

6 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

- DA consent is subject to a **local character test** and the buildings are **dramatically incompatible** with surrounding residential character.
- The importance of character is amplified by the additional **need to satisfy heritage compatibility** conditions as the project **site is within the Bangalow Heritage Conservation Area**.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is **glaringly inconsistent in terms of bulk, scale and finishes**.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- **Listed heritage items in the immediate area** include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
- **Setbacks of only 1.5m will impose an excessive visual impact** on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building.
- The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.
- **Overlooking** will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also **invades the privacy of other adjoining properties**. A drainage easement on one common boundary prevents screening.
- **Overshadowing has not been shown** and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- **The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP** permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50%

increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

- **Noise buffers** between units and adjacent houses are not explained.
- **Solar access** is not available to all units.
- There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- **Excessive impervious areas** will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA **does not address the objectives of seniors living policy and provisions for disabled access** are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.
- **Car parking is extremely challenging** with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signature: _____

Alli Page

Date: 15/5/2019

Name: _____

Alli Page

3A Rifle Range Rd
Bangalow.

Scott, Noreen

From: Adam Dunne <adam@aura.net.au>
Sent: Thursday, 9 May 2019 2:42 PM
To: council
Subject: Feedback re: Application: Development Application (10.2019.161.1)

Description: Multi Dwelling Housing Comprising Seventeen (17) Dwellings
Submitted Date: 05/04/2019

Application Type: Development Application

To whom it may concern,

I am writing to express my concerns and disapproval in relation to the proposed 17-residence complex that is currently proposed for **23 Lismore Road Bangalow.**

I do not feel this is in keeping with the local environment and residential requirements of the area.

This 17 apartment complex could result in more than 40 people living in a confined geographical space of the block area.

The additional car traffic through the day, plus the rubbish and noise from the additional 40+ people entering and leaving the lot is of great concern to me and my wife.

I do not believe this type of multi-dwelling development is in keeping with the quiet Bangalow lifestyle we invested into.

Please do not let this development get approved in its current form.

I would however find a reduced number of residence, maybe 6-8 townhouses much more acceptable to the local area. But definitely not 17 residences (and 35-40 people) all jammed into one block.

regards,
Adam

Adam Dunne
32 Charlotte St, Bangalow.

M: (+61) 0433 165 744
E: adam@aura.net.au

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OBJECTION TO DA NO. 10.2019.161.1

23 LISMORE RD BANGALOW

The General Manager

Byron Shire Council

I have reviewed this application and in the following submission would like to submit my objections to the development of 23 Lismore Road Bangalow, DA NO 10.2019.161.1

I object to the application in its current form, with the following major concerns.

1. Parking and traffic safety on Lismore Road

The proposal does not address the parking and traffic safety issues associated with adding 17 residential units to Lismore Road. Five of these studios do not have carpark spaces of their own. The others do not offer enough parking for the potential number of residents or visitors. Bangalow has extremely limited public transport – none at all on weekends - so it is a given that every occupant will require a car. 24 bicycle spaces are a nice 'sustainable' touch but we all know that with the surrounding hills and sub tropical weather they are never going to be a practical mode of transport.

The only available extra car parks would be on the already busy Lismore Road. This road is narrow and already at a standstill during peak hour. When exiting Robinson Street it is impossible to see past the cars parked along the road to your left. You must wait for a break in the traffic and hope someone lets you in, while being alert for traffic coming over the roundabout from Bangalow township. This situation has been exacerbated in the past 12 months with the growing occupation of the Meadows Estate, where everyone who lives here has to exit via Robinson Street.

In addition the area just east of 23 Bangalow Road, outside the old Readings building, is where a large number of school children cross Lismore Road and wait on the verge for buses on both sides of the traffic.

Adding additional parked cars to this scenario – many of which will want to execute a u-turn so they can head back to Bangalow or Byron – is putting the safety of our children at greater risk. It is a fatality waiting to happen, particularly when it rains as children take shelter either in their parents' parked cars – adding to the traffic congestion – or under the awning of the Readings building before they dash across the road when the bus turns up.

2. Inappropriate development within a heritage conservation area

The proposed new development is located on the edge of the Bangalow Heritage Conservation Area. Its bulk and scale do not protect or enhance the established landscape and building form in any way. The development is not consistent, nor does it reflect or complement, the residential character of the locality or the surrounding property configurations. The Bangalow Township Conservation Area has been identified to help preserve our unique village character, recognising that this 'historic village' feel not only helps drive tourism to the area but also protects the characteristics of the area which the community value. This development does not do this and greatly impacts on the privacy and lifestyle of its neighbours.

Council continues to spend money asking Bangalow residents via its Masterplan discussions, and now its *Shaping Our Neighbourhoods* survey what it would like to see for our future. My understanding is that one of the resounding responses is the need to 'maintain the village feel'.

Despite this Council continues to give in to developers, who are only in it to maximise their investment and do not care about the village feel or the negative impact they are having on current residents' lives.

Why waste money asking what residents want, if there is no regard for the answers?

I submit that Council should refuse to grant consent to the proposed development on 23 Lismore Road in its current form.

Rather than sending me a letter thanking me for my submission I would like Council to respond to my objections, in particular parking and traffic safety issues, and explain why they are or are not valid.

Thanks and regards,

Lisa Peacock

7 Thomas Street

Bangalow NSW 2479

Tel: 0428871766

Scott, Noreen

From: Benjamin Gilmour <bengilmour@benjamingilmour.com>
Sent: Friday, 10 May 2019 6:06 PM
To: council
Subject: ReDevelopment Application (10.2019.161.1) 23 Lismore Rd Bangalow

Dear Council,

I would like to lodge an objection to the DA for 23 Lismore Rd on the site of the Telstra depot. This whole street and the housing area behind it are almost entirely old Queenslanders that give Bangalow it's charm and tourist attraction. Now this proposal for 17 small units on a tiny lot?

Traffic

I live at 29 Lismore Rd, a few houses down. My children play on the footpath near this joint. The increased traffic into the address is of enormous concern and increased risk to my kids. Not to mention the trucks. Already, the 80km sign outside our house makes it dangerous to slow down and turn into our driveway. The risk of accidents will only increase now with more traffic going into the 23 Lismore Rd site. A solution would be to move the 80km/hr speed limit down to before Rifle Range road, which should be done anyway. Rifle Range road is part of Bangalow, yet traffic passes that road at 80kms/hr.

Character

Unit blocks not welcome in Bangalow, and is an affront to the historic character of the suburb to which many tourists come annually.

Construction

We have a baby and the construction 2 doors up will be extremely disturbing.

Many thanks.

Benjamin Gilmour
29 Lismore Rd Bangalow
0404789442

SOUTH GOLDEN BEACH COMMUNITY ASSOCIATION INC.

PO Box 11, New Brighton. NSW 2483 Ph: 0429 803561
web: www.southgoldenbeach.com email: sgbca@bigpond.com



General Manager

Byron Shire Council
Station Street
Mullumbimby
NSW 2482

Re: DA No. 10.2019.161.1 - 23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.

Dear Mark

South Golden Beach Community Association Inc. wishes to register our strong objection to the proposed multi-dwelling development on 23 Lismore Road, Bangalow.

- This development is within the Bangalow Heritage Conservation area and is surrounded by heritage houses. The scale, finishes and design are wholly incompatible with the residential character of the area. The proponents are relying on the Affordable Housing SEPP to reduce set-backs, building height planes and floor space ratios to such a degree that it would result in sub-standard living conditions for the residents.
- Adjoining neighbours would be adversely affected by elevated balconies and windows in living spaces overlooking their yards thereby drastically reducing their privacy. Set-backs of 1.5m would impose a negative visual and noise impact on neighbours.
- A total of 14 car parking spaces with challenging access is inadequate for 17 dwellings with less than one per unit and not making any provisions for extra parking for visitors. The one disabled car park is too narrow to comply.

- A landscape plan should have been submitted. Potential landscaping potential for communal areas is limited as is the minimum of 35m² per dwelling.
- Shadow diagrams have not been submitted so we are unable to see the extend of the over-shadowing of the adjoining properties.
- Some units have limited solar access which is not acceptable.
- Excessive impervious areas will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- This DA is at odds with Bangalow's draft character narrative which emphasises the unique heritage character of the town. It is inconsistent with the objectives to protect and maintain the small, rural amenity of this village and as such should be refused.

Sincerely yours
Angela Dunlop
Secretary, SGBCA

Scott, Noreen

From: Sandy Loyall <someone@bigpond.net.au>
Sent: Friday, 10 May 2019 5:27 PM
To: submissions
Subject: 10.2019.161.1 ~ □ Opposition to the development planned for 23 & 59 Lismore Road

Good Afternoon,

Thank you for considering my thoughts which *oppose* the above DA in it's current form:

- Primarily, the development is far too large and dense considering the size of the block.
- There is not enough green space for the residents to enjoy. My understanding is that each dwelling is supposed to have 35sqm?
- The sheer lack of consideration for the people who will actually be living there is also glaring to me. People only live on top of each other in this way in cities because they have no other choice. There are simply way too many units for such a small block of land in a country town such as Bangalow.
- There is a similar-sized block currently being developed in Rifle Range Road, Bangalow. On it, there will be 5 small homes. Not 17...
- Its too much, too greedy. I roughly calculated that the income from this single block of land would be \$400,000 per annum!
- The buildings are incompatible with surrounding residential heritage character. Bangalow is a heritage town.
- The buildings look way too close (and high) to the boundaries when considering their impact on adjoining properties.
- For safety reasons, seniors generally prefer single-story dwellings.
- Might a development of this kind be more suited to a block adjoining the Bangalow Industrial Estate? It's only a short bike-ride into town?

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

I would love to see plans showing (4? 5?) single-level units surrounded by plenty of green-space.

Regards,
Sandy Loyall

20 Rifle Range Road, Bangalow NSW 2479 AUSTRALIA
(0408) 697 367

Scott, Noreen

From: ashuntley@bigpond.com
Sent: Friday, 10 May 2019 1:52 PM
To: submissions
Subject: FW: Objection DA 10.2019.161.1

From: ashuntley@bigpond.com <ashuntley@bigpond.com>
Sent: Friday, 10 May 2019 1:45 PM
To: submission@byron.nsw.gov.au
Cc: michael.lyon@cr.byron.nsw.gov.au; cate.coorey@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au; alan.hunter@cr.byron.nsw.gov.au; jan.hackett@cr.byron.nsw.gov.au; ashuntley@bigpond.com
Subject: Objection DA 10.2019.161.1

Attention

Mr R.G Van Iersal & Acting Mayor Michael Lyon.

RE: DevelopmentApplication 10.2019.161.1 Parcel No 45640 &267884 23 Lismore Road Bangalow.

We strongly object to this proposed development on the following grounds.

- 1 The Development is completely out of Character with surrounding federation era buildings and is in the Bangalow Conservation Area and does not satisfy compatibility conditions required for this heritage site . The site has adjoining Listed Heritage buildings including Blanche's House ,George Reading store and Hartford House and will destroy the amenity of these buildings and the Bangalow region as a whole.
- 2 The 3 ,2 storey buildings will overlook neighbouring homes and will destroy their privacy and introduce an unacceptable level of noise from so many accommodation units on such a small block of land some 2330M2. Noise Buffers between units and adjacent homes are not explained.
- 3 The minimal 1.5m Setback proposed will impose an excessive visual impact on adjoining properties as the residents would be viewing a 2 storey brick wall.
- 4 Overshadowing will be significant to existing homes due to the height and proximity to the Southern Boundary causing angst to existing neighbours.
- 5 Car Parking is insufficient for the 17units planned and would lead to residents parking in the street this would impair vision when exiting the development onto an ever busy Lismore road resulting in a unacceptable level of danger especially for any elderly residents. Car Parking within the Development is extremely challenging especially for the elderly due to the narrow and difficult access .
- 6 The scaled down size of the proposed units some as small as 32M2 and some upper level bedrooms of 1.8m are inadequate for decent respectable living .
- 7 Given the dwellings are multi storey they will not be suitable for most seniors and elderly residents as claimed. Older residents require little or no steps .
- 8 The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate .A single disabled carpark noted on proposed plan is no larger than others and does not qualify for disabled use.
- 9 There are no landscaping plans attached showing how a required minimum 35sqm per dwelling (595sqm or over a 1/4of the site) would be allocated for landscaping.
- 10 Plans are inconsistent with respect to Garbage areas and do not consider impact on adjoining neighbours. Such areas should not be included for landscaping space.
- 11 Solar access is not available to all units.

In summary this development is not suitable and will bring social upheaval to the residents, neighbours and those that live in the Bangalow area and surrounds. It will destroy the Character of the area that has attracted residents and tourists to the township . It is universally agreed that affordable housing is required but Council needs to review its requirements regarding affordable housing in the shire and its placement as this development is akin to 3rd world housing if approved will set a dangerous precedent for those that have only profit as their motive.

Alan Huntley
21 Gunel Rd
Possum Creek

Scott, Noreen

From: Yvonne Huntley <huntleyyvonne@gmail.com>
Sent: Friday, 10 May 2019 1:38 PM
To: submissions
Cc: michael.lyon@cr.byron.nsw.gov.au; alan.hunter@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au; cate.coorey@cr.byron.nsw.gov.au; jan.hackett@cr.byron.nsw.gov.au; jeannette.martin@cr.byron.nsw.gov.au; paul.spooner@cr.byron.nsw.gov.au; sarah.ndiaye@cr.byron.nsw.gov.au
Subject: Fwd: Objection DA 10.2019.161.1

Subject: Objection DA 10.2019.161.1

Dear Sirs.

Mr R.G Van Iersal & Acting mayor Michael Lyon.

RE: Development Application 10.2019.161.1 Parcel No 45640 & 267884 23 Lismore Road Bangalow.

I strongly object to this proposed development on the following grounds.

Much of this email is copied as most of the points of objection are the same for all objectors but I would like to add that I have a friend who lived in one of the Kollektive in Byron Bay. He ended up moving out due to the space being too claustrophobic while the rent too high.

As I understand it this site is zoned Low Density. I'm not sure what criteria is used but this cannot by any means be Low Density living.

1. The Development is completely out of Character with surrounding federation era buildings and is in the Bangalow Conservation Area and does not satisfy compatibility conditions required for this heritage site. The site has adjoining Listed Heritage buildings including Blanche's House, George Reading store and Hartford House and will destroy the amenity of these buildings and the Bangalow region as a whole.
2. The 3, 2 story buildings will overlook neighboring homes and will destroy their privacy and introduce an unacceptable level of noise from so many accommodation units on such a small block of land some 2330 m². Noise Buffers between units and adjacent homes are not explained.
3. The minimal 1.5m Setback proposed will impose an excessive visual impact on adjoining properties as the residents would be viewing a 2 story brick wall.
4. Overshadowing will be significant to existing homes due to the height and proximity to the Southern Boundary causing angst to existing neighbours.
5. Car Parking is not sufficient for the 17 units planned and would lead to residents parking on Lismore Rd this would impair vision when exiting the development onto an ever Busy Lismore road resulting in a unacceptable level of danger especially for any elderly residents. Car Parking within

the Development is extremely challenging especially for the elderly due to the and narrow and difficult access .

6. The scaled down size of the proposed units some as small as 32 m2 upper level bedrooms are 1.8m wide are inadequate for decent respectable living .
7. Given the dwellings are multi story they will not be suitable for most seniors and elderly residents as claimed. Older residents require little or no steps
8. The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate .A single disabled car park noted on proposed plan is no larger than others and does not qualify for disabled use.
9. There are no landscaping plans attached showing how a required minimum 35 sqm per dwelling 595 sqm or over a 1/4 of the site) would be allocated for landscaping.
10. Plans are inconsistent with respect to Garbage areas and do not consider impact on adjoining Ref No: 4117 7456 101. Such areas should not be included for landscaping space.
11. Solar access is not available to all units.

In summary this development is not suitable and will bring social upheaval to the residents, neighbours and those that live in the Bangalow area and surrounds. It will destroy the Character of the area that has attracted residents and tourists to the township . It is universally agreed that affordable housing is required but Council needs to review its requirements regarding affordable housing in the shire and its placement.

Regards

Yvonne Huntley

21 Gunel Rd

Possum Creek

0417339920

Scott, Noreen

From: Wendy Edwards <wpedwards@bigpond.com>
Sent: Friday, 12 April 2019 1:24 PM
To: council
Cc: Dr Chris
Subject: DA Application 10.2019.161.1

Dear Sirs,

DA Application 10.2019.161.1

I note that there are two properties listed as part of this Development Application, 23 Lismore Rd and 59 Lismore Rd. The attached documentation however only refers to 23 Lismore Rd and the 17 dwellings planned for that site. Why is 59 Lismore Rd listed on the application form? An online search of 59 Lismore Rd, Bangalow shows up as a 228,846 square metre Lot of rural land and as such is not zoned for suburban or medium density housing.

I have no objection to the plans submitted for 23 Lismore Rd on its own, other than some concerns regarding the safety of traffic entering and exiting this Lot. I would however have strong objection to the rural land identified as 59 Lismore Rd being rezoned for suburban development. Also 59 Lismore Rd encompasses the Byron Creek and is subject to flooding and therefore is not suitable for housing development.

I respectfully request therefore that the inclusion of 59 Lismore Rd in this application should be rejected.

Yours faithfully,
Wendy Edwards

Scott, Noreen

From: Alan Kennedy <info@tricend.com.au>
Sent: Thursday, 18 April 2019 1:55 PM
To: council
Subject: Submission for application (10.2019.161.1)

Att General Manager

I wish to object to this large overdevelopment of the subject site.

1. No communal open space has been provided
2. Inadequate parking & access arrangements with only fourteen car spaces and 24 bicycle spaces are proposed. The traffic report accompanying the DA states, 'Car parking will be provided to the terrace houses but not to the row houses or studio houses', **which is not justifiable**. Also vehicular circulation and parking appears to be very tight.
3. No Construction Management Plan (CMP) is provided
4. 40 per cent of the 17 dwellings would not receive required solar access, as prescribed by Council policy and is not a 'minor non-compliance' over site and solar access requirements is stated in the DA submission.
5. The driveways were 'not positioned to be a buffer between new and existing adjacent dwellings' and shows little or no regard for existing amenity to neighbours
6. Setbacks from neighbours, of 1,500–3,000mm side setbacks to the upper and lower levels of the building do not remove the need for upper floors to be set back'.
7. This development is not compatible with the character of the local area.
8. Based on track record of other developments in the shire by the developer they have not yet provided permanent affordable housing for singles and couples on moderate incomes living and working in the Byron Shire' and therefore is very likely to become sublet via Airbnb or similar holiday-let platforms.

Regards
Alan Kennedy
Bangalow

6 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

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- DA consent is subject to a **local character test** and the buildings are **dramatically incompatible** with surrounding residential character.
- The importance of character is amplified by the additional **need to satisfy heritage compatibility** conditions as the project site is **within the Bangalow Heritage Conservation Area**.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is **glaringly inconsistent in terms of bulk, scale and finishes**.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- **Listed heritage items in the immediate area** include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
- **Setbacks of only 1.5m will impose an excessive visual impact** on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building very close to their boundary fence.
- The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.
- **Overlooking** will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also **invades the privacy of other adjoining properties**. A drainage easement on one common boundary prevents screening.
- **Overshadowing has not been shown** and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- **The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5**. Affordable housing concessions are used to justify a 50%

increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

- **Noise buffers** between units and adjacent houses are not explained.
- **Solar access** is not available to all units.
- There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- **Excessive impervious areas** will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
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Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signature: Patricia Warren

Date: 9.5.19

Name: Patricia Warren

Scott, Noreen

From: Dannielle Collin <collindannielle@gmail.com>
Sent: Wednesday, 8 May 2019 6:05 PM
To: submissions
Subject: Objection Re to the development of LOT A; DP 3766877 (23 Lismore Road Bangalow)

The objection is submitted to the proposed development of DP 376877 for the following reasons;

- The bulk, scale and finishing is not in character for the village of Bangalow.
- Bangalow is an iconic heritage village. It is on the Byron Shire tourist trail and the proposed development grossly offends the existing character of the village.
- The proposed development will weaken the rural country aspect of the village and may set a precedent for similar developments ultimately leading to the destruction of the towns character.
- The proposed development is not consistent with other buildings in Bangalow Conservation Area Zone. The site is surrounded by a number of properties that are heritage listed or have been constructed in consultation with heritage consultations in order to keep in contact with the zoning requirements.
- The proposed development does not comply with a number of planning regulations set out in The State Environmental Planning Policy (Affordable Rental Housing) 2009 or the Byron Local Environmental Plan 2014.
- The proposed development would cause significant traffic generation and congestion in an already congested town centre.
- The proposed development is not supported by additional infrastructure.
- The proposed development is contrary to the community interest with the community listing traffic, parking and development as their dislikes in a recent survey (Bangalow Village Plan 2016)
- The proposed development will create noise, car and light pollution.
- It will be a significant disruption to the existing residents in the immediate vicinity.
- The proposed development does not actually offer permanent affordable housing given only a fraction of the site is dedicated to this.

