

Scott, Noreen

From: [REDACTED]
Sent: Thursday, 17 September 2020 6:00 PM
To: council
Subject: DA 10.2020.370.1

From what I have read this DA goes against the intent of the Bangalow Village Plan and is outside the planning guidelines for the land. It would create a precedent which would work against everything the residents of Bangalow want to preserve. It should not be approved.



Submission - DA 10.2020.370.1 68 Byron Street, Bangalow

We acknowledge the attempt to preserve the present external appearance of the house and surrounds... It has been a prominent part of the streetscape for the lifetime of our oldest residents. However, we do not feel that all the changes are acceptable.

There is not sufficient on-site parking spaces proposed for the existing house-commercial usage. It seems all the rooms will be let individually; each room should require two parking spaces for the tenants; and two more spaces each room for clients.. this needs to be on-site parking because existing street parking is already in short supply. The proposed Stage Two commercial building clearly requires much more on-site parking. Council should not permit the use of existing footpath for cars... plans suggest that five parking spaces will be lost on Deacon Street to make way for eight spaces, mostly on the grassed path..... but two spaces encroach on the "neighbours space". Whether there is sufficient space on the western side of the present house for three or four spaces is questioned- it seems to be less than five meters wide and may not be workable. A street parking space will be lost to the "proposed driveway", western frontage of Deacon Street. Sealing the grassed pedestrian footpath for car-parking is not a sensible move when Bangalow is promoted and valued as a heritage/conservation village.

#The proposed commercial building on Lot 13 does not seem to be fully explained - the label "replacement garage" does not sit well with the apparently modern RollaDoor north entrance, western sliding "garage" doors opening to an outdoor terrace, grassed area with direct frontage to Byron Street, that looks more like a design for an alfresco wine bar or a party venue- the large open hall has no stated use, it seems to be destined for division into two more lettable areas (Windows 15 and 18 are actually sliding door sets which require no external changes to turn the structure into three separate lettable spaces) ... if it's to be a retail space, it has no truck delivery area set aside, if an open-plan office it properly should be in the zoned commercial area at least a block further west- It should be carefully supervised, sited across from a busy primary school and a church. We don't know why mature healthy trees can be destroyed without a clear future use. We feel that demolition of the present garage and the eventual construction of a "proposed Commercial building" is a separate issue, should be struck out of this DA, to be dealt with when there is a clearer intent to develop. Please do not allow the trees to be removed until the second stage is to begin- or do not grant a commitment if the intent is to clear the mature trees and sell off Lot 13 with a vague "commercial approval" to another developer.

In general, the loss of another home in Bangalow is disappointing.. If Bangalow must become just another small town with "boutique shoppes" and trendy shopfronts, we hope that something can be preserved so Bangalow retains an appeal to future generations. We found friends and neighbours, we've enjoyed the last five decades in the midst of Bangalow, we hope that some of that country kindness can be kept alive in the village. (A caretaker's flat within the existing house?)

It is possible that the tree beside the existing garage, marked "Unknown Species", is a SAPOTE or chocolate pudding tree- the fruit has been very popular with pedestrians for years.

#We don't think there has been much thought given to the provision of waste/recycling bins= there could be enough waste for three or four households generated by this application, but there appears to be space reserved for only two bins, although the notes at page 10 Appendix C talk about three different types of bins, and the application infers that the "Grey house" segment has no space allowance for bins - no doubt you will look at that ?

Bangalow is known as a quiet space where residents walk and cycle and focus on a gentle lifestyle... but this proposal takes away the footpath, pushes extra cars onto the street, removes dozens of Bangalow Palms and other mature plants, and does nothing to maintain the village atmosphere. Byron Street and Deacon Street will both lose their present appeal when more concrete is poured over the grassy lawns. Allowing commercial usage without on-site parking is not a good decision.

[REDACTED]

[REDACTED]

Scott, Noreen

From: byroneforms
Sent: Thursday, 10 September 2020 12:09 AM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]
Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-43

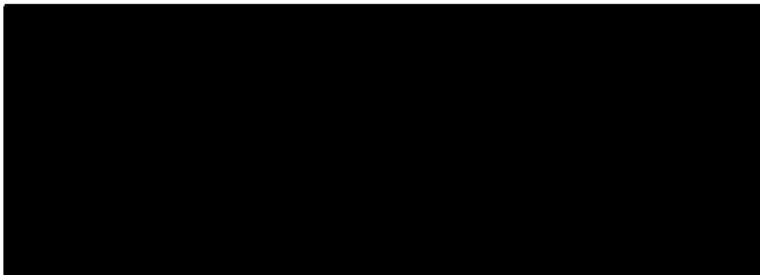
DA number: 10.2020.370.1

Subject address: 68 Byron St Bangalow

Application type: Object

Other details:

Grounds: Grey's House is a Heritage listed property of significant importance to our town. There should not be any alterations or additions, or demolition of the Garage. This is one of only a few remaining original homes in Bangalow and I would like to see it preserved as is. I have lived in Bangalow for 40 years and like all locals, have lovingly admired this home and grounds. The block of land, now with mature trees, is an excellent example showing how most homes in our town were situated on large blocks such as this. To alter this property in any way will destroy the heritage streetscape of Byron Street. Please do not allow this development!



