

Rezoning at 150. Lismore. rd Bangalow.

I have a few comments,

1) Having a copy as well as having had to comply with.....

Byron shire council .

DCP Bangalow industrial park.

6.2.3 site coverage.

States.....

“buildings, exclusive of covered walkways and permitted

Compounds, should not exceed 50% of each allotment.”

So it is untrue to state in the proposal 0.75 : 1 as being the same as

The adjoining industrial estate!

The 50% complied by all previous owners, was to stop road parking,

As the council allow ridiculously narrow roads in their industrial estates.

Witness any Monday morning NOW.

2) Having just witnessed the last massive rain fall earlier this year,
which covered more than half the proposed site .There are photos
to prove this. would not this render the, Flood impact assessment
May 2021 irrelevant, For this proposal.

To use fill on Maori creek bank for this Industrial site is hard to comprehend.

From Chris Lawson.

Feedback on Rezone land for industrial use at Bangalow



Submission date: 10 May 2022, 7:22AM

Receipt number: 3

Related form version: 1

Name

Ian Holmes

Email

Provide your feedback here

Industrial zoning of land at 150 Lismore Road has been previously supported by the Bangalow Progress Association in a submission to the Byron Business and Industrial Lands Strategy.

The BPA reconfirms support for this proposal with the inclusion of a C3 environmental buffer, however recent flood events indicate that re-evaluation of flood impacts will be necessary to establish viability for industrial use. The BPA also requests that permission for Offensive industries not be granted for development within this estate.

Any expansion of Bangalow industrial estate boundaries should be used as an opportunity to reinstate plantation buffers along Lismore Rd, therefore mitigating the negative impacts of industrial development on the otherwise visually attractive western gateway to Bangalow. This objective was also endorsed in the BILS.

Upload your feedback

Feedback on Rezone land for industrial use at Bangalow



Submission date: 11 May 2022, 10:06PM

Receipt number: 4

Related form version: 1

Name

Louise Anderson

Email

Provide your feedback here

I have attached the following as a separate word document.

Hello, I am providing feedback to this rezoning land use variation. I wish to raise very some significant and relevant concerns about the impact on existing land within the immediate and adjacent area to the proposal. I am very concerned about the impact of more hard surfaces this zoning represents in this known flood basin area to surrounding (low lying) land, other land owners and businesses. We have been adversely flood impacted for the past two years across (3) three major flooding everts and wish to make Council aware of the role of this essential green space immediately within this area and its surrounds and how these green areas currently serve the residents and existing business by forming a critical part of natural flooding water management and how this proposed development could negatively impact existing residents, dwellings and businesses.

The proposal to rezone and increase land use and development for Industrial estate purposes has a very high potential to cause and exacerbate flooding occurrences, create changes in the existing flow, direction and speed of waters into adjacent land areas including Area C which Ivory Curl Place and Parrot Tree Place as well as Lismore Road in

Bangalow. The flooding of the past few years has caused flooding in a south easterly direction back towards these streets and across Lismore road; that is back towards Palm Lilly Place and Parrot Tree Place.

Within these residential areas, Council has required land to be set aside that cannot be developed on so it can act as flood water detention pits in recognition of the normalcy of flooding in this residential area that is now backed by the Bangalow industrial estate. When regular general flooding rain occurs, the detention pits in Palm Lilly Place and nearby streets fill with and store flood water. Flood water recedes in relation to the volume of water held in Maori creek which runs to the industrial estate and I am concerned that allowing more built (hard) surfaces and the resultant loss of natural green space, trees, and soil has real potential to cause increases in size and regularity of ordinary and extraordinary flooding upstream into these residential streets.

During the recent flooding disasters in 2022, I witnessed the incredible surge and egress of water into this area and across the back of my property and it made me realise how critical the existing natural shape of the land here and how it forms natural flood management in this area is. Little Māori Creek became a major swollen river with an extensive flood plane from Parrot Tree Place back to the Industrial Estate. I have also witnessed this scale of flooding over recent years causing a large flood plane at the back of my property which was not a result of singular rain “bomb” event of February and March this year, but instead from regular annual rainfalls in the area. I am deeply concerned how poor planning such as this level of overdevelopment represents, will cause ongoing and reoccurring major water /flooding problems for surrounding land users due to the way water flows, ebbs, is stored and is naturally managed not being taken into consideration as part of the

development of the area. This is actually a very real issue that is not seen and therefore not raised or discussed. I have seen flooding occur multiple times now, not just in Feb and March 2022.