Submitted by D Collin

Scott, Noreen

From: Brunswick Heads Progress Association <brunswickheadsprogressassoc@gmail.com>
Sent: Wednesday, 8 May 2019 4:06 PM
To: submissions
Subject: DA No. 10.2019.161.1

General Manager

Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, Bangalow

The Brunswick Heads Progress Association objects to this proposed development for the following reasons:

- by any measure the proposed development fails a local character test. The buildings are clearly incompatible with surrounding buildings in the Heritage Conservation Area, predominantly single storey federation era houses constructed of timber with corrugated iron roofs.
- adjoining and nearby buildings have had to comply with heritage guidelines for past renovations.
- Setbacks of only 1.5m will impose an excessive visual impact on adjoining properties.
- The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
- The floor space ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
- Noise buffers between units and adjacent houses are not explained.
- Solar access is not available to all units.
- There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- Excessive impervious areas will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.
- Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

We sympathise with the Bangalow community in its attempts to preserve the unique character of the town. We are facing similar challenges in attempting to preserve the unique character of Brunswick Heads. Developers should respond to and respect community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

--

Brunswick Heads Progress Association
PO Box 168
Brunswick Heads NSW 2483
brunswickheadsprogressassoc@gmail.com

"Over 100 years old and still going strong"

Wed. May 8th.

RE: DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.

I would like to submit my objection to this DA.

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

The DA is incompatible with surrounding residential character, especially since the site is within the Bangalow Heritage Conservation area.

Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is inconsistent in terms of bulk, scale and finishes. Listed heritage items in the immediate area include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).

The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.

The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

I acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Kind Regards,

Kirsten Ingemar

36 Mullumbimbi Street

Brunswick Heads

From: keith corral <corral.keith@gmail.com>
Sent: Wednesday, 1 May 2019 10:04 PM
To: council
Subject: DA 10.2019.102.1

DA 10.2019.102.1

The proposal of multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot, is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

I have reviewed this matter and I am concerned with the summary of key points noted below the DA fails to comply with requirements for approval. I encourage the council refuse the DA submission. The council needs to preserve the very distinctive character for which Bangalow is renowned.

- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
- The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Conservation Area.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk and finish.

- The adjoining cottage at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations.
- Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).
- Setbacks include a 1.5m minimum that will impose an excessive visual impact on adjoining properties. Their residents at 15 Thomas St would face the red brick walls of a 2-storey building.
- The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
- Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.
- Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
- Noise buffers between units and adjacent houses are not explained.
- Solar access is not available to all units.
- There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated and landscaped on the site.

- Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas reduce the limited space available for landscaping.
- Excessive concrete surface areas are unacceptable in a flood prone area.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units, rather than the single unit that may comply.
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There is an obvious need for affordable housing in Bangalow but it should be done in a manner which is consistent with local character and creates pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserable greedy approach by manipulating regulations to deliver a disappointing outcome that will have undesirable social consequences.

Keith Corrall

Resident @ 27 Lismore Road, Bangalow 2479

The proposal of multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot, is surrounded by heritage houses and is located within the

Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

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residents at 15 Thomas St would face the red brick walls of a 2-storey building.

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Keith Corrall

Resident @ 27 Lismore Road, Bangalow 2479

From: ellen corrall <ellencorrall@gmail.com>
Sent: Wednesday, 1 May 2019 10:15 PM
To: council
Subject: DA 10.2019.102.1

DA 10.2019.102.1

The proposal of multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot, is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

I have reviewed this matter and I am concerned with the summary of key points noted below the DA fails to comply with requirements for approval. I encourage the council refuse the DA submission. The council needs to preserve the very distinctive character for which Bangalow is renowned.

- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
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- The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
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- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
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Ellen Corrall

Resident @ 27 Lismore Road, Bangalow 2479

Scott, Noreen

From: Peter Willis <pwillis@powerup.com.au>
Sent: Thursday, 2 May 2019 9:43 AM
To: submissions
Subject: Submission objecting to DA 10.2019.161.1

The Manager, Byron Shire Council

Submission objecting to DA 10.2019.161.1 – 23 Lismore Rd, Bangalow

I reside at 26 Palm-Lily Crescent Bangalow. I have reviewed the on-line details of the above DA . The proposal is totally unsuited to the Bangalow area and should be rejected. The heritage character of Bangalow is being eroded by unsuitable development – some already completed - and Council should address this issue. While some infill residential may be desirable for increasing the urban density in Bangalow, the proposed form of high density “unit type” accommodation is completely inappropriate and out of character.

I agree with the following reasons for rejecting the application:

1. DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
2. The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Conservation Area.
3. Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk and finish.
4. The adjoining cottage at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations.
5. Listed heritage items in the immediate area include Blanche’s House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).
6. Setbacks include a 1.5m minimum that will impose an excessive visual impact on adjoining properties. Their residents at 15 Thomas St would face the red brick walls of a 2-storey building.
7. The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
8. Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.
9. Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
10. The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
11. Noise buffers between units and adjacent houses are not explained.

12. Solar access is not available to all units.
13. There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated and landscaped on the site.
14. Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas reduce the limited space available for landscaping.
15. Excessive concrete surface areas are unacceptable in a flood prone area.
16. The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
17. The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units, rather than the single unit that may comply.
18. Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
19. Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour.

Yours faithfully
Peter Willis

26 Palm-Lily Crescent, Bangalow, NSW 2479
Mob: 0409 579 232

Peter Willis,
Mob: 0409 579 232; Home: (02) 6687 1724; Email: pwillis@powerup.com.au

Please consider the environment before printing this e-mail.

From: Don Osborne <9ftmalibu@gmail.com>
Sent: Thursday, 2 May 2019 9:58 AM
To: submissions
Subject: Fwd: DA 10.2019.102.1 - Impact on Bangalow Heritage Neighbourhood

Please find the following objection to this DA

----- Forwarded message -----

Subject: DA 10.2019.102.1 - Impact on Bangalow Heritage Neighbourhood

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

- DA consent is subject to a local character test and the buildings are dramatically **incompatible** with surrounding residential character.
- The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Conservation Area.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk **scale** and finish**es**.
- The adjoining cottage at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations.
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Regards,
 Don Osborne (13A Rifle Range Rd, Bangalow)
 Ret. Architect and Heritage Consultant

Scott, Noreen

From: Ronny Andersen-Seaman <ronnygary@hotmail.com>
Sent: Thursday, 2 May 2019 1:20 PM
To: submissions; michael.lyon@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au
Subject: Development - 23 Lismore Rd Bangalow. SA 10.2019.102.1

Good Morning – To Whom It May Concern

I have looked at the DA for 23 Lismore Rd Bangalow and I have some concerns regarding this development in the Bangalow Heritage area.

I feel 17 individual units on the size of the lot is way out of character for Bangalow. There is limited parking onsite and nil green space. There are no landscaping plans for the proposed development.

I feel there will be social issues with that many people living in cramp conditions on a small block envelope. Also the floor space ratio does not comply with the LEP.

I also feel most seniors in the area would not want stairs in their living space. I also not solar access is not available to all units.

This type of development in the Bangalow area will set a precedent if approved. The living space in some of the units are way to small for seniors.

Regards

Gary Seaman
72 Charlotte Street
Bangalow NSW 2479

Sent from Mail for Windows 10

RESIDENTS OBJECTION TO THE DEVELOPMENT OF LOT A; DP 376877

23 Lismore Road, Bangalow

Submitted by; Mr S. Scott & Ms A. Burton 25b Lismore Road, Bangalow.

SUMMARY

This objection is respectfully submitted to the proposed development of DP 37 6877 for the following reasons:

- The proposed development grossly offends the existing character of the Bangalow Conservation Area which predominately consists of period dwellings and earlier centuries commercial premises (including an Apothecary) that line the road from both entrances to the town centre. The ambience created by the town's character and its "olde world" charm is what attracts the multitude of tourists who visit the town all year around and has caused celebrities from the performing arts to take up residence in Bangalow.
- The proposed development does not comply with the regulations set out in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.
- The proposed development does not comply with the statutory planning instrument known as *Seniors Living Policy: Urban Design Guidelines for Infill Development*
- The proposed development does not comply with the regulations set out in the *Byron Local Environmental Plan, 2014*.

Following are details in support of the above referenced reasons.

1.0 Planning regulations applicable to the proposed development:

Regulations applicable to the development of DP 376877 are set out in the *State Environmental Planning Policy (Affordable Rental Housing) 2009*. These include the following:

Part 2, Division 1, Clause 13

"This clause applies to development to which this Division applies if the percentage of the gross floor area of the development that is to be used for the purposes of affordable housing is at least 20 per cent".

The development is proposed to have 5 x 32m sq. studio apartments = 160m sq.
Total gross floor area (GFA) of for the development is 1112m squared. Therefore,

proportion of development for affordable housing (studios only) appears to be less than 20% (about 14%).

Part 2, Division 1, Clause 14:

- a) Stipulates that the minimum footprint for an application not to be refused should be 35m² & the studio dwellings are only 32 m² (per applicant's Statement of Environmental Effects, page 11).
This suggests that the affordable housing segment of the design is below expected minimum size of the State planning authorities & could as such be refused.
- b) Stipulates that the area must either provide 35 square metres of landscaped area per dwelling or 30% of the site should be landscaped. The applicant's landscaped area is less than this required 30% (per applicant's Statement of Environmental Effects, page 11).

Part 2, Division 1, Clause 16A

"A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area".

As set out in the Introduction to this submission the proposed development is not consistent with those of the surrounding dwellings or in line with the character of the local area.

In accordance with clause 15 (1) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* a consent authority is required to take in to consideration the *Seniors Living Urban Design Guidelines for Infill Development* to the extent where those provisions are consistent with the SEPP ARH. Below describes how they are not consistent with the SEPP ARH;

1.01 Street layout & hierarchy

Asks is it consistent with those around it – no it is not. The street hierarchy is free standing homes with off street parking for resident cars.

1.03 – Built environment

A compatibility check notes higher density than surrounding built environment. Proposal is not consistent with R2 zone low density, the Bangalow Village Plan (see Style Guide photos on page 45 - 47) or the spirit of the Heritage Conservation Area Zoning.

7.5 - SEPP infrastructure

Applicant describes the proposed development as “not a traffic generating development”.

- 17 dwellings, one driveway, 14 parking spaces (potentially only 13) with likely more than one car per dwelling equals significant traffic generation for a country town.
- What infrastructure contributions are being made to support the community? Eg. Roads, sewer, local amenities etc.

7.7.19 - Private open space

The positioning of the private open spaces of the studio dwellings will be backing onto bedrooms which is a key consideration of this performance criteria.

Byron Local Environmental Plan (LEP) 2014 requirements are not fulfilled as follows:

- Planned height greater than 9 metres, (as described in the applicant’s - Statement of Environmental Effects, page 11). This does not comply with the height restrictions of 9.0 metres.
- The site is within the R2 low density zoning & the proposal is medium density.
- The floor space ratio (FSR) is 0.56 (max is 0.5:1). The applicant seeks to use clause 2 for bonus floor space, but per Clause 1, they do not appear to meet the minimum requirement (20% - as described above) for affordable housing to qualify for the bonus.

2.0 The Development:

- The Development is for the building of Multi-dwelling & multi-story, medium density dwellings consisting of:

8 x two bedroom double story townhouses

4 x one bedroom double story dwellings and

5 x double story studios (nominated as ‘affordable housing’).

3.0 Impact on the character of the Bangalow Conservation Area

Will weaken the rural, country aspect of the Bangalow town.

- Does not align with the current building styles present in the R2 zone - low density, single story, period structures.
- Is not in the spirit of the Bangalow Conservation Area.
- Would set a precedent for further similar developments which will destroy the character of the town.
- Will increase traffic congestion in an already congested town centre.

Is contrary to the will of the people as surveyed in the Bangalow Village Plan (2016), which indicated that:

Among the top five dislikes in the community are:

- Development
- Traffic
- Lack of parking

The things that the community wish to preserve are:

- Rural village feel; low scale, less traffic
- Prevent loss of character
- “new development must fit in with what’s already here”.

The Bangalow vernacular style guide of buildings that should be avoided (such as is proposed):

- Typical brick & tile suburban style housing of slab on ground construction
- Modernist style buildings & architecture that have a heavy & highly urbanised appearance.
- Metal window frames.

Will be of significant disruption to the lifestyle of those in the immediate vicinity of the development with regard to noise pollution, car pollution, overshadowing and ambient light pollution.

In the introduction the applicant suggests that the development is to provide “*permanent affordable rental housing*”. The fact that the development only has to provide a fraction of the site to affordable housing & only for 10 years does not equate to the stated “*permanent affordable rental housing*”.

The examples of properties shown in the Thomas Street development (for comparison against the developers proposal) are not in the Bangalow Conservation Area. The ‘in keeping with local character’ argument for double story development of a higher density does not fit. Further, the slope of the hill in Thomas Street has a steeper fall on the hill than at the proposed site - the subsequent height impact of a double story development will have a more significant impact as none of the current neighbouring properties of the development are double story.

Sophie Scott

25b Lismore Road
Bangalow, NSW, 2479

2nd May, 2019

General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY, NSW, 2482

Dear Mayor Richardson,

The reason of my letter is to not have 17 brick double story buildings next to our house.

They would look very different to the other vintage houses in our street and leave us in the dark shadows.

Some of the buildings will be right next to my window - we deserve more privacy. Fourteen cars will drive right past my window and make even more pollution and traffic.

I hope this letter will make you think in different ways and make me have a better future.

Sincerely,

Sophie

Scott, Noreen

From: Ronny Andersen-Seaman <ronnygary@hotmail.com>
Sent: Thursday, 2 May 2019 2:05 PM
To: submissions; basil.cameron@cr.byron.nsw.gov.au; michael.lyon@cr.byron.nsw.gov.au
Subject: 23 Lismore Rd Bangalow - DA - 10.2019.102.1

Good Afternoon Byron Council

I object to the proposed development on land at **23 Lismore RD Bangalow – DA – 10.2019.102.1**

I moved to Bangalow because of the quiet village and heritage style of this unique village. I feel the development of 17 units does not fit the heritage style of the Bangalow area. I note there is no landscaping plan for the site. I also note there is very limited onsite parking and Lismore Rd is already very busy traffic wise. I feel Seniors and disabled would not want stairs in their home. Some of the units are very tiny and I believe social issues may develop with that many people living on such as small lot. Neighbouring properties will be overlooked by this development height.

I am not against development but this is over development for such a small building site. We built one house on our 776sqm block, we also spent additional money to make sure it fitted in with the heritage look of the Meadows Estate and surrounding area.

Bangalow Village is a unique place and we all need to make sure the heritage style remains for the next generations. **Byron Shire is a beautiful area and is very unique.** I would hate to see it become over developed like many other shires and States that are now having ongoing social issues.

Thank you for your time in this matter.

Regards

Ronny Andersen – Seaman
72 Charlotte Street
BANGALOW NSW

2nd May 2019

Sent from Mail for Windows 10

Scott, Noreen

From: Jennifer Coman <jennifer.coman@bigpond.com>
Sent: Thursday, 2 May 2019 5:00 PM
To: submissions
Subject: DA10.2019.161.1

I wish to submit an objection to DA10.219.161.1.

The site is within the Bangalow Heritage Conservation area and surrounded by small "Heritage" style cottages with which the proposed building is completely incompatible; it would have a decidedly negative effect on the area. The Bangalow community strongly supports retaining its Heritage character which is demonstrated by the "character statement" recently put forward by our Guidance (Master Planning) Group, also by a survey conducted a few years ago and the Bangalow Settlement before then. Both locals and visitors appreciate Bangalow's special Heritage character and our Heritage Conservation area is recognised in the LEP.

Density is such that the size of the individual units is compressed and could not provide any quality of living, also there is no green space and provision for car parking is inadequate. There are some significant non-compliances with Council's building requirements, e.g. elevated height planes in some areas and overlooking from upper windows and balconies will invade the privacy of adjoining properties.

This is a most unsuitable proposal for Bangalow, in particular for our Conservation Heritage area.

Thank you.

Jenny Coman
Bangalow

Scott, Noreen

From: Melissa Morrissey <melissamorrissey888@gmail.com>
Sent: Friday, 3 May 2019 1:15 PM
To: submissions; michael.lyon@cr.byron.nsw.gov.au
Cc: council; cate.coorey@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au;
alan.hunter@cr.byron.nsw.gov.au; jan.hackett@cr.byron.nsw.gov.au
Subject: Development Application for 23 Lismore Road, Bangalow - Objection

Attention: Mayor Simon Richardson & Acting Mayor Michael Lyon

Dear Sirs and fellow councillors

Re: Development Application for 23 Lismore Road, Bangalow - Objection

Thank you for providing the details of the Development Application (DA) for 23 Lismore Road, Bangalow.

I live in Charlotte Street which runs directly behind the proposed development.

Together with other residents & a local planning expert we have reviewed the DA and come to the conclusion that it must be stopped.

I would like Byron Shire Council to record my objection to the DA on the basis of the following reasons:

1. The DA is totally out of character with Bangalow's beautiful heritage buildings and homes, in fact the terraces are downright ugly.
2. The project site is within the Bangalow Conservation Area and therefore it is of the utmost importance that the Bangalow heritage character is maintained.
3. The surrounding buildings are single storey federation era & Queenslander houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk and finish.
4. Many homes in the immediate area are heritage listed including Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).
5. The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
6. Setbacks include a 1.5m minimum that will impose an excessive visual impact on adjoining properties.
7. Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.
8. Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
9. The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
10. Setbacks include a 1.5m minimum that will impose an excessive visual impact on adjoining properties.
11. Solar access is not available to all units.
12. There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated and landscaped on the site.
13. Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas reduce the limited space available for landscaping.

14. Noise buffers between units and adjacent houses are not explained.
15. Excessive concrete surface areas are unacceptable in a flood prone area.
16. The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
17. Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit.
18. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
19. Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour.
20. The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units, rather than the single unit that may comply.