Scott, Noreen

From: byroneforms
Sent: Wednesday, 9 September 2020 2:39 PM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]
Attachments: BSC-005-41-DA 2020.370 68 Byron St Submission BPA.docx

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-41

DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Object

Other details:

Grounds: 9 Sept 2020 General Manager Byron Shire Council Mullumbimby, NSW 2482 Attn: Mr Luke Munro DA No. 10.2020.370.1 68 Byron St BANGALOW NSW 2479 (Lots 12,13,14) Stage 1 Change of Use of Existing Building from Residential (Dwelling House) to Commercial (Offices/Shops) including Alterations and Additions to Existing Building and Provision of Car Parking Stage 2 Demolition of Existing Detached Garage Building and Construction of a New Detached Building to be Used for Commercial Purposes and Provision of Car Parking
OBJECTION Grey's House and surrounding garden is a classic example of a stately Bangalow property from the early 1900's. Bangalow is fortunate to have many such named grand houses listed on the Byron Local Environmental Plan 2014, but village proximity makes Grey's House a special item in the Bangalow Heritage Conservation Area. Located at the commercial edge of Byron St, it provides important confirmation of the heritage pedigree of Bangalow. Expansive heritage gardens, bordered by Bangalow Palms and mango trees, offer pleasant views from both Byron and Deacon Streets and provide welcome amenity to an adjoining property at 72 Byron Street. Heritage context: Grey's House, garden and chain fence is listed as Heritage Item I019 in the BLEP. The house makes a grand statement at the end of an attractive line of workers cottages at the eastern entry to Bangalow and marks the boundary to the village commercial area with its distinctive shop-top terraces. The gardens provide an attractive green space and are perfectly located for views towards Deacon St and the newly designed Bangalow Parklands area. This fortunate context of house and garden is much appreciated by residents and should be conserved, as stated by BLEP Objectives (5.10.1.b), to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views. Removal of heritage items: The original stained-glass front door and side lights are an attractive feature of the street façade of the building and should not be removed or altered. Consigning this lead-light item to internal use is unacceptable and using security cameras may be an alternative. The original link chain front fence is another important element that maintains heritage integrity. Adaptive reuse: The proposal indicates that Grey's House will need to be converted to commercial use to help provide the funds needed for restoration, however the conservation works schedule contains a priority listing of remedial work that would be routinely done for many older buildings in the

years following an ownership change. The house appears to be in reasonable condition - we are aware that timber flooring has been replaced and the interior of the house recently repainted. Given the condition of the building, the use of conservation incentives is questionable, and this approach has a profoundly negative impact on the heritage significance of the item and its setting, as well as the amenity of the surrounding area.

Estimated proposal costs would be significantly lower if project scope excluded commercial extensions and additions and was based solely on the restoration of a beautiful home and garden. Residential Zone: A combined submission to the draft Building and Industrial Lands Strategy, done jointly by BPA and the Bangalow Chamber of Commerce in late 2019, found no evidence of demand for more retail floor space in Bangalow beyond current B2 Zone boundaries, so this option was not included in the draft BILS. R2 low density residential zoning permits, with consent, home based industries and health services but prohibits commercial premises. Removal of proposed commercial extensions would eliminate the substantial loss of amenity to [REDACTED] caused by the detached additional building,

exacerbated by an intrusion of the building height plane on the eastern side. Visual Amenity: Site area needed for the proposed extension and detached building results in significant elimination of curtilage and requires the removal of several heritage Bangalow palms and mango trees, an integral part of the heritage setting. This does not ensure that development retains the traditional character of gardens and landscapes in heritage items. (DCP C1.3.3).

Palms and mangos are a distinctive and common feature for many Bangalow residential properties (Hartford House on Charlotte St has over 35) and help to define the character of the village. The loss of mango border trees and the introduction of buildings also creates a dramatic loss of amenity for the adjoining property at 72 Byron St, and largely eliminates pleasing views from Bangalow Parklands across Deacon St through to Byron St. The applicant does not fully appreciate impacts to the eastern side and Deacon St side of the property, but these are equally important to the front aspect on Byron St. Parking: Proposed angle parking spaces on the northern side of Deacon Street are unacceptable due to potential traffic and pedestrian safety issues, while also imposing negative visual impact on the heritage item. The Bangalow Village Plan expresses a strong preference for peripheral parking areas to support an access and movement strategy in which vehicles don't dominate, people do. Parking areas at Station St, Ashton St and Bangalow Parklands have an estimated total capacity of 131 car spaces and are all within a 2.5-minute walk from Grey's House. The recently announced Deacon St pathway project makes peripheral parking a far more acceptable option for people access to Grey's House and Bangalow village.

Conclusion: Residential property ownership changes occasionally involve heritage or contributing properties, but then provide an excellent opportunity for heritage conservation and restoration. Conservation advice from specialist architects can enable heritage buildings to be impressively restored and heritage gardens to be re-established with landscaping advice. Byron Shire Council strongly supports heritage conservation and offers a resident advisory service to facilitate this process, so the preferred way forward is readily accessible. BLEP conditions, as applied to heritage items, make this approach obligatory. The primary aim of the proposal is to justify a commercial development based on conservation incentives, but proposed changes to Dr Gray's house will adversely impact on the item (building and curtilage), the immediate locale, and the character of Byron and Deacon streetscapes.

Residential and business owners of Bangalow do not support commercial zoning for this location – the additional commercial building should be removed. There would otherwise be complete disruption to this tranquil enclave, causing major loss of public amenity, including the [REDACTED]. We request that BSC refuse this DA. [REDACTED]

[REDACTED] Bangalow Progress Association

Scott, Noreen

From: byroneforms
Sent: Tuesday, 8 September 2020 2:38 PM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-36

DA number: 10.2020.370.1

Subject address: 68 Byron St Bangalow

Application type: Object

Other details:

