalow

Mixed Use Development for Three (3) Commercial Tenancies (for use as Shop, Restaurant or Cafe or Office Premises) and Five (5) Shop Top Housing Dwellings

Dear Sir,

CONCERNS

The Bangalow Progress Association recognises that the amended plans are an improvement on previous proposals however we have the following concerns which we believe are reasonable and could be addressed by the applicant with minimal change to the amended plan.

1. Our major concern is the loss of green space resulting from this development. The likely erosion of open space from ongoing developments in Station St will inevitably lead to the removal of a unique heritage attribute in Bangalow Village. We therefore want to work with council to replace such loss with usable public space, facilitated by the use of a Voluntary Planning Agreement. This could enable the creation of a community park in Station St, located next to a significant building such as a hall or church, so that important curtilage endures. The realisation of such a park would need to be discussed with key stakeholders but the VPA would become the catalyst for this approach.
2. The use of heritage colours for external surface areas, as prescribed for the Bangalow Heritage Area, would be preferred so that a dramatic contrast to A&I Hall is avoided.

3. Elevation diagrams need to show building height and window dimensions to enable confirmation that height does not exceed 9m and that overlooking is acceptable and does not compromise privacy.

4. A comprehensive landscaping plan has been included with the DA however some trees chosen for sections along the common boundary with 11 Station St could seriously overshadow this adjoining property over time. We therefore request the use of plant species with a mature form that does not exceed building height.

5. Additional commercial traffic in Station Lane will create a safety risk for young school children who regularly use this lane to access the primary school. We recommend that a safety plan be developed with the applicant to minimise such risk.

We thank Byron Shire Council for their ongoing support on this matter and for the opportunity to express our concerns. We look forward to a favourable outcome.

Signed

Ian Holmes
President, Bangalow Progress Association
0414 959 936
6687 2368

Don Osborne
13A Rifle Range Road,
Bangalow NSW 2479
31, July, 2018

The General Manager,
Byron Shire Council
Station Street, Mullumbimby NSW 2482

Att: Mr L. Munro – Town Planning

Re: DA 198.2017 – Station St, Bangalow, NSW 2479

Dear Sirs,

I wish to make this submission about the above amended DA for 3 commercial shops with 5 residential apartments above, as follows;

1. The setback of 3 metres for the shops and 6 metres for the apartments are acceptable in terms of the existing streetscape and Bangalow characteristic and should not compromise the streetscape unduly as well as being more complimentary to the A&I Hall than all the previous schemes.
2. The height of the building within the overall 9 metre limit is acceptable in terms of the existing streetscape and DCP and may not detrimentally affect the neighbouring A&I Hall.
3. The bulk and scale of the amended proposed building is acceptable with the terms of the Bangalow characteristics, heritage streetscape/precinct and DCP.
4. The use of more appropriate building materials such as timber boards to walls and metal roofing is more in keeping with Bangalow characteristics and will compliment the A&I Hall better than previous schemes.

In addition to the above, I wish to make the following observation/ comments ;

- The drawing information of the proposal available to the Bangalow community was less than desirable and did not include floor plan layouts, so that any detail analysis of each floor was not possible.
This is a major flaw in the process and I would ask that council address this issue for any future development as a matter of importance.
Therefore, any outright support for this proposed development is not possible due to this flaw.
- There are still privacy issues associated with this proposal, but these are solvable with conditions of consent from council or an agreement as part of the mediation process with the L&E Court.
- The aspect of overshadowing of No. 11 Station St in winter is still not ideal either and if possible this development could be placed further north on the property ? to provide an increased side boundary setback to No. 11 and help relieve this situation.
- As a matter of high importance, any colour scheme used in this development should be complimentary to the Bangalow characteristic and the A&I Hall in particular and not rely on “white” tonings, which are not complimentary.
I draw your attention to the intended heritage character colour scheme used in the 1994 Main Street Plan and the schedule from that document intended to be included in the new Bangalow DCP and suggest council impose a condition of consent in this regard.

- There is still a safety issue for primary school children that use Station Lane for school access that will need to be addressed and suggest that council could impose a condition of consent for specific vehicular use and hours of use of this lane for this development that would help mitigate this aspect.

Overall, I believe this amended development proposal, which is a direct result of the L&E Court/Byron Council mediation process, is a better outcome for the community of Bangalow than any previous proposed recent development for this property.