Yours sincerely

Melissa

Melissa Morrissey
68B Charlotte Street
Bangalow NSW 2479
M: 0418 281 254
melissamorrissey888@gmail.com

Alternatively:
P.O. Box 588
Bangalow NSW 2479

Scott, Noreen

From: Rosemary Gillett <rosemary_gillett@yahoo.com.au>
Sent: Friday, 3 May 2019 6:11 PM
To: submissions
Cc: council; michael.lyon@cr.byron.nsw.gov.au; cate.coorey@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au; alan.hunter@cr.byron.nsw.gov.au; jan.hackett@cr.byron.nsw.gov.au
Subject: DA No.10.2019.161.1 by Lismore Venture Pty Ltd for Multi Dwelling Housing at 23 Lismore Road Bangalow

Dear Sir/Madam,

I strongly object to the proposal by Lismore Venture Pty. Ltd. for Multi Dwelling Housing at 23 Lismore Rd. Bangalow. Over the last thirty years I have regularly visited the historic town of Bangalow. I have observed the transformation from a town where trucks roared down the main street to a tranquil village with inviting restaurants, shops and living spaces. It is wonderful to see that the heritage buildings have been preserved within the town and adjoining residential areas. This application for Multi Dwelling Housing within the Heritage Conservation area would seriously detract from the historical ambience of the town and heavily impact on the existing residents for the following reasons:-

- The proposal is situated within the Heritage Conservation area. The surrounding heritage houses and buildings are single storey, timber built with corrugated iron roofs. Some of these buildings are 100 years old. The proposed development is cumbersome and incompatible with the existing buildings. The height of the proposed development dwarfs the existing houses in Thomas St. The visual impact of a two storey red brick wall will be daunting.
- The proposal will severely impact on the residents of Thomas St. for several reasons. The development plans show that high balconies and windows will overlook the yards, gardens and swimming pools of immediate neighbours, impacting on privacy. This is particularly true for the residents of 15 Thomas St. There is also the potential problem of overshadowing for some residents on properties adjoining the development proposal. The plans show a lack of landscaping on the site. Residents of Thomas St are likely to be impacted by noise and increased traffic.
- The development application is for 17 units, however there is only provision for 14 onsite car spaces. The car spaces provided look narrow and difficult to negotiate. Disabled parking is insufficient. It is likely that the occupants of each unit will need one if not two car spaces. Lismore Rd is a high traffic area with no provision for parking. This will mean Thomas St, at the back of the development, will become a default parking area. Residents of Thomas St will be severely impacted by cars parked outside their properties, making it difficult for them to reverse onto the street safely.

Bangalow residents living within the Heritage Conservation area are required to comply with heritage compatibility conditions when renovating or extending their homes. The development proposed clearly does not comply with these requirements. It will negatively impact on the character of the historic town of Bangalow and the community. I call on the council to reject DA No. 10.2019.161.1 and preserve the historic and distinctive character of Bangalow.

Yours faithfully

Rosemary Gillett

Scott, Noreen

From: no-reply-da-tracking@byron.nsw.gov.au
Sent: Saturday, 4 May 2019 7:42 PM
To: submissions
Subject: 10.2019.161.1_Submission and Acknowledgement_Oppose_bthamish@gmail.com - tim coleman

Description: Multi Dwelling Housing Comprising Seventeen (17) Dwellings

Properties: 23 Lismore Rd, Bangalow 2479 NSW (LOT: A DP: 376877)
59 Lismore Rd, Bangalow 2479 NSW (LOT: 2 DP: 1214341)

Council acknowledges receipt of your submission in relation to the above Development Application. Your participation in the assessment process is greatly appreciated.

The comments outlined in your submission will assist in Council's consideration of the matter. Council will inform you of its decision once the Development Application has been finally determined.

For your convenience Council's Application Tracker provides you the opportunity to follow the details and progress of applications online.

If you have any enquiries in relation to the application please contact Robert Van Iersel of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: tim coleman
Address: 7 Leslie Street
Phone: 402278704
Email: bthamish@gmail.com
Submission: Oppose
Grounds For Objection or Support: Not suitable for Bangalow, would ruin the already congested town. Dangerous amount of extra traffic on Lismore road. The development would adversely impact the amenity of the town causing distress to existing housing behind the site.

Yours faithfully,
Byron Shire Council

70 Station Street
PO Box 219
Mullumbimby NSW 2482
02 6626 7000
Web <https://www.byron.nsw.gov.au/>
All formal correspondence to submissions@byron.nsw.gov.au

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loss, damage or injury is possible. Verified information should be obtained in writing directly from the authorised Council officers.

Scott, Noreen

From: no-reply-da-tracking@byron.nsw.gov.au
Sent: Saturday, 4 May 2019 7:55 PM
To: submissions
Subject: 10.2019.161.1_Submission and Acknowledgement_Oppose_coleman45@bigpond.com - Janne Coleman

Description: Multi Dwelling Housing Comprising Seventeen (17) Dwellings

Properties: 23 Lismore Rd, Bangalow 2479 NSW (LOT: A DP: 376877)
59 Lismore Rd, Bangalow 2479 NSW (LOT: 2 DP: 1214341)

Council acknowledges receipt of your submission in relation to the above Development Application. Your participation in the assessment process is greatly appreciated.

The comments outlined in your submission will assist in Council's consideration of the matter. Council will inform you of its decision once the Development Application has been finally determined.

For your convenience Council's Application Tracker provides you the opportunity to follow the details and progress of applications online.

If you have any enquiries in relation to the application please contact Robert Van Iersel of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Janne Coleman
Address: 7 Leslie Street
Phone: 266871914
EMail: coleman45@bigpond.com
Submission: Oppose

Grounds For Objection or Support: Not in keeping with existing neighbourhood and buildings too close to neighbouring houses especially as the design is two story. Design does not consider the heritage style and values of Bangalow. Over development for the land size. Will create extra traffic on Lismore Road which is already dangerous from excessive traffic movements.

Yours faithfully,
Byron Shire Council

70 Station Street
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Mullumbimby NSW 2482
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Scott, Noreen

From: no-reply-da-tracking@byron.nsw.gov.au
Sent: Sunday, 5 May 2019 10:59 AM
To: submissions
Subject: 10.2019.161.1_Submission and Acknowledgement_Oppose_nmoore60@bigpond.net.au
- Norman Moore

Description: Multi Dwelling Housing Comprising Seventeen (17) Dwellings

Properties: 23 Lismore Rd, Bangalow 2479 NSW (LOT: A DP: 376877)
59 Lismore Rd, Bangalow 2479 NSW (LOT: 2 DP: 1214341)

Council acknowledges receipt of your submission in relation to the above Development Application. Your participation in the assessment process is greatly appreciated.

The comments outlined in your submission will assist in Council's consideration of the matter. Council will inform you of its decision once the Development Application has been finally determined.

For your convenience Council's Application Tracker provides you the opportunity to follow the details and progress of applications online.

If you have any enquiries in relation to the application please contact Robert Van Iersel of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Norman Moore
Address: 15 Blackwood Crescent. Bangalow
Phone: 0407 847 541
EMail: nmoore60@bigpond.net.au
Submission: Oppose

Grounds For Objection or Support: This development is over sized for a relatively small site. The dwellings are not unreasonably sized in them selves, as affordable housing. However the lack of car parking and the absence of green or recreational space, will make them uninhabitable over time. I am aware that other developments by this owner have previously met or exceeded the median, already, high rentals achieved in the Byron Bay area and as such can not lay claim to being affordable housing as titled.

Yours faithfully,
Byron Shire Council

70 Station Street
PO Box 219
Mullumbimby NSW 2482
02 6626 7000
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All formal correspondence to submissions@byron.nsw.gov.au

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Scott, Noreen

From: Ruth Winton-Brown <ruth@reclaimingjoy.com>
Sent: Sunday, 5 May 2019 12:40 PM
To: submissions
Subject: Bangalow DA 10.2019.161.1

To Whom it May Concern

I am writing to lodge objection to the DA at 23 Lismore rd.Bangalow.

My objections are the size of the studio units in a development which is not in keeping with the heritage character of the area.

This development is presented as low cost housing however the control of the rent has no guarantee to be low cost housing.

Parking, renewable energy and noise buffers are not carefully considered in this development.

This development does not meet the basic needs of a genuine low cost housing development which we do need in Bangalow and does not meet the heritage standards of the area Kind regards Ruth Winton Brown

507 Friday Hut rd

Bangalow 2479

Sent from my iPad

PN: 45640

BYRON SHIRE COUNCIL	
DOC NO:	.....
RECD:	6 MAY 2019
FILE NO:	A17169
ASSIGNEE:	A. Wilson

6.5.19

To The General Manager

Byron Shire Council.

DA No 10.2019.161,1 23 lismore Rd Bangalow (Lot A DP376877, Lot 2 DP1214341)

I wish to comment on the above Development Application.

* The 17 dwellings are totally incompatible with the surrounding residential and commercial buildings eg: Readings Store and Blanche's house. Infact the project site is within the Bangalow Conservation Area. Any other buildings and/or renovations have been obliged to comply with heritage guidlines.

* Too many on a small site and too big.

* Parking for only 14 vehicles, any others would have to park on Lismore Rd where there are NO parking spaces and traffic rates of around 1000 vehicle movements per hour. (Frequent nose to tail accidents in traffic queues going up to the roundabout at the Granuaille Rd intersection.

* Excessively large concreted areas pose a major drainage problem for the properties below on the Western side, not just one but four. Our area experiences considerable rainfall which does create major drainage problems from our sloping terrain.

* Ridiculously small room areas, even Public Housing is required to comply with basic room and area measurements.

* Privacy.....upper balconies of this development will overlook all surrounding properties with a considerable loss of privacy in their back yards.

* There is an obvious need for affordable housing in Bangalow but it should be done in a manner which is consistent with local character that has pleasant livable spaces that can be enjoyed by low and middle income earners.

This DA has a miserable,greedy and cynical approach by attempting to override regulations to produce a substandard development. Bangalow is this Shire's only Federation Village, very

special and much in need of appreciation as such by planners and developers alike.

T & R Wright

PO Box 7 Bangalow 2479

0428871539



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- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSWMy name is: Sam CAMPBELL.and I live at: BILLINUDGEL.

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

B Campbell

Date:

2 - 4 - 2018

BYRON SHIRE COUNCIL	
DOC NO:
REC'D:	7 MAY 2019
FILE NO:	877109
ASSIGNEE:	ALVISON

in 45670

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- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support - 23 Lismore Road Bangalow NSW

My name is:

SIMON JOHN KINNY


and I live at:

10 BOMBORA PLACE,
LENNOX HEAD, 2478

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity
2. It is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire - including more affordable housing for key workers, housing for retirees, and housing for young persons and couples.

Signed:



Date:

1/5/19

BYRON SHIRE COUNCIL

DOC NO:

REC'D: 7 MAY 2019

FILE NO: A336

ASSIGNEE:

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- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is:

Jacu Matthews

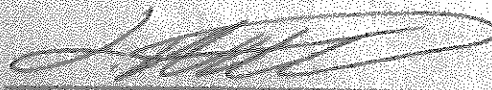
and I live at:

7/116 Stuart St

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:



Date:

10.4.19

BYRON SHIRE COUNCIL

DOC NO:

RECD: 7 MAY 2019

FILE NO: A77167

ASSIGNEE: A. Wilson

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- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is:

Terry Cronin

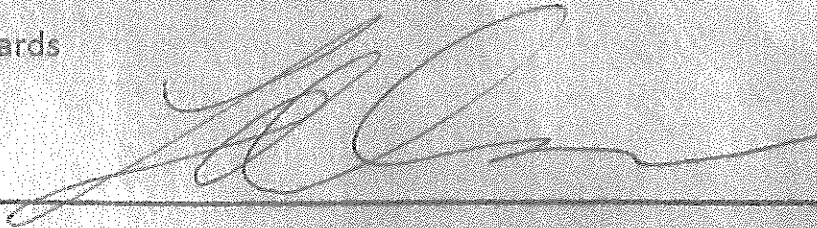
and I live at:

13 Carlyle Street

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire - including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Regards



BYRON SHIRE COUNCIL

DOC NO:

REC'D: 7 MAY 2019

FILE NO: A77167

ASSIGNEE: B. Wilson

Date:

10.4.

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- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is:

Nick Tesque

and I live at:

6/1 Kendall St Byron Bay

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

[Signature]

Date:

3/4/2019

BYRON SHIRE COUNCIL

DOC NO:

RECD: 7 MAY 2019

FILE NO: ATT169

ASSIGNEE: A. Wilson

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- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: Katie Teague

and I live at: Unit 6/1 Kendall St BYRON BAY

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

Katie Teague

Date:

3/4/19

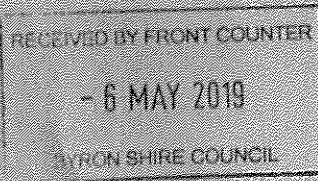
BYRON SHIRE COUNCIL

DOC NO:

REC'D: 7 MAY 2019

FILE NO: ...A77167...

ASSIGNEE: ...A.W. Wilson...



April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: Loë Connor

and I live at: 1 Kendall street, Byron Bay

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

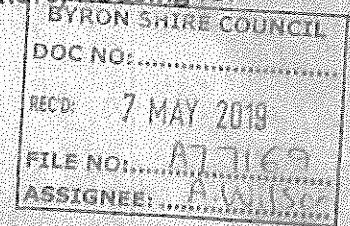
1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

A stylized handwritten signature in dark ink, written over a horizontal line.

Date:

3rd April



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- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: JACK SAVAGE

and I live at: 1926 KOONUM RANGE RD, MULLUMBIMBY

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire - including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

Jack Savage

Date:

11/04/19

BYRON SHIRE COUNCIL
DOC NO:
RECD: 7 MAY 2019
FILE NO: A77167
ASSIGNEE: A. Wilson

RECEIVED BY FRONT COUNTER

- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support - 23 Lismore Road Bangalow NSW

My name is: Lisa Bryant

and I live at: 8 Boondoon Cres., Ocean Shores 2483

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

L Bryant

Date:

10-4-2019.

BYRON SHIRE COUNCIL	
DOC NO:	.....
REC'D:	7 MAY 2019
FILE NO:	ATT167
ASSIGNEE:	A.W.182

RECEIVED BY FRONT COUNTER

- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

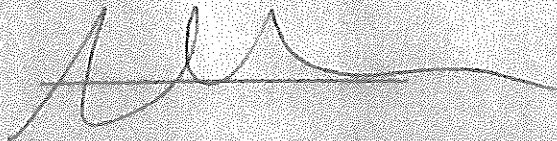
My name is: Michelle Kerrisk

and I live at: 192 B Koonym Range Road, Mullumbimby
N.S.W

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing retirees, and housing for young persons and couples

Signed:



Date:

11/4/19

BYRON SHIRE COUNCIL	
DOC NO:	.....
REC'D:	7 MAY 2019
FILE NO:	AT169
ASSIGNEE:	A. Wilson

RECEIVED BY FRONT COUNTER

- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is:

SARAH BERRY

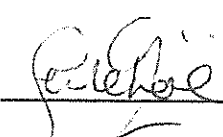
and I live at:

96 BYRON ST BANGALOW

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:



Date:

1/5/19

BYRON SHIRE COUNCIL

DOC NO:

REC'D: 7 MAY 2019

FILE NO: A77109

ASSIGNEE: ALM

RECEIVED BY FRONT COUNTER

- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: TOBY PATTERSON

and I live at: 96 Byron St Bangalow

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

[Signature]

Date:

1.5.19.

BYRON SHIRE COUNCIL	
DOC NO:	.....
REC'D:	7 MAY 2019
FILE NO:	A77169
ASSIGNEE:	A.WILSON

RECEIVED BY FRONT COUNTER

- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: Alexis Sabatino

and I live at: 7/111e Stuart St. Mullumbimby

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:



Date:

10-4-19

BYRON SHIRE COUNCIL	
DOC NO:	.....
RECD:	7 MAY 2019
FILE NO:	AT7169
ASSIGNEE:	AW15

RECEIVED BY FRONT COUNTER

- 6 MAY 2019

BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is:

GLENN FIELD

and I live at:

LENNAX HEAD

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

[Signature]

Date:

15/4/19

BYRON SHIRE COUNCIL

DOC NO:

REC. 7 MAY 2019

FILE NO: A77183

ASSIGNEE: AW19

First National Byron
The Value of a Home

65 Fletcher Street
(PO BOX 610)
Byron Bay, NSW 2481

T 02 6685 8466
F 02 6685 8443
W byronbayfn.com.au

ABN 18 124 215 566

15th April 2019

Attention Rob Van Iersel

Byron Shire Council

70 Station Street

Mullumbimby NSW 2482

Rob.VanIersel@byron.nsw.gov.au

RECEIVED BY FRONT COUNTER

- 6 MAY 2019

BYRON SHIRE COUNCIL

Dear Rob,

23 Lismore Road, Bangalow

This letter is supplied to Byron Shire Council in support of the proposed development at 23 Lismore Rd, Bangalow. As the appointed local property manager for the Kollektive, we support the development because:

1. Has the potential to fill the gap in for housing products missing within the Shire - including more affordable housing for key workers, housing for seniors and older persons, and housing for young persons and couples; .
2. Is well located in relation to existing employment and services, reducing the reliance on car based transport.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.

Kind Regards



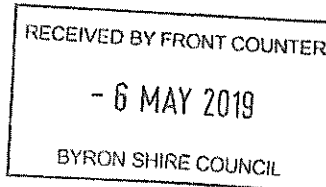
Sophie Moir

Property Manager

BYRON SHIRE COUNCIL	
DOC NO:	.....
RECD:	7 MAY 2019
FILE NO:	A77169
ASSIGNEE:	AWB



100% Recycled Paper



April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: Tim Patterson

and I live at: 6/22 Sunrise Blvd, Byron Bay

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire – including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

Date:

04/04/2019

BYRON SHIRE COUNCIL	
DOC NO:	.....
REC'D:	7 MAY 2019
FILE NO:	A77167
ASSIGNEE:	.....

Scott, Noreen

From: Melinda Baldwin <mbaldwin279@hotmail.com>
Sent: Wednesday, 8 May 2019 2:51 PM
To: submissions
Subject: DA No. 10.2019.161.1 objection

8 May 2019

General Manager

Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
- The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Heritage Conservation Area.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaringly inconsistent in terms of bulk, scale and finishes.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- Listed heritage items in the immediate area include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
- Setbacks of only 1.5m will impose an excessive visual impact on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building.

- The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
- Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.
- Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
- Noise buffers between units and adjacent houses are not explained.
- Solar access is not available to all units.
- There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- Excessive impervious areas will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.
- Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Dr Melinda Baldwin
17 Thomas St
Bangalow

Scott, Noreen

From: Jan Barham <janbarham@bigpond.com>
Sent: Wednesday, 8 May 2019 3:09 PM
To: submissions
Subject: SUBMISSION :DA No. 10.2019.161.1 23 Lismore Bay Road, BANGALOW NSW 2479 Multi- Dwelling Housing Comprising 17 Dwellings.

General Manager

Mr Mark Arnold

6 May, 2019

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479 - Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

I write to object to the above proposal.

The Bangalow Heritage Area is of great importance and this development would compromise the integrity of the heritage values in a Bangalow Heritage Conservation Area.

Recent consultations with the Bangalow community have reiterated the commitment to maintaining and protecting the heritage values and the small, low scale character of the village and it's surrounds

I do not support affordable housing concessions being applied to heritage conservation areas.

I strongly object to the application for the following reasons

1. Heritage - the DA does not conform to the heritage provisions of the DCP in line with the status of a Heritage Conservation Area and is an incompatible and unacceptable proposal.
2. Scale -the scale of the proposal is out of character with the single storey Federation houses constructed of timber and featuring corrugated iron roofs.
3. Bulk, scale and design of the proposal is inconsistent with the Heritage Conservation status and the DCP and incompatible with the long held community values for the character of Bungalow
4. Breach of DCP in relation to set backs to adjoining properties
5. Visual impact - the inconsistent character, size, scale and finishes of the proposal are out of character with the locality
6. Breach of height limit for the area
7. Loss of privacy for adjoining properties
8. Breach of the LEP in relation to the Floor Space Ratio
9. Potential for overshadowing but it is not clear in the application
10. Potential for noise impacts
11. Lack of solar access
12. Lack of landscape plans with a potential breach of DCP provisions
13. Stormwater impacts due to the lack of permeable surfaces and impact on Byron Creek
14. Access issues for seniors and people with disability are not sufficient

15. Parking constraints in relation to size and access, particularly for senior/disabled and an insufficient number of car parks in an already busy area

regards

Jan Barham

6 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

- DA consent is subject to a **local character test** and the buildings are **dramatically incompatible** with surrounding residential character.
- The importance of character is amplified by the additional **need to satisfy heritage compatibility** conditions as the project **site is within the Bangalow Heritage Conservation Area**.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is **glaringly inconsistent in terms of bulk, scale and finishes**.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- **Listed heritage items in the immediate area** include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
- **Setbacks of only 1.5m will impose an excessive visual impact** on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building very close to their boundary fence.
- The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.
- **Overlooking** will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also **invades the privacy of other adjoining properties**. A drainage easement on one common boundary prevents screening.
- **Overshadowing has not been shown** and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.