Grounds: DA 10.2020.370.1 68 Byron St, Bangalow, NSW 2479 I have already engaged Byron Bay Planner and Property Consultant Chris Lonergan to submit a submission on my behalf. I am writing this personal submission, as I will be greatly affected by this DA I originally bought my property [REDACTED] and built accordingly knowing that "Grey's House" and surrounds was protected. My DA was approved back in 2003 with no objections from anyone. I bought a house in a heritage zone not heritage listed as Grey's house. The present DA overturns what i understood to be those protections. I had a large amount of supporting references for my DA and business model; [REDACTED] I have been servicing the local community for over 27 years in [REDACTED] originally starting back 1994 @ Suffolk Park Hall. My husband and I bought property @ [REDACTED] in 1999 and then moved into the surrounding local village of Bangalow. Within my DA process I had to adhere to certain heritage conditions. For the Construction certificate I had to change my 2 titles and merge them back into one title of land. The backyard on my property was mainly grass similar to [REDACTED] We took out a mulberry tree and we built around the existing mango tree. Grey's House and [REDACTED] I find the extensive build and dramatic changes (reduction of the green zone) that the DA @ 68 Byron st represents; will greatly affect the local amenity of Grey's House. It will also greatly affect the haven for mindfulness that I have created for the local community that [REDACTED] The build will directly affect my amenity on [REDACTED] The height plain is well exceeding the recommended build requirements. I am personally not opposed to development as long as it is applied with intelligence, respect and maintains the unique footprint of the Bangalow village. The village represents heritage that is steeped in history. The new wave and influx of buyers to our area are drawn to this. "Grey's House" as it is fondly known by locals can be considered the heart of the village. The house is grand and was prestigious in its time built in the early 1900s. Flanked by generous gardens and trees to reflect this. I hope that the council considers the current LEP that they have put in place, which protects such grandeur, and "Grey's House" is literally on the Map for protection. [REDACTED]

Scott, Noreen

From: byroneforms
Sent: Tuesday, 8 September 2020 4:08 PM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-37

DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Object

Other details:

Grounds: To the General Manager, Mayor and Councillors, I write to object to the above development for the following reasons: - After being closely involved in the evolution of the 9 Station Street Bangalow DA, including it's appearance before, and rejection by, the Land and Environment court, I am feeling similarly, that this DA is too large and does not comply with the extensive and clear guidelines for future development that were handed down by the Land and Environment court judge at that time. Please refer to said guidelines when assessing this development. We've gone through this before, why reinvent the wheel? - This is clearly a heritage precinct and a superb heritage building. The development fails to adhere to the high heritage standards to which this township aspires. The bulk and scale detracts from the general feel of the original large home placed appropriately onto it's large block of land. - The removal of the vegetation will be detrimental to the "old and green" heritage feel of the town. - The lack of parking is a crucial point. Bangalow is already seriously deficient in parking. [REDACTED] has already "bought" spaces (where are they?). Without a clear indication of where the owners, employees and visitors will be parking, this development simply cannot go ahead. - Bangalow Village derives much of its income from tourism. If this DA goes ahead, the town could lose one of the important features that makes the town so popular with tourists. - As a heritage conservation area, beautiful properties such as this need to be preserved for generations to come. They are technically not even ours to destroy! They belong to posterity. Thank you for listening. Kind regards, [REDACTED]

[REDACTED]

[REDACTED]

Scott, Noreen

From: [REDACTED]
Sent: Tuesday, 8 September 2020 6:01 PM
To: council
Subject: DA No. 10.2020.370.1 68 Byron Street Bangalow Objection

General Manager
Byron Shire Council
Mullumbimby, NSW 2482

Attn: Luke Monro
DA No 10.2020.370.1
Byron Street Bangalow

OBJECTION

This DA should not be approved. I have spent 2 years on the Bangalow Village Masterplan Guidance Group, was mentored by the late Ian Oelrichs OAM and over the last 17 years have worked in quite a few of the local retail business and one thing I have learnt is the importance of protecting the integrity of Bangalow as a heritage village.

The proposed changes to Greys House do quite the opposite. This building is one of the most prominent and important buildings in Byron Street and should be protected as such.

Bangalow has no demand or need for more retail space and certainly not at the expense of such a wonderful old home.

There are currently empty shops in Bangalow.

The curtilage around the house is an important part of the property and will be destroyed if the DA is approved.

The original stained glass front door should not be removed.

The trees around the property should not be removed and the shed should remain just as a shed not a second retail space which quite plainly it will become.

The rezoning for retail may set an undesirable precedence.

Kind Regards

[REDACTED]

Scott, Noreen

From: byroneforms
Sent: Tuesday, 8 September 2020 9:08 PM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-38

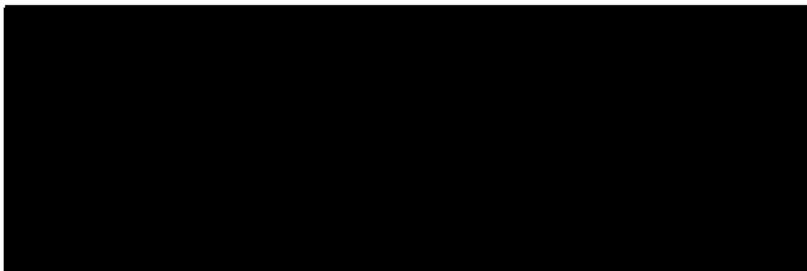
DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Object

Other details:

Grounds: As a lifelong resident of Bangalow I would be saddened to see this heritage home and beautiful part of Bangalow history replaced with a monstrous retail development. As the original doctors office many of our old locals were born at this address. Many businesses have taken up residence on the bottom half of Byron street in recent years while maintaining the quaint town feel we love, by keeping the original homes in tact. I understand the property is zoned as commercial, however, feel that a retail space could still exist within the stunning home that currently sits on the property. The addition of a number of office spaces and carparks will completely change the feel of our village and create an eyesore at the bottom entrance to town. We are surrounded by larger, busier towns with plenty of space for sizeable developments. Bangalow has maintained its quaint small town feel and we'd like to keep it that way as much as possible! Also not in favour of removing mature trees on the property.