I think Council needs to be made aware of this and take an active role to understand how flooding in the proposed area and adjacent areas is a natural and regular occurrence and thereby future land use should only be considered in relation to the natural tolerance of soil, topography and the water flow the area already experiences. Water management needs to form a major aspect of the controls and considerations Council makes in regards to the (adverse) impact this development could cause. Additionally, as an householder in the adjacent residential area of Bangalow, I am also concerned about increasing noise pollution this proposed large expansion of the industrial area will cause. I can only speculate and think about how this will affect myself and my property, how it could have a serious and negative impact on the value of my property, impact on the internal (dwelling) and external amenity at my property and the wellbeing of myself and family. Once built, there will be little I will be able to do about these impacts. Currently we experience ongoing noise pollution from various blowers, fans and refrigeration equipment which can be heard 24 hours a day, 7 days a week from the existing industrial estate.

With the proposed expansion, I am concerned that this will definitely lead to an increase in the scale of operations including machinery sounds, volumes, increased scale of hours and days of operation from more businesses and the direct impacts this will cause on the amenity of the adjacent residential area and myself. I would think transport movements will increase as a result of increases to the scale and nature of businesses, leading to potential 24/7, 365 day trading and resultant transport movements and the attendant increasing noise pollution this could

cause with deliveries and transport able to occur at any time within a 24 hour period.

I think it is foolish to think that a conversation with business owners in the future would lead to any mediation around amenity, given the Council is the deciding force here. Council's approval will be therefore an agreement to the noise, transport movements, hours and days of operation and scale of operations allowed on the site due to the approval of the development. A resident will have no recourse or ability to change operation practices. Sadly, this is a truth. If this is approved all the above impacts and pollutions will be implicitly approved by Council and therefore by default will be allowed.

Although the proposal is to expand an existing industrial area, the land being considered is not currently zoned or used this way. This proposal represents a loss of amenity to residents and ratepayers if it is to expand into suburban use land directly adjacent to the site . Please consider that the proposal is directly adjacent to regular neighbourhood streets and families, including their residential dwellings and community park areas.

Lastly, I would like to express my concern with the bulk and visual impact this proposal could have to the overall natural environment which extends in all directions around this area. Currently we are visually affected by industrial estate building indirect external spotlighting onto our property from existing buildings. It is understandable that lighting is required. My concern is that as the proposed development would allow a major increase in scale and number of buildings, we will experience a significant increase in artificial lighting exposure from businesses. In that scenario and with Council as the approving body, it would be impossible to mediate a change to lighting in favour of residents as it is implied through planning approval that a business can operate as such with the precedent currently existing in the Industrial estate

now.

Whilst my concerns are those of a single landowner, I am asking Council to seriously consider the impact upon me as an individual. It seems that the householder must simply accept development proposals and everything including, light, sound, traffic and transport movements as being for the greater good. I am however part of the greater good and which my amenity, health and wellbeing to be considered as equally valid and worthy of respectful consideration.

I respectfully ask Council to consider the health and needs of its community and those of myself outlined in brief above to form a key factor in deliberations on this proposal. It would be ideal to have the expansion occur in a way that is not in the residential heartland of Bangalow. It would be nice to think that Council can find an alternative land use area for a larger Industrial estate so that the amenity of the Bangalow residents does not have to be impacted from here onwards.

I would be grateful for the opportunity to be included in further communication on this matter. Thank you.

Louise

Upload your feedback

[Bangalow Industrial Estate proposal LA.docx](#)

Feedback on Rezone land for industrial use at Bangalow



Submission date: 5 May 2022, 5:51PM

Receipt number: 1

Related form version: 1

Name

Lynne French

Email

Provide your feedback here

RU1 Primary Production land should remain as RU1. A change to General Industrial is a radical departure from this zoning and will increase the size of the current industrial estate considerably. This will increase traffic on Lismore Road and potentially through Bangalow village. The visual impact of the existing industrial estate is large as it stands and it currently dominates from many parts of the surrounding hills. Any new development would detrimentally affect the rural landscape even more. This area is a 'gateway' from the west of Bangalow. It should be protected and properly landscaped to reduce the current impact and any future development should this proposal be approved by Council. Is there proof that further industrial land is required in this area? Vulnerable Byron Creek would also be put at risk by further industrial use of adjoining land, despite the proposed environmental buffer, which is much too small. Bangalow valley is known for its rural beauty and this should be protected.