- **The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP** permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
- **Noise buffers** between units and adjacent houses are not explained.
- **Solar access** is not available to all units.
- There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- **Excessive impervious areas** will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA **does not address the objectives of seniors living policy and provisions for disabled access** are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.
- **Car parking is extremely challenging** with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signature: _____

Date: 8/5/19

Name: _____

JOHN McINTOSH
PO Box 446
BANGALOW 2479

The General Manager
Byron Shire Council

Objection to Development Application No. 10.2019.161.1.

This letter is a submission in opposition to the proposed development at
23 Lismore Road Bangalow.

The proposal appears to be a low cost development of poor design offering a very poor level of amenity for its future inhabitants:

- Very poor natural light particularly to the 2-bedroom units.
- Poor solar access
- Lack of car parking
- Small private outdoor space
- No communal outdoor space

The bulk and scale of the development is not in keeping with the context of the heritage conservation area of Bangalow. The buildings appear to be crammed onto the site incorporating setbacks that do not enable the buildings to achieve adherence to the height plane. This over development will adversely affect the neighbouring properties:

- Over shadowing.
- Loss of visual privacy
- Increase in acoustic levels
- Increase in traffic/ loss of available on-street parking

The proposal submitted a Seniors Living Urban Design Guidelines for Infill Development assessment. The proposal defies many guidelines of the document:

- (1.01,1.02,1.03) The proposal does not adhere to the performance criteria in regards to Bulk and Scale, Setbacks and height plane, nor the impact of privacy and overshadowing on neighbouring properties.
- (1.04) A Site Analysis plan was not submitted
- (2.15) There is no provision of Communal Outdoor Space
- (3.01) The site planning and design does not sympathise with the building and existing streetscape patterns
- (3.03) The building design does not break up the massing nor does it articulate the building façade
- (3.04) the building design does not allow breaks in the rows of attached dwellings
- (3.08) the building does not break down the bulk and scale by breaking down the roof into smaller roof elements.
- (4.13) The proposal does pose loss of privacy by overlooking onto adjoining neighbours properties.
- (4.16) Central courtyards have not been provided; Courtyards would greatly enhance the amenity by gaining solar access and natural light into what will be artificially lit rooms and corridors.
- (5.01) The proposal does not maximise solar access

Further to the inadequacies of the proposal cited above, the studio units also propose bedrooms that are little more than the width of a double bed. This poses a very low level of amenity and is a testament to the overdevelopment of the site.

Whilst the number of units appropriated for Affordable Housing is under the number requiring a Social Impact Assessment by DCP 2014 Chapter B12, the appropriateness of the proposal should be examined. The DCP outlines issues such as the development's proximity to industry and public transport. Bangalow provides very little opportunity for workers and limited means of public transport to centres of industry. The lack of on-site carparking in the proposal further diminishes the appropriateness of the development as affordable housing.

Bangalow has undergone a major increase in housing with no increase in public amenity or infrastructure. A poorly designed medium density proposal increasing the population of the town should not be approved. The proposal also represents a significant development for Bangalow. Most Councils require that a significant development to be assessed by an Urban Design Panel, this proposal should be subject to such an assessment.

The following addresses the proposal in the context of the LEP.

1. BYRON LOCAL ENVIRONMENTAL PLAN 2014

Height of Buildings

The proposal a the grouping of three two-storey buildings within the Bangalow Heritage Conservation zone.

The LEP states:

4.3 Height of buildings

(1) The objectives of this clause are as follows:

- (b) to ensure the height of buildings complements the streetscape and character of the area in which the buildings are located,*
- (c) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development.*

The proposal does not meet the Clause 4.3 objectives for the following reasons:

- The building is in breach of the height plane. This will affect neighbouring properties in regards to over-shadowing.
- The existing streetscape is made up of dwellings that are single-storey. Beyond the immediate context where there are double-storey dwellings where the site falls to permit single-storey at the rear of the property and double at the front. The subject site is relatively flat and the double storey and high roof line will make it very prominent. This is out of character of the immediate context.
- The proposal will involve a loss of privacy to the adjoining dwellings. In particular with the room arrangement of the bedrooms facing the houses at No.19 Lismore Rd.

Heritage Conservation Area

The subject site, is in the Bangalow Heritage Conservation Area.

The LEP states:

5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows:

(b) to conserve the heritage significance of heritage conservation areas, including associated fabric, settings and views,

(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of ... heritage conservation area, consider the effect of the proposed development on the heritage significance of area concerned

(5) Heritage assessment The consent authority may, before granting consent to any development:

(b) on land that is within a heritage conservation area, ... require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage conservation area concerned

6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

The proposal does not comply with the objectives of LEP 5.10 because it fails to conserve the significance of the heritage conservation area and, significantly and adversely affects the associated fabric, settings, streetscape and heritage significance of the surrounding area, for the following reasons:

Effect on Heritage Significance of Heritage Conservation Area

- The bulk and scale of the proposal is not in keeping with the context of the locality or the heritage conservation area. The proposal is in breach of the height parameters of the LEP
- The appearance of the proposed buildings denigrates the heritage appearance of the streetscape and the heritage character of the area
- The houses along Thomas Street are all single storey dwellings and the double storey proposal will be an anomaly.

CONCLUSION

The proposal does not comply with the LEP, the DCP and the principals and objectives of the Bangalow Heritage Conservation Area.

The proposal is poorly designed offering a very poor level of amenity for its future inhabitants. The bulk and scale and inappropriateness of the development will result in loss of amenity to the neighbouring properties and the local context in general.

For these reasons, I submit that Council should decline to grant consent to the proposed development.

Duncan Sproul
3 Thomas Street Bangalow

Scott, Noreen

From: Gillian Reffell <ggmk@optusnet.com.au>
Sent: Wednesday, 8 May 2019 3:54 PM
To: council
Subject: Submission on DA 10.2019.161.1 -23 Lismore Rd, Bangalow

10.2019.161.1

Development Application

05/04/2019

23 Lismore Rd, B
59 Lismore Rd, B
Multi Dwelling H

I wish to make a submission concerning the above DA.

Before I start I would like to point out that it was not possible to make the submission on line because the map did not have the DA on it and so no automatic form was available. I hope this has not dissuaded people from pursuing their interest in making a submission due to the difficulty!

This is an objection.

I think the proposal is way too dense for the surrounding residential area - indeed anywhere in Bangalow!

It will have a negative impact on the heritage aspects of the immediate surrounds - which is a Heritage Conservation Area. It will also have a negative impact on the surrounding neighbours amenity, privacy and continued quality of life. It will undermine Bangalow's widely admired village character.

17 dwellings crammed onto this site will be extreme over development. It will set an unnecessary and undesirable precedent for Bangalow.

Yes Bangalow might need affordable housing but that is not a reason to over develop and propose housing of a low quality of life due to living on top of one another and exploit as many loop holes (eg parking) as can be found to maximise speculative development.

How is it that such detailed assessment and comprehensive requirements could be made for the restoration of the adjacent heritage residence at 15 Thomas Street which adjoins this development if the Council is going to allow such a ill fitting monstrosity next door! To do so would be grossly unfair to the owner of 15 Thomas St!

The FSR is way over the top! .75:1 proposed while the LEP limit is .5:1. This LEP limit should not be trashed just because the developer has clawed together every little loophole that the State Government has handed out to developers as a result of pressure in city areas. It is not appropriate for Bangalow.

The merits of this DA are few and the Council must come to this conclusion!

Yours faithfully

Gillian Reffell

Owner 88 Byron St, Bangalow.

General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

7TH May 2019

Re: D.A. No. 10.2019.161.1 at Lot A D.P. 376877 &
Lot 2 D.P.1214341 Lismore Road Bangalow
Multi Dwelling Housing Comprising of 17 Dwellings

We object to the above proposal for the following reasons:-

The applicant has a disregard to a number of requirements that council has set for this type of development.

The site is in the Heritage Precinct of Bangalow. The applicant has shown little or no desire to comply with this requirement. The building has no real heritage appearance. I am not sure whether council still refers proposed developments in a heritage precinct to a heritage architect. This proposal should be forwarded to a heritage architect for comment.

There are also a number of areas where there are non-compliance issues with the councils D.C.P. Some being the building height plane overshadowing, character compatibility, privacy, setbacks etc.

On site car parking numbers seem to be inadequate – 14 spaces, 17 units??

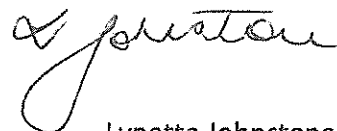
No allowance for visitor numbers. Car parking spillage will end up being on Lismore Road. This is a major road between Bangalow and Lismore and is very busy with many truck movements. Any development on this site should address the issue of adequate on-site car parking. The car parking proposed is inadequate for the volume of cars this development will generate.

The applicant and the type of development proposed appears to want everything and give nothing.

This D.A. application should be refused. It is an overdevelopment of this site and not in keeping with the visual quality of the Bangalow Heritage Precinct.



Paul Johnstone
288 Old Byron Bay Road
NEWRYBAR NSW 2479



Lynette Johnstone
288 Old Byron Bay Road
NEWRYBAR NSW 2479

Regarding: DA 23 Lismore Rd Bangalow

Development Application (10.2019.161.1)

To whom it may concern

I am strongly opposed to the proposed development at 23 Lismore Road. It pretends to be based on a concern for affordable housing and community housing but is actually a high-density apartment development aimed at maximum rental income at the expense of local amenity. Affordable housing concessions are used to justify a 50% increase of the FSR (.75) without any statement confirming relative rental rates based on Bangalow median rental and income levels. Given the track record of this developer elsewhere, the rentals will be unaffordable for those on low incomes, especially in an expensive town like Bangalow. The claims to be affordable housing are bogus. Therefore, the applicant is not entitled to apply planning concessions that are restricted to listed community housing providers. unacceptable in a flood prone area. In addition, The DA does not address the objectives of seniors living policy; and provisions for disabled access are inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units

The proposed development is totally outside the character and heritage values of its environs. The brick construction materials and style of buildings are in stark contrast to the heritage character and requirements of surrounding buildings. It is of excessive density and too close proximity to surrounding dwellings in the Bangalow Conservation Area. The adjoining house at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations. Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).

All surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of its brick structure and double-story construction.

Very small setbacks as little as 1.5m will impose an excessive visual impact on adjoining properties. Their residents at 15 Thomas St would face the red brick walls of a 2-storey building. The building envelope exceeds elevation height planes in several areas, overlooking and thereby invading the privacy of 15 Thomas St (the rear block of the development overlooks a private outdoor area and swimming pool). Overlooking from upper balconies, living areas and windows will significantly degrade the privacy of adjoining properties. A drainage easement on one common boundary prevents effective screening. Overshadowing has not been shown and is likely to be significant. Noise buffers between units and adjacent houses are not described.

Solar access is not available to all units therefore they will be dark and likely mouldy in our subtropical climate. There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated and landscaped on the site. Excessive concrete surface areas are very problematic in a flood prone area.

Car parking is a major hazard in this location. Very limited on-site parking of 14 spaces is woefully inadequate. Lismore Rd has no designated parking areas and can have traffic rates of 1000 cars per hour. There is no-where safe to park on the Lismore Road and traffic entering the proposed development from both directions on Lismore Road will create a safety hazard. This will further complicate the difficulties of navigating safe entry onto Lismore road from Robinson Road.

Yours faithfully

Dr Chris Stevens

25 Thomas Street Bangalow.,

Scott, Noreen

From: Diana Yee <di@diyeedirector.com>
Sent: Thursday, 9 May 2019 3:56 PM
To: submissions
Subject: 23 Lismore Rd - Objection

re: DA 10.2019.161.1, Lot A DP 376877, Lot 2 DP 1214341

Dear Council

As a Bangalow resident, I would like to object to the planned development of a block of flats at 23 Lismore Rd.

The design & plans for small single unit dwellings, some without car parks, in the busy main road into Bangalow, is visually and fundamentally inappropriate for this heritage area. It seems that they are disguised as affordable housing, when in fact we are all aware that the developers intend to have them rented for greater returns that most single average wage earners could not afford, and future sales.

The impact of owners cars parked out on busy Lismore Rd right up to Robinson St would create a lot of traffic problems in this already busy area and add pressure to this small town community.

This style of high density living is not in character with the town, but I see it is happening already in the newer subdivisions being developed around me right now in The Meadows.

Having built myself recently, I complied to the specific restrictions and rules with respect to maintaining the heritage with integrity when I applied for my DA, using innovative design that respected the rulings and sat nicely in the landscape. I expected the same of my neighbours and other new constructions in my town.

I hope you will consider my objection and ask the developers to reconsider the impact of their plans and resubmit with alterations that reflect the character of this community.

Kind regards
Diana Yee

30 Charlotte St
Bangalow

diyee
DIRECTOR

di@diyeedirector.com
www.diyeedirector.com
www.vimeo.com/diyee
skypename: dianayee
m: +61 418112958

Scott, Noreen

From: Straun Scott <strauns@icloud.com>
Sent: Wednesday, 8 May 2019 12:41 PM
To: submissions
Subject: Fwd: Submission for DA @ 23 Lismore Rd, Bangalow

Impact of proposed DA @ 23 Lismore Road, Bangalow, NSW, 2479.

In addition to my earlier submission which covered issues of legislative / planning compliance & community issues, I wish to add to / emphasise the following points:

The development is inappropriate for the community because:

- Our **privacy** will be unacceptably impacted. Numerous parts of the proposed development will look straight into ours & other neighbours backyard & bedrooms.
- The **noise** levels currently experienced at our house & the other neighbours will be exponentially amplified by 17 dwellings, the people in them as well as their associated cars.
- The **pollution** from the 17 dwelling's cars driving in & out of the property will be flowing into the neighbours windows.
- The **size, scale & finishes** of the development are not in keeping with the Bangalow Village Plan or existing buildings.
- The plans submitted **falsely detail** our house at 25B Lismore Road, as a brick & tile dwelling which is **incredibly misleading** to the assessors.
- It will significantly **overshadow** property, blocking our morning sun - which is a key feature of the property (see photos attached to this e-mail).
- The **design is incongruent** with the houses it is surrounded by - including three that are either heritage listed or were heavily policed to ensure that they were heritage compliant by external heritage consultants called in by local council.

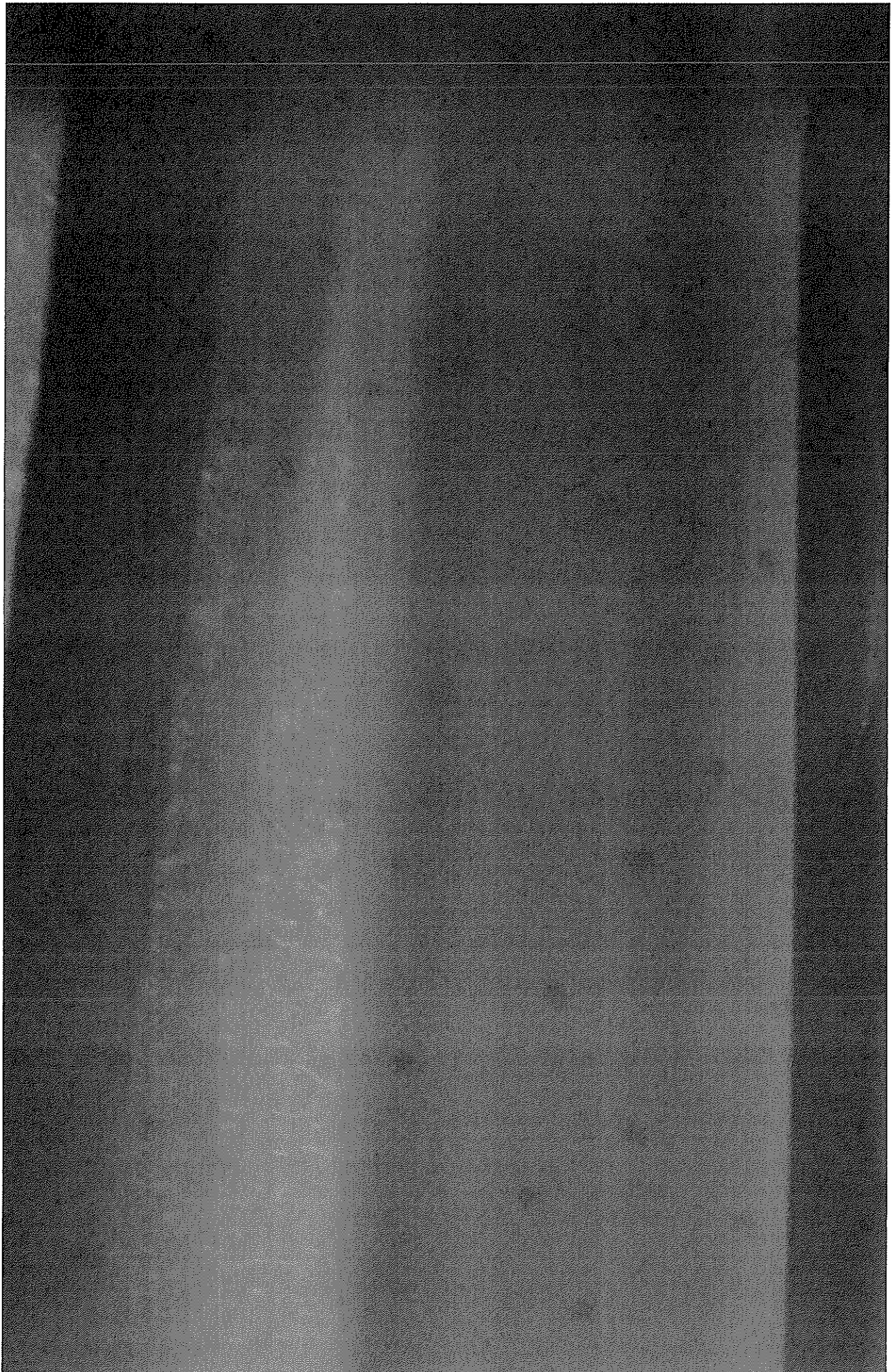
For the above reasons I submit that the **amenity of our home** will be unacceptably & significantly impacted by this proposed development. Furthermore, it will cause a loss of character not only for the Bangalow Village (which is highly prized for it's current image & housing design), but a loss of real estate value for the immediate neighbours.