Scott, Noreen

From: byroneforms
Sent: Friday, 4 September 2020 9:06 PM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-34

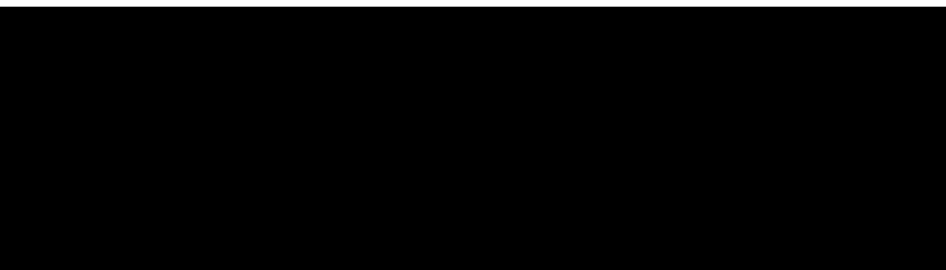
DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Object

Other details:

Grounds: 1. Lodged plans do not accurately show the Front and side elevations which have a unique architectural feature comprising a weatherboard "skirt" which was designed to redirect water away from the buildings footings. This feature is one of a number of carpentry details which is rare to see examples of in any other building in Bangalow. The omission of this feature on the DA drawings and on page 14 of the Heritage report by Everick Heritage misrepresents the building and might lead readers/council staff to underestimate the value of this home and its unique qualities. 2. The recommendation (by Everick Heritage) for removal of all the trees and palms from the site is contrary to the DCP which celebrates "well vegetated and verdant" landscapes in Bangalow village. 3. Curtledge around the original home is significantly reduced and the size and bulk of the proposed new building (long rectangle) detracts from the the original home. Substantial original homes near the centre of the village should be required to keep open space around the building. 4. Car parking for 16 cars is unachievable. Even with provisions to "buy " spaces this still leaves a physical shortage of car spaces in the village which diminishes with each new proposal of similar type. Parking is already at a shortage in Bangalow.



DA 10.2020.370.1

68 Byron St, Bangalow, NSW 2479

2 September 2020

This DA has too great an impact on one of the grand old houses of Bangalow that stands in a very prominent position near the centre of town. It is the first house beyond the shopping area. Opposite the school there is space for people to see and appreciate it.

No 68 is a heritage listed house, close to the CBD and it is lovely to behold. The entrance to the front door with the front and side veranda is particularly fine. The curved wooden framework of the veranda, with the old carved ornamental embellishments are beautiful. And the front and side verandas are still functioning as such. They have not been built-in, which is very common in many old houses of this sort of design.

The present DA will be dismantling much of this character and detracting from its stately architectural position reigning over the garden outside.

Home-based businesses along this end of Byron St make sense, but they shouldn't become too big or ambitious as this will swamp the human environment and tempo of the village.

The present nearby businesses have low traffic flow and a minimal impact. The present DA, a larger enterprise, threatens to have a much greater impact.

For these reasons, changing the present use to Commercial does not seem a good idea.

Quite personally, another fashion house, dress shop leaves me cold. I know this objection might not conform as a reasonable objection under the act. But really. Bangalow would have at least 14 dress shops. It's impossible to buy any decent fresh fish, or a bag of nails in the village. There is no pool, and no library. It's all becoming out of balance.

I'm not in favour of this DA in its present form.



OBJECTION TO COMMERCIAL REDEVELOPMENT.

DA 10.2020.370.1

LOTS 12, 13, & 14 DP 4358 No 68 BYRON STREET BANGALOW

This DA refers to a proposal to repurpose "Grey's House" into a commercial property by extending the existing heritage dwelling and adding a detached dwelling at the eastern corner on Byron Street. This house is heritage listed and is a classic example of a stately property from a bygone era. It's location on Byron Street confirms the heritage pedigree of Bangalow and the equally important vista from Deacon Street and the Bangalow Parklands providing a strong connection to the defining character of Bangalow – an impressive heritage home and expansive gardens bordered by Bangalow Palms and mango trees.

HOUSE HISTORY

No. 68 Byron Street Bangalow, "Grey's house" was built by [REDACTED] Arthur Beckinsale, possibly the mid 1900's to 1920, I have a photo that shows the house there in 1925. Beckinsales had a carpentry and builder's workshop and the funeral business next door where Herbal Wisdom currently is.

This was one of the many houses and commercial buildings that the Beckinsales built in Bangalow, Mullumbimby, Byron Bay, Brunswick Heads, Lismore and surrounding areas from the mid 1900's to 1950's.

William S. "Doc" Grey, the local doctor lived in this house from 1935 and conducted his surgery there in the front room until about 1970. Shiela his wife, was a Sister at Bangalow Hospital, she and Doc were married in 1948. Shiela lived there until her death in 2015 aged 96. Doc and Shiela were much loved and respected residents of the Bangalow community.

I have lived in Bangalow all my life (71 years). I came to know the family and this house very well as I lived behind Grey's at 5 Deacon Street, having lived there from 1949 until 1969, my parents then moved to No 74 Byron Street Bangalow. [REDACTED]

I remember my father Bruce Beckinsale doing painting and carpentry work on the house over the years.

OBJECTIONS

REPLACEMENT OF LEAD LIGHT FRONT DOOR

The DA states that the beautiful leadlight front door will be replaced and used inside the existing building as a door into a storage area or similar.

This would be a travesty, this is a heritage listed house in a conservation zone, it is the face of the house that presents to the street, it is part of the fabric of the house.

REPLACING ORIGINAL LINK CHAIN STYLE FENCE

This fence was the original style of fence that has been there since the house was built. It has always been a link chain fence with timber top rail on the diagonal. It has always been painted white. The gate must also be retained.