Thank you Luke, for your attention in this matter and your careful consideration regarding how this development will impact the heritage community of Bangalow.

Regards,

Don Osborne

Don Osborne – Architect (Ret)
Heritage Consultant

The General Manager,
Byron Shire Council,
P.O. Box 219,
Mullumbimby. 2482

Mr. Jeff Lovett,
985 Fernleigh Rd.,
Brooklet, via Bangalow.
Ph. 02 66 87 1533/Mob.0484 856 933
31st July, 2018

BYRON SHIRE COUNCIL	
DOC NO:
REC'D:	- 1 AUG 2018
FILE NO:	Abloll
ASSIGNEE:	V. Vici

Re: Notification of Development Application – Amended Plans
DA. No. 10 2017. 198.1
9 Station Street, Bangalow.

Dear Sir,

Thank you for the opportunity to put forward this submission for the amended plans of the above development.

I am the owner of the adjoining property being 11 Station St., Bangalow and have two concerns with regard to these amended plans.

1. Tree Shadowing -

The 10 metre plus "growth height" of the type of trees chosen along sections of my northern common boundary have the potential to overshadow the whole property, including the cottage.

The B.A.S.I.X. thermal requirements for a single cottage as well as the shop top dwellings proposed for the rear of the property would be compromised.

- e.g. (a) Limit the potential of solar renewable energy useage
- (b) Internal natural light would require replacing with artificial lighting.
- (c) Natural heating would be replaced by artificial heating as well as extended use of existing open fire.

In addition, the demise of aesthetics caused by the loss of natural sunlight penetrating into the house.

Solution: Choose types of trees/bushes with a maximum "growth height" of 3 metres also to be positioned to not extend past the shade shown in the existing shadow diagrams for the proposed building.

2. Privacy -

The introduction of privacy issues from the proposed balconies which overlook No. 11 front and rear yards as well as cottage bedrooms.

Solution: Install privacy screens to the southern end of each balcony to allow extra privacy to the inhabitants of No. 11 house and its surrounds.

Conclusion: The feedback from the Bangalow Master Plan, which is near its final process, shows that the community is strongly in favour of retaining the four remaining Federation Workers Cottages in Station Street. If these personal large concerns that I have in respect of my property are rectified, I would then consider that the cottage has been dealt with in an acceptable manner and would support both the development as well as the cottage, being retained into the future.

I do apologise for overlooking the tree shadow effect in my previous submission.

Yours Sincerely,

Jeff Lovett. 

SUBMISSION
9 Station Street,
Bangalow 2479

I refer to DA 198 / 2017
AMENDED PLANS - Acceptance

I have objected to the developer's proposals for this site since 2014...
He has shown little interest in working with the community over the years.
The final blow to the site was his subdivision - of what is essentially a small double block in the Heritage Conservation Area - into 3 lots. Despite numerous objections Council allowed the subdivision.

So here we are. Amended plans for a 3 lot frontage (on a small site) next to our Historic A & I Hall.

I accept the amended plans - as anything this property owner has foisted on the town in the past has been grossly unacceptable.

Accepting the amended plans enables the community to move forward and try to forget this saga of the past several years of inappropriate DAs for 9 Station Street.

I find the architectural drawings acceptable and I believe the building is the best we could hope for now that the block is subdivided into 3 lots. The (new) architect has given us a design that sits more lightly on the site. Despite the extra bulk, his starting point was a subdivided site (3 lots) I believe he has tried to minimise impact while fulfilling his brief.

My concerns:

1. The 2 storey building still overshadows the neighbour of 11 Station Street. The neighbour has expressed the intention of keeping his heritage cottage single storey to assist in the streetscape of the Conservation Area. My concern is that with this overshadowing he has less incentive for his property to remain single storey.
2. The drawings are unclear as to the privacy of the neighbour's property at 11 Station Street. I do not see internal drawings. With so much controversy regarding this site I would've expected more details in the drawings.
3. The impact of overshadowing of Number 11 Station Street could be lessened by replacing the taller trees in the landscape plan along the border to the neighbour's property with Lilly Pilly Cascades - Syzygium. These are practical screening trees that grow well in this area. They provide privacy but do not grow so tall as to overshadow solar panels or block winter sun.
4. I ask Council to consider the Bangalow Progress Associations' suggestions in relation to the loss of green space in relation to this development.

Thank you for the opportunity to submit my concerns to Council.
Sue Taylor
PO Box 429
Bangalow 2479