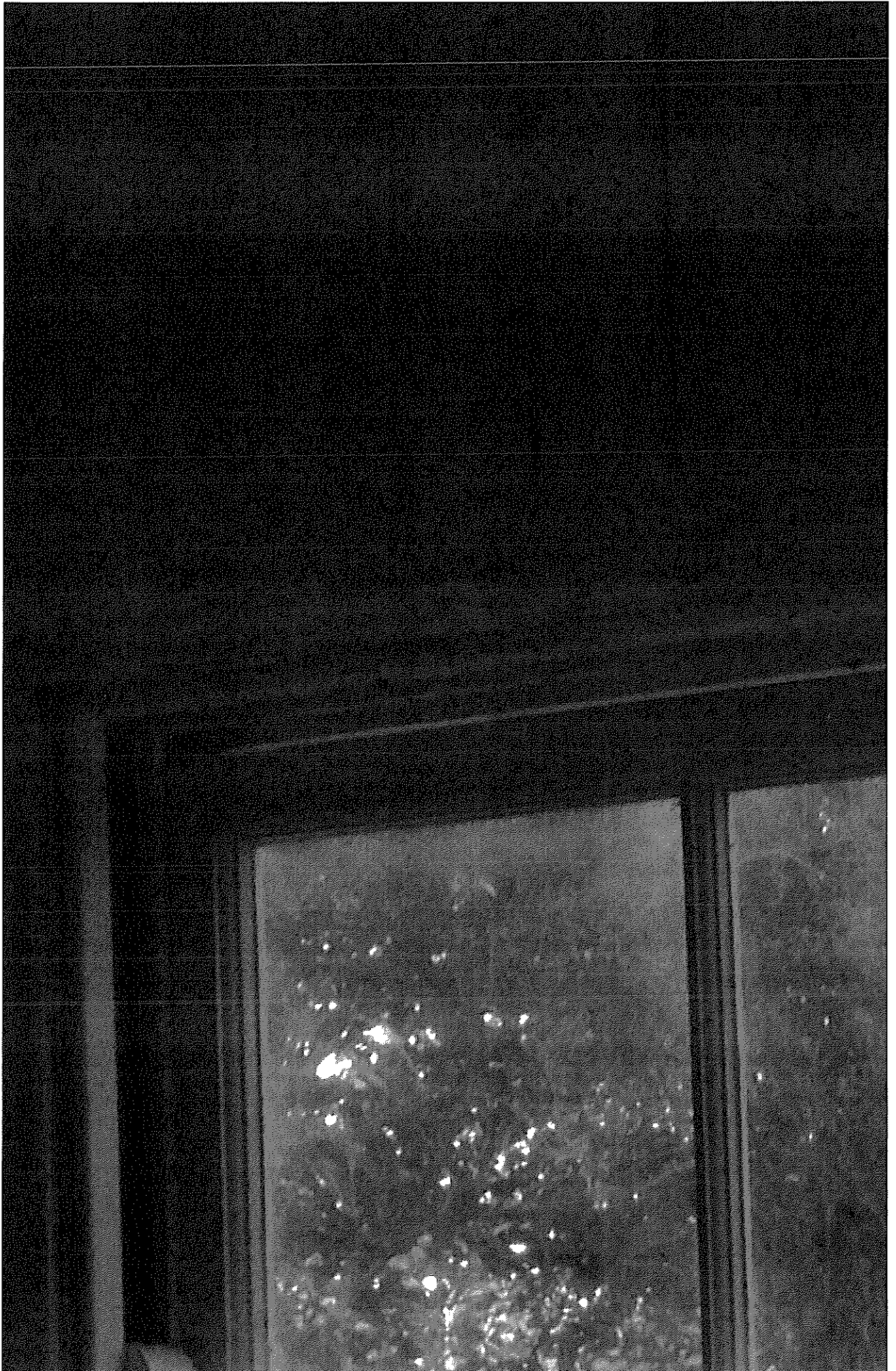
In relation to the developer, I merely highlight that the company name, in which the submission is made (Lismore Venture Pty. Ltd.), does not appear to be registered on the Australian Business Register website.

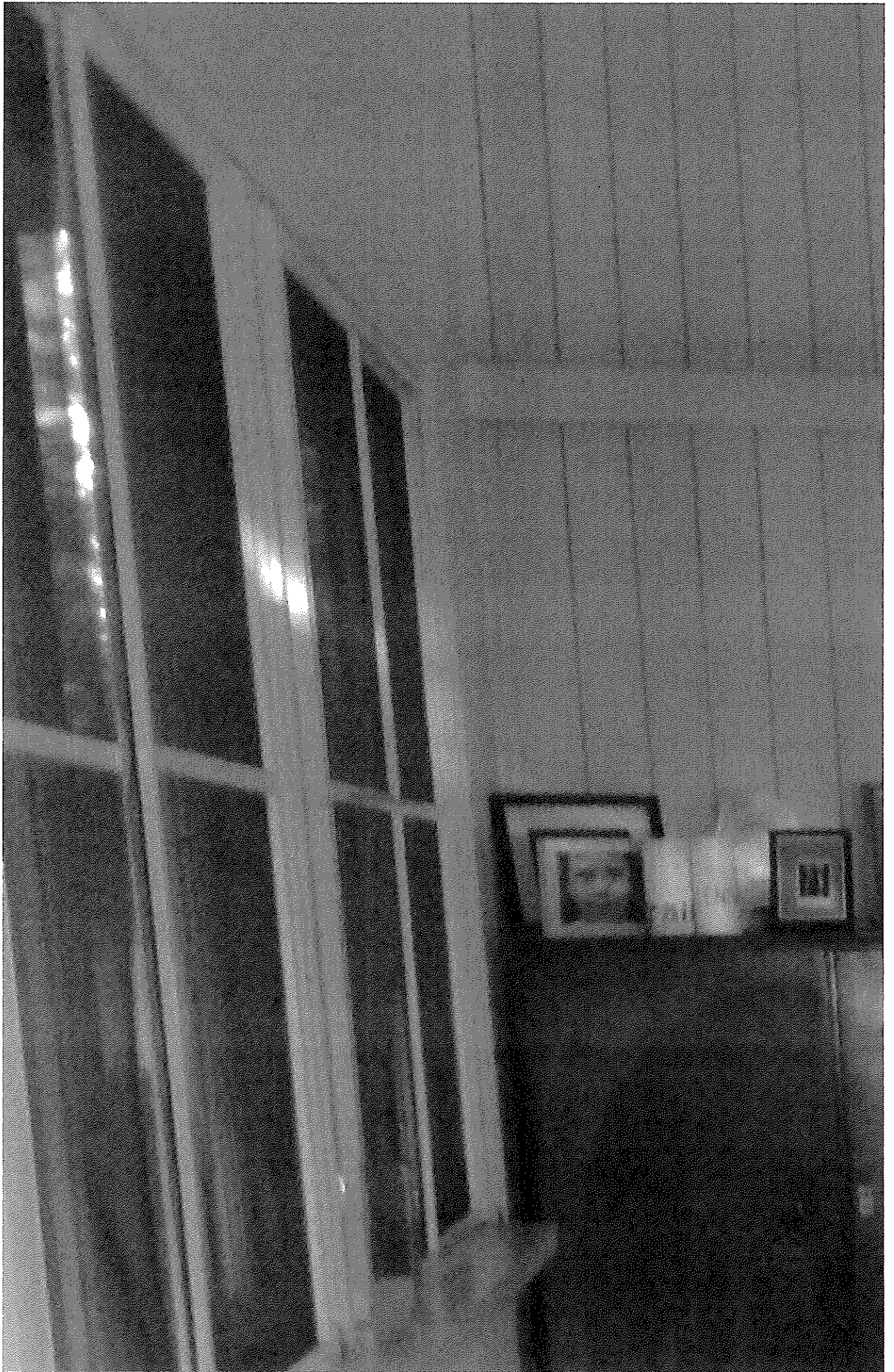
Kind Regards,
Straun Scott.

Begin forwarded message:

From: Straun Scott <strauns@icloud.com>
Subject: Submission for DA @ 23 Lismore Rd, Bangalow
Date: 8 May 2019 at 11:15:36 am AEST
To: Straun Scott <strauns@icloud.com>









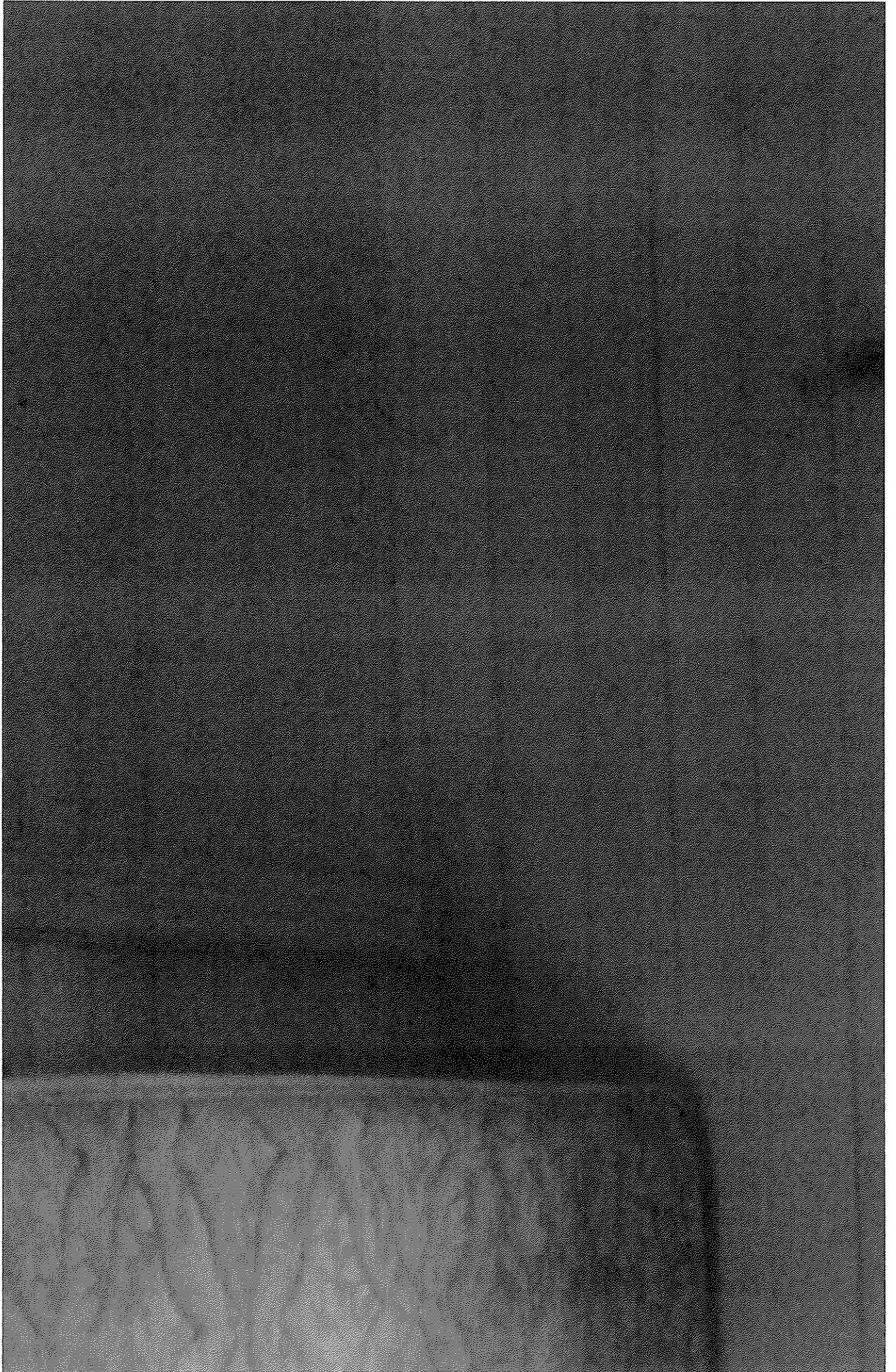














To Whom It May Concern

I am writing to oppose the DA 10.2019.161.1 on the basis that it is not compliant with many of the relevant Council policies:

The proposal is for a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot within the Bangalow Conservation/Heritage Precinct which is zoned Low Density Residential.

Consisting of 8 x two bedroom dwellings, 4 x one bedroom dwellings & 5 studios with a combined floor space of 1,112sqm on a site totalling 2,330sqm, the dwellings are contained within 3 x two story blocks where the width of the cheapest 6 units is a slender 1.8m. It is important to note that the Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5, a significant breach of planning requirements.

Planning concessions for affordable and senior housing have been incorrectly & inappropriately invoked to increase building density and provide fewer car parking spaces. These concessions are being misused to justify the 50% FSR increase without any statement confirming relative rental rates based on Bangalow median rental and income levels. This results in a compressed group of units with sub-standard living conditions that are completely at odds with the surrounding low density residential character.

The development proposal in no way embraces the aspirations, ideals or ethos of the Bangalow community's vision for the future as set out in the Bangalow Village Plan.

No communal open space has been provided for within the proposed development & the dwellings do not receive the required solar access as prescribed by Council policy. Overshadowing both within the development & of surrounding properties has not been shown and is likely to be significant. Shadow diagrams are required to confirm whether this is satisfactory.

The building envelope exceeds permitted elevation height planes in several areas, with at least one protrusion being very significant. Setbacks include a 1.5m minimum that will impose an excessive visual impact on adjoining properties.

Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool of the property. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties.

Only 14 car spaces have been provided for 17 dwellings, vehicle circulation & parking is extremely challenging with awkward spaces that are narrow and difficult to access. The driveways are not positioned so as to form the required buffer between existing adjacent dwellings as prescribed under "infill design compliance requirements".

The single disabled car park noted on plans is no larger than others and so does not qualify for disabled use. The limited on-site parking cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour.

The plans are inconsistent with respect to the provision of garbage areas and do not consider the impact of these on adjoining neighbours. These areas also reduce the limited space available for landscaping yet there are no landscaping plans showing how the required minimum area of 35 sqm per dwelling will be allocated and landscaped on the site.

Inappropriate developments such as this in our community & heritage precincts are not acceptable, the negative impact on the heritage character of the surrounding area and poor social outcomes affects everyone in the locality & reduces the appeal of the community for locals & tourists alike. I would like to highlight the fact that the tourism appeal of the community lies largely in its heritage character.

Consent is subject to a local character test and the proposed building design is not compatible with the surrounding residential character which consists primarily of single storey, federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaringly inconsistent in terms of bulk and finish. Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).

There is an obvious need for affordable low income & senior housing in Bangalow but it should be done in a manner which is consistent with local character and creates pleasant liveable spaces that can be enjoyed by low and middle income earners. The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate.

Regards
Peter Gardiner
0410591388

2. Signature [Signature] Date 6.4.19.

Name Nick Milne.

3. Signature [Signature] Date 6-4-19

Name Michael Simmons

Signature _____ Date _____

4. Name Jerry Milne

Signature [Signature] Date 6.4.19

Name _____

5. Signature [Signature] Date 6.4.19

Name J. READING

6. Signature [Signature] Date 6.5.19.

7. Name Viv Fontin

Signature [Signature] Date 6.5.19

8. Name Jasmine Ridgley

Signature [Signature] Date 6.5.19

9. Name Rebecca Sargeant

Signature [Signature] Date 6/5/19.

10. Name R. Rosevear.

Signature [Signature] Date 6.5.19

11. Name JANICE MAPLE

Signature [Signature] Date 8/5/19

12. Name Kate Stead

Signature [Signature] Date 8.5.19

13. Name Donna Jarrett

I confirm that the above signatories are
all Bagshaw Residents and have read and
agree with the ideas put forward in the objection.
[Signature]

I confirm the signatories below
have read the submission and
are all Bangalow residents *gizcar*

- 14 Signature *S Rudgley* Date 6/5/19
Name Sharon Rudgley
- 15 Signature *[Signature]* Date 6/5/19
Name *[Name]*
- 16 Signature *[Signature]* Date 7/5/19
Name ANNE HOSKING
- 17 Signature *M M Hays* Date 7/5/19
Name Margaret Madeleine HAYS
- 18 Signature *[Signature]* Date 7/5/19
Name ROBYN MORE
- 19 Signature *[Signature]* Date 7/5/19
Name Jean Daly
- 20 Signature *[Signature]* Date 8/5/19
Name URSULA Plunkett
- 21 Signature *[Signature]* Date 8/5/19
Name JOHN Plunkett
- 22 Signature *[Signature]* Date 8/5/19
Name Leeza Campbell
- 24 Signature *[Signature]* Date 8/5/19
Name RICHARD MORGAN

Signature _____ Date _____
Name _____

Signature _____ Date _____
Name _____

Signature _____ Date _____
Name _____

Signature _____ Date _____
Name _____

Signature _____ Date _____
Name _____

Signature _____ Date _____
Name _____

5 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
- The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Conservation Area.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk, scale and finishes.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations.
- Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).
- Setbacks of only 1.5m will impose an excessive visual impact on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building.
- The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
- Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.
- Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50%

increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

- Noise buffers between units and adjacent houses are not explained.
- Solar access is not available to all units.
- There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Dominant concrete surface areas limit landscaping opportunities for communal spaces.
- Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- Excessive hard surface areas will exacerbate stormwater runoff to nearby Byron Creek.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units, rather than the single unit that may comply.
- Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour.

While we acknowledge the need for affordable housing this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, which have been directed by NSW State Planning to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signature: 

Date: 6.5.19

Name: Joanne Miller

Scott, Noreen

From: no-reply-da-tracking@byron.nsw.gov.au
Sent: Tuesday, 7 May 2019 6:41 PM
To: submissions
Subject: 10.2019.161.1_Submission and Acknowledgement_Oppose_bbarkla@gmail.com - Bronwyn Barkla

Description: Multi Dwelling Housing Comprising Seventeen (17) Dwellings

Properties: 23 Lismore Rd, Bangalow 2479 NSW (LOT: A DP: 376877)
59 Lismore Rd, Bangalow 2479 NSW (LOT: 2 DP: 1214341)

Council acknowledges receipt of your submission in relation to the above Development Application. Your participation in the assessment process is greatly appreciated.

The comments outlined in your submission will assist in Council's consideration of the matter. Council will inform you of its decision once the Development Application has been finally determined.

For your convenience Council's Application Tracker provides you the opportunity to follow the details and progress of applications online.

If you have any enquiries in relation to the application please contact Robert Van Iersel of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Bronwyn Barkla
Address: 5 Meadows Close
Phone: 0401529806
EMail: bbarkla@gmail.com
Submission: Oppose

Grounds For Objection or Support: I am concerned about the number of units and how the proposed dwellings will not be in line with the heritage nature of the village. The proposed dwellings will change the look and feel of our community. Bangalow is known and loved for its village feel which encompasses single family dwellings with a heritage look. This develop does not embody what our village stands for. Tourists come here because of the look and feel of the place. This medium density housing development will take away from that and does not match the surrounding dwellings at all. Families have bought in this area because they expected the housing would remain as single family dwellings with at the most a granny flat/studio attached. This unit will substantially increase the noise and movement of vehicles in the area.

Yours faithfully,
Byron Shire Council

70 Station Street
PO Box 219
Mullumbimby NSW 2482
02 6626 7000
Web <https://www.byron.nsw.gov.au/>
All formal correspondence to submissions@byron.nsw.gov.au

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DA No: 10.2019.161.1

23 Lismore Rd, BANGALOW NSW 2479

Multi-Dwelling Housing comprising 17 (3x2 Storey) dwellings

OBJECTION:

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

MY NAME is ISOBEL SINCLAIR. I am retired and live at 15 THOMAS ST BANGALOW.

I share a 38.5m boundary with the proposed development. My cottage at 15 THOMAS ST is well over 100yrs old & I was required to comply with heritage guidelines for my recent renovations. These renovations were overseen by Deborah Wray, a Heritage Architect from Grafton.

Bangalow has been my home town for the last 30yrs. My family comprises several generations who come together at my cottage to share family occasions.

I am and have always been passionate about Bangalow and preserving our Heritage Character. Thomas St is lined with many lovely 100yr old homes and sits within the 'Heritage Precinct'. The proposed development will in effect be a continuation of line of sight of the Thomas St cottages and Lismore Rd cottages and is sited in our heritage conservation area.

1: This DA is subject to a local character test and the proposed buildings are dramatically incompatible with the surrounding heritage residential character.

2: The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Heritage Conservation Area.

The 'STATEMENT OF HERITAGE IMPACT' by URBIS PTY LTD & commissioned by the developers STATES:

"The Proposal is designed in a contemporary manner and does not seek to imitate or replicate any architectural style of buildings/elements within Bangalow".

"The form, use of materials and finishes are recognisably modern"

3: Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaringly inconsistent in terms of bulk, scale and finishes.

4: **Overlooking:** The impact of this development *on my peace and quiet, my private spaces and enjoyment of my home & environment would be catastrophic.* Overlooking from upper balconies living areas and windows also invades the privacy of other adjoining neighbours.

5: **Setbacks of only 1.5m** will have an excessive visual impact on adjoining properties. My cottage at 15 THOMAS ST will face the red brick walls of 2storey buildings with **no possibility of screening** and impact light and winter sun dramatically. A drainage easement on one common boundary also prevents screening.

6: The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.

7: Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

8: Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.

9: The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

10: Noise buffers between units and adjacent houses are not explained.

11: Solar access is not available to all units.

12: There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.

13: Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.

14: Excessive impervious areas will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.

15: The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.