Upload your feedback

Planning Resolutions

plan – manage – resolve

Phone: (02) 56078200
Mobile: 0437 859959
Email: chris@planningresolutions.com.au
Mail: PO Box 1300 Coffs Harbour 2450

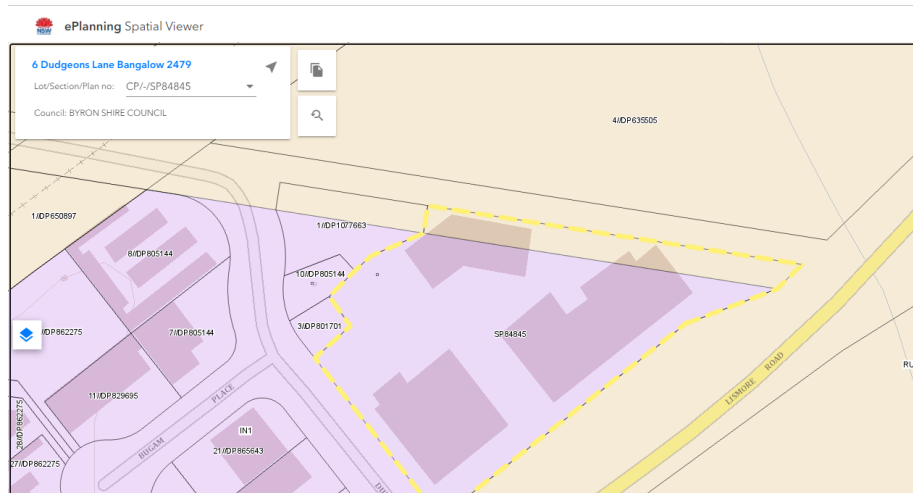
General Manager
Byron Shire Council
PO Box 219
Mullumbimby NSW 2482

Dear Sir,

Submission
Planning Proposal 26.2021.3.1
Amendment of Byron Local Environmental Plan 2014
150 Lismore Road, Bangalow

My clients own the adjoining land at 2&4/6 Dudgeons Lane Bangalow (Lots 2 and 4 SP84845). They have asked me to make this submission on their behalf.

My client's land isn't properly represented in the Planning Proposal and various supporting documents. Half of the road reserve between the two properties has been closed and incorporated into the land to the south. The northern boundary of the current industrial zoning is still on the boundary of the old road reserve. Therefore 10 metres of the current industrial properties is within Zone RU1. The buildings do not encroach into the road reserve as shown on many of the documents. See the extract from the *ePlanning Spatial Viewer* below. The Planning Proposal should be corrected to include a continuous area of Zone IN1 so that it includes the closed road reserve and current road reserve.



It is planned to fill the land to the flood planning level. While the BMT Flood Study has reviewed the predicted flood impact on adjoining properties it isn't apparent that they have properly considered the localised drainage impact on my client's land from the filling. The concern is that there will be changes to the flow regime from the localised filling. Also, it doesn't appear that the planned revegetation of the creek has been considered in the flood models.

Council should request that the potential stormwater impacts on the land to the south be further considered, in particular regarding the planned revegetation of the creek. Also, the Planning Proposal should be expanded to properly connect the existing industrial area zone to the planned expansion.

Should you require any clarification regarding the above please contact me on 0437859959. I look forward to your favourable consideration of this submission.

Yours faithfully,

Chris Pratt
Planning Resolutions
Date: 11 May 2022



From:
To:
Cc:
Subject: Rezone land for industrial use Bangalow
Date: Thursday, 19 May 2022 2:48:26 PM

Dear BCC,

I am very sorry about this but I have missed the closing date to make submission regarding this DA. I was away from home and contracted COVID and had to stay in isolation in Canberra. We just got home yesterday.

If there is any chance of accepting a few late comments I'd be most grateful, if not I understand:

1. Sometime in the next 10 years there will be a Rail Trail linking Lismore to Bangalow. Lismore Council have already agreed to pursue the necessary legislative amendments in State parliament to begin the process of constructing a Rail Trail between Bentley and Booyong (ie their LGA). Booyong to Bangalow is inevitable.

BSC has already approved in principle a shared path from Rifle Range Road to the A&I Hall, and staff have been discussing same with Transport 4 NSW.

The centre of Bangalow cannot absorb any more traffic or cars. Yet Bangalow will inevitably become a 'rail trail hub'. It seems to many of us who are thinking ahead that the Bangalow Industrial Estate is the perfect place to create a rail trail carpark (which could be paid parking) and rail trail related businesses eg bike hire shops, bike repair shops, cafes etc. The industrial estate is less than 2 kms to town and provides a perfect opportunity to service the rail trail from the periphery of town. People can then ride into town and park their bikes instead of their cars.

It would be a significant bit of strategic thinking if these ideas were to be incorporated into this DA, particularly a paid parking car park.

I have spoken to members of the Northern Rivers Rail Trail about the importance of creating two peripheral service centres for the rail trail - one to the west of Bangalow and one to the east. Here is a perfect opportunity to begin to plan for the western one.

2. Could you please incorporate into this plan some screening landscaping along Lismore Road. The existing industrial estate is an unsightly entrance to the village.

Thank you

Jenny Bird