A 1.2 metre picket fence would not fit with this house.

The fence is heritage listed and as such should remain this style of fence.

It is a sad fact that some of the houses on Byron Street now have high fences at the front. None of these houses on Byron Street ever had high fences. Many were chain fences similar to "Grey's House".

ZONING

The design of the eastern building is at odds with design guidelines within the DCP 2014 and the Byron LEP 2014 provisions for urban development, and development within a Low-Density Residential Character Area, which is also designated by law as a "Heritage Conservation Area".

The streetscape of Byron Street, that being older style buildings, must be maintained.

There would be a substantial loss of amenity to 70 Byron Street (Yogalates) from the proposed detached building.

This proposed development does not provide for the housing needs of the community within the low-density residential environment.

This DA is an overdevelopment that fails to meet Zone R2 (Low Density Residential) and heritage conservation conditions.

VISUAL AMENITY

This proposed DA will significantly detract from the visual and environmental integrity of the area particularly from Deacon Street.

The removal of the mangoes, large palms and other trees will have a significant impact on not only the neighbouring property to the east, but also to the streetscape of Deacon Street and that of the borrowed landscape from Bangalow Parklands.

The view from the Bangalow Parklands would see the back of the buildings and cars angled parked. The extension and the new building will certainly be visible from Deacon Street as will the back of No. 70 the Yogalates studio if these trees on the east side are taken out. Currently it is partially hidden by the mango trees and the plantings along the boundary with No 68 Byron Street. Currently it has a shaded pathway that separates the properties. If these trees are removed there would be just a stark bare wall to be seen.

Many a house in Bangalow had a mango tree in the back yard in the past, as well as bush nuts trees. **Deacon Street views are equally as important as Byron Street views. This street should be considered as important as Byron Street.**

These trees and the garden are heritage listed and I object to all the trees being removed to build a new commercial building and car parking. The proposed building is not in keeping with the Byron and Deacon streetscapes and R2 zoning.

CAR SPACES ON THE WEST SIDE OF HOUSE

The plans show three parking spaces on the west side between the house and the neighbouring building. It would be difficult to navigate in this narrow space. If someone was parked in CP 2, CP3 and CP4, this would create a problem for the vehicle in CP2, they would be blocked in.

Two parking spaces would be more appropriate for this area.

PROPOSED ANGLE PARKING AND TRAFFIC SAFETY ON DEACON STREET

The eight to twelve angle parking spaces proposed on the road reserve behind No 68 Byron Street would impact the visual amenity severely at this area of Deacon Street and create even more of a pinch point for traffic and pedestrians.

With all the palm trees removed, the view would be that of cars and the back of the buildings with the new extension being approximately three metres to the back boundary.

At this point on the street there would be cars backing out of the spaces behind the property and cars backing out from car spaces on the other side of the road.

This would be a safety hazard on this very congested road with cars on either side backing out onto the road. This street is heavily used by buses and trucks as well as cars and pedestrians.

Another option for car parking that could be considered is in the Ashton Street car park (behind Heritage House) or the Bangalow Parklands car park in Deacon Street.

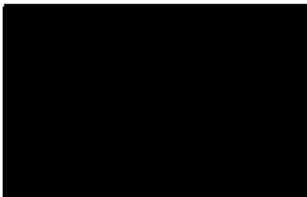
Once the new pathway along the length of Deacon Street from Ashton to Station streets is completed during the next 11 months, access will be a much easier option to these and other businesses that back onto Deacon Street. It is only a couple of minutes to walk to No 68. This would negate the need for 8 to 12 extra car spaces on this very busy, narrow road.

I strongly object to the angled car parking on Deacon Street road reserve behind Grey's House for the above reasons.

For the reasons stated above, I strongly object to this proposed development.

I feel that it is not in the public interest.

This proposed development is in a Low Density Residential Area, which is also located within a Heritage Conservation Area. It would detract significantly from the visual and environmental integrity of the area.



Scott, Noreen

From: [REDACTED]
Sent: Wednesday, 2 September 2020 1:25 PM
To: council
Subject: Re: DA 10.2020.370.1

General Manager
Byron Shire Council

Re: DA 10.2020.370.1
BANGALOW 2479

I am a resident of Bangalow and hold a keen interest in appropriate development locally and across the shire. I writing to object to this development.


Bangalow has a wonderful character based around our heritage, our local economy is unpinned by this heritage and charm, and the heritage of course defined by Bangalow's buildings and environment.

I understood the LEP tries to conserve the heritage of Bangalow and this DA was negatively impact on he heritage both in terms of its sheer size and scale. I understand as well the construction would require the removal of established trees, again negatively impacting Bangalow and our community.

We have a Bangalow Village plan, the Byron shire plan and the north coast plan all focusing on the importance of heritage and character and this DA appear to go against all these aim and hopes.

Thanks for consider
[REDACTED]

Scott, Noreen

From: byroneforms
Sent: Tuesday, 1 September 2020 3:03 PM
To: council
Subject: 10.2020.370.1 - Submission of Object 

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-28

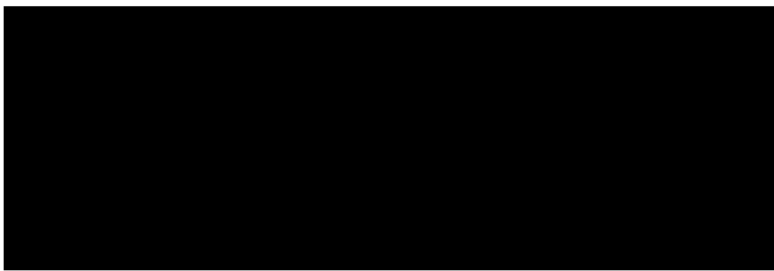
DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Object