16: The DA **does not address the objectives of seniors living policy and provisions for disabled access** are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.

While I do acknowledge the need for affordable housing, it should be done in a location & manner that is suitable and consistent with local character. ***This development application adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.***

The overwhelming consensus in the Bangalow community over the last few years is to protect and maintain the small rural village feel, its unique heritage character and values and amenity of the village.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

THIS DA HAS A COMPLETE DISREGARD FOR THESE OBJECTIVES AND SHOULD BE REJECTED.

Name: _____ Signature: _____ Date: _____

Scott, Noreen

From: Sue Taylor <taylor.sue@gmail.com>
Sent: Tuesday, 7 May 2019 7:25 PM
To: submissions
Subject: Submission of OBJECTION

OBJECTION
DA 2019.161.23

Mr Mark Arnold
General Manager
Byron Shire Council

Please accept my OBJECTION to the DA based on issues that follow:

- The site falls within the **Bangalow Heritage Conservation Area** - and is in close proximity - even bordering some of Bangalow's heritage homes and buildings. It is grossly out of character to the location.
- The **density** and number of residents proposed for this site is **out of context** to the setting, the streetscape and to the Heritage Conservation Area..
- The development is **contrary to the Bangalow village character** - as identified as part of the Guidance Group process.
- The development would have a **negative impact on the privacy**, amenity and property values of small, single story homes which are in close proximity to the site.
- The **visual amenity and the impact of noise** of a development of this size and density would impact negatively on the neighbourhood in which it is proposed, creating conflict for residents within the complex and in the surrounding community.
- **The scale** of the development is unacceptable.
- **The height and bulk** of the buildings are **not in keeping** with expectations for development within the Bangalow Heritage Conservation Area.
- Bangalow residents have come to expect higher standards when it comes to development within the town. Bangalow is a popular town with visitors (tourists) and much of the popularity of the **town is dependent on the protection and preservation** of its buildings, the Heritage Conservation Area and the **character** and low key charm of the town. This size of this development would have a negative impact on that which attracts tourists to Bangalow. It is proposed for a very prominent site at the gateway into town.
- This development would not be in the public interest.

I strongly object to DA 2019.161.23.
I ask council to refuse the proposal.

Sincerely,
Sue Taylor
PO Box 429
Bangalow 2479

6 May 2019

Scott, Noreen

From: purse dave <pursedave@hotmail.com>
Sent: Tuesday, 7 May 2019 9:39 PM
To: submissions
Cc: council; michael.lyon@cr.byron.nsw.gov.au; cate.coorey@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au; alan.hunter@cr.byron.nsw.gov.au; jan.hackett@cr.byron.nsw.gov.au
Subject: DA 10.2019.161.1 Multi Dwelling Housing Seventen Dwellings, 23 Lismore Road, Bangalow.

Dear Sir/Madam,

I wish to express my concerns on the above development application, proposed for the Bangalow Conservation Area. Below are some of my points of objection on this totally inappropriate proposal.

- The proposal in no way fits councils own Bangalow Village draft plan released only last year, in particular the following points stand out.
- 1.1.1, 2.1.1, 2.1.2, 2.3.1, 4.2, 6.2.
- The proposal is for affordable housing, these units will not be good value for money.
- The developer has constructed several similar developments around the Shire and I know from personal experience that they are practically unliveable due to a number of factors.
- They are too small, too densely packed with no noise buffer between neighbouring units, overpriced and have no external private areas to enjoy.
- The developers, other similar projects are constantly advertised for rent (a quick internet search proves this) this leads to a very transient population. I personally don't think this is good for Bangalow or any other village in the area. The council should focus on building communities, rather than allowing this kind of development.
- Can the developers provide tenant turn over figures for their other projects? This would prove that rather than creating a community these type of developments create a very transient neighbourhood.
- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk and finish.
- Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).

Hopefully the council can look at the bigger picture for Bangalow and realise the towns future is not best served by this type of development. Bangalow is a special place, it has retained its heritage character through many challenges over the years and I stand with my community in trying to keep it that way. Development is key to the villages ongoing success, but this type of development will only be to Bangalows detriment.

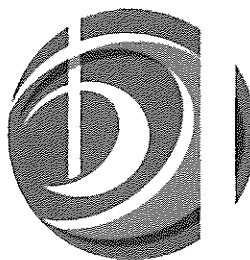
Yours Sincerely,

David Purse.
50 Charlotte Street,
Bangalow.

letter

Byron Shire Council
PO Box 219

Mullumbimby
NSW 2482



beach architects

24 Charlotte St
Bangalow NSW 2479
dan@beacharchitects.com.au
0410746249

abn 76 868478856

7.5.19

Attn: Mr R G Van Iersel

Dear Mr Van Iersel,

re: DA 10.2019.161.1, Lot A DP 376877, Lot 2 DP 1214341

I support all appropriate development in the Byron Shire, but this proposal is not appropriate or complying development, and should not be approved by Council in its current form for the following reasons:

1. Byron Shire Council DCP 2010 Chapter 7 Medium Density and Residential flat buildings.

This Chapter states very clearly that the minimum street frontage for a medium density development is 25m in all Shire areas outside Byron Bay and Suffolk Park.

The site that is the subject of this DA has a street frontage that is 22.555m wide and therefore is well under the minimum requirement. In addition, this particular site has 13.5m of this frontage taken up by a Telstra Easement making its effective street frontage about 9.5m which is grossly non complying with the minimum street frontage.

2. Byron Shire Council DCP 2014 E2.4 Development outside the Conservation Area.

E2.4.2 Infill Development. The proposal does not demonstrate consistency with E2.2.1. The proposal is not compatible with adjacent buildings and does not contribute to the heritage value of Bangalow.

3. Byron Shire Council DCP 2010 Chapter 12 Bangalow, Section 2, 2.2 Specific Objectives.

a) The proposal does not maintain and enhance unique character of Bangalow as a rural township. Blocks of units are not part of this unique character.

b) The proposal does not provide innovative cluster and medium density housing. This development is an old 'brick block of units' typology. The kind that have been demolished in cities all over Australia in recent decades, because of bad site planning, lack of privacy and individuality, car domination, and no sense of community or shared spaces.

3.4 and 4.3. The site is very close to the edge of heritage precinct B, and it does not compliment this precinct and has not been designed with this development control plan in mind. This phrase 'heritage character' encompasses many aspects of the built fabric and its visual appearance like construction materials, roof pitches, solid-to-void ratio of facades. But also, the accommodation types proposed being 2.8m

wide studio terrace housing in groups of 5, and 3.8m wide terrace housing in groups of 8. These accommodation types are not consistent with the relaxed country feel of this rural town. The fact that these very skinny, small and crowded units are proposed right on the edge of open farm land is absurd. The bulk and scale and density of this development is inconsistent with neighbouring dwellings and the open farm areas.

4. Building Height Plane.

The proposal breaks the Building Height Plane AT R4, T1 and T8. The proposal does not comply. There are no site plan markers to show where the site sections are taken from. The elevations are rendered images and should at least provide hard lines in conjunction with render images for proper scrutiny.

This non-compliance with building height plan seriously reduces sun access to neighbouring houses and also reduces their privacy and amenity. A minimum 3m side boundary setback should be imposed to address these issues.

5. Byron Shire Council DCP 2014 D1.6.1 and DCP 2010 C7.3 Private open Space Courtyards.

Performance Criteria 4. Courtyards must provide a maximum of year-round sunlight. The Terraces T1-T8 all have courtyards on the south of a 2-storey terrace building, so they are in shade through much of the year and do not. Meet this performance criteria. In addition, the courtyards of terraces T1-T3 are bisected by a retaining wall making them non-compliant.

Prescriptive Measures

1. Only 3 out of 17 units have Private Open Space Courtyards that comply with the 30m² minimum, so the overall scheme is non-compliant with this clause.

In addition, these POSC's are lined up at ground floor level and are fully visible from many of the neighbouring unit balconies above. For example, the POSC of T4 would be clearly visible from T3 and T5 and partially from T3 and T6. Clearly, they are not private and the design is non-compliant.

6. Solar Access.

The applicants solar diagram table shows that 7 out of the 17 proposed units get 0 hours of winter sun. This is grossly non-compliant.

7. Byron Shire Council DCP 2010 Chapter 7.1 Density Control.

The applicant has removed the Telstra easement area for the purposes of reducing the FSR. For density control the same number of 1998m² should be used. The maximum number of units permissible on the site on this basis is:

6 x Large (over 85m²), or another combination of less large units and some small and medium units. This development has 8 x large and 9 x small units which is not compliant.

8. Byron Shire Council DCP 2014 D1.6.1 Residential Flat Buildings.

A Context and Site Analysis Plan is required as per Part A13.1.1. There is no such plan within this application. Had the applicant gone through this stage they may have designed a much better proposal.

9. Byron Shire Council DCP 2010 C7.5 Landscaped Area.

The application is grossly non-compliant with the min. landscaped areas per unit.

10. Byron Shire Council DCP 2010 C1 Part G Carparking.

Table G2.1 prescribes that 1 space per unit must be covered. 9 of the proposed units do not have any covered car parking.

Once a disabled carpark is shown with a shared space the car spaces provided drops from 14 to 13. The number of carparks provided is well under the total of 32 spaces required to be compliant (25 spaces required for the units and the 7 for visitors).

11. Floor Space Ratio.

The subject land is zoned R2-Low Density with a permitted FSR maximum of 0.5:1. The developer does not automatically qualify for affordable housing concessions, they themselves state in their SEE that they are not a 'social housing provider'. They could seek these concessions, but the proposal would need an innovative site layout that created social and community minded outdoor spaces, and be compliant in all other ways, before the proposal could be considered for this concession. Also, the applicant clearly states that only the five studios are nominated as the 'affordable housing dwellings', therefore all the rest are required to comply with the normal planning controls. This proposal fails to do this with car parking for R1-4 and T1-8 and private outdoor courtyards for T1-8.

12. Cost of Works.

Within the estimated cost of works there are the following estimates:

Building construction	\$805k
Internal Services	\$450k
Internal Fitout	\$655k
Total	\$1.91mil

Total Floor area is quoted as 1112m²

. This equates to \$1700/m² + gst. And does not include the cost of garage areas.

This is a very low figure for the year 2019 in Bangalow NSW. I suggest the applicant has tried to keep this development under the \$3mil mark. The applicant should be requested to provide a cost of works by a local Quantity Surveyor.

13. Traffic.

Traffic turning right both in and out of this development will be problematic and dangerous at peak hours, this has not been addressed by the applicant.

14. D1.10.6 Site Facilities

Prescriptive Measures

6. Car washing area has not been provided.

15. Byron Shire Council DCP 2014 B11: Planning for Crime Prevention.

This site planning creates a dead end which greatly reduces the safety of residents. Although under 20 residences, it would be reasonable for CPTED provisions to be designed into the layout, and appropriate reporting undertaken.

Conclusion

This proposal has attempted to use SEPP (Affordable Rental Housing) 2009 to increase the number of dwelling units and for greater rental returns and future sales. The application of this SEPP should not be used to gain approval for an otherwise sub-standard or non-compliant proposal.

Council should require the application to be resubmitted with modifications (or indeed a new scheme) so that it is complying. The applicant should consider a smaller collection of free-standing (variously sized, strata-titled) houses on this property. With innovative site planning and outdoor spaces the applicant could create an exemplary infill housing scheme. In its current form the proposal should be refused.

Yours faithfully,



Dan Connolly reg. n°: 6979
Beach Architects abn 76 868478856

Scott, Noreen

From: Dan Connolly <dan@beacharchitects.com.au>
Sent: Monday, 13 May 2019 9:48 AM
To: Van Iersel, Rob
Subject: 23 Lismore Road: further info

Hi Rob,

This email is a follow up to my email last week in objection to the development at 23 Lismore Road.

Please see attached some photos of a multi-residential development in Ballina. I would say from the brickwork these are late 70's or early 1980's.

What I'm interested to comment on is that this development (although it looks pretty daggy) is actually better designed than 23 Lismore road.

Observations on why this 40yo Ballina development is better than 23 Lismore Road:

- more space in between unit blocks
- each unit is larger
- more access to daylight throughout the unit
- garages for each unit + visitor parking
- in groups of 4 conjoined units, not 8. Meaning only 2 centralised units and 2 on the ends.
- more suitable location, very close to sports grounds and shops
- in keeping with the surrounding development.
- they address the street to match in with other single dwellings near by, same street setback
- this is not a battle-axe block of land but a regular block of land with a proper width street frontage.
- these buildings utilise the ends of the buildings with extra windows and balconies
- better safety with gate and easy to walk straight through if need be (no dead ends)

Now, I did not ever think I would be suggesting a development like this is better than something proposed in 2019...

I would hope that you and the planning team could consider this observation in your determination of this development.

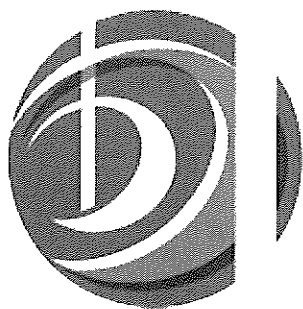
Thanks







Kind Regards,
Dan Connolly
0410746249



www.beacharchitects.com.au

Byron Shire Council

7th May 2019

P O Box 210

Mullumbimby

PN: 45640
BYRON SHIRE COUNCIL
DOC NO:
RECD: 8 MAY 2019
FILE NO: A71189
ASSIGNEE: A. Wilson

Re Development proposal DA 10.2019. 161.1..... DA 23 Lismore Rd

Parcel no.'s 45640 & 267884

Our investment and choice of place to live will be adversely impacted by the proposed development.

Before purchase we made enquires through your council and were given comfort that this precinct was a heritage location and was immune to development of this type.

No recognition of your own Council's heritage guidelines. Our protest is supported by residents from general community

No traffic management infrastructure for the heavy traffic in Lismore Rd. Traffic coming and going from the development will turn an already dangerous procedure into an accident prone strip.

Totally inadequate parking on site, and Lismore Road is not compatible to any increase in parking.

Two story units for Seniors is a nonsense – older people do not climb stairs. Additionally, Seniors do not get in a car to go shopping and will be imprisoned into a noisy difficult situation.

The proposed development uses "affordable housing" as a marketing tag. In reality it is not affordable - it is cheap and ugly and does not "fit" in the town's future development.

William H Cox 70 Charlotte St Bangalow

Gary Seaman 72 Charlotte St

Melissa Morrissey 68 B Charlotte St

Paul Jarratt 68 A Charlotte St

Roger Green 70 A Charlotte St

[Handwritten signatures and marks over the list of names]

Scott, Noreen

From: Kiernyn Deutrom <ambassadors@shelterbox.org.au>
Sent: Wednesday, 8 May 2019 9:04 AM
To: submissions
Subject: Submission - DA 10.2019.161.1

DA - 10.2019.161.1

Development - Multi Dwelling Housing Comprising Seventeen (17) Dwellings

Property address - 23 Lismore Road and 59 Lismore Road, Bangalow

Grounds for submission - Objection

We have concerns regarding the proposed development at 23 Lismore Road Bangalow. We have noted in our area at The Meadows in Bangalow (particularly Charlotte Street) that differing DA decisions have been made by different council officers in relation to encroachment of the height plane, solar access, visual appeal, house character being conducive to Bangalow and privacy issues.

These different decisions, being made seemingly without consistency for each development, has caused ongoing tension and concern to neighbours living in this area, creating disputes and rifts, which has not been pleasant to live amongst.

The higher density of duplexes approved in this area (mainly by one developer on Charlotte Street) is causing ongoing traffic problems, obstruction of views with lots of cars parked on the street (both residents, visitors and tradespeople), inability to see children crossing the street due to obstruction, and increased noise.

Bangalow is renowned for it's village living and serenity but this town is fast becoming a high-density, noisy suburb as you'd find in any city.

The proposed dwelling at 23 Lismore Road Bangalow does not seem to comply with council regulations in that it does not offer all residents solar access, a car park space per household, adequate distance from neighbours and green space.

Being a relatively new resident I feel strongly that the long-term residents have worked hard to hold onto the village-feel in Bangalow. A multi-dwelling, supposedly affordable housing development would drastically change the style and character of the local area which I had assumed Byron Council would want to maintain.

I would strongly urge Council to not approve this development to ensure developers don't take over this town. Developers have a very big stronghold here on Charlotte Street in Bangalow and it has totally changed the feel and character of the street will soon be choked with noise, cars, and tenants.

Yours sincerely,
Kiernyn Deutrom
(Resident of Meadows Close, Bangalow)

Kiernyn Deutrom
Volunteer Program Manager
ShelterBox Australia

mob: 0400 273 624
ambassadors@shelterbox.org.au

www.shetlerboxaustralia.org.au

Please note my normal working days are Monday, Tuesday and Wednesday



[Find out more about our Larapinta Trek in 2019 here](#)

Scott, Noreen

From: no-reply-da-tracking@byron.nsw.gov.au
Sent: Wednesday, 8 May 2019 9:10 AM
To: submissions
Subject: 10.2019.161.1_Submission and Acknowledgement_Oppose_brewsteratbay@hotmail.com
- Bruce Bernauer

Description: Multi Dwelling Housing Comprising Seventeen (17) Dwellings

Properties: 23 Lismore Rd, Bangalow 2479 NSW (LOT: A DP: 376877)
59 Lismore Rd, Bangalow 2479 NSW (LOT: 2 DP: 1214341)

Council acknowledges receipt of your submission in relation to the above Development Application. Your participation in the assessment process is greatly appreciated.

The comments outlined in your submission will assist in Council's consideration of the matter. Council will inform you of its decision once the Development Application has been finally determined.

For your convenience Council's Application Tracker provides you the opportunity to follow the details and progress of applications online.

If you have any enquiries in relation to the application please contact Robert Van Iersel of Council's Planning and Environment Department on 02 6626 7000.

Summary of Submission details.

Name: Bruce Bernauer
Address: 31 Leslie St Bangalow
Phone: 0421020826
EMail: brewsteratbay@hotmail.com
Submission: Oppose

Grounds For Objection or Support: We've had a DA hiding behind the name "Food Hub", then one pretending to be a "Koala Hospital", now we have a DA hiding behind the banner of "Affordable Housing". Are these people serious? Affordable housing? It looks more like dog kennels. Tiny little boxes. Totally out of character with the area. Inadequate parking in an area with little public transport, and on a road with limited kerbside parking. Just another money grab at the expense of the community.

Yours faithfully,
Byron Shire Council

70 Station Street
PO Box 219
Mullumbimby NSW 2482
02 6626 7000
Web <https://www.byron.nsw.gov.au/>
All formal correspondence to submissions@byron.nsw.gov.au

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email in error please notify Byron Shire Council immediately. Information transmitted via email may be subject to corruption by the process. Information contained in this email should not be relied upon where loss, damage or injury is possible. Verified information should be obtained in writing directly from the authorised Council officers.

Scott, Noreen

From: john.crabtree1@bigpond.com
Sent: Tuesday, 7 May 2019 12:27 PM
To: council
Subject: Submission for application (10.2019.161.1)

Dear BBC.

I'd like to make a formal objection to the DA listed above. It is a completely inappropriate development for that site for reasons too numerous to mention.

I'm sure that in your wisdom you will agree with this, regardless of whether it meets other criteria.

Best regards

John Crabtree
19 Tristania St
Bangalow
NSW 2479.



Virus-free. www.avg.com

06 May 2019

Mr Mark Arnold
General Manager
Byron Shire Council
Station Street
Mullumbimby NSW 2482

OBJECTION TO:

DA No 10.2019.161.1
23 Lismore Rd, Bangalow 2479
Multi Dwelling Housing with 17 units

I have a number of reasons for lodging this objection.

First and foremost it is in the centre of a rapidly decreasing area of historic charm, surrounded by heritage houses and located within what was known as the Bangalow Heritage Conservation precinct. It is alarming to see the Village rapidly is losing its heritage character due to an inordinate amount of development. This proposed development does not fit into the surrounding area of single storey character houses, some over 100 years old.

- The building exceeds elevation heights and will negatively impact on adjoining neighbours privacy and limit sunlight. The resident at 15 Thomas St will be severely impacted, looking onto a red brick wall of 2 stories and unit residents will look straight onto her pool and garden. The other adjoining properties will also have no privacy.
- 1.5m setbacks will ensure adjoining residents look straight onto the buildings and over shadowing has not been addressed.
- 17 units with 34 plus residents will create noise, how is it going to be managed?
- Landscaping, solar access, garbage and car/bike washing areas do not appear to follow accepted guidelines or been entirely ignored. Surely residents of affordable housing are entitled to the same amenities the rest of the Shire enjoy?
- Existing easement will not allow for screening plants
- The building envelope with its limited landscaping and excessive hard surfaces will badly impact Byron Creek.
- Proposed as affordable housing for seniors, one disabled unit is not enough and access is plainly inadequate.
- The car parking area is too tight, small parking bays and the one disabled space provided is no larger than the others
- Lismore Road carries a lot of traffic between the roundabout and Rifle Range Road. That most residents will be riding bikes in this area of heavy traffic is beyond belief. A more honest scenario is 34 cars more in the area. When 14 allocated spaces are full where will they park. Parking is restricted on Lismore Road either side of this proposed development.

OBJECTION - DA No 10.2019.161.1

Personally, I do not believe anything remotely like "affordable housing" should be managed by developers. A bit like the fox taking care of the henhouse. Given the cost of land in Bangalow, affordable housing cannot be achieved by individuals or developers. Using the donga's in Ballina Rd as an example, rents are not by any stretch affordable. Affordable housing should be managed by Councils, State and Federal governments. Developers have been given excessive concessions allowing them to make inordinate profits and provide substandard accommodation that would otherwise not be permitted.

The Bangalow community over the years have worked to retain the heritage of our village, its rural character and values. Some battles have sadly been lost, but this time I implore Council to see this mean, unattractive development for what it is, a blatant grab for profits with no regard for the amenity of surrounding residents or those of the future tenants of 23 LISMORE ROAD. Is not time to say NO to developers who believe they can ignore community led planning initiatives.

Gail Fountain

Signature

Date

14 Thomas Street
Bangalow 2479
6687 0719

Scott, Noreen

From: purse dave <pursedave@hotmail.com>
Sent: Tuesday, 7 May 2019 9:39 PM
To: submissions
Cc: council; michael.lyon@cr.byron.nsw.gov.au; cate.coorey@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au; alan.hunter@cr.byron.nsw.gov.au; jan.hackett@cr.byron.nsw.gov.au
Subject: DA 10.2019.161.1 Multi Dwelling Housing Seventen Dwellings, 23 Lismore Road, Bangalow.

Dear Sir/Madam,

I wish to express my concerns on the above development application, proposed for the Bangalow Conservation Area. Below are some of my points of objection on this totally inappropriate proposal.

- The proposal in no way fits councils own Bangalow Village draft plan released only last year, in particular the following points stand out.
- 1.1.1, 2.1.1, 2.1.2, 2.3.1, 4.2, 6.2.
- The proposal is for affordable housing, these units will not be good value for money.
- The developer has constructed several similar developments around the Shire and I know from personal experience that they are practically unliveable due to a number of factors.
- They are too small, too densely packed with no noise buffer between neighbouring units, overpriced and have no external private areas to enjoy.
- The developers, other similar projects are constantly advertised for rent (a quick internet search proves this) this leads to a very transient population. I personally don't think this is good for Bangalow or any other village in the area. The council should focus on building communities, rather than allowing this kind of development.
- Can the developers provide tenant turn over figures for their other projects? This would prove that rather than creating a community these type of developments create a very transient neighbourhood.
- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk and finish.
- Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).

Hopefully the council can look at the bigger picture for Bangalow and realise the towns future is not best served by this type of development. Bangalow is a special place, it has retained its heritage character through many challenges over the years and I stand with my community in trying to keep it that way. Development is key to the villages ongoing success, but this type of development will only be to Bangalows detriment.

Yours Sincerely,

David Purse.
50 Charlotte Street,
Bangalow.

7th May, 2019

PN: 45640
BYRON SHIRE COUNCIL
DOC NO:
RECD: 8 MAY 2019
FILE NO: AT1169
ASSIGNEE: A. Wilson

RECEIVED BY FRONT COUNTER
- 8 MAY 2019
BYRON SHIRE COUNCIL

C9

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Road, Bangalow NSW 2479
Multi-Dwelling Housing Comprising 17 units

OBJECTION

1. This proposal will adjoin my property (19 Lismore Road, Bangalow) along my western and southern boundaries. My privacy will be totally affected on both of these. The west side has 5 parking spaces facing my bedrooms and bathroom which will not allow me to open curtains or windows as people will be able to look straight into my house. Headlights from such vehicles will also be booming into my house probably disrupting my sleep and privacy.

The southern boundary will have dwellings covering my entire fence line being at a height and a close proximity to afford me no privacy in my rear yard, my veranda and a rear bedroom.

2. The appearance is not in harmony with any adjoining properties or their heritage characteristics. They are 2 story buildings (P29). CL.C1.6.9 Heritage Conservation Areas-must Remain single storey. The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the proposal is within the Bangalow Conservation Area.

3. The street is deemed to be low density, how does this fit with 17 dwellings, up to 40 vehicles and possibly 40 more people crammed into a space that would only fit 2 more heritage dwellings as what was placed at 25 Lismore Road a few years ago.

4. The building envelope exceeds elevation height planes in several areas, with one protrusion being very significant.

5. Setbacks include 1.5m minimum that will impose an excessive visual impact on adjoining properties.

6. Overshadowing has not been shown and likely to be significant. Seasonal diagrams are needed to confirm the extent of the issue.

7. Access to Lismore Road is a problem to existing dwellings along the street as cars parked back to the east more than hinder the line of sight to westbound traffic. Vehicles coming from the west into the 50kph zone are usually always speeding. The NSW Police have this part of the street as a designated black spot. As per the developers independent traffic report states the average speed of vehicles in each direction at the site driveway is between 60kph and 70kph. It is a 50kph limit.
There is no available parking on Lismore Road.

8. The rear boundary of the site is subject to flooding in inclement weather. I have seen floodwater wash through the rear fence from Byron Creek flooding.

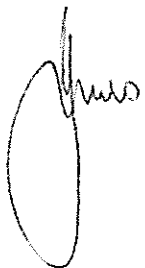
9. The FSR does not comply with the LEP permitted maximum.

10. 20% of units must be for rental for 10 years. This is only 2.4 units that that will fall into a affordable housing situation.

In conclusion this development will greatly affect my living standards, could affect my health due to an overly long building period and also the contamination which still exists in the soil at a lower level than was tested (prior fuel tanks being buried underground). It will likely affect the value of my property. I am not opposed to a development of the site, but it should all be kept in context with what we already have in Bangalow which is a unique country village that we who have lived here for many years all love and enjoy.

Jennifer Barnes (homeowner)
19 Lismore Road,
Bangalow NSW. 2479

Ph. 0488957128

 7/5/2019

PN: 45640
BYRON SHIRE COUNCIL
DOC NO:
REC'D 8 MAY 2019
FILE NO: A77169
ASSIGNEE: A. Wilson

RECEIVED BY FRONT COUNTER
- 8 MAY 2019
BYRON SHIRE COUNCIL

CT

7th May, 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Road, Bangalow NSW 2479
Multi-Dwelling Housing Comprising 17 units

OBJECTION

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The southern boundary will have dwellings covering my entire fence line being at a height and a close proximity to afford me no privacy in my rear yard, my veranda and a rear bedroom.

2. The appearance is not in harmony with any adjoining properties or their heritage characteristics. They are 2 story buildings (P29). CL.C1.6.9 Heritage Conservation Areas-must Remain single storey. The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the proposal is within the Bangalow Conservation Area.

3. The street is deemed to be low density, how does this fit with 17 dwellings, up to 40 vehicles and possibly 40 more people crammed into a space that would only fit 2 more heritage dwellings as what was placed at 25 Lismore Road a few years ago.

4. The building envelope exceeds elevation height planes in several areas, with one protrusion being very significant.

5. Setbacks include 1.5m minimum that will impose an excessive visual impact on adjoining properties.

6. Overshadowing has not been shown and likely to be significant. Seasonal diagrams are needed to confirm the extent of the issue.

7. Access to Lismore Road is a problem to existing dwellings along the street as cars parked back to the east more than hinder the line of sight to westbound traffic. Vehicles coming from the west into the 50kph zone are usually always speeding. The NSW Police have this part of the street as a designated black spot. As per the developers independent traffic report states the average speed of vehicles in each direction at the site driveway is between 60kph and 70kph. It is a 50kph limit.
There is no available parking on Lismore Road.

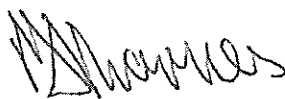
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9. The FSR does not comply with the LEP permitted maximum.

10. 20% of units must be for rental for 10 years. This is only 2.4 units that that will fall into a affordable housing situation.

In conclusion this development will greatly affect my living standards, could affect my health due to an overly long building period and also the contamination which still exists in the soil at a lower level than was tested (prior fuel tanks being buried underground). It will likely affect the value of my property.
I am not opposed to a development of the site, but it should all be kept in context with what we already have in Bangalow which is a unique country village that we who have lived here for many years all love and enjoy.

Peter Barnes (homeowner)
19 Lismore Road,
Bangalow NSW. 2479



7/5/2019

Ph. 0488957128

General Manager
Mr Mark Arnold

PN: 45640

BYRON SHIRE COUNCIL
DOC NO:
RECD: 8 MAY 2019
FILE NO: A77169
ASSIGNEE: A. VILK

RECEIVED BY FRONT COUNTER
- 8 MAY 2019
BYRON SHIRE COUNCIL

5 May 2019

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
- The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Conservation Area.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk, scale and finishes.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations.
- Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).
- Setbacks of only 1.5m will impose an excessive visual impact on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building.
- The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
- Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.
- Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50%

increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

- Noise buffers between units and adjacent houses are not explained.
- Solar access is not available to all units.
- There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Dominant concrete surface areas limit landscaping opportunities for communal spaces.
- Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- Excessive hard surface areas will exacerbate stormwater runoff to nearby Byron Creek.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units, rather than the single unit that may comply.
- Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour.

While we acknowledge the need for affordable housing this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, which have been directed by NSW State Planning to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

7/5/19

Rebecca Ross

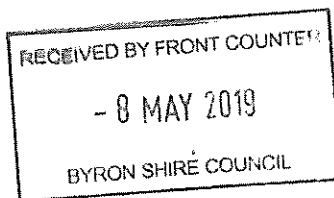
~~Rebecca Ross~~

17

Lismore rd
Bangalow

2479

PN: 45640
BYRON SHIRE COUNCIL
DOC NO:
REC'D: 8 MAY 2019
FILE NO: A77169
ASSIGNEE: A. Wilson



April 2019

Letter of Support - 23 Lismore Road Bangalow NSW

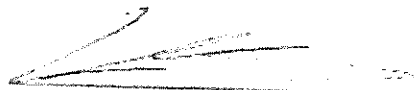
My name is: LACHLAN MILES

and I live at: 22 MARLBOROUGH CT HAT HEAD

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. it will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing
4. Has the potential to fill the gap in for housing products missing within the Shire - including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

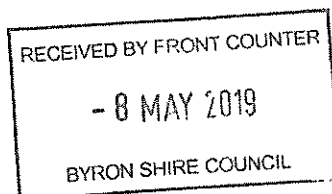
Signed



Date

08.05.2019

PN: 45640
BYRON SHIRE COUNCIL
DOC NO:
RECD: 8 MAY 2019
FILE NO: A7169
ASSIGNEE: A. Wilson



April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is:

Kathryne Frogley

and I live at:

Shop 71 Ballina St

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3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
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Signed:

K. Frogley

Date:

3.5.2019

PN: 45640
BYRON SHIRE COUNCIL
DOC NO:
REC'D: 8 MAY 2019
FILE NO: A77169
ASSIGNEE: A. Wilson

RECEIVED BY FRONT COUNTER
- 8 MAY 2019
BYRON SHIRE COUNCIL

April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: WILLIAM DENIS CODY

and I live at: 5 Henderson Place Lismore Head

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Signed:

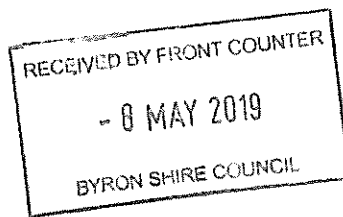
W.D. Cody

Date:

7 MAY 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.



Mike Mossman
59 Granuaille Road
Bangalow NSW 2479
7th May 2019

PN: 45640	
BYRON SHIRE COUNCIL	
DOC NO:	.....
RECD:	8 MAY 2019
FILE NO:	ATT169
ASSIGNEE:	A. Wilson

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

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- The importance of character is amplified by the **additional need to satisfy heritage compatibility** conditions as the project **site is within the Bangalow Heritage Conservation Area**.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is **glaringly inconsistent in terms of bulk, scale and finishes**.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- **Listed heritage items in the immediate area** include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
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- The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.
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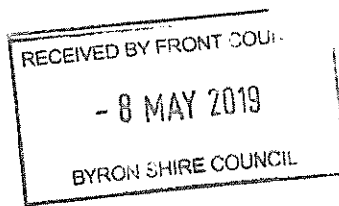
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- **Noise buffers** between units and adjacent houses are not explained.
- **Solar access** is not available to all units.
- There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
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We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

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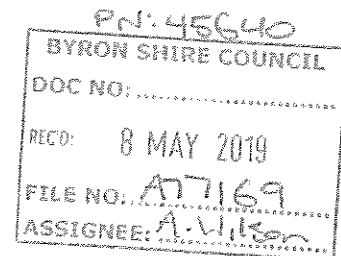
Mike Mossman



Brigitte Zeizig
57 Granuaille Road
Bangalow NSW 2479
7th May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.



OBJECTION

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of other adjoining properties. A drainage easement on one common boundary prevents screening.

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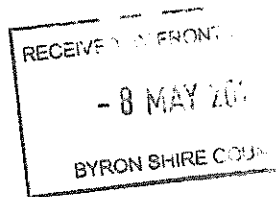
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Signature: _____

Brigitte Zeisig
BRIGITTE ZEISIG

7.5.2019



Max and Cynthia Campbell
13 Granuaille Crescent
Bangalow NSW 2479

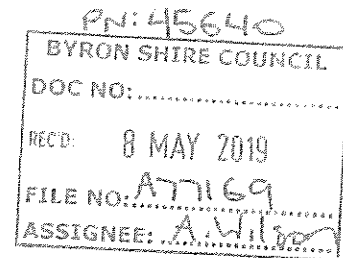
7th May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.



OBJECTION


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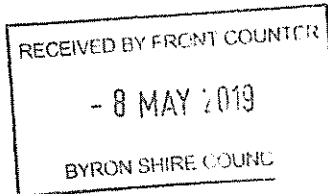
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Signature:  Cynthia Campbell

Date: 7 May 2019

Name: NAAC CAMPBELL CYNTHIA CAMPBELL



Ellen Le Hanne
9Granuaile Crescent
Bangalow NSW 2479
7th May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

PN: 45640

BYRON SHIRE COUNCIL
DOC NO:
RECD: 8 MAY 2019
FILE NO: A77169
ASSIGNEE: A. Wilson

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Signature: Ellen Le Hanne

Ellen Le Hanne

8-5-19

Are you planning to bring the homeless from Byron to Bangalow? ? ? ? Eh.

6 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi-Dwelling Housing Comprising 17 Dwellings.

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Signature: _____

Name: _____

Date: 12/5/19

Scott, Noreen

From: Dominic Bean <dom@2camels.com.au>
Sent: Monday, 6 May 2019 11:10 AM
To: submissions
Cc: council; michael.lyon@cr.byron.nsw.gov.au; alan.hunter@cr.byron.nsw.gov.au; basil.cameron@cr.byron.nsw.gov.au; cate.coorey@cr.byron.nsw.gov.au; jan.hackett@cr.byron.nsw.gov.au; jeannette.martin@cr.byron.nsw.gov.au; paul.spooner@cr.byron.nsw.gov.au; sarah.ndiaye@cr.byron.nsw.gov.au
Subject: In Reference to Development Application 10.2019.161.1

Hi

This has been sent on behalf of **Jan Hulbert** as she doesn't have email

Thanks

Development of
discriptions

10.2019, Bangalore
23 Limone Road
(Lot A. DP 3748,
Limone Housing C



Dominic Bean

e: dom@2camels.com.au

m: 0414 359 921

t: 02 6687 2706

w: 2camels.com.au

BANGALOW PROGRESS ASSOCIATION

8 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Road, BANGALOW NSW 2479
Multi Dwelling Housing Comprising 17 Dwellings.

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BANGALOW PROGRESS ASSOCIATION

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- **Noise buffers** between units and adjacent houses are not explained.
- **Solar access** is not available to all units.
- There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- **Excessive impervious areas** will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA **does not address the objectives of seniors living policy and provisions for disabled access** are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for compliance.
- **Car parking is extremely challenging** with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking space on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by using affordable housing regulations to deliver a substandard example of fulfilling social needs.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signed

BANGALOW PROGRESS ASSOCIATION

A handwritten signature in black ink, appearing to read 'Ian Holmes', with a long horizontal flourish extending to the right.

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

General Manager
Mr Mark Arnold

PN: 45640
BYRON SHIRE COUNCIL
DOC NO:
REC'D: 9 MAY 2019
FILE NO: AT1169
ASSIGNEE: A. Wilson

5 May 2019

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.

RECEIVED BY FRONT COUNTER
- 8 MAY 2019
BYRON SHIRE COUNCIL

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.
- The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Conservation Area.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk, scale and finishes.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations.
- Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).
- Setbacks of only 1.5m will impose an excessive visual impact on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building.
- The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
- Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.
- Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50%

increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

- Noise buffers between units and adjacent houses are not explained.
- Solar access is not available to all units.
- There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Dominant concrete surface areas limit landscaping opportunities for communal spaces.
- Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- Excessive hard surface areas will exacerbate stormwater runoff to nearby Byron Creek.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units, rather than the single unit that may comply.
- Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour.

While we acknowledge the need for affordable housing this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, which have been directed by NSW State Planning to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signature: 

Date: 6.5.19

Name: Joanne Miller

Signed petition attached



7/5/19

DATE.	NAME.	ADDRESS.	SIGNATURE.
	BARRY BROWN	1A THOMAS ST	B. Brown
	Michael Larymore	48 Charlotte St Bangalow	L. L.
	Jade Hart	56 Charlotte St Bangalow	J. Hart
	Jacqueline Newbery	50 Charlotte St Bangalow	J. Newbery
	Sandra Larymore	48 Charlotte St Bangalow	S. Larymore
	Seana Ryan	46 Charlotte St. Bangalow	S. Ryan
	Adam Norton	46 Charlotte St. Bangalow	A. Norton
	Bronwyn Barkla	5 Meadows Close	B. Barkla
	Nava Henry	11 Meadows Close Bangalow	N. Henry
	Christina Henry	11 Meadows Close Bangalow	C. Henry
	KELLY DANIELS	10 MEADOWS CLOSE BANGALOW	K. Daniels
	MARK DANIELS	10 MEADOWS CLOSE BANGALOW.	M. Daniels
	PADDY WALLINGTON	8 MEADOWS CLOSE BANGALOW	P. Wallington
	SARAH MADDOX	8 MEADOWS CLOSE BANGALOW	S. Maddox

6 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

- DA consent is subject to a **local character test** and the buildings are **dramatically incompatible** with surrounding residential character.
- The importance of character is amplified by the additional **need to satisfy heritage compatibility** conditions as the project site is **within the Bangalow Heritage Conservation Area**.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is **glaringly inconsistent in terms of bulk, scale and finishes**.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- **Listed heritage items in the immediate area** include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
- **Setbacks of only 1.5m will impose an excessive visual impact** on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building very close to their boundary fence.
- The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.
- **Overlooking** will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also **invades the privacy of other adjoining properties**. A drainage easement on one common boundary prevents screening.
- **Overshadowing has not been shown** and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.