Other details:

Grounds: 1. The significant negative impact on the heritage value of the site as a whole (including the garden) of the additional building and the extension at the back. This DA is an overdevelopment of the site and will ruin its heritage value. The house sits as a grand house across 3 lots surrounded by a spacious garden. The floor/space ratio should be maintained to protect the value of the house. The building down the eastern side should be removed as it is not only incompatible with the old house but crowds it out completely. 2. An inappropriate commercial proposal in an R2 zone with ill-defined uses for the buildings. What does "a wider range of commercial opportunities within the proposed additional buildings" mean?. Bangalow does not need any more retail shops - we have 5-6 empty shops at the moment in the main street. The overall intent of the Bangalow Guidance Group was that this section of Byron Street would be mixed use residential and office/professional rooms as are many of the dwellings now. This DA is not in character with the rest of the street, where the original integrity of the buildings and gardens have been largely maintained. 3. The parking component of the DA is unacceptable. All the required parking should be accommodated on the block, which means less floor space/rooms/buildings. Reverse angle parking onto Deacon Street is unsafe and dangerous given traffic volumes, coaches and buses, narrow street. This DA needs to be considerably reduced in its scope and size to properly protect the significant heritage value of this beautiful building. At the very least the long extra building down the east side should be withdrawn from the proposal, and the extension at the back reduced significantly.



Scott, Noreen

From: byroneforms
Sent: Sunday, 30 August 2020 11:32 PM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-23

DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Object

Other details:

Grounds: Proposed construction of 8 angled nose to curb car parking spaces to be sited outside the property boundary on Deacon Street. I am the property owner of [REDACTED] Bangalow. I wish to make the following 2 objections: 1. Deacon Street has become a very busy 2 way thoroughfare from Ashton Street to Station Street and functions as a bypass route for Byron Street, allowing access to the Station Street car park. With recent roadworks on the southern side, a long-term car parking area with provision for 60 or more cars is already present. Local buses and school buses use Deacon Street to access the bus stop zone in Station Street throughout the day. My objection is that the safe flow of traffic along Deacon Street would be severely compromised by having parked cars backing out from the proposed diagonal carpark as delineated in the DA. This is also exacerbated by cars backing out from the opposite side of the street. 2. Greys House, designated as an item of Local Heritage Significance, sits within the Bangalow Heritage Conservation Area. A total of 12 car park spaces has been allocated with 4 being within the property boundaries. The construction of 8 diagonally angled car parking spaces being outside the property boundary of 68 Byron Street along Deacon Street, won't be visible from from the Byron Street frontage thus limiting the visual impact. This will seriously detract from the open greenspace amenity along the north side of Deacon Street.

Scott, Noreen

From: byroneforms
Sent: Thursday, 27 August 2020 2:00 PM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-20

DA number: 10.2020.370.1

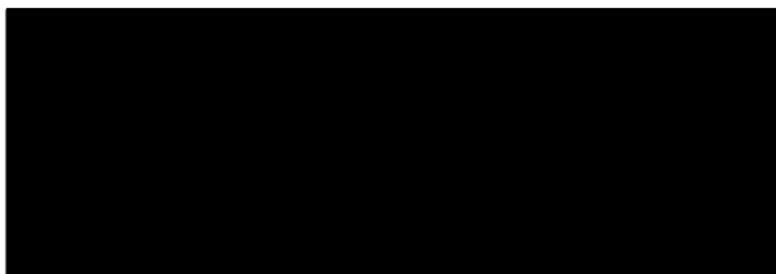
Subject address: 68 Byron St, Bangalow

Application type: Object

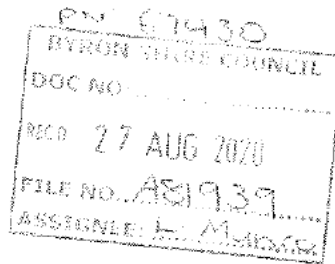
Other details:

Grounds: Firstly I would like to state that I have no objection to the re- purposing of older buildings as this is better than having them fall into disrepair. However, the proposal to turn 'Grey's House' into a commercial precinct needs some clarification. 'Grey's House' has special historical significance in Bangalow as it was the original hospital and has been in the possession of the same family for two generations. It has unique period architecture which every effort should be made to retain. Although it is not perfectly clear, it seems from the DA the house itself will be retained with it's distinguishing features. The real issue is the proposed secondary commercial building proposed for the boundary line. According to the proposal this will necessitate the removal of all the mature fruit trees along the boundary between the Yogalates studio and the as yet, poorly described building. What will this building look like? How will it contribute to the unique streetscape of Bangalow? Council has shown little interest in protecting the unique buildings of Bangalow - witness the complete destruction of the original Peekaboo jewellery shop into a faux Sante Fe that is 'Island Luxe'. This should never have been allowed as it has completely removed the period feel of the original shop space. By removing the taller trees a feeling of 'greenspace' will decrease. Many large trees are being removed from streetscapes and gardens in Bangalow and this has the effect of 'suburbanisation' of the landscape. The plan seems to indicate that 'palms' will be removed? Which palms? There is a massive mature palm at the front of this development which gives visual amenity to the streetscape. It echoes the palms on the other side of the street in the school. It is ironic that the very people who are attracted to the village feel of the streetscape of Bangalow are also slowly contributing to its destruction. Also, there are currently many untenanted commercial spaces in Bangalow. Do we really need to extend the Commercial district this far down the street? I know it can be argued that there have been other developments that have not also kept to the original plan for the restoration of Bangalow's streetscape that was developed in the early 90's- the original colour schemes have been ignored for instance and shop owners have to be constantly reminded of signage issues - but Bangalow's future prosperity depends on retaining as much of its old village charm as possible. By building a second building, removing mature trees, and re designing the original garden, and providing up to 14 car parking spaces , a part of this will be lost. There needs to be more information on this DA. For instance, with the whole house given

over to a commercial use, why is there any need for a second building? Why take out all the shade in such a hot climate? Finally, the proposed car park will affect Deacon Street streetscape as well. The more asphalt that is added to a town, the hotter the ground and air temperature and there will also be increased run off down to the park. When I raised some very mild objections to this proposal on the Bangalow Facebook page I was bullied by a person who failed to state his interest in this development. This lack of openness and free disclosure is concerning to those of us who are long time residents. While I have read the DA proposal I have had first hand experience of the proposal not matching the eventual development right next door to me where a mature garden was decimated by the owner to build a 'Granny Flat' which is really a second house that occupies a large amount of the block. This completely removed privacy and visual amenity from my home and was described very differently on the DA ,which I only obtained after construction had begun! I mention this simply to further justify my concerns.



18th August 2020



General Manager
Byron Shire Council
Attn: Chris Larkin
P.O. Box 210
MULLUMBIMBY NSW 2482

SUBMISSION

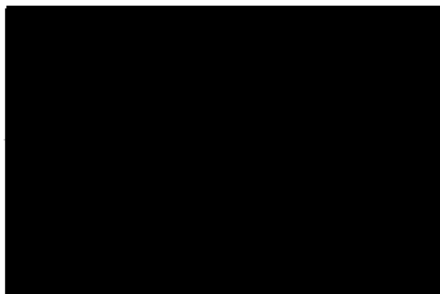
Re: DA 10.2020.370.1
68 Byron Street
BANGALOW NSW 2479

I am objecting to this proposal as it does not comply with the Byron Local Environment Plan (2014) in relation to heritage. The proposal would detract from the character and appearance of the Bangalow Heritage precinct.

The proposal to remove the **Front Door and Surround** is against the Heritage significance of the building.

The proposal to remove the front fence and put in a picket fence is against the heritage look of this property as it has had the post, rail and wire fence for over 60 years. The surround of the property including the subtropical gardens are part of the heritage.

Finally to convert this Heritage listed house to OfficeS/shopS is not suitable for this property under the R2 Low Density **Residential** and to remove the garage and replace it with larger building would be out of context to the location.



Scott, Noreen

From: byroneforms
Sent: Tuesday, 25 August 2020 12:28 PM
To: council
Subject: 10.2020.370.1 - Submission of Support - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-18

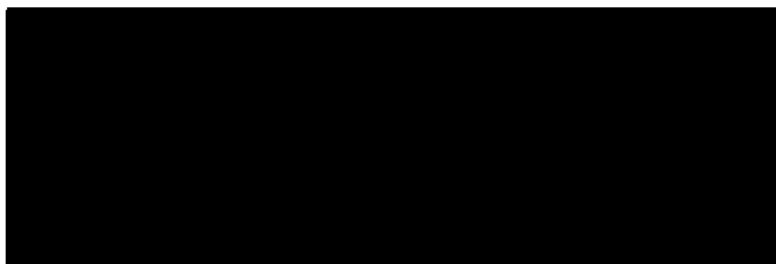
DA number: 10.2020.370.1

Subject address: 68 byron street Bangalow

Application type: Support

Other details:

Grounds: this type of development is exactly what this town needs, finally someone is putting the effort into revamping the commercial precinct of the town. the majority of the houses on byron street are already under the use of home office & home business occupation so another commercial property would not have a negative impact on the street. the development appears to cover all issues that will be raised, especially car parking. as a 4th generation, a long term local & a local small business i am fully in support of this development proposal.



Objection to Commercial Redevelopment,
DA 10.2020.370.1
Lots 12, 13, & 14 DP 4358
No 68 Byron Street Bangalow

24th August 2020

Byron Shire Council

Subject: DA 2020.370 68 Byron Street

Dear Council Members,

This Objection relates to a Development Application DA 10.2020.370.1 Lots 12, 13, & 14 DP 4358 No 68 Byron Street Bangalow, Grey's House

We understand that the existing Heritage building/site will be subject to significant works to repair, upgrade, and preserve the building/site and its heritage value.

It is to our understanding the fundamentals of conserving a Heritage house/site is the conservation of a "Heritage Home". A Heritage Home is the 'House and Garden' (home) and is to protect and preserve the building and site for its heritage value. Heritage protection is basically preserving our forebear's homes in our village. These homes are the results of years and years of tender loving care of homes AND gardens, and they should be preserved (heritage protection) in the way our forebears have left them.

From what we understand it is proposed in this 'Development Application' firstly remove/destroy most of this home's garden/trees, and then build a new structure totally out of character for this heritage home.

This Development Application is completely unacceptable to the principles of protecting the heritage of Bangalow.

We request that this application be refused.

[Redacted Signature]

[Redacted Address]

Scott, Noreen

From: [REDACTED]
Sent: Saturday, 12 September 2020 7:54 AM
To: council
Subject: DA 10.2020.370.1 - 68 Byron Street, Bangalow

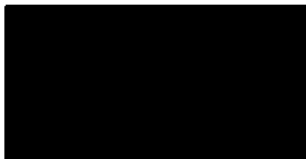
Objection to Commercial Redevelopment,
DA 10.2020.370.1
Lots 12, 13, & 14 DP 4358
No 68 Byron Street Bangalow

Byron Shire Council

Subject: DA 2020.370 68 Byron Street

Dear Council Members,

I have attached an article from this week's Echo newspaper which urges the Council to Refuse this Application.