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We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

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Signature: 

Date: 8/5/19

Name: John McIntosh

PO Box 446
BANGALOW 2479

7th May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
23 Lismore Bay Road, BANGALOW NSW 2479
Multi- Dwelling Housing Comprising 17 Dwellings.

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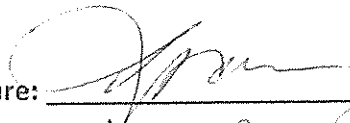
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Signature: 
Name: LINDA SPARRAN

Date: 7/5/19

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1
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Signature: _____

Date: _____

Name: _____

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

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Signature: _____ AB Cole _____

Date: 7/5/2019

Name: _____ Aileen Cole _____

Scott, Noreen

From: Margot Hays <margothays@bigpond.com>
Sent: Tuesday, 7 May 2019 3:44 PM
To: submissions
Subject: Bangalow DA 10.2019.161.1

Subject: Bangalow DA 10.2019.161.1

To Whom it May Concern

I am writing to lodge objection to the DA at 23 Lismore rd.Bangalow.

My objections are the size of the studio units in a development which is not in keeping with the heritage character of the area.

This development is presented as low cost housing however the control of the rent has no guarantee to be low cost housing.

Parking, renewable energy and noise buffers are not carefully considered in this development.

This development does not meet the basic needs of a genuine low cost housing

development which we do need in Bangalow and does not meet the heritage standards of the area

Kind regards

Margot Hays

3 Gumtree Place

Bangalow 2479

Sent from my iPad

Scott, Noreen

From: kim taylor-king <kimtaylor-king@hotmail.com.au>
Sent: Tuesday, 7 May 2019 3:43 PM
To: submissions
Subject: RE DA23 Lismore Rd Bangalow

Attention Simon Richardson, Michael Lynon, Cate Coory Basil Cameron Alan Hunter Jack Hackett

I am writing to you regarding this DA23 Lismore Rd Bangalow with great concern.

What are these developers thinking putting 17 (so called) "affordable housing within the Bangalow Heritage conservation area!!!!

This would have a negative impact on the Heritage character of Bangalow with poor social outcomes, a big SCAR in such a beautiful Historic town.

This site is amongst 100 year old home in Thomas St Bangalow which has had to comply with the LEP with recent renovations.

Plans are very vague when it comes to landscaping, shadowing of 2storey bulidings on neighbouring property, noise buffers.

A horrid complex in a beautiful historic town NO WAY

What ratio of dwellings is affordable housing? Time to close that loophole

Please give this a great deal of consideration Bangalow does not need this

Regards

Kim Taylor-King

DA No: 10.2019.161.1

23 Lismore Rd, BANGALOW NSW 2479

Multi-Dwelling Housing comprising 17 (3x2 Storey) dwellings

OBJECTION:

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

MY NAME is ISOBEL SINCLAIR. I am retired and live at 15 THOMAS ST BANGALOW.

I share a 38.5m boundary with the proposed development. My cottage at 15 THOMAS ST is well over 100yrs old & I was required to comply with heritage guidelines for my recent renovations. These renovations were overseen by Deborah Wray, a Heritage Architect from Grafton.

Bangalow has been my home town for the last 30yrs. My family comprises several generations who come together at my cottage to share family occasions.

I am and have always been passionate about Bangalow and preserving our Heritage Character. Thomas St is lined with many lovely 100yr old homes and sits within the 'Heritage Precinct'. The proposed development will in effect be a continuation of line of sight of the Thomas St cottages and Lismore Rd cottages and is sited in our heritage conservation area.

1: This DA is subject to a local character test and the proposed buildings are dramatically incompatible with the surrounding heritage residential character.

2: The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Heritage Conservation Area.

The 'STATEMENT OF HERITAGE IMPACT' by URBIS PTY LTD & commissioned by the developers STATES:

"The Proposal is designed in a contemporary manner and does not seek to imitate or replicate any architectural style of buildings/elements within Bangalow".

"The form, use of materials and finishes are recognisably modern"

3: Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaringly inconsistent in terms of bulk, scale and finishes.

4: **Overlooking:** The impact of this development *on my peace and quiet, my private spaces and enjoyment of my home & environment would be catastrophic.* Overlooking from upper balconies living areas and windows also invades the privacy of other adjoining neighbours.

5: **Setbacks of only 1.5m** will have an excessive visual impact on adjoining properties. My cottage at 15 THOMAS ST will face the red brick walls of 2storey buildings with **no possibility of screening** and impact light and winter sun dramatically. A drainage easement on one common boundary also prevents screening.

6: The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.

7: Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

8: Car parking is extremely challenging with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.

9: The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

10: Noise buffers between units and adjacent houses are not explained.

11: Solar access is not available to all units.

12: There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.

13: Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.

14: Excessive impervious areas will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.

15: The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.

16: The DA **does not address the objectives of seniors living policy and provisions for disabled access** are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.

While I do acknowledge the need for affordable housing, it should be done in a location & manner that is suitable and consistent with local character. ***This development application adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.***

The overwhelming consensus in the Bangalow community over the last few years is to protect and maintain the small rural village feel, its unique heritage character and values and amenity of the village.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

THIS DA HAS A COMPLETE DISREGARD FOR THESE OBJECTIVES AND SHOULD BE REJECTED.

Name: _____ Signature: _____ Date: _____

6 May 2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

- DA consent is subject to a **local character test** and the buildings are **dramatically incompatible** with surrounding residential character.
- The importance of character is amplified by the additional **need to satisfy heritage compatibility** conditions as the project **site is within the Bangalow Heritage Conservation Area**.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is **glaringly inconsistent in terms of bulk, scale and finishes**.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- **Listed heritage items in the immediate area** include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
- **Setbacks of only 1.5m will impose an excessive visual impact** on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building very close to their boundary fence.
- The building envelope **exceeds elevation height planes** in several areas, with at least one protrusion being very significant.
- **Overlooking** will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also **invades the privacy of other adjoining properties**. A drainage easement on one common boundary prevents screening.
- **Overshadowing has not been shown** and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- **The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP** permitted maximum FSR of 0.5. Affordable housing concessions are used to justify a 50%

increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

- **Noise buffers** between units and adjacent houses are not explained.
- **Solar access** is not available to all units.
- There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- **Excessive impervious areas** will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA **does not address the objectives of seniors living policy and provisions for disabled access** are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.
- **Car parking is extremely challenging** with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signature: Clive J. Tasker
Name: CLIVE J TASKER

Date: 6/5/2019

General Manager
Mr Mark Arnold

DA No. 10.2019.161.1

23 Lismore Bay Road, BANGALOW NSW 2479

Multi- Dwelling Housing Comprising 17 Dwellings.

OBJECTION

The proposal includes a multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot. This site is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding heritage and residential character.

- DA consent is subject to a **local character test** and the buildings are **dramatically incompatible** with surrounding residential character.
- The importance of character is amplified by the additional **need to satisfy heritage compatibility** conditions as the project **site is within the Bangalow Heritage Conservation Area**.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is **glaringly inconsistent in terms of bulk, scale and finishes**.
- We note the adjoining cottage at 15 Thomas St is more than 100 years old and has been required to comply with heritage guidelines for past renovations.
- **Listed heritage items in the immediate area** include Blanch's House (adjoining site at 27 Lismore Rd), George Reading Store (Cnr Lismore Rd & Robinson St) and Hartford House (14 Charlotte St).
- **Setbacks of only 1.5m will impose an excessive visual impact** on adjoining properties. The residents at 15 Thomas St would face the red brick walls of a 2-storey building very close to their boundary fence.
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- **Overlooking** will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also **invades the privacy of other adjoining properties**. A drainage easement on one common boundary prevents screening.
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increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.

- **Noise buffers** between units and adjacent houses are not explained.
- **Solar access** is not available to all units.
- There are **no landscaping plans** showing how a required minimum area of 35 sqm per dwelling would be allocated on the site. Restricted availability of surface area limits landscaping opportunities for communal spaces.
- Plans are **inconsistent with respect to garbage areas** and do not consider the impact on adjoining neighbours. Such areas further reduce the space available for landscaping.
- **Excessive impervious areas** will exacerbate stormwater runoff to nearby Byron Creek which is part of our water catchment system.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA **does not address the objectives of seniors living policy and provisions for disabled access** are minimal and inadequate. Numerous changes, regarding access to units and mobility within units, need to be considered for many units to comply.
- **Car parking is extremely challenging** with awkward spaces that are narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.
- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour in a dangerous 80km to 50km speed transition zone.

We acknowledge the need for affordable housing; however this should be done in a location and manner which is consistent with local character while creating pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a miserly approach by manipulating regulations to deliver a substandard example of fulfilling social needs.

Over two years, many hundreds of man-hours have been spent by leaders within the Bangalow community at planning meetings, which have defined the unique heritage character and values of Bangalow. The overriding consensus was to protect and maintain the small, rural amenity of this village. This work continues to be reflected as local character narratives in the emerging Residential Strategy. Developers should respond to and respect such community led planning initiatives, as directed by NSW State Planning, to achieve optimal community outcomes. This DA totally undermines these enduring objectives and should be refused.

Signature: _____

Date: _____

Name: _____

Scott, Noreen

From: Sue Gow <susangow2@gmail.com>
Sent: Monday, 6 May 2019 5:44 PM
To: council
Subject: DA 10.2019.161.1

Dear Simon

DA 10.2019.161.1

The proposal of multi dwelling housing development comprising 17 dwellings, located on 23 Lismore Rd on the site of the Telstra depot, is surrounded by heritage houses and is located within the Bangalow Heritage Conservation area. Planning concessions for affordable and senior housing have been invoked to increase building density and provide fewer car parking spaces. The dwellings are contained within 3, 2 story blocks where the width of the cheapest 6 units is a slender 1.8m - too small for a double bed. This results in a compressed group of units with sub-standard living conditions that are a complete aberration to surrounding residential character.

I have reviewed this matter and I am concerned with the summary of key points noted below the DA fails to comply with requirements for approval. I encourage the council refuse the DA submission. The council needs to preserve the very distinctive character for which Bangalow is renowned.

- DA consent is subject to a local character test and the buildings are dramatically incompatible with surrounding residential character.

- The importance of character is amplified by the additional need to satisfy heritage compatibility conditions as the project site is within the Bangalow Conservation Area.
- Surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaring inconsistent in terms of bulk and finish.
- The adjoining cottage at 15 Thomas St is more than 100 years old and was required to comply with heritage guidelines for recent renovations.
- Listed heritage items in the immediate area include Blanche's House (17m west of site), George Reading Store (Lismore Rd) and Hartford House (Charlotte St).
- Setbacks include a 1.5m minimum that will impose an excessive visual impact on adjoining properties. Their residents at 15 Thomas St would face the red brick walls of a 2-storey building.
- The building envelope exceeds elevation height planes in several areas, with at least one protrusion being very significant.
- Overlooking will affect 15 Thomas St which shares a 38.5m boundary with the rear block of the development overlooking the private outdoor area and swimming pool. Overlooking from upper balconies, living areas and windows also invades the privacy of other adjoining properties. A drainage easement on one common boundary prevents screening.

- Overshadowing has not been shown and is likely to be significant. Shadow diagrams are needed to confirm whether satisfactory.
- The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5. Affordable housing concessions are used to justify the 50% increase without any statement confirming relative rental rates based on Bangalow median rental and income levels.
- Noise buffers between units and adjacent houses are not explained.
- Solar access is not available to all units.
- There are no landscaping plans showing how a required minimum area of 35 sqm per dwelling would be allocated and landscaped on the site.
- Plans are inconsistent with respect to garbage areas and do not consider the impact on adjoining neighbours. Such areas reduce the limited space available for landscaping.
- Excessive concrete surface areas are unacceptable in a flood prone area.
- The applicant is not entitled to apply planning concessions that are restricted to listed community housing providers.
- The DA does not address the objectives of seniors living policy and provisions for disabled access are minimal and inadequate. Numerous changes regarding access to units and mobility within units needs to be considered for many units, rather than the single unit that may comply.
- Car parking is extremely challenging with awkward spaces that are narrow and difficult to

access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.

- Limited on-site parking of 14 spaces cannot be compensated by parking on busy Lismore Rd which has no designated parking areas and can have traffic rates of 1000 cars per hour.

There is an obvious need for affordable housing in Bangalow but it should be done in a manner which is consistent with local character and creates pleasant liveable spaces that can be enjoyed by low and middle income earners. This DA adopts a very poor approach by manipulating regulations to deliver a disappointing outcome that will have undesirable social consequences.

Susan Gow

Resident @ 27 Lismore Road, Bangalow 2479



ReplyForward

6 May 2019

Attn: Mr R G Van Iersel
Regarding DA 10.2019.161.1, Lot A DP 376877, Lot 2 DP 1214341
23 Lismore Bay Road, BANGALOW NSW 2479

Dear Mr Van Iersel

Please accept this submission as an OBJECTION based on the following reasons:

These buildings are dramatically incompatible with surrounding residential character and therefore do not comply.

Furthermore, surrounding buildings are single storey federation era houses constructed of timber with corrugated iron roofs. The proposed development is glaringly inconsistent in terms of bulk, scale and finishes.

Setbacks of only 1.5m will impose an excessive visual impact on adjoining properties and the building envelope exceeds elevation height planes in several areas.

Shadow diagrams are needed to confirm whether satisfactory overshadowing has been planned.

The Floor Space Ratio (FSR) of 0.75 does not comply with the LEP permitted maximum FSR of 0.5.

This DA does not address the objectives of seniors living policy and provisions for disabled access are completely inadequate.

Car parking is awkward, narrow and difficult to access, particularly for undercover parking where many manoeuvres are required to park and exit. A single disabled car park noted on plans is no larger than others and so does not qualify for disabled use.

Whilst I acknowledge the need for affordable/senior housing this should be done in a location that is consistent with our town's existing character and not because a developer buys a parcel of land and thinks that they can build whatever will yield the greatest financial return.

Bangalow has been and will continue to be plagued by developers who put financial gain above community. Hopefully the council will send a clear message to ALL developers that Bangalow and Byron Shire for that matter is not their plaything.

Yours Sincerely,



Ean Jones

69 Dudgeons Lane Bangalow NSW 2479

Scott, Noreen

From: Melissa Morrissey <melissamorrissey888@gmail.com>
Sent: Tuesday, 7 May 2019 1:45 PM
To: submissions; Van Iersel, Rob; michael.lyon@cr.byron.nsw.gov.au
Subject: Development Application 10.2019.161.1 Parcel No.'s 45640 & 267884 - 23 Lismore Road, Bangalow - Submission

Attention:

Mr R.G. Van Iersal & Acting Mayor Michael Lyon
Byron Shire Council

Dear Sirs

Re: Development Application 10.2019.161.1 - Parcel No. 45640 & 267884 - 23 Lismore Road, Bangalow - Submission

I live at 68B Charlotte Street, Bangalow and I can see the block of land from the street outside my home.

I strenuously object to the above mentioned DA application which is grossly out of character with the beautiful heritage precinct of Bangalow.

If approved the development will have a significant & detrimental impact on my enjoyment of living in this special heritage area and the value of my investment.

As a direct close neighbour to the proposed DA, I object to its approval on the following grounds:

- **Traffic - major increase during & after development:**
- The traffic will be horrendous and dangerous given much of the access during construction will come from Charlotte & Thomas Streets.
- The parking of vehicles on Lismore Road is already a danger in that it blocks the driver's view when exiting Robertson Street onto Lismore Road.
- Vehicles involved in the construction will necessarily be very large, making multiple trips to & from the building site. This will make the entire area unsafe.
- Any increase in the local & immediate traffic will raise the risk of accidents.
- There are many families with young children very close to this DA. These children in particular will be at risk from the increase in both construction & residential traffic.
- **Inadequate on site/off street parking:**
- This will cause the balance of vehicles belonging to residents of 23 Lismore Road to park their cars in Robertson, Thomas & Charlotte Streets, all of which are already overflowing with a dangerous level of traffic.
- With only 80% of the dwellings being provided with off street parking, this again adds to the inevitable overflow of people needing to find somewhere else to park their cars.
- **Seniors living:**
- Given the dwellings are multi-storey dwellings they will not be suitable for most seniors and elderly residents as claimed. On the whole seniors require a level house with little or no steps.
- **The brick veneer complex looks like a Sydney apartment block**
- The proposed complex is in stark contrast to the beautiful heritage character of our neighbourhood and the whole of Bangalow.
- Our immediate neighbourhood around Thomas & Charlotte Streets contains some of the most beautiful heritage houses.
- It is this aspect of Bangalow that attracts the tourists who dine and purchase from the businesses in Bangalow.

Every single resident I have discussed this DA with is appalled that something as out of character, large and ugly could be put to council for consideration, let alone development.

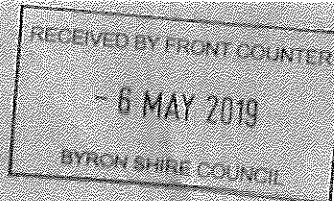
The immediate residents, of which I am one, will not stop at this point should the DA be approved. We will take it as far as necessary to protect the heritage character of our beautiful and charming home that is Bangalow.

Yours sincerely

Melissa

Melissa Morrissey
68B Charlotte Street
Bangalow NSW 2479
M: 0418 281 254
melissamorrissey888@gmail.com

Alternatively:
P.O. Box 588
Bangalow NSW 2479



April 2019

Letter of Support -23 Lismore Road Bangalow NSW

My name is: Alex Connor

and I live at: 2/1 Kendall Street, Byron Bay

I provide this letter in support of the development application for 23 Lismore Road Bangalow NSW. The development should be favourably determined because:

1. It will deliver long term rental housing and generates housing diversity.
2. Is well located in relation to employment and essential services e.g. grocery shops and medical.
3. Does not contribute to ongoing, unnecessary urban sprawl with its associated cost implications for infrastructure delivery and servicing.
4. Has the potential to fill the gap in for housing products missing within the Shire - including more affordable housing for key workers, housing for retirees, and housing for young persons and couples

Signed:

Alex Connor

Date:

3/4/19

BYRON SHIRE COUNCIL	
DOC NO:	.....
RECD:	7 MAY 2019
FILE NO:	A77169
ASSIGNEE:	A. Wilson

Scott, Noreen

From: mlarymore@gmail.com
Sent: Monday, 6 May 2019 10:27 PM
To: submissions
Subject: Submission on DA 10.2019.161.1

Atten: Mr Rob Van Iersal

Re: 23 Lismore Rd Bangalow, parcel # 45640, 267884

Dear Rob,

As residents of Charlotte St Bangalow, which backs onto the proposed development site, we are disappointed that a development of this size and scale is even being considered on an average sized building block in a residential / rural location. We would like to object to the development for the following reasons.

- 1) The site falls within a listed Heritage Conservation area and is surrounded by heritage homes that have had to comply with the heritage guidelines.
- 2) We are talking a 17 unit, red brick complex, with the only street access being an extremely busy Lismore Rd at a point only a couple of hundred metres from an 80 kph zone.
- 3) This 17 unit complex will have only 13 allocated car spaces. Most families have two cars these days so this leaves the only other available parking on Lismore Rd. Parking on Lismore Rd has already reduced visibility when entering from Robertson St with the result that there has been a number of serious accidents at this intersection over the last 18 months.
- 5) Parking in Bangalow is already at break point, especially on market days. To date there has been no upgrading of infrastructure to cope with the additional traffic generated by new homes being built in the area, so allowing developments of this type will only exacerbate the situation.

Sandra and I moved to Bangalow several years ago to enjoy the village atmosphere of a small country town but if developments like the proposal for No 23 Lismore Rd go ahead, any atmosphere Bangalow had, will fast disappear, as will the tourist trade generated by this atmosphere to the detriment of all residents and business owners of our community.

Trusting Council will take notice to local input and support us when we really need it.

Kind regards
Michael and Sandra Larymore
48 Charlotte St Bangalow
M. 0409562921