Scott, Noreen

From: byroneforms
Sent: Saturday, 22 August 2020 9:25 AM
To: council
Subject: 10.2020.370.1 - Submission of Object - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-16

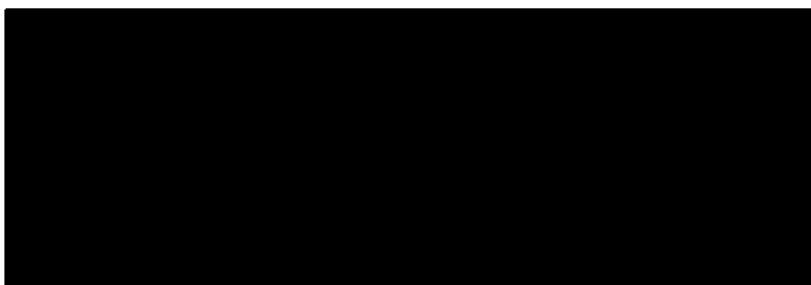
DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Object

Other details:

Grounds: We have a lack of homes for those wanting to live in our community, and turning another Main Street cottage, which was a home, into a retail/office premise is not needed - Bangalow currently has 5 vacant shops for rent in the town centre ... and only 1 home currently available for rent. I urge you to consider the need to keep homes for living in, and protect the local, community feel of the village.



Scott, Noreen

From: byroneforms
Sent: Monday, 31 August 2020 4:04 PM
To: council
Subject: 10.2020.370.1 - Submission of Support - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-25

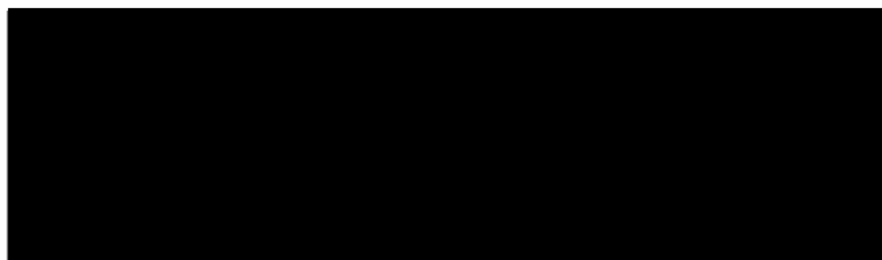
DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Support

Other details:

Grounds: I support the proposed change of use application for 'Grey's House'. I understand the existing historical dwelling will remain as is from the front perspective with an addition to the rear including a lift for disabled access. The proposed planting, fencing and new garage will certainly improve the overall look of this building and will enhance its historical appearance creating an important asset for Bangalow's heritage character. The use of the building for commercial purposes will enable the building to be preserved and maintained to a high standard and also provide access for the public to enjoy and visit. Commercial use will also provide a positive contribution to Bangalow's demand for employment opportunities. Allowing foot traffic connecting Deacon St and the main street certainly increases the access to the historical site and provides a valuable asset for the town to view both the building and its gardens, provide more parking and safer opportunities for parents to park nearby the school. The owner is a 4th generation local and is committed to ensuring this building retains its historical character and significance.



Scott, Noreen

From: byroneforms
Sent: Tuesday, 8 September 2020 10:38 PM
To: council
Subject: 10.2020.370.1 - Submission of Support - [REDACTED]

Importance: Low

Development Application - Submission notification

Submission ID: BSC-005-39

DA number: 10.2020.370.1

Subject address: 68 Byron Street Bangalow

Application type: Support

Other details:

Grounds: The proposed change of use allows for the regeneration of a heritage asset through adaptive re-use can help preserve and restore heritage items and can deliver unique and exciting places that can be used well into the future. The subject site provides a perfect opportunity to reduce the existing under-supply of commercial floor space in Bangalow. If a change of use was to occur, the subject site will also attract local and new businesses to the area, creating employment opportunities and a destination for tourists. The use of the site for commercial purposes will achieve the objectives of not only enhancing commercial supply sbut also the aspirations of the Bangalow Village Plan. The open nature of the site and two detached commercial spaces will facilitate the creation of a village space for "lingering" The proposed change of use shows the building and general appearance of the existing dwelling will be preserved. The new detached structure is complementary to the existing heritage listed residence/building The site will accommodate through foot-traffic to create a connection between the main village centre to Deacon Street The use of the existing dwelling for commercial purposes will enable a wider range of the public to enjoy the historical importance of not only the dwelling but also its gardens and surrounds. These opportunities would be significantly diminished if the dwelling was to remain as a private residence The proposed change of use will combine Bangalow's two main attractions, the existing historic nature of the village (including the existing dwelling/site) and the beauty of the main street as a place to work and shop. The use of this site as a commercial premises with beautiful surrounds will enhance the current feel of the street/town creating a flow-on effect for the rest of the business zone/CBD.

Scott, Noreen

From: [REDACTED]
Sent: Tuesday, 8 September 2020 4:46 PM
To: council
Subject: 68 Byron Street, Bangalow 10.2020.370.1

To whom this may concern,

I am in favour of this development

I have studied the proposed development application in detail and think it will be an asset to the local community.

Break down – the house has always been admired from everyone for close to 100 years yet only very few have had the opportunity to walk past the front gate. What is proposed is ideal not only will the owner restore the property back to its former glory if not better than what it has ever been, with the change of use it will open up the home to the public so the home can be admired inside and out.

In my view the house will be maintained to a higher standard should it be rezoned with commercial use than what it would if it was just rented on a permanent basis. The house will still be the feature of the block and the new building will only compliment what is already on the site with the use of identical materials.

The town is crying out for smaller spaces to rent so not only will house but the new build be ideal for this as it is in such high demand.

In closing the town and property will benefit from this being approved and from looking at the offerings in Bangalow, the budget on the site works will take this property something to be admired for years to come.

Kind Regards

[REDACTED]

[REDACTED